

LACOMBE  
COUNTY

**LAND USE  
BYLAW  
No. 1237/17**

YOUR PLAN  

---

YOUR DEVELOPMENT

ADOPTED: JULY 6, 2017  
UPDATED: APRIL 9, 2026







## LUB No. 1237/17

Lacombe County would like to acknowledge the contributions of the following people in preparing this document:

- All individuals who offered input through the public consultation process, including the public meetings and online surveys
- Lacombe County Council
- Lacombe County Senior Management Team
- Lacombe County Staff
- Lacombe County Planning Services

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[www.lacombecounty.com](http://www.lacombecounty.com)

For paper copies of this document, please contact Planning Services directly:



(403) 782-8389

*acknowledging*

## land and people

Lacombe County acknowledges that our municipality is situated on Treaty 6 lands, the traditional and ancestral territory of the people's of the Cree, Dene, Blackfoot, Saulteaux and Nakota Sioux, as well as the Métis.

We acknowledge the many First Nations, Métis and Inuit and all First Peoples of Canada whose footsteps have marked these lands for generations. We respect the histories, languages, and cultures of Indigenous peoples whose presence continues to enrich our vibrant community.

We make this acknowledgement as an act of reconciliation and gratitude to those whose territory we reside on.





Whitefish Lake First Nation (Goodfish)

ELIZABETH

Kehewin First Nation

Frog Lake First Nation

FISHING LAKE

Alexander First Nation

Alexis Nakota Sioux First Nation

Michel First Nation

Saddle Lake Cree Nation

Paul First Nation

Edmonton  
Papaschase First Nation

Enoch Cree Nation

Ermineskin Cree Nation

Louis Bull Tribe

Samson Cree Nation

Montana Cree Nation

MNA REGION 4

MNA REGION 2

Jasper

O'Chiese First Nation

Lacombe County

Sunchild First Nation

Red Deer

Stoney Nakoda Nation (Wesley)\*

\* Although the Stoney Nakoda Nation (Wesley) land is in Treaty 6 territory, it is a signatory of Treaty 7 and part of the Stoney Nation.

Note: This map shows the approximate locations of the First Nations and the approximate area of treaty land as there is no consensus between rights holders and stakeholders about exact treaty boundaries. Adapted from Alberta Intergovernmental and Aboriginal Affairs

MNA REGION 3

Languages Spoken

- Cree
- Dene
- ◇ Cree/ Saulteaux
- ▲ Stoney/Nakoda/Sioux
- △ Blackfoot
- Treaty 6
- Treaty 7
- Treaty 8
- ∞ Métis Settlements
- - - Regional Zones Métis Nation of Alberta (MNA) Association

Stony Nakoda Nation  
Chiniki, Bearspaw, Wesley (Morley)

Banff

Calgary

Tsuu T'ina Nation

Siksika Nation



LACOMBE  
COUNTY



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# AMENDMENTS TO LACOMBE COUNTY'S LAND USE BYLAW NO. 1237/17

BYLAW NO.	DESCRIPTION OF AMENDMENTS	CHANGE OF LAND USE ZONING		
		LEGAL DESCRIPTION	FROM	TO
1236/17	Redesignation - Burbank Heights	Pt. SW 24-39-27-W4M	Country Residential 'R-CR' District	Country Residential Estate 'R-CRE' District
1248/17	Redesignation - Procor Limited	Lot 2 Block 1 Plan 992 4793, Pt. SW 09-39-25-W4M	Agricultural 'A' District	Heavy Industrial 'I-HI' District
1269/18	<p>PART 1 - Definitions</p> <p>Add definitions for CONTRACTOR BUSINESS, CUSTOM MANUFACTURING, FARM MACHINERY AND EQUIPMENT SALES AND SERVICES, LANDSCAPING SALES AND SERVICE, and SPECIALIZED OR INTENSIVE AGRICULTURAL OPERATION</p> <p>Revisions to PART 2, PART 3, PART 4 as per the <i>Municipal Government Act</i> updates</p> <p>PART 7 - Districts</p> <p>Agricultural 'A' District - add 'adult care residence' as a discretionary use, and add an outdoor storage limit</p> <p>Highway Commercial 'C-HC' District - add 'special event, minor' and 'special event, major' to the site specific discretionary use on Block 1 Plan 992 0636, Pt. SW 23-40-27-W4M</p> <p>Hamlet Commercial 'C-H' District - amend setbacks</p> <p>Hamlet Industrial 'I-H' District - amend setbacks</p> <p>Recreation 'PR' District - add 'special event, minor' as a discretionary use, and clarify servicing in a lake plan area</p> <p>Hamlet Recreation 'PR-H' District - add 'special event, minor' as a discretionary use</p> <p>Hamlet Residential 1 'H-R1' District - amend setbacks</p>			
1273/18	Redesignation – North Aspelund Industrial Park	NE 28-39-27-W4M and Lot 7 Block 6 Plan 182 0290, Pt. NW 28-39-27-W4M	Agricultural 'A' District	Business Industrial 'I-BI' District

# AMENDMENTS TO LACOMBE COUNTY'S LAND USE BYLAW NO. 1237/17

BYLAW NO.	DESCRIPTION OF AMENDMENTS	CHANGE OF LAND USE ZONING		
		LEGAL DESCRIPTION	FROM	TO
1285/18	PART 1 - Definitions Add definitions for CANNABIS, CANNABIS PRODUCTION FACILITY, and CANNABIS RETAIL Amend definition for AGRICULTURAL OPERATION - to exclude cannabis production facility			
	PART 3 - Added section 3.4(11) regarding cannabis production facility or cannabis retail development applications			
	PART 6 - Added Section 6.31 CANNABIS PRODUCTION FACILITY, and Section 6.32 CANNABIS RETAIL			
	PART 7 - Districts Agricultural 'A' District - add 'cannabis production facility' as a discretionary use, and include Development Authority's discretion to impose, as a condition of approval, a greater setback from the property boundary for a cannabis production facility General Commercial 'C-GC' District - add 'cannabis retail' as a discretionary use Highway Commercial 'C-HC' District - add 'cannabis retail' as a discretionary use Hamlet Commercial 'C-H' District - add 'cannabis retail' as a discretionary use Business Industrial 'I-BI' District - add 'cannabis production facility' as a discretionary use and, amend setbacks Hamlet Industrial 'I-H' District - add 'cannabis production facility' as a discretionary use and, amend setbacks Recreation 'PR' District - add 'cannabis retail' as a discretionary use			

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BYLAW NO.	DESCRIPTION OF AMENDMENTS	CHANGE OF LAND USE ZONING		
		LEGAL DESCRIPTION	FROM	TO
	<p>PART 1 - Definitions</p> <p>Amend definitions for AGRICULTURAL SERVICE FACILITY and COMMUNITY FACILITY</p> <p>Remove definitions for ALTERNATIVE ENERGY (GREEN TECHNOLOGY, SOLAR ENERGY CONVERSION SYSTEM (COMMERCIAL), SOLAR ENERGY CONVERSION SYSTEM (MICRO GENERATION), WIND ENERGY CONVERSION SYSTEM (COMMERCIAL), WIND ENERGY CONVERSION SYSTEM (MICROGENERATION), and WIND FARMS</p> <p>Add definitions for ALTERNATIVE ENERGY, COMMERCIAL; ALTERNATIVE ENERGY, PERSONAL; and WASTE-TO-ENERGY SYSTEM</p>			
1297/19	<p>PART 6 - General Regulations</p> <p>Amend section titles as follows: 6.24 ALTERNATIVE ENERGY, 6.25 SOLAR ENERGY CONVERSION SYSTEMS, 6.26 WIND ENERGY CONVERSION SYSTEMS, PERSONAL, 6.27 WIND ENERGY CONVERSION SYSTEMS, COMMERCIAL</p> <p>Amend Section 6.24</p> <p>Insert Section 6.28 WASTE-TO-ENERGY SYSTEMS</p> <p>PART 7 - Districts</p> <p>Agricultural 'A' District - add 'Waste-to-energy system' as a discretionary use</p> <p>Business Industrial 'I-BI' District - add 'Cartage and freight terminal' as a discretionary use</p>			
1305/19	Redesignation – Burbank Industrial Park	Lot 15 Block 1 Plan 162 0927, Pt. SW 23-39-27-W4M	Agricultural 'A' District	Business Industrial 'I-BI' District
1267/18	Redesignation – Lincoln Ranch	Pt. NW 14-41-28-W4M	Agricultural 'A' District	Recreation 'PR' District, Residential Conservation Cluster 'R-RCC' District, and High Density Residential 'R-HDR' District

# AMENDMENTS TO LACOMBE COUNTY'S LAND USE BYLAW NO. 1237/17

BYLAW NO.	DESCRIPTION OF AMENDMENTS	CHANGE OF LAND USE ZONING		
		LEGAL DESCRIPTION	FROM	TO
1317/20	PART 1 - Definitions			
	Add definition for AGRI-TOURISM BUSINESS			
	Amend definition for BED AND BREAKFAST			
	Remove definition for COMMUNICATION TOWER, COMMERCIAL and COMMUNICATION TOWER, PRIVATE			
	Add definition for TELECOMMUNICATION TOWER			
	PART 2 – Approving Authorities: Duties and Responsibilities			
	Amend section 2.2(5) regarding holding MPC meetings			
	PART 3 – Amend 3.2(2)(s) regarding telecommunication towers			
	Amend 3.(7) regarding community consultation			
	PART 6 – Amend 6.20 TELECOMMUNICATION TOWERS			
Amend 6.29 CANNABIS PRODUCTION FACILITIES				
PART 7 – Districts				
Agricultural 'A' District - add 'agri-tourism business' as a discretionary use, remove 'Radio, TV or other communication tower and associated service buildings and/or equipment' as a discretionary use, and add setback where a property line has been adjusted due to a change in a natural boundary				
Hamlet Commercial 'C-H' District – amend (1) Maximum Parcel Frontage Setbacks for Fringe Commercial Area and insert (3) Setbacks map				
Recreation 'PR' District - add 'agri-tourism business' as a permitted use, and add setback where a property line has been adjusted due to a change in a natural boundary				
Recreational Vehicle Resort 'R-RVR' District – amend 3(11)(a), measuring maximum height of a Recreational Vehicle				
Residential Lake Area 'R-RLA' District – amend 3(6) Servicing for subdivisions in the Sylvan Lake Communal Sewage Bylaw				

# AMENDMENTS TO LACOMBE COUNTY'S LAND USE BYLAW NO. 1237/17

BYLAW NO.	DESCRIPTION OF AMENDMENTS	CHANGE OF LAND USE ZONING		
		LEGAL DESCRIPTION	FROM	TO
1300/19	Redesignation - Transand	Pt. SE 29-40-22-W4M	Agricultural 'A' District	Business Industrial 'I-BI' District
	<p>PART 1 - Definitions                      Add definition for TOURIST HOME                      Amend definition for CANNABIS RETAIL, RACING ENTERTAINMENT CENTRE FACILITY, and RECREATION FACILITIES, OUTDOOR                      Remove definition for GREENHOUSE AND PLANT NURSERY and GOLF COURSE</p> <p>PART 3 – Development &amp; Subdivision Application Process                      Amend 3.4(7) and 3.4(11)(a) regarding pre-circulation requirements                      Insert 3.4(12) and 3.4(13) regarding Development Design Plan requirements</p> <p>PART 6 – General Regulations                      Amend 6.13(6) FENCING AND SCREENING                      Amend 6.19(7) PARKING AND LOADING SPACE REQUIREMENTS                      Amend 6.33(1) CANNABIS RETAIL                      Insert 6.34 TOURIST HOMES</p> <p>PART 7 – Districts                      Agricultural 'A' District – add 'tourist home' and 'veterinary hospital' as discretionary uses, and remove 'greenhouse and plant nursery' as a discretionary use                      Recreational Vehicle Resort 'R-RVR' District, Hamlet 'H' District, Hamlet Residential 1 'H-R1' District, Hamlet Residential 2 Mobile Home 'H-R2' District, Hamlet Residential 3 'H-R3' District, Country Residential 'R-CR' District, Country Residential Estate 'R-CRE' District, Residential Conservation (Cluster) 'R-RCC' District, Residential Lake Area 'R-RLA' District, Higher Density Residential 'R-HDR' District and Urban Fringe Residential 'R-UFR' District – add 'tourist home' as a discretionary use                      Recreational Vehicle Resort 'R-RVR' District – remove 'golf course' as a discretionary use                      Recreational 'PR' District, Recreational Vehicle Resort 'R-RVR' District, Residential Conservation (Cluster) 'R-RCC' District, Residential Lake Area 'R-RLA' District and Higher Density Residential 'R-HDR' District – amend servicing regulations</p>			
1335/21				
1341/21	Redesignation - Sandy Point	10 acres of Block 5 Plan 982 4269 (Pt. NE 01-41-01-W5M)	Recreation 'PR' District	Recreational Vehicle Resort 'R-RVR' District

# AMENDMENTS TO LACOMBE COUNTY'S LAND USE BYLAW NO. 1237/17

BYLAW NO.	DESCRIPTION OF AMENDMENTS	CHANGE OF LAND USE ZONING		
		LEGAL DESCRIPTION	FROM	TO
1366/22	PART 1 - Definitions Add definitions for AGRI-COMMERCIAL and AGRI-INDUSTRIAL			
	PART 4 – Development Appeal Process Amend Policy 4.1(1), Policy6 4.1(3) and 4.2 header regarding development appeal boards			
	PART 7 – Districts General Commercial 'C-GC' District - add 'agri-commercial' as permitted use Highway Commercial 'C-HC' District - add 'agri-commercial' as permitted use Hamlet Commercial 'C-H' District - add 'agri-commercial' as discretionary use Business Industrial 'I-BI' District - add 'agri-industrial' as permitted use, and remove 'agricultural service facility' as a discretionary use Heavy Industrial 'I-HI' District - add 'agri-industrial' as discretionary use Hamlet Industrial 'I-H' District - add 'agri-industrial' as discretionary use, and update purpose of the District			
1368/22	Redesignation – Alberta Views	Pt. NW 21-39-03-W5M	Agricultural 'A' District	Recreation 'PR' District
1374/22	Redesignation – The Slopes on Sylvan Lake	Lots 13-16 Block 5 Plan 152 4826	Higher Density Residential 'R-HDR' District	Residential Conservation Cluster 'R-RCC' District
1369/22	PART 1 - Definitions Add definition for RECOVERY CENTRE			
	PART 7 – Districts Agricultural 'A' District - add 'recovery centre' as a discretionary use on W1/2 Pt. SW 16-39-01-W5M			

# AMENDMENTS TO LACOMBE COUNTY'S LAND USE BYLAW NO. 1237/17

BYLAW NO.	DESCRIPTION OF AMENDMENTS	CHANGE OF LAND USE ZONING		
		LEGAL DESCRIPTION	FROM	TO
	<p>Update Government of Alberta department names, and Subdivision Authority references</p> <p>PART 1 - Definitions</p> <p>Amend definition for INDUSTRIAL, HEAVY MANUFACTURING AND PROCESSING</p> <p>Add definitions for DATA PROCESSING CENTRE, RAIL SPUR and RAIL YARD</p> <p>PART 3 - Development &amp; Subdivision Application Process</p> <p>Amend 3.2 REQUIREMENT FOR DEVELOPMENT PERMIT to exempt personal solar systems</p> <p>Amend 3.4 DEVELOPMENT APPLICATION PROCESS for DATA PROCESSING CENTRES</p> <p>PART 6– General Regulations</p> <p>Insert section 6.35 DATA PROCESSING CENTRES</p>			
1388/23	<p>PART 7 – Districts</p> <p>Agricultural 'A' District, Hamlet 'H' District, Hamlet Residential 1 'H-R1' District, Hamlet Residential 2 Mobile Home 'H-R2' District – amend minimum floor area for a dwelling</p> <p>Agricultural 'A' District, Business Industrial 'I-BI' District, Heavy Industrial 'I-HI' District - insert 'data processing centre' as a discretionary use</p> <p>General Commercial 'C-GC' District, Highway Commercial 'C-HC' District, Hamlet Commercial 'C-H' District, Business Industrial 'I-BI' District, Hamlet Industrial 'I-H' District Recreation 'PR' District, Hamlet Public Recreation 'PR-H' District - move 'alternative energy, personal' to a permitted use</p> <p>Hamlet Commercial 'C-H' District - insert 'special event, major (in Fringe Commercial Area only)' as a discretionary use</p> <p>Business Industrial 'I-BI' District, Heavy Industrial 'I-HI' District, Hamlet Industrial 'I-H' District - insert 'rail spur' and 'rail yard' as a permitted use</p> <p>Heavy Industrial 'I-HI' District - move a number of uses to a permitted use</p> <p>Residential Conservation (Cluster) 'R-RCC' District - amend side setbacks</p>			
1396/23	Redesignation – Kuusamo Krest	0.539 acres (0.218 hectares) of Pt. SE 21-39-02-W5M	Agricultural 'A' District	Residential Lake Area 'R-RLA' District

# AMENDMENTS TO LACOMBE COUNTY'S LAND USE BYLAW NO. 1237/17

BYLAW NO.	DESCRIPTION OF AMENDMENTS	CHANGE OF LAND USE ZONING		
		LEGAL DESCRIPTION	FROM	TO
1399/23	Redesignation – DOW Chemical Canada ULC	9.03 acres (3.65 hectares) of Pt. SW 31-39-25-W4M	Agricultural 'A' District	Heavy Industrial 'I-HI' District
1407/24	<p>PART 6 - General Regulations</p> <p>Amend 6.1 DWELLINGS ON A PARCEL - change minimum parcel size for a second dwelling in the Agricultural 'A' District from 16.18 ha (40 ac) to 4.05 ha (10 ac)</p> <p>PART 1 - Definitions</p> <p>Add definitions for AGRICULTURAL SUPPORT SERVICE, MAJOR AGRICULTURAL PROCESSING, MINOR AGRICULTURAL PROCESSING, ALCOHOL PRODUCTION, ELECTRICAL VEHICLE CHARGING STATION (EV CHARGER), KITCHEN FACILITIES, THEATRE, TRANSPORTATION TERMINAL/HUB, and VEHICLE WASH</p> <p>Amend definitions for AUTOMOTIVE, FARM EQUIPMENT AND RECREATIONAL VEHICLE SERVICES, MOBILE/MANUFACTURED HOME DWELLING, MODULAR HOME/RTM DWELLING, MOVED-IN RESIDENCE DWELLING, SINGLE DETACHED DWELLING, GUEST HOUSE, MOBILE VENDOR, OUTDOOR RECREATION FACILITIES, and WAREHOUSING AND STORAGE</p> <p>Delete definitions for AGRICULTURAL SERVICE FACILITY, BOARDING AND ROOMING HOUSE, BUS DEPOT, DISTRICT SHOPPING CENTRE, FARM MACHINERY AND EQUIPMENT SALES AND SERVICES, MUNICIPAL SHOP AND STORAGE YARD, PARKING FACILITY, RECREATIONAL VEHICLE PARK, RECREATIONAL VEHICLE SALES AND SERVICES and REPAIR SERVICES</p>			
1413/24	<p>PART 3 – DEVELOPMENT &amp; SUBDIVISION APPLICATION PROCESS and PART 6 – GENERAL REGULATIONS</p> <p>Replace all 'mobile home' references with 'mobile/manufactured home'</p> <p>PART 7 – LAND USE DISTRICTS</p> <p>Permitted and discretionary uses were updated for revised definitions and for businesses that are agricultural, commercial, or industrial in nature.</p> <ul style="list-style-type: none"> <li>• Agricultural support services and agricultural processing uses have been enhanced.</li> <li>• All commercial and industrial districts have been thoroughly assessed for their economic development potential, and enhancements have been made. New commercial or industrial uses are included to address emerging development trends.</li> <li>• Dwelling uses have been enhanced for clarity.</li> <li>• Public Use and Public Utility were updated for consistency.</li> </ul>			

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BYLAW NO.	DESCRIPTION OF AMENDMENTS	CHANGE OF LAND USE ZONING		
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1420/24	<p>Part 7 – Districts</p> <p>Agricultural 'A' District - add 'recovery centre' as a discretionary use on N ½ 22-41-23-W4M</p> <p>Update Government of Alberta department names</p> <p>Update all 'residence' references to 'dwelling'</p> <p>PART 1 - Definitions</p> <p>Amend definitions for SIGN,</p> <p>Add definitions for FREESTANDING SIGN, and FASCADE SIGN</p>			
1430/25	<p>PART 6– General Regulations</p> <p>Amend Section 6.2 to increase maximum accessory building size in the R-RVR District, and include the engineering requirements for Country Residential 'R-CR' District tarp structures</p> <p>Replace section 6.23 SIGNS</p> <p>PART 7 – Districts</p> <p>Update the storage of recreational vehicles and use for visitors in all residential districts</p>			
1428/25	<p>PART 1 - Definitions</p> <p>Add definitions for APIARY, BEEHIVE, BEEKEEPER, COOP, LIVESTOCK, and LIVESTOCK UNIT</p> <p>PART 3 – Development &amp; Subdivision Application Process</p> <p>Update Section 3.6 REQUIREMENT FOR A DEVELOPMENT PERMIT, exempting keeping of animals in a residential district, subject to compliance with other provisions of the Bylaw</p> <p>PART 7 – Districts</p> <p>Update the Keeping of Animals in all residential districts regarding livestock, chickens and bees</p>			

## AMENDMENTS TO LACOMBE COUNTY'S LAND USE BYLAW NO. 1237/17

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1454/26	<p>PART 6 - General Regulations</p> <p>Update Section 6.2 ACCESSORY BUILDINGS AND USES to increase the maximum height of accessory buildings from 6.10 m (20 ft) to 7.32 m (24 ft) in the Country Residential 'R-CR' District, Country Residential Estate 'R-CRE' District, Residential Conservation (Cluster) 'R-RCC' District, Residential Lake Area 'R-RLA' District</p> <p>Part 7 – Districts</p> <p>Agricultural 'A' District - remove the use of recovery centre on W ½ Pt. SW 16-39-01-W5M'</p> <p>Recreational Vehicle Resort 'R-RVR' District - update wording regarding condo unit outdoor storage provisions to allow two off-road vehicle units per condo unit, and for a trailer with two off-road vehicles to be considered one unit.</p>			



**PART 1**  
**INTRODUCTION**

## 1.1 TITLE

This Bylaw shall be known as the “Lacombe County Land Use Bylaw”.

## 1.2 PURPOSE

- (1) The purpose of this Bylaw is to facilitate the orderly, economical and sustainable development and use of land and buildings within the County and for that purpose, the Bylaw, among other things:
  - (a) divides the County into Districts;
  - (b) describes the purposes for which land and buildings may be used within each District;
  - (c) establishes the powers of the Development Authority;
  - (d) sets out a method for making decisions on applications for development permits, including the issuing of development permits; and
  - (e) identifies the manner in which notice of the issuance of a development permit is to be given.
- (2) The Bylaw shall be applied in a manner to that serves to implement statutory plans and local plans which have been adopted by the County, and is consistent with the County’s Municipal Development Plan and the *Municipal Government Act*.

## 1.3 PREVIOUS BYLAW

Bylaw No. 1056/07 and all amendments thereto are hereby rescinded.

## 1.4 EFFECTIVE DATE

This Bylaw came into effect upon the date of it being finally passed.

*Bylaw No. 1237/17*

*Read a first time this 11th day of May, 2017.*

*Read a second time this 6th day of July, 2017.*

*Read a third time and finally passed this 6th day of July, 2017.*

*“original signed”*

Reeve

*“original signed”*

County Manager

## 1.4 COMPLIANCE WITH OTHER LAWS

- (1) Compliance with the requirements of this Bylaw does not exempt any person undertaking a development from complying with all applicable municipal, provincial or federal legislation, and respecting any easements, covenants, agreements or other contracts affecting the land or the development.

## 1.5 SCOPE

- (1) No development shall be carried out within the County except in accordance with this Bylaw.

# 1.6 DEFINITIONS

A  
B  
C  
D  
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Y  
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(1) In this Bylaw:

**ACCESSORY BUILDING AND USE** means a building, structure or use detached from a principal building, normally incidental, or secondary to the principal building or use. The building or use is subordinate in area, extent or purpose to the principal building or use and is located on the same site as the principal building or use. For the purpose of this Bylaw, an accessory building and use may include a private garage, garden shed, and in a residential lakeshore area, a boat house or guest house.

**ACCOMMODATION AND CONVENTION SERVICES** means development that primarily provides rooms or suites for temporary sleeping accommodation, such as hotels and motels, or development which provides permanent facilities for meetings, seminars, conventions, trade fairs and other exhibitions.

**ACCREDITED AGENCY** means a person or corporation designated as an accredited agency under the *Safety Codes Act*.

**ACT** means the *Municipal Government Act*, RSA 2000, c.M-26-1, as amended.

**ADDITION** means the subsequent external construction to an existing building, not including a motorized or towable recreational vehicle, which results in increasing the building’s area or external dimensions in any manner and which when added to the principal structure makes one singular combined structure. Such structures shall include a roof and walls, and may include, but not be limited to a sunroom, bedroom, storage or mudroom.

**ADJACENT LAND** means land which is contiguous to the land that is the subject of an application and includes land which would be contiguous if not for a right-of-way, railway, river or stream.

**ADULT CARE RESIDENCE** means a building with two or more accommodation units designed to provide long-term housing wherein the adult residents, who because of their circumstances cannot or do not wish to maintain their own households, are provided with meal services and may receive such services as housekeeping and personal care assistance. This definition does not include, housing for transient workers, shelters and outreach centres.

**ADULT ENTERTAINMENT FACILITY** means any premises or part thereof wherein live or recorded performances are held for an audience that shows or displays nudity or partial nudity of a person.

**AGRICULTURAL BUILDING** means a building used in connection with an agricultural operation but does not include a dwelling or any building that is part of a confined feeding operation which is subject to an approval, registration or authorization under the *Agricultural Operation Practices Act* and where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing.

**AGRICULTURAL OPERATION** means an agricultural activity (other than a confined feeding operation or cannabis production facility) conducted on agricultural land for gain or reward or in the hope of gain or reward, and includes:

- (a) the cultivation of land;
- (b) the raising of livestock, including game-production animals within the meaning of the *Livestock Industry Diversification Act* and poultry;
- (c) the raising of fur-bearing animals, pheasants or fish;
- (d) the production of agricultural field crops;
- (e) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops;
- (f) the production of eggs and milk;
- (g) the production of honey;
- (h) the operation of agricultural machinery and equipment, including irrigation pumps; and
- (i) the application of fertilizers, manure, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes.

**AGRICULTURAL OPERATION, MINOR** means an agricultural activity, such as the production of fruit, vegetables, trees, shrubs and other specialty horticultural crops, that may be carried out on a small scale in the Country Residential 'R-CR' District. This agricultural activity must be secondary to the residential use, is conducted by a permanent resident of the dwelling, has little or no customer traffic, and does not include any non-resident on-site employees.

**AGRICULTURAL PROCESSING, MAJOR** means a large-scale value-added agricultural operation (other than a confined feeding operation or cannabis production facility) that includes the use of land and/or a building for the upgrading of a product for distribution or sale that was originally produced in an agricultural operation. Due to the large-scale nature of the business, the agricultural products may be produced onsite or offsite. A major agricultural processing operation may produce some offsite impacts such as noise, appearance, or odour.

**AGRICULTURAL PROCESSING, MINOR** means a small-scale value-added agricultural operation (other than a confined feeding operation or cannabis production facility) that includes the use of land and/or a building for the upgrading of a product for distribution or sale that was originally produced in an agricultural operation. These minor operations are intended to primarily use agricultural products which are produced onsite. A minor agricultural processing operation does not produce any offsite impacts.

**AGRICULTURAL SUPPORT SERVICE** means development providing products or services directly related to the agricultural industry. This use would include the service, sale or storage of seed, feed, fertilizer, chemical products, fuel, and agricultural machinery. This may include ancillary uses, including, but not limited to, office, sales, technical, administrative support, storage or warehousing. An agricultural support service is larger in size or scale than a home based business or minor business.

**AGRI-COMMERCIAL** means a use that provides commercial agriculturally oriented retail services in a commercial district.

**AGRI-INDUSTRIAL** means a use that provides industrial agriculturally oriented services, manufacturing, or processing in an industrial district. The use includes only those developments where no significant nuisance factor is created or apparent beyond the boundaries of the site.

**AGRI-TOURISM BUSINESS** means a low intensity agricultural diversification and agri-tourism business that is secondary to the existing principal agricultural use of the land and is compatible with the agricultural character of the area. The business may link travel with agricultural products, services or experiences, and give an opportunity for visitors to experience agricultural life. The business may include but is not limited to growing, packing and sale of agricultural food products, educational gatherings, festive gatherings, small-scale wineries and breweries and associated uses, minor food establishments and storefronts including farm gate stores, cafes and diners.

**AIRPORT** means an area of land used for the arrival and departure of aircraft for which aerodrome certification has been given by Transport Canada, and includes any building, installation or equipment in connection therewith.

**ALCOHOL PRODUCTION** means a use where beer, wine, spirits or other alcoholic beverages are manufactured. This use may include the sale of alcoholic beverages to the public for consumption within the premises, and may include the retail sale of products. Accessory activities may include the preparation and sale of food, storage, packaging, bottling, canning and shipping of products manufactured within the premises. The use includes only those developments where no significant nuisance factor is created or apparent beyond the boundaries of the site. Typical uses include breweries, distilleries, wineries, and meaderies.

**ALTERNATIVE ENERGY, COMMERCIAL** means any system, device or structure that is used to collect natural energy resources, such as the sun, or wind, to generate thermal, electrical, or mechanical energy to use as an alternative to fossil fuels and other non-renewable resources. Typical examples are, but not limited to, commercial solar energy conversion systems and commercial wind energy conversion systems. A commercial alternative energy system is intended to provide power primarily for resale.

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Includes:

**SOLAR ENERGY CONVERSION SYSTEM, COMMERCIAL** means a power generation facility consisting of active or passive solar panels and related facilities. This system is connected to the same substation or metering point used for the production of electrical power, and is primarily for resale.

**WIND ENERGY CONVERSION SYSTEM, COMMERCIAL** means multiple wind energy systems developed to generate energy primarily for resale.

**ALTERNATIVE ENERGY, PERSONAL** means any system, device or structure that is used to collect natural energy resources, such as the sun or wind, to generate thermal, electrical, or mechanical energy to use as an alternative to fossil fuels and other non-renewable resources. Typical examples are, but not limited to, personal solar energy conversion systems and personal wind energy conversion systems. A personal alternative energy system is intended to provide power for onsite 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.

Includes:

**SOLAR ENERGY CONVERSION SYSTEM, PERSONAL** means a power generation facility consisting of active or passive solar panels and related facilities. It is intended to provide electrical power for onsite 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.

**WIND ENERGY CONVERSION SYSTEM, PERSONAL** means a single wind energy conversion system developed to generate electrical power for onsite consumption requirements, either on or offgrid and may provide residual power to the grid but is not intended to produce power primarily for resale. The system and supporting structure is less than 25 m (82 ft) in height.

**AMENITY BUILDING** means a building that provides amenities for the users of a campground or recreational vehicle resort, and may include

a recreational building, laundromat, washroom/shower facility and other similar uses.

**ANIMAL GROOMING FACILITY** means a facility that provides a service for the care and appearance of domestic animals but does not include the breeding and overnight boarding of such animals.

**APIARY** means a shelter in which a colony or colonies of bees are housed.

**AREA STRUCTURE PLAN** means a local plan (other than the Municipal Development Plan and an Intermunicipal Development Plan), which has been adopted by Council.

**AUCTION SERVICE** means a building, structure or lands used for the storage of goods and materials which are to be sold on the premises by public auction on an occasional basis.

**AUTOMOTIVE GAS BAR** means a development used for the sale of motor fuel, lubricating oils, automotive fluids, and may include associated convenience store products. The gas bar may be a self-service and/or full service, and may include vehicle washing facilities as an accessory use but not auto repair or service.

**AUTOMOTIVE, FARM EQUIPMENT AND RECREATIONAL VEHICLE SERVICES** means development used for the rental, lease, sale, storage, service, inspection, restoration and/or mechanical repair of automobiles, trucks, trailers, motorcycles, farm machinery and equipment, snowmobiles, boats and recreation vehicles. Uses would also include transmission shops, muffler shops, auto body paint and repair facilities, service stations and fleet services involving vehicles for the delivery of people, goods and services.

**AUTOMOTIVE 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 ups, brake repairs, etc. may be undertaken.

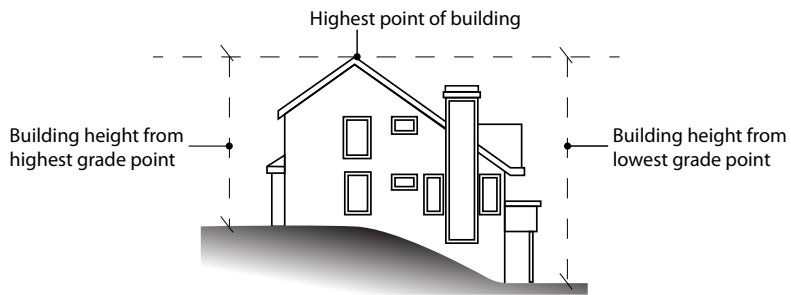
**BEEHIVE** means a dome-shaped or boxlike structure in which bees are kept.

**BEEKEEPER** means a person who owns and possesses bees or beekeeping equipment or both.

**BEE KEEPING** means the keeping of bees for the production of honey.

**BED AND BREAKFAST** means the accessory use of a principal dwelling unit, or in the Agricultural 'A' District principal dwelling unit and/or accessory building(s), in which short term overnight accommodation and limited meals are provided to overnight guests.

**BUILDING AREA** means the total ground floor area and/or footprint of a building or structure with or without walls, inclusive of additions, covered and/or enclosed decks, porches, verandas and/or lean-tos.



**BUILDING HEIGHT** means the vertical distance from grade level at the exterior wall to the highest point of a building, excluding a skylight, chimney, flagpole, antenna, a parapet wall or similar device not structurally essential to the building. On sloping ground, building height shall be considered as the average of the highest and lowest grades.

**BULK FUEL DEPOT** means lands, buildings and structures for the bulk storage and distribution of petroleum products and may include key lock retail sales. This does not include automotive gas bars or service stations.

**CAMPGROUND MINOR** means an area which has been planned and improved for the seasonal short term occupancy of up to a maximum of six (6) holiday trailers, motor homes, tents, campers or similar recreational vehicles, and is not used as a year round storage, or accommodation for residential use. Typical uses include tourist recreational vehicle parks, campsites and tenting grounds and recreational activities, such as picnic grounds, boating facilities and playgrounds.

**CAMPGROUND INTERMEDIATE** means an area which has been planned and improved for the seasonal short term occupancy of up to a maximum of nineteen (19) holiday trailers, motor homes, tents, campers or similar recreational vehicles, and is not used as a year round storage, or accommodation for residential use. Typical uses include tourist recreational vehicle parks, campsites and tenting grounds and

recreational activities, such as picnic grounds, boating facilities and playgrounds.

**CAMPGROUND MAJOR** means an area which has been planned and improved for the seasonal short term occupancy of more than twenty (20) holiday trailers, motor homes, tents, campers or similar recreational vehicles, and is not used as a year round storage, or accommodation for residential use. Typical uses include tourist recreational vehicle parks, campsites and tenting grounds and recreational activities, such as picnic grounds, boating facilities and playgrounds.

**CANNABIS** means cannabis plant, fresh cannabis, dried cannabis, cannabis oil and cannabis plant seeds and any other substance defined in the *Controlled Drugs and Substances Act*, as amended from time to time and includes edible products that contain cannabis.

**CANNABIS PRODUCTION FACILITY** means a premises authorized by a licence issued by Health Canada and used for the production, cultivation, harvesting, processing (including the trimming, drying, and curing of raw materials), storage or distribution of cannabis or its by-products for commercial sale.

**CANNABIS RETAIL** means a retail business where cannabis and cannabis related products and accessories are displayed and sold; and which holds a provincial licence permitting the sale of cannabis from the Alberta Gaming, Liquor and Cannabis (AGLC).

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**CARE CENTRE** means an establishment licensed by the regional health authority intended to provide care, educational services and supervision for 7 to 20 children or adults during the day or evening and may include limited overnight accommodation to accommodate shift workers. This includes group day care centres, out-of-school centres, nursery or play schools and drop in centres. This includes developments for group day care or for the provision of care, before and after school hours and during school holidays for children attending school.

**CARTAGE AND FREIGHT TERMINAL** means a facility accommodating the storage and distribution of freight shipped by road and rail.

**CARTAGE AND MOVING SERVICES** means development using a fleet of vehicles for the delivery of goods, where such vehicles are not available for sale or long term lease.

**CEMETERY** means land that is used for the burial of human or animal remains. Typical uses are memorial parks and burial grounds.

**COMMERCIAL SCHOOL** means development used for training, instruction and certification in a specific trade, skill or service for the financial gain of the person owning the school. Typical uses include but are not limited to secretarial business, hairdressing, beauty culture, driving, dancing or music schools.

**COMMUNITY FACILITY** means a public or public/private development for a community use, providing artistic, social, cultural, religious or tourism facilities. Typical uses include, but are not limited to, non-profit education centres, museums, churches, libraries, and public and private clubs.

**CONFINED FEEDING OPERATION** means a confined feeding operation as defined in the *Agricultural Operation Practices Act*.

**CONSERVATION EASEMENT** means an agreement registered against title whereby a landowner grants to the County (or other government, government agency, or non-profit society with conservation objectives satisfactory to the County) provisions for the protection, conservation and enhancement of the environment including the protection, conservation and enhancement of biological diversity and natural scenic or aesthetic values. A conservation agreement may provide for recreational use, agricultures, open space use, environmental education use, and research and scientific studies of natural ecosystems.

**CONTRACTOR BUSINESS** means a development used for commercial and industrial service support and construction. Typical uses include oilfield support services, building construction, surveying, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services or a construction nature which require on-site storage space for materials, mobile equipment or vehicles normally associated with the contractor service. Any sales, display, office or technical support service areas shall be accessory to the principal general contractor use.

**COOP** means a fully enclosed weatherproof structure used for the keeping of poultry.

**CORE COMMERCIAL** means a commercial area inside the residential periphery of a hamlet or clustered residential area.

**COUNCIL** means the Council of Lacombe County.

**COUNTY** shall mean the Corporation of Lacombe County and where required by the context shall include all lands within the corporate boundaries of the said County.

**COUNTY MAIN ROAD** means a right-of-way designated as a main road by the County.

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

**CUSTOM MANUFACTURING** means development used for the small scale on-site production of goods by hand, primarily involving use of hand and power tools, and provided such developments have fewer than five production employees. This use includes trades such as a cabinet maker, carpenter, decorator, electrician, upholsterer or similar.

**DATA PROCESSING CENTRE** means a building, dedicated space within a building, or a group of buildings used to house computer systems and associated infrastructure and components for the digital transactions required for processing data. This includes, but is not limited to cryptocurrency, digital currency processing, non-fungible tokens, and blockchain transactions.

**DAY USE AREA** means public or private land which provides low-impact amenities to visitors during daylight hours. Without restricting the generality of the foregoing, uses might include picnic sites, cook shelters, washrooms and trails, but does not include facilities for camping or overnight accommodation.

**DEVELOPMENT AUTHORITY** means the Development Officer or the Municipal Planning Commission of the County, or both as the case may be.

**DEVELOPMENT OFFICER** means the person appointed to the office established by this Bylaw.

**DISCRETIONARY USE** means the use of land or a building provided for in this Bylaw for which a development permit may be issued upon an application having been made.

**DISTRICT** means a land use district established under this Bylaw.

**DWELLING OR DWELLING UNIT** means a building or a portion of a building containing one or more habitable rooms that constitute a self contained living accommodation unit having sleeping, washroom and kitchen facilities.

**DWELLING, APARTMENT** means a residential building consisting of three or more dwelling units, but shall not include buildings containing units with separate exterior entranceway(s).

**DWELLING, DUPLEX** means a residential building containing only two dwelling units, located side by side or one above the other.

**DWELLING, FOURPLEX** means a building containing four dwelling units located immediately adjacent to each other and sharing a common wall and each having a separate entrance to grade.

**DWELLING, MOBILE/MANUFACTURED HOME** means a prefabricated transportable, single or multiple section dwelling unit conforming to CAN/CSA Z240 MH Series or A277 certified standards at the time of manufacture. A mobile/manufactured home may be a single section ("single-wide") or consist of two sections which are put together to comprise a complete dwelling unit ("double-wide"). Mobile/manufactured homes shall have the following features:

- (a) minimum roof pitch of 5.08 cm (2 in) of vertical rise for every 30.48 cm (12 in); and
- (b) minimum length to width ratio of 3:1.

Also for the purpose of this Bylaw, a mobile/manufactured home excludes a modular home/RTM or recreational vehicle-park model recreational unit.

**DWELLING, MODULAR HOME/RTM** means a prefabricated or factory built frame or shell which comprises of the walls or siding of a single dwelling unit. More specifically, a modular unit represents only a section of the modular home. A modular home/RTM has no chassis, running gear or wheels, but units may be stacked side by side or vertically and complete to form a dwelling unit. Also for the purpose of this Bylaw, a modular home/RTM excludes a Mobile/Manufactured Home, or Recreational Vehicle-Park Model Recreational Unit.

**DWELLING, MOVED-IN RESIDENCE** means a residential building that has previously been constructed or placed on a different parcel for occupancy and has been relocated to serve as a residence at its new location. A moved-in residence is not of new construction, and for the purpose of this bylaw does not include a Mobile/Manufactured Home, Modular Home/RTM, or Recreational Vehicle-Park Model Recreational Unit.

**DWELLINGS, ROW HOUSING** means a building designed and built to contain three or more dwelling units with a separate exterior entrance at grade that shares no more than two party walls with adjacent dwelling units. No part of a dwelling unit is placed over another in part or in whole and every dwelling unit shall have a separate, individual, direct access to grade. For the purposes of this Bylaw, garden linked, row and townhouse units are considered to be row housing dwellings.

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**DWELLING, SECONDARY SUITE** means a self-contained dwelling unit providing sleeping, washroom and kitchen facilities, located in a single detached dwelling, which is the principal use on the site. A secondary suite also has an entrance separate from the entrance to the principal dwelling, either from a common indoor landing or directly from the exterior of the structure. It includes the conversion of basement space to a dwelling, or the addition of new floor space for a secondary suite to an existing single detached dwelling.

**DWELLING, SINGLE DETACHED** means a residential building containing one dwelling unit and intended as a permanent residence. Detached dwellings shall be of new construction, typically with the following features:

- (a) all exterior walls dimensioned at less than or equal to 3:1 length to width ratio; and
- (b) roof pitches being a minimum of 3:12 ratio (3 ft of elevation for every 12 ft of width).

A detached dwelling may include a building that has been constructed off-site. All detached dwellings constructed outside the Province of Alberta must meet the standards of the *Alberta Safety Codes Act*. For the purpose of this Bylaw, a single detached dwelling excludes a Mobile/Manufactured Home or Recreational Vehicle-Park Model Recreational Unit.

**DWELLING, TEMPORARY FAMILY CARE** means a dwelling that is required for a person who will provide personal care, or require personal care from, the residents of the other dwelling on the site.

**EATING AND DRINKING ESTABLISHMENT** means development used for eating and drinking where prepared food and beverages are offered for sale to the public, for consumption within the premises or off the site. Typical uses include pubs, restaurants, cafes, take-out and drive-in restaurants, and banquet facilities.

**EDUCATIONAL SERVICES** means development for instruction and education purposes, involving assembly for education, training or instruction purposes and includes administration offices, dormitory and accessory buildings. Typical facilities would include public and separate schools, private schools or seminaries, community colleges, universities, technical and vocational facilities.

**ELECTRICAL VEHICLE CHARGING STATION (EV CHARGER)** means a piece of equipment that supplies electrical power for a charging plug-in for electric vehicles. This may include but is not limited to hybrids or electric, vehicles, trucks and/or buses.

**ENTERTAINMENT FACILITY** means a facility or establishment which provides for entertainment for gain or profit and may include a gaming establishment including a casino or a bingo hall for example.

**FINANCIAL SERVICE** means the provision of financial and investment services by a bank, trust company, investment dealer, credit union, mortgage broker or related business.

**FLOODPLAIN** means the area of land bordering a water course or body of water that would be inundated by a 1 in 100 year flood (i.e. a flood that has a 1% chance of occurring every year) as determined by the Government of Alberta.

**FLOOR AREA** means the total area of every room and hallway contained in a building, but does not include the basement, any garage or portion of the building that is not enclosed, such as an open porch or patio.

**FRAGMENTED PARCEL** means a parcel that is separated from the balance of the existing titled area by a natural or man-made feature, such as a highway or county road, a railway, or a permanent and naturally occurring body of water, lake, river, stream or water course. A parcel of land does not qualify as a fragmented parcel for subdivision purposes, if:

- (a) the fragment is created by a watercourse or waterbody which is traversable via an access road or bridge; or
- (b) if the parcel has been fragmented by title due to a previously approved subdivision.

**FRINGE COMMERCIAL** a commercial area outside the residential periphery of a hamlet or clustered residential area.

**FUNERAL HOME** means a development used for the purpose of furnishing funeral supplies and services to the public and includes facilities for the preparation of the dead human body for internment. This use does not include crematoriums.

**GAZEBO** means a freestanding roofed structure that is open on all sides and not fully enclosed by any impermeable material, as determined by the development authority.

**GEOHERMAL ENERGY SYSTEM** means a renewable source of energy that employs the use of a heat pump to warm or cool air by utilizing the constant temperatures of the Earth.

**GOVERNMENT SERVICE** means a development where a crown corporation, or a municipal, provincial or federal government, provide services directly to the public. Typical uses include courthouses, postal stations, manpower and employment offices, and social service offices. It does not include protective and emergency services, detention and correction services and schools.

**GUEST HOUSE** means an accessory building which has sleeping accommodation and may have sanitary, but does not have kitchen facilities and is not intended to be a self-contained unit.

**HEALTH SERVICE** means the provision of physical and mental health services on an outpatient basis. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative or counseling nature. Typical uses include medical and dental offices, health clinics, acupuncture clinics, massage and counseling services.

**HEAVY EQUIPMENT SALES AND RENTAL** means the sale or rental of new or used machinery or mechanical equipment typically used in building, roadway, pipeline, oil field and mining construction, manufacturing, assembling and processing operations, and agricultural production.

**HEAVY EQUIPMENT SERVICE AND REPAIR** means development used for the service, cleaning or repair of heavy vehicles, machinery or mechanical equipment typically used in building, roadway, railway, pipeline, oil field and mining construction, manufacturing, assembling and processing operations, and agricultural production.

**HOME BASED BUSINESS, MAJOR** means a secondary use of a principal dwelling, its accessory buildings, or combination thereof, by a least one resident of the dwelling to conduct a business or activity or occupation. It includes client visits and in the Agricultural 'A' District allows for not more than two (2) non-resident on-site employees.

**HOME BASED BUSINESS, MINOR** means a secondary use of a principal dwelling, its accessory buildings, or combination thereof, by a least one resident of the dwelling to conduct a business or activity or occupation. The use has no external impact on adjacent residential dwellings.

It does not include:

- (a) any non-resident on-site employees;
- (b) the visiting of clients to the site; and
- (c) any outside storage, except for farm equipment used primarily in a farming operations located on the property in the Agricultural 'A' District only

**HOTEL** means rooms or suites in a commercial development for temporary sleeping accommodation where the rooms have access from a common interior corridor and may be equipped with individual kitchen facilities. Hotels may include accessory food services, neighbourhood pubs, nightclubs, meeting rooms, and personal service establishments.

**INDUSTRIAL, LIGHT MANUFACTURING AND PROCESSING** means a development used principally for one or more of the following: processing of raw materials; the manufacturing or assembling of semi-finished or finished goods, products or equipment; the storage, cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial, business or household use; terminals for the storage or transshipping of materials, goods and equipment; the distribution and sale of material, bulk goods and equipment to industrial, institutional, or commercial businesses. Any indoor display, office, technical, administrative support, or retail sale operation shall be accessory to the general industrial uses listed above. The use includes only those developments where no significant nuisance factor is created or apparent beyond the boundaries of the site.

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**INDUSTRIAL, HEAVY MANUFACTURING AND PROCESSING** means a large-scale industrial manufacturing or processing activity. Without restricting the generality of the foregoing, heavy manufacturing and processing industry would include plants for the manufacture of petroleum products, pulp and paper products, stone, clay and glass products, cement and lime products, fertilizers, animal by-products; plants engaged in the primary metal industry, including metal processing; the processing of natural gas or its derivatives; power generating stations (other than a commercial alternative energy system); and incinerators, including those for municipal and industrial use. Heavy industrial uses may have some negative effect on the safety, use, amenity and enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods.

**INDUSTRIAL TRAINING SERVICE** means a development that provides for technical instruction to students and/or the training of personnel in commercial businesses and/or industrial operations.

**INSTITUTIONAL CAMP** means a facility providing social or recreational activities for members of a non-profit, religious, philanthropic organization, with or without on-site campsites or dwelling units, but generally with an outdoor emphasis. Institutional camps may include rooms for eating and assembly purposes.

**INTERMUNICIPAL DEVELOPMENT PLAN** means a plan adopted by Council and another Council of one or more municipalities pursuant to the Act to guide future land use and development in an area of common interest.

**KENNEL** means the breeding, keeping or boarding of dogs, excluding unweaned pups in return for remuneration or kept for the purposes of sale.

**KITCHEN FACILITIES** means area for the preparation of cooking food and includes any room containing counters, cabinets, plumbing, and appliances including range or an oven or utility connections for servicing a range or oven.

**LANDSCAPED AREA** means an area of land made attractive and desirable by the use of any or all of the following: grass, trees, shrubs,

ornamental plantings, fences, walls and associated earthworks. However, it shall not include areas occupied by garbage containers, storage, parking lots or driveways.

**LANDSCAPING SALES AND SERVICE** means the use of lands, buildings or structures, or part thereof, for the purpose of selling soft landscaping materials such as seeds, plants, trees and shrubs as well as hard landscaping materials such as rocks, pavers, ornaments, shale, crushed rock or other similar materials associated with landscaping.

**LANE** means a right-of-way, which provides a secondary means of access to a lot.

**LEASE BAY BUILDING** means a building with self-contained units which may be sold or leased for individual occupancy.

**LIVESTOCK** includes, but is not limited to a cow, horse, mule, alpaca, llama, miniature horse, pig, sheep, goat, or other at the Development Authority's discretion.

**LIVESTOCK UNIT** or "LU" means livestock units, as set out in the Country Residential 'R-CR' District in this bylaw.

**LOT, CORNER** means a lot having frontage on two or more rights-of-way, other than lanes, or in the case of a bare land condominium development, a unit as described in the *Condominium Property Act* having two contiguous property lines abutting common property used as road access.

**LOT, INTERIOR** means any lot or bare land condominium unit, other than a corner lot.

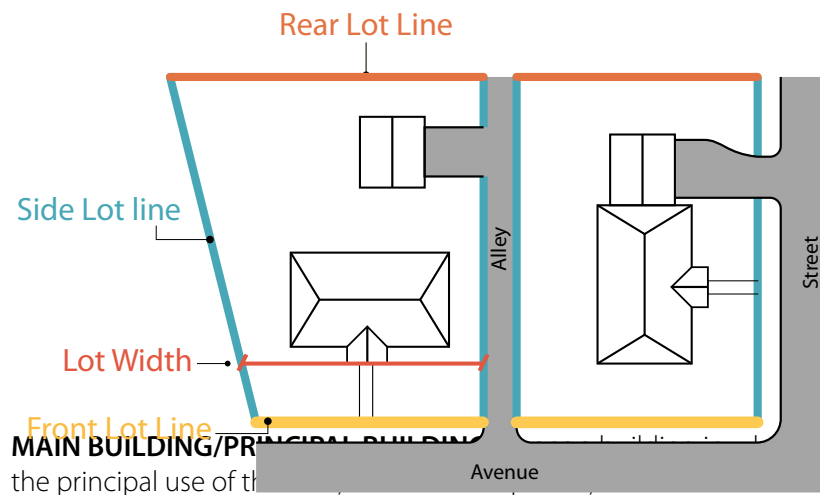
**LOT, LINE** means the legally defined boundary of any lot or bare land condominium unit, or property line

**LOT LINE, FRONT** means, the property line separating a lot from an adjoining right-of-way other than a lane. In the case of a corner lot, the front line is the shorter of the property lines adjoining the right-of-way other than a lane. For lots that do not fall within this definition then the determination of the front lot line will be at the discretion of the County.

**LOT LINE, REAR** means the property line along the back of the lot or bare land condominium unit, generally opposite the front line.

**LOT LINE, SIDE** means the property line along the side of a lot or bare land condominium unit, generally lying perpendicular to the front line.

**LOT WIDTH** means the horizontal distance between the side lot lines of a site measured at a distance from the front lot line equal to the minimum required front yard setback (FYS) for the applicable land use district.



**MARINA AND/OR BOAT RENTAL** means a facility that extends into or over a water body or watercourse and provides service to the public or members of a marina for docking, loading, servicing or rental of recreational watercraft.

**MINOR BUSINESS OR TRADE** means a small light industrial or service-oriented activity employing not more than six (6) non-resident on-site employees, unless otherwise approved by the Municipal Planning Commission for businesses approved prior to the adoption of this Bylaw. The business shall not create a nuisance by way of noise, vibration, smoke, dust, odour, heat glare or the loss of visual character and privacy as determined by the Development Authority. The business must comply with policy ECON 5.4.4 of the Lacombe County Municipal Development Plan.

**MOBILE VENDOR** means a self-contained vehicle, trailer or stand

that is capable of being moved from one location to another that is equipped to prepare, serve and sell food, or goods. The mobile vendor is on a specific location for a period of ten (10) consecutive days or more.

**MOTEL** means a development divided into self-contained sleeping or dwelling units, each with a separate exterior entrance and convenient access to on-site parking. Motels may include food services and personal service establishments.

**MPC** means the Municipal Planning Commission appointed by Council pursuant to the Act.

**MULTIPLE HOUSING** means row housing, duplexes, fourplexes and apartments.

**MUNICIPAL DEVELOPMENT PLAN** means the plan adopted as the Lacombe County Municipal Development Plan.

**MUNICIPAL HISTORIC RESOURCE** means a building together with any land in or on which it is located whose preservation is considered to be in the public interest designated by the municipality.

**NEIGHBOURHOOD CONVENIENCE STORE** means a commercial establishment with off-street parking established on the same site which serves the convenience shopping needs of the immediate neighbourhood only.

**NON-RESIDENT ON-SITE EMPLOYEE** means any person employed by the resident operator of a home business who normally works on the site of the home business more than a total of 6 hours in a consecutive 7 day period as part of their employment. Employees who work off-site or occasionally attend the site for less than this period of time in any 7 day period shall not be considered a non-resident on-site employee.

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

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**OIL AND GAS FACILITY, USES ACCESSORY TO THE OIL AND GAS INDUSTRY** means a facility used in extracting and processing oil and gas, including a gas processing plant for the extraction of hydrogen sulphide, natural gas liquids or other substances. Accessory uses may include pre and post processing storage, transmission lines, parking, and administrative offices.

**OPEN SPACE** means reserve lands and/or other lands to be kept in an undeveloped state and preserved in that state by way of an easement or other legal instrument, and shall include other recreational uses which may be authorized by the County.

**OUTDOOR STORAGE** means the storage of equipment, goods and materials in the open air. Typical uses include pipe yards or vehicle or heavy equipment storage compounds.

**OVERLAY DISTRICT** means additional development regulations superimposed on specific areas of the County, which supersede or add to the development regulations of the District for which the land is designated under this Bylaw. The Overlay Districts are contained in Part 8 of the Bylaw.

**PARK** means land set aside through municipal or environmental reserve dedication or conservation easement 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, parkland may accommodate more active recreational pursuits, such as tot-lots, playgrounds, walkways and sports fields.

**PERMITTED USE** means the use of land or a building provided for in this Bylaw for which a development permit shall be issued where the use conforms to the requirements of this Bylaw.

**PERMANENT FOUNDATION** means:

- (a) a foundation meeting CSA Z240.10.1 standard; or
- (b) an engineered approved wood foundation; or
- (c) a poured reinforced concrete basement; or
- (d) a concrete block basement.

**PERSONAL SERVICE ESTABLISHMENT** means development used for the provision of personal services to an individual that are related to the care and appearance of the body or the cleaning and repair of personal effects. Typical uses include but are not limited to barber shops, hairdressers, manicurists, aestheticians, tailors, dress makers, shoe repair shops, dry cleaning establishments, and laundries, but do not include medical offices, health services, general retail businesses, or adult entertainment facilities.

**PRINCIPAL BUILDING** means a building that, in the opinion of the Development Authority, is the main purpose for which the building or site is ordinarily used.

**PROVINCIAL HIGHWAY** means a highway pursuant to the *Public Highways Development Act*.

**PROTECTIVE AND EMERGENCY SERVICES** means a public facility used by fire protection, police, ambulance, correctional or other such services as a base of operations.

**PROVINCIAL HISTORIC RESOURCE** means a building together with any land in or on which it is located whose preservation is considered to be in the public interest designated by the Minister responsible for the *Alberta Historical Resources Act*. (Bylaw No. 1100/09)

**PUBLIC SERVICES** means those services provided by the municipal government for the benefit of the community, such as fire and police protection, education, solid waste disposal, street cleaning, and snow removal

**PUBLIC USE** means the use of land for a building, plant, public utility infrastructure, material storage, maintenance yards, water towers and telecommunications towers, that are owned and/or operated by a municipal corporation, the provincial or the federal governments.

**PUBLIC UTILITY** means a system or works used to provide one or more of the following for public consumption, benefit, convenience or use:

- (a) water or steam;
- (b) wastewater disposal;
- (c) telecommunication;
- (d) drainage;
- (e) irrigation;

- (f) heat;
- (g) electric power;
- (h) waste management;
- (i) street lighting; and
- (j) includes the thing that is provided for public consumption and benefit.

**PUBLIC UTILITY BUILDING** means a building in which the proprietor of a public utility maintains an office, or maintains or houses equipment used in connection with the public utility.

**PUBLIC WORKS** means facilities or structures (such as roads, schools, bridges and government buildings) constructed at government expense for public use.

**RACING ENTERTAINMENT CENTRE FACILITY** means a racing entertainment centre facility that has been licensed by the Alberta Gaming, Liquor and Cannabis (AGLC) under the *Gaming and Liquor Regulation*.

**RAIL SPUR** means a secondary track used by railroads to allow customers at a location to store, load and unload railcars without interfering with other railroad operations

**RAIL YARD** means a series of railroad tracks for storing, sorting, or loading/unloading, railroad cars and/or locomotives.

**RECOVERY CENTRE** means a centre for the treatment of persons with addiction, such as but not limited to drugs or alcohol, which may include the provision of services including psychotherapy and the dispensing of medication, but does not include detoxification. This includes providing overnight or short-term accommodation to residents but does not include a detention or correction centre.

**RECREATION EQUIPMENT STORAGE** means a building or compound for the seasonal storage of recreational equipment, such as boats, seadoos, trailers and ATVs in the Recreational Vehicle Resort 'R-RVR' District.

**RECREATION FACILITIES, INDOOR** means facilities which are available to the public for sports and active recreation conducted indoors. Typical uses include health and fitness clubs, curling, roller skating and hockey rinks, swimming pools, bowling alleys, racquet clubs, billiard halls, amusement arcades, simulated golf, but does not include an adult entertainment facility, casino or bingo hall.

**RECREATION FACILITIES, OUTDOOR** means facilities which are available to the public for sports and active recreation conducted outdoors. Typical uses include driving ranges, miniature golf courses, sports fields, outdoor ice surfaces or rinks, go-cart tracks, amusement parks, outdoor swimming pools, drive-in theatre, water slides, marinas, equestrian centres, race tracks, fair/exhibition/rodeo grounds and golf courses.

Includes:

**GOLF COURSE** means an area and accessory buildings and uses related to the playing of the game of golf and without restricting the generality of the foregoing includes pro shop, club house, restaurant, licensed dining area or lounge, driving range and picnic area.

**RECREATION VEHICLE** means a vehicle primarily designed as temporary living quarters for recreational camping or travelling, which either has its own motor power or is mounted onto or drawn by another vehicle.

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**RECREATIONAL VEHICLE – MOTORIZED OR TOWABLE** means a recreational vehicle either built on or as an integral part of a self-propelled motor vehicle chassis combining transportation and living quarters in one unit or designed to be towed by a motorized vehicle (car, van or pickup truck). These recreational vehicles are designed to provide temporary living accommodation for travel, vacation or recreational use, which may include sleeping, kitchen, bathroom and systems for fresh and waste water, electricity, propane, heating, air conditioning and entertainment. They shall have an overall width not exceeding 2.6 m (8 ft. 6 in.), where the width is the sum of the distance from the vehicle centreline to the outmost projections on each side (including door handles, water connections, etc.) when the vehicle is folded or stowed away for transit. Such units include motorhomes, travel trailers, fifth-wheel trailers, folding camping trailers and truck campers.

**RECREATIONAL VEHICLE – PARK MODEL RECREATIONAL UNIT (ALSO REFERRED TO AS A “COTTAGE MODEL”)** means a recreational vehicle built on a single chassis mounted on wheels which may be removed. The unit is designed to facilitate occasional relocation, with living quarters for a temporary residence or seasonal use, and must be connected to those utilities necessary for the operation of installed fixtures and appliances. This type of recreation vehicle has a width greater than 2.6 m (8 ft. 6 in.) in the transit mode. Park Model Recreational Units require a special tow vehicle and a special permit to move on the road. They conform to the CSA Z-241 Standard for Park Model Recreational Units or another similar CSA standard to be approved by the Development Authority at its sole discretion.

**RECREATIONAL VEHICLE – PARK MODEL TRAILER** means a recreational vehicle designed to be towed by a heavy duty tow vehicle but is of restricted size and weight so that it does not require a special highway movement permit. The maximum width when being towed is 2.6 m (8 ft. 6 in.). This type of recreational vehicle is designed for infrequent towing, and is not fitted with a 12-volt system for fixtures and appliances. Once on site in the set-up mode, it must be connected to local utilities. The Park Model Trailer is built on a single chassis mounted on wheels and has one or more slide-outs and conforms to the CSA Z-240 Standard for Recreational Vehicles or another similar CSA standard to be approved by the Development Authority at its sole discretion.

**RECYCLING DEPOT** means a development for collecting, sorting and temporarily storing recyclable materials, such as bottles, cans, paper, boxes and small household goods, but does not include auto wreckers.

**RETAIL, MAJOR** means a development used for the retail sale of consumer goods from within an enclosed building and includes limited on-site storage and limited seasonal outdoor sales to support that stores operations. Typical uses include the sale of groceries, household goods, furniture and appliances, hardware, lumber, printed matter, second-hand/used household goods and related repair and refurbishing activities, personal care items, automotive parts and accessories, stationary, office equipment and similar goods.

**RETAIL, MINOR** means a development used for the retail sale of consumer goods frequently required by area residents in an enclosed building which does not exceed 325 m<sup>2</sup> (3,500 ft<sup>2</sup>) in gross floor area. Typical uses include pharmaceutical and personal care stores, liquor stores, variety stores selling confectionery, tobacco, groceries, beverages, hardware, printed matter or the rental of videos.

**RIDING AND BOARDING FACILITIES** means a commercial facility used for feeding, grooming, housing, exercising and training of domestic animals for which the operators/owners receives remuneration.

**RIGHT-OF-WAY** means a lane, road, county main road or highway.

**ROAD** means land used or surveyed for use as a road but does not include a lane, county main road or highway registered by plan of survey.

**SALVAGE YARD** means land or building used for the collection, demolition, dismantling, storage, salvage, recycling or sale of waste materials, including scrap metal, vehicles, machinery, and other discarded materials.

**SAND AND GRAVEL EXTRACTION AND PROCESSING** means the removal of sand and gravel resources from an excavation, to prepare it for market, including but not limited to, crushing, washing and sorting.

**SAFETY CODES OFFICER** means an individual designated as a safety codes officer under the *Safety Codes Act*.

**SEA CONTAINER (SEA-CAN)** means an intermodal cargo container for marine, rail and truck transport.

**SDAB** means the Subdivision and Development Appeal Board appointed by Council pursuant to the Act.

**SECURITY/OPERATOR SUITE** means a secondary building or portion of a building used to provide on-site accommodation by the employer for persons employed on the property, a residence for the site caretaker or operator of a commercial or industrial establishment, or for the on-duty security personnel at a storage facility when permitted in the District. No more than one security/operator suite is permitted on a site.

**SETBACK** means the perpendicular distance that a development must be set back from property boundaries of the parcel as specified in the particular District in which the development is located.

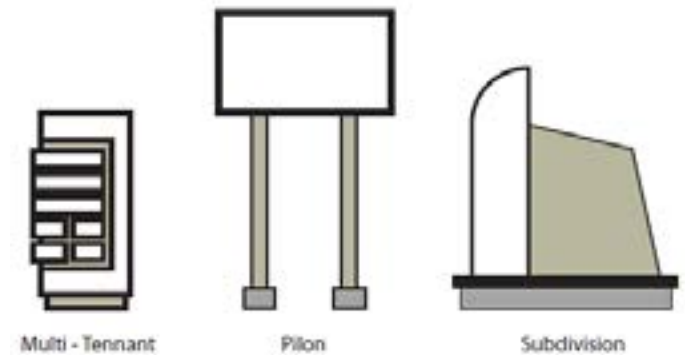
**SHOW HOME** means a building or structure used for a limited period of time for the purpose of marketing residential land or buildings and which is not under any circumstances to be used for the purpose of a dwelling or dwelling unit as defined under the County's Land Use Bylaw.

**SITE COVERAGE** means the total percentage of the site area covered by building(s) or structures, which are located at or higher than 0.91 m (3 ft) above grade, including accessory buildings and structures, but does not include steps, eaves, cornices or similar projections permitted in this Bylaw; or driveways, aisles or parking lots, or terraces or patios where these are less than 0.91 m (3 ft) above grade.

**SIGN** means an object or device used for the purpose of advertising or calling attention to any person, matter, thing or event.

Includes:

**FREESTANDING SIGN** means a sign that is not attached to a building and is erected from the ground independently with the support of posts, columns, or other structural elements. A freestanding sign does not include signs that are attached, displayed, or affixed to/from a vehicle, trailer, sea-container, fence, or retaining wall.



**FAÇADE SIGN** means a sign that is attached, displayed, or affixed to/on a building, and has been designed to be structural component of the building. A façade sign does not include a sign that is attached, displayed, or affixed to/from a vehicle, trailer, sea-container, fence, or retaining wall.



**SPECIAL EVENT, MAJOR** means a public or private event, held indoors or outdoors that is not part of the existing use of the site, the duration of which is temporary and has an expected attendance of more than 400 people. Typical events include but are not limited to festivals, trade shows, exhibitions or recreational competitions. The County may at its discretion permit certain small scale non-commercial or community events to take place without the requirement to obtain a development permit.

**SPECIAL EVENT, MINOR** means any public or private event, held indoors or outdoors that is not part of the existing use of the site, the duration of which is temporary and has an expected attendance of less than 400 people. Typical events include but are not limited to festivals, trade shows, exhibitions or recreational competitions. The County

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may at its discretion permit certain small scale non-commercial or community events to take place without the requirement to obtain a development permit.

**SPECIALIZED OR INTENSIVE AGRICULTURAL OPERATION** means operations which typically produce high value, lower volume, intensively managed agricultural products and do not require the large parcel sizes typically associated with annual crop production and livestock operations. Specialized or intensive agricultural operations include greenhouse production, specialty livestock production and horticultural production.

**STATEMENT OF SIGNIFICANCE** means a document which illustrates the value of a historic resource in narrative and photographic terms.

**STRUCTURAL ALTERATION** means any change or addition to supporting members of a building or structure, including the foundation, bearing walls, rafters, columns, beams or girders.

**TARP/CANVAS COVERED STRUCTURE** means a framed, canvas/fabric covered membrane building for temporary and/or permanent use. Applications may include warehouses, vehicle and equipment storage, manufacturing facilities, barns, stables, arenas and event centers.

**TELECOMMUNICATION TOWER** means a structure that is used to convey communication, internet, radio or television signals and may include other structures necessary for the carrying out of this function.

**THEATRE** means a building or part of a building used for the commercial showing of films on indoor screens, the presentation of live entertainment, such a live theatre, musical concerts and dance performances, but does not include an adult entertainment establishment.

**TOURIST HOME** means a commercial use wherein a dwelling unit is offered for rent to guests for a period of time of 28 days or less.

**TOURIST INFORMATION SERVICES AND FACILITIES** means the use of a parcel of land or building to provide information to the travelling public, and may include washrooms and picnic facilities.

**TRANSPORTATION TERMINAL/HUB** means a facility for bus depots, moving companies, vehicle rental agencies, trucking, taxi, or courier firms.

**TREATMENT CENTRE** means a centre for the treatment of persons with addiction, such as but not limited to drugs or alcohol, which may include the provision of services including psychotherapy, detoxification, and the dispensing of medication. This includes providing overnight or short-term accommodation to residents but does not include a detention or correction centre.

**TRUCK STOP** means the provision of facilities, including a service station and restaurant, for the parking of tractor/trailer units.

**UNSIGHTLY PREMISES** means any property, whether land, building improvements to lands or buildings, personal property, or any other combination of the above, located on the land within the County is unsightly to such an extent as to detrimentally affect the repose, amenities, use, value or enjoyment of the surrounding lands in reasonable proximity to the unsightly premises, or is otherwise detrimental to the surrounding area or in an unsightly condition as defined by the *Municipal Government Act*.

**VEHICLE WASH** means a use, building, or structure where facilities are specifically used or intended to be used for washing vehicles either by production line methods employing mechanical devices or by hand.

**VETERINARY CLINIC** means a facility for the medical care and treatment of animals and includes provision for their overnight accommodation, but does not include kennels, outdoor pens, runs or enclosures.

**VETERINARY HOSPITAL** means a facility for the medical care and treatment of animals and includes the provision for their overnight accommodation and may include kennels, outdoor pens, runs or enclosures.

**WAREHOUSING AND STORAGE** means the use of a building and/or site primarily for the keeping of goods and merchandise, excluding dangerous or hazardous materials, derelict vehicles thereof, or any waste material. It includes self service storage where storage rooms, or lockers are provided on site for the purpose of renting space for the indoor storage of goods.

**WASTE MANAGEMENT SITE** means a site used primarily for the storage, processing, treatment and disposal of solid and/or liquid wastes, which may have adverse environmental impact on adjacent sites by virtue of potential emissions and/or appearance. Typical uses include sanitary landfills, waste transfer sites, recycling facilities, incinerators, wastewater lagoons, wrecking and scrap metal yards and similar uses. A waste management site includes a dry waste site, which may be used for the storage or disposal of waste concrete, non-noxious scrap building materials and similar non-hazardous wastes.

**WASTE-TO-ENERGY SYSTEM** means a system developed to process solid or liquid waste, to generate electrical, mechanical, or thermal energy. Typical examples are, but not limited to, anaerobic digesters, biodiesel, or biofuels. A waste-to-energy system is intended to provide energy primarily for resale.

**WIND ENERGY CONVERSION SYSTEM** means the aggregation of parts, including but not limited to the tower, nacelle and blade(s) that in their aggregate convert wind energy into electrical power. The following definitions pertain to Wind Energy Conversion Systems:

- (a) **BLADE** means the part of a wind energy conversion system that forms an aerodynamic surface and revolves on contact with the wind;
- (b) **BLADE CLEARANCE** means the minimum distance from grade to the tip of the blade when that tip is at the bottom of a full 360 degree revolution and pointed down to the ground;
- (c) **GRADE** means the elevation of the developed and finished ground surface at the base of the tower;
- (d) **HORIZONTAL AXIS NACELLE** means a wind energy conversion system on which the axis of the nacelle is parallel to the grade;

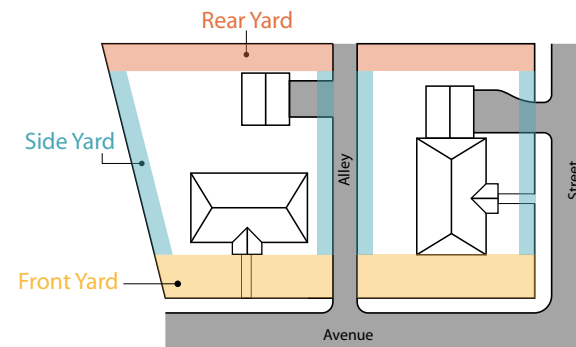
- (e) **NACELLE** means the part of the wind energy conversion system that includes a generator, gearbox or yaw motor, and other operating parts that is installed at the top of the tower, and to which the blades are attached, and is responsible for converting wind power to energy;
- (f) **TOTAL HEIGHT** means the distance from grade to the tip of a blade when that tip is at the top of a full 360 degree revolution and is pointed up to the sky; and
- (g) **TOWER** means the vertical structure that supports the nacelle and the blade above the ground.

**YARD** means the required open space unoccupied by any building, unless otherwise permitted in this Bylaw.

**YARD, FRONT** means a yard extending across the full width of a parcel from the front property boundary of the parcel to the front wall of the main building situated on the parcel.

**YARD, REAR** means a yard extending across the full width of a parcel from the rear property boundary of the parcel to the rear wall of the main building situated on the parcel.

**YARD, SIDE** means a yard extending across the length of a parcel from the side property boundary of the parcel to the side wall of the main building situated on the parcel.



- (3) All other words and expressions used in this Bylaw shall have the meanings assigned to them in the Act.





**PART 2**  
**APPROVING**  
**AUTHORITIES:**  
**DUTIES AND**  
**RESPONSIBILITIES**



## 2.1 DEVELOPMENT OFFICER

- (1) The Chief Administrative Officer or their designate shall exercise the powers, duties and functions of the Development Officer specified in this Bylaw.
- (2) The Development Officer shall be a Development Authority Officer pursuant to the Development Authority Bylaw of the County.
- (3) The Development Officer shall be a Subdivision Authority Officer pursuant to the Subdivision Bylaw of the County.

## 2.2 MUNICIPAL PLANNING COMMISSION (MPC)

- (1) The MPC of the County is hereby established in accordance with the Act and shall be the Development Authority pursuant to the Development Authority Bylaw of the County.
- (2) The MPC shall be composed of all members of Council appointed by resolution of Council.
- (3) Council shall by resolution:
  - (a) appoint the Chairman and Vice-Chairman of the MPC and specify their terms of office;
  - (b) fill any vacancy on the MPC; and
  - (c) provide for the remuneration and expenses of the members of the MPC.
- (4) Four members of the MPC shall constitute a quorum for the purpose of any meeting with all decisions being determined by majority vote. Every member present at a meeting shall vote on matters put to vote unless:
  - (a) in a specific case, the member is excused by resolution of the MPC from voting; or

- (b) the member is disqualified from voting by reason of a pecuniary interest pursuant to the Act.
- (5) The MPC shall hold such meetings as are necessary to perform its duties as set out in Part 3 of this Bylaw. The MPC meetings will be held, as necessary, during the hours of the regular Council meetings as set out in *The Procedures Bylaw*.
- (6) The MPC shall have prepared and maintain a file of written minutes of the business transacted at all meetings of the MPC, copies of which shall be regularly filed with Council.
- (7) The MPC may set rules as are necessary for the conduct of its meetings and its business that are consistent with this Bylaw and the Act.
- (8) The Chief Administrative Officer is deemed to be the Secretary of the MPC. The Secretary or their designate is authorized to sign any order, decision, notice, or other document on behalf of the MPC.
- (9) The MPC shall advise and assist Council with regard to planning for the orderly and economical development of land within the County, and shall seek to ensure that any proposed development complies with the provisions of the Municipal Development Plan, any Intermunicipal Development Plan, or other adopted local plan affecting the land, this Bylaw and the Act.

## 2.3 SUBDIVISION AND DEVELOPMENT APPEAL BOARD

- (1) The SDAB shall be the Board established and appointed by Council pursuant to the Subdivision and Development Appeal Board Bylaw.

LACOMBE  
COUNTY



**PART 3**  
**DEVELOPMENT**  
**& SUBDIVISION**  
**APPLICATION**  
**PROCESS**





### 3.1 CONTROL OF DEVELOPMENT

- (1) No development other than that designated in section 3.2 shall be undertaken within the County unless an application for it has been approved and a development permit issued.

### 3.2 REQUIREMENT FOR DEVELOPMENT PERMIT

- (1) The following permitted uses in the Agricultural 'A' District shall require a development permit, subject to compliance with all relevant provisions of this Bylaw:
  - (a) all dwellings;
  - (b) an agricultural building in an area that has been designated for future urban expansion, as described in an Intermunicipal Development Plan or other agreement with a neighbouring urban municipality;
  - (c) a campground minor;
  - (d) a building located in the referral area for the Lacombe Airport Protection Area; and
  - (e) a building and/or lands subject to the requirements of the Historical Preservation Overlay 'OD-2' District.
- (2) The following development shall not require a development permit:
  - (a) subject to compliance with all relevant provisions of this Bylaw, permitted uses in the Agricultural 'A' District not listed in section 3.2(1);
  - (b) 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 excepting works proposed to be carried out to a designated Municipal Historic Resource shall require a development permit;

- (c) the completion of any development authorized, undertaken and completed pursuant to previously approved Land Use Bylaws and amendments thereto;
- (d) the use of any such buildings referred to in subsection 3.2(1)(c) for the purpose for which construction was commenced;
- (e) subject to compliance with all other requirements of this Bylaw, the construction, alteration or maintenance of fences, gates, walls or other enclosures;
- (f) the placement or erection of accessory buildings, works, plant or machinery needed in conjunction with an approved development in the Heavy Industrial 'I-HI' District for which a development permit has been issued, for the period of the operation, provided that such development does not increase the design capacity, number of employees, or traffic to the site of the approved operation;
- (g) the construction, maintenance and repair of public works, services and utilities carried out by or on behalf of the federal, provincial or municipal government on land which is publicly owned or controlled;
- (h) the placement of mobile/manufactured homes in an approved mobile home park or industrial and construction camp as defined in the *Public Health Act* and associated *Work Camps Regulation*;
- (i) the use of a building or part thereof as a temporary polling station, a candidate's campaign office or any other official temporary use in connection with a federal, provincial or municipal election or referendum;
- (j) a confined feeding operation;
- (k) development specified in section 618 and 618.1 of the *Municipal Government Act* which includes:
  - (i) a highway or roadway;
  - (ii) a well or battery within the meaning of the *Oil and Gas Conservation Act*;

- (iii) a pipeline or an installation or structure incidental to the operation of a pipeline;
  - (iv) a designated area of Crown land; and
  - (v) any other thing specified by the Lieutenant Governor in Council by regulation.
- (l) the placement of outdoor advertisements and signs, subject to section 6.23 of this Bylaw;
  - (m) subject to compliance with all relevant provisions of this Bylaw, accessory buildings and improvements:
    - (i) not exceeding 13.94 m<sup>2</sup> (150 ft<sup>2</sup>);
    - (ii) uncovered decks.
  - (n) the development and operation of a sand and gravel extraction and processing use by the County;
  - (o) any public development on County-owned lands, at the discretion of the County;
  - (p) subject to compliance with all other requirements of this Bylaw, the construction or placement of office buildings associated with oil and gas facilities;
  - (q) subject to compliance with all relevant provisions of this Bylaw, the placement of recreational vehicles (excluding Recreational Vehicle – Park Model Recreational Unit, also referred to as a Cottage Model and Recreational Vehicle – Park Model Trailer) in an approved recreational vehicle resort development under the Recreational Vehicle Resort ‘R-RVR’ District;
  - (r) clay extraction, subject to the execution of a road use agreement with the County;
  - (s) telecommunication tower;
  - (t) subject to compliance with all relevant provisions of this Bylaw, solar energy conversion system, personal;
  - (u) subject to compliance with all relevant provisions of this Bylaw, the keeping of animals in any residential district.

### 3.3 NON-CONFORMING BUILDINGS AND USES

- (1) Where:
  - (a) on or before the day on which this Bylaw or any amendment comes into force, a development permit has been issued; and
  - (b) the enactment of this Bylaw or an amendment thereto would render the development in respect of which the permit was issued, a non-conforming use or non-conforming building, the development permit continues in effect notwithstanding the enactment of this Bylaw, and any amendments thereto.
- (2) A non-conforming use of land or a non-conforming use of a building may be continued but if that use is discontinued for a period of six consecutive months or more, any future use of the land or building shall conform to this Bylaw.
- (3) A non-conforming use of part of a building may be extended throughout the building but the building shall not be enlarged or added to nor shall any structural alterations be made to it.
- (4) A non-conforming use of part of a lot shall not be extended or transferred in whole or in part to any other part of the lot, and no additional buildings shall be erected upon the lot while the non-conforming use continues.
- (5) A non-conforming building shall not be enlarged, added to, rebuilt or structurally altered except:
  - (a) to make it a conforming building;
  - (b) for the routine maintenance of the building; and
  - (c) in accordance with this Bylaw where, for the purposes of this section, a Development Authority has minor variance powers regarding setbacks, floor area and building height, from the conforming requirements of the Bylaw.
- (6) If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building shall not be repaired or rebuilt except in accordance with this Bylaw.

- (7) A change of ownership, tenancy or occupancy of land or a building shall not be considered to affect its nonconforming status.

### 3.4 DEVELOPMENT APPLICATION

- (1) An application for a development permit shall be made in writing to the Development Authority by submitting:
  - (a) an application form prescribed by the Development Authority with the signature of the registered owner of the land or an agent authorized by the owner to make the application;
  - (b) if the applicant is an agent of the landowner, a letter from the landowner verifying the agent’s authority to make the application;
  - (c) a site plan at an appropriate scale and level of detail so the Development Authority can determine whether or not the proposed use or development complies with the Bylaw;
  - (d) details of any proposed changes to site elevations and building grades;
  - (e) confirmation from the Alberta Energy Regulator (AER) for building larger than 47 m<sup>2</sup> (500 ft<sup>2</sup>) or larger, identifying the presence or absence of abandoned wells;
  - (f) a non-refundable processing fee as set from time to time by resolution of Council;
  - (g) Within 20 days after receipt of an application for a development permit, the Development Authority will determine whether the application is complete. An application is complete if, in the opinion of the Development Authority, the application contains the documents and information necessary to review and process the application;
    - (i) the period of 20 days outlined in 1(g) may be extended by an agreement in writing between the applicant and the Development Authority;
  - (h) The manner in which notice of an application for a development permit being determined to be complete or incomplete by the Development Authority shall be as follows:

DEVELOPMENT PERMIT APPLICATION	FORM OF NOTICE
Development permit application determined to be complete	Letter and/or e-mail immediately issued to applicant advising that the application is complete and to be processed, or issue of decision approving the application prior to the expiry of the 20th day period after receipt of application by Development Authority
Development permit application determined to be incomplete	Letter and/or e-mail immediately issued to applicant advising that the application is incomplete due to outstanding information required. The letter will identify a date by which the outstanding information identified therein must be submitted to the Development Authority
Development permit application for which a determination as to completeness is not made within 20 days of receipt of application	Letter and/or e-mail immediately issued following the 20th day to applicant deeming the application complete and to be processed
Development permit application determined to be incomplete, with information requested provided to the Development Authorities satisfaction within the specified time	Letter and/or e-mail immediately issued to applicant deeming the application complete and to be processed

- (2) If the intended development is a dwelling unit, the application shall also include a copy of the Private Sewage Disposal System Permit issued by an accredited agency approving the proposed method of wastewater treatment and disposal for the development.
- (3) Should permission be requested for an addition to an existing dwelling unit, confirmation may be required in writing from a plumbing safety codes officer that the existing private sewage disposal system is adequate for the proposed development.

- (4) In addition to the development permit application requirements stipulated in 3.4(1), the Development Authority may require any of the following additional information depending upon the nature of the application and other circumstances:
- (a) any of the following information on the site plan:
    - (i) legal description of property;
    - (ii) site topography, grades and special conditions;
    - (iii) location of existing/proposed on-site water and sewer services;
    - (iv) location of all registered utility easements and rights-of-way;
    - (v) dimension layout of existing and proposed parking areas, internal roadway(s), entrances and exits abutting roads shown and labelled.
  - (b) a copy of a Private Sewage Disposal Permit issued by an accredited safety codes agency
  - (c) plans showing elevations, floor plans, foundation plans, and the perspective of the proposed development, including a description of the exterior finishing materials and colours;
  - (d) engineering plans or statement of intent respecting the provision of water and wastewater services, and all utilities on the site;
  - (e) a lot grading plan;
  - (f) a copy of the current Certificate of Title indicating ownership;
  - (g) a map showing the designated land use of the project site and all properties located within 100 m (328 ft) of the boundaries of the site;
  - (h) the estimated commencement and completion dates;
  - (i) a geotechnical study prepared by a qualified professional for development on lands that may be prone to flooding, erosion, slope stability or other hazard risk that confirms that the site is suitable for the proposed development and describing the measures which need to be taken to safeguard the proposed development;
  - (j) a Phase I Environmental Site Assessment conducted in accordance with the Canadian Standards Association where the potential for prior contamination of a site exists. Follow-up assessments and remedies, including a Phase 2 Environmental Site Assessment, may be required based on the results of the Phase I assessment;
  - (k) a plan of survey prepared by an Alberta Land Surveyor showing the site to be developed;
  - (l) photographic prints or slides showing the site in its existing state;
  - (m) a reclamation plan for a major surface disturbance;
  - (n) a biophysical assessment prepared by an environmental scientist, or other qualified professional for development, to identify and assess the environmental significance and sensitivity of existing vegetation, wetlands and other features, wildlife habitat and unique physical features of the site. Recommendations regarding the protection of significant or sensitive features, ways to avoid or mitigate risks, project limitations and any further recommended studies or monitoring should be provided;
  - (o) a plan outlining a buffering or interface treatment to minimize impacts of commercial and industrial land uses on neighbouring land uses. A noise attenuation study conducted by a qualified professional may be required;
  - (p) a traffic impact assessment conducted by a qualified professional may be required to determine the traffic impact of the development on external roadways and adjacent lands and the upgrading that would be required to these roadways as a result of the proposed development;

- (q) a groundwater supply study, conducted by a qualified professional, when potable water is to be provided through a private or communal water system. If a communal system is proposed, then details must be provided as to how the system will be managed and operated;
  - (r) percolation and near surface water table testing conducted by a qualified professional where an onsite wastewater system is proposed;
  - (s) a storm water management study prepared by a qualified professional describing how storm water runoff will be managed in terms of both runoff rates and volumes, and water quality;
  - (t) identification of impacts on community services and protective and emergency services (e.g. fire and police protection and other emergency response services);
  - (u) a landscaping plan; and
  - (v) any other information that is deemed necessary by the Development Authority.
- (5) An application for a business shall complete a Supplementary Business Application which shall include but is not limited to the following:
- (a) a detailed description of the business, including the types of operations or activities that will take place at the site;
  - (b) the materials, equipment and/or vehicles that will be used, where they will be stored on site and if stored outside, what screening will be provided from the road and neighbours;
  - (c) the number of resident and non-resident employees visiting or working at the site;
  - (d) the number of business visits per day to the property;
  - (e) the number of parking spaces on the property; and
  - (f) other measures that will be undertaken to avoid potential nuisance effects for neighbours.
- (6) Minor Home Based Businesses located in the Agricultural 'A' District shall be exempted from the requirement to obtain a development permit, subject to compliance with all relevant provisions of this Bylaw. Operators of Minor Home Based Businesses are encouraged to complete the Supplementary Business Form to ensure that the business meets the criteria for a Minor Home Based Business, and so the County has a record of the business as a deemed approval.
- (7) The Development Authority shall require the applicant of an application for an intermediate campground, major campground, community facility, sand or gravel pit, cannabis production facility, special event, commercial alternative energy, kennel (new kennel or expanded kennel), data processing centre, and any other use or development that the Development Authority considers may have a potential adverse effect on the surrounding community, to undertake community consultation prior to an application being made to the County. The applicant is required to submit a summary of their community consultation with the application outlining neighbours concerns and how these concerns will be addressed or why they cannot be addressed.
- (a) The standard community consultation circulation distance will require notification to all landowners within a half (0.5) mile radius of the proposed development location, with the exception of the following:
    - (i) A community facility development requires notification to all landowners within a one (1) mile radius of the proposed development location.
    - (ii) A sand or gravel pit development requires notification to all landowners within a one (1) mile radius of the proposed pit location as well as landowners within half (0.5) mile of an unpaved haul route.

- (iii) A special event, data processing centre, or commercial alternative energy development requires notification to all landowners within a two (2) mile radius of the proposed development location.
- (8) The Development Authority may require the applicant for a sand and/or gravel extraction use to provide the following information, in addition to the general requirements of the development permit:
- (a) site analysis of the geology, groundwater, surface water, natural vegetation and wildlife features of the site;
  - (b) extraction and operations plan;
  - (c) reclamation and end use plan, including surface drainage plan;
  - (d) proposed mitigation measures for dust, traffic, noise and visual impacts;
  - (e) haul road plan; and
  - (f) details of the proposed community consultation, including the pre-application consultation with potentially affected landowners and the further communications that will be carried out to inform landowners of the ongoing sand or gravel extraction activities and to address any issues or concerns landowners may have regarding the operation.
- (9) The Development Authority may require the applicant for an alternative energy development to provide the following information, in addition to the general requirements of the development permit:
- (a) drawings and/or information on a wind energy conversion system tower foundation and if the tower is not of tubular design that provides internal access, the drawing/information must also address anchor design, the location of any guy wire anchors and how the tower is to be secured from trespass and unauthorized use;
  - (b) photographs and/or renderings to show the proposed alternative energy system;
  - (c) if the wind farm or solar farm is to be developed in stages, a phasing plan to show the number and location of wind energy conversion towers to be developed in each phase, and the timing for each phase; and
  - (d) a decommissioning plan to show how a wind energy conversion system tower site, or the wind energy conversion system tower sites in a wind farm or solar farm will be reclaimed if the tower(s) become non-operational.
- (10) Should permission be required to disturb, alter, restore or repair a Municipal Historic Resource or remove any historic object from a Municipal Historic Resource, proof of conformance that such development complies with the *Standards and Guidelines for the Conservation of Historic Places in Canada* and respects the historic character of the regulated portions of the building designated as a Municipal Historic Resource may be required. The regulated portions are those described in the Statement of Significance.
- (11)
- (a) The Development Authority shall require the applicant of an application for a cannabis production facility or cannabis retail development to undertake community consultation with all potentially affected landowners, to the satisfaction of the Development Authority, prior to the application being made to the County. The applicant is required to submit a summary of their community consultation with the application outlining neighbours concerns and how these will be addressed.
    - (i) The standard community consultation circulation distance for a cannabis production facility or cannabis retail development will require notification to all landowners within a one (1) mile radius of the proposed development location.

- (b) The Development Authority may require the applicant for a cannabis production facility or cannabis retail development to provide the following information when applicable:
- (i) An applicant that applies for a Development Permit for cannabis retail shall provide evidence that the location meets the provincial requirements for minimum separation distances from provincial health care facilities, schools, and school or municipal reserve lands.
  - (ii) Elevation drawings, renderings or pictures showing of all sides of the proposed development including lighting and signs that comply with Part 6, Sections 15 and 23 of this Bylaw and relevant Site Development Guidelines. In the event a conflict between the requirements of this Bylaw and the relevant Site Development Guidelines, the Development Authority shall in its discretion determine which requirements shall apply.
  - (iii) Confirmation how the building(s), landscaping and lighting design has incorporated Crime Prevention Through Environmental Design (CPTED) Principles.
  - (iv) Lighting plan that conforms with Dark Sky Principles.
  - (v) Proposed mitigation measures for dust, traffic, noise, odour and visual impact of the development.
- (12) The Development Authority shall require the applicant of an application for a vacant parcel or on redevelopment lands, where the development is within 30 m (98 ft) of the top of bank or high water mark of Sylvan Lake, to provide a Development Design Plan.
- (a) The Development Design Plan shall be to the Development Authority's satisfaction that the design will satisfy the goal of mitigating negative impacts on watershed health, and at minimum include the following details:
    - A planting plan including native vegetation;
    - A sediment control plan;
    - A drainage plan; and
    - Parcel coverage.
  - (b) The Development Design Plan will be enforced as a condition of approval.
  - (c) Determining which feature (top of bank or high water mark of the naturally occurring tributary to Sylvan Lake) is appropriate will be at the discretion of the Development Authority.
- (13) The Development Authority shall require the applicant of an application for a vacant parcel or on redevelopment lands, where the development is within 30 m (98 ft) of the top of bank or high water mark of any naturally occurring tributary to Sylvan Lake, to provide a Development Design Plan.
- (a) The Development Design Plan shall be to the Development Authority's satisfaction that the design will satisfy the goal of mitigating negative impacts on watershed health, and at minimum include the following details:
    - A planting plan including native vegetation;
    - A sediment control plan;
    - A drainage plan; and
    - Parcel coverage.
  - (b) The Development Design Plan will be enforced as a condition of approval.
  - (c) Determining which feature (top of bank or high water mark of the naturally occurring tributary to Sylvan Lake) is appropriate will be at the discretion of the Development Authority.

## 3.5 DECISION

- (1) The Development Officer:
  - (a) shall approve, with or without conditions, an application that constitutes a permitted use in the District and complies with the standards for that District;
  - (b) may approve, subject to appropriate conditions, an application for a permitted use that does not comply with the standards of the District but may be made to do so by conforming with the conditions specified;
  - (c) may approve, with or without conditions, any application for a permitted use that does not comply in all respects to the standards of the District;
  - (d) may approve, with or without conditions, an application for:
    - (i) a building or use accessory to a discretionary use that has been authorized by the County;
    - (ii) a minor or major home based business;
    - (iii) a moved-in residence or mobile/manufactured home and any additions thereto in the Country Residential 'R-CR' District, Hamlet 'H' District and Residential Lake Area 'R-RLA' District;
    - (iv) renewal of any development permit that was originally approved by the MPC, provided there are no changes;
    - (v) a temporary family care dwelling;
    - (vi) alternative energy, personal; and
    - (vii) accessory buildings and uses where the total building area for all such buildings on the lot is 232.25m<sup>2</sup> (2500 ft<sup>2</sup>) or less in the Country Residential 'R-CR' District;
  - (e) shall refer with their recommendation to the MPC, any other application which constitutes a discretionary use or which, in the opinion of the Development Officer, should be decided by the MPC; and
  - (f) shall refuse all other applications.
- (2) For development applications for lands in a Direct Control District, the Development Officer or the MPC may only decide on applications where Council has delegated its authority to the Development Officer or the MPC, as the case may be.
- (3) In making a decision on an application referred to it, the MPC may approve the application with or without conditions, or refuse the application.
- (4) Before a decision is made, a development application may be referred to such authorities or persons as the Development Authority considers necessary, or is required by the Municipal Development Plan, any Intermunicipal Development Plan or local plan, for comments and advice respecting the application.
- (5) In determining a development permit application on lands subject to Site Development Guidelines endorsed by Council, the Development Authority shall comply with the provisions of the relevant Site Development Guidelines.
- (6) In determining a development permit application for industrial or commercial use within 0.80 km (0.50 mi) of the Queen Elizabeth II (QEII) Highway or Highway 2A and within 0.40 km (0.25 mi) of other highways and county main roads, the Development Authority shall comply with the provisions of the Highways and County Main Roads Overlay 'OD-1' District – Section 8.3 of this Bylaw.
- (7) In determining a development permit application, the Development Authority may require the applicant to submit to the County, after the footings have been installed and before any foundation walls are constructed, a survey prepared by an Alberta Land Surveyor certifying that the building under construction meets the setback requirements of this Bylaw;
  - (a) In determining a development permit application, the Development Officer may require the applicant to submit to the County, after a Park Model has been installed on a condominium lot Recreational Vehicle Resort, a survey prepared by an Alberta Land Surveyor certifying that the building be brought on site meets the setback requirements of this Bylaw.

- (8) The Development Authority may, based on the results of a geotechnical study, impose such conditions that are considered necessary to mitigate any potential problems or alternatively, refuse the application if the site is not regarded as being suitable for the proposed development.
- (9) In determining a development permit application for a development in an area that is subject to an overall site grading plan, the Development Authority shall ensure that the proposed development conforms to this plan. Where any alterations from the overall site grading plan are proposed, the Development Authority may require the applicant(s) to submit to the County certification from a qualified professional engineer that the proposed alterations do not affect the overall drainage for the area and that the development is not at risk for flooding, erosion, slope instability or other hazard as determined by the Development Authority.
- (10) In determining an application for a development located wholly or partly in the Lacombe Airport Protection Area, as shown on Figure 1, the Development Authority shall refer the application to Transport Canada for their review. Based on the comments received, the Development Authority may refuse an application if the development has the potential to adversely affect any aspect of the airport as determined by the Development Authority.

**Figure 1: Lacombe Airport Protection Area**



- (11) In determining an application for development, the Development Authority as a condition of development approval, may require the construction of an access or access road to ensure legal and physical access for the proposed development and furthermore request security to be paid to the County to ensure such works are carried out to the satisfaction of the County.
- (12) Where a proposed use of land or a building is not provided for in the district for which the land is designated in this Bylaw, the MPC may approve the application if, in its opinion, the use is similar in character and purpose to a permitted or discretionary use prescribed for that district.
- (13) In determining an application for development in Rosedale Valley, the Development Authority will require the landowner to enter into a Deferred Services Agreement outlining the requirement to connect to municipal water and wastewater services when they become available.
- (14) In determining an application for a proposed business in the Agricultural 'A' District, where the Development Authority considers that a proposed business would be more appropriately located in a commercial or industrial district due to the proposed scale, potential traffic generation, potential off-site impact or nuisance, the Development Authority shall not approve a development permit.
- (15) Subject to requirements set out elsewhere in this Bylaw, the Development Authority may approve an application for a development permit notwithstanding that the proposed development does not comply with this Bylaw if, in its opinion:
  - (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 neighbouring properties; and
  - (b) the proposed development conforms with the use prescribed for the land or building in this Bylaw.

- (16) If conditions of a development approval relating to actions required prior to the issuance of a development permit are not satisfied within one year after the date of the notice of the decision of the Development Authority or if there has been appeal to the SDAB, the date of the SDAB’s decision, the approval shall be declared void unless the Development Authority has agreed in writing to a longer period. Any request for an extension of the one-year time limit by the applicant shall be made in writing, and must state the reasons for requesting an extension.
- (17) If an application for a development permit is refused pursuant to this Part or ultimately after an appeal pursuant to Part 4 of this Bylaw, the Development Authority may refuse to accept a subsequent application on the same property and for the same or similar use until a period of six months has passed from the date of the previous refusal;
  - (a) If an application for a development permit is refused on the grounds the Development Authority deemed the application incomplete it is not subject to the six (6) month reapplication time outlined in subsection 17.
- (18) An application for a development permit shall, at the option of the applicant, be deemed to be refused when a decision thereon is not made within 40 days of receipt of the application, or within such longer period as the applicant may have approved in writing.

### 3.6 DEVELOPMENT AGREEMENT

- (1) The Development Authority may require that, as a condition of development approval, the applicant enter into an agreement with the County and comply with the agreement to do all or any of the following:
  - (a) to construct or pay for the construction of a road required to give access to the development; to construct or pay for the construction of:
    - (i) a pedestrian walkway system to serve the development; or

- (ii) pedestrian walkways to connect the pedestrian walkway system serving the development with a pedestrian walkway system that serves or is proposed to serve an adjacent development;
- (b) to install or pay for the installation of a public utility that is necessary to serve the development, whether or not the public utility is or will be, located on the land that is the subject of the development;
- (c) to construct or pay for the construction of:
  - (i) off-street or other parking facilities; and
  - (ii) loading and unloading facilities;
- (d) to pay an off-site levy or redevelopment levy;
- (e) carry out landscaping of the site which may include the retention and/or planting of trees, the construction of an earth berm or some other form of screening; and
- (f) such other work or things as the Development Authority considers necessary or advisable having regard to the nature of the proposed development.
- (2) An irrevocable letter of credit or other form of security may be required in such a sum as the Development Authority deems appropriate to ensure the applicant complies with the terms and conditions of a development agreement or development permit.
- (3) To ensure compliance with a development agreement, the County may register a caveat against the certificate of title for the property that is being developed. This caveat shall be discharged when the obligations to be assumed by the applicant under the agreement have been fulfilled.

### 3.7 NOTICE OF DECISION

(1) The manner in which notice of the decision of the Development Officer or the MPC on an application for a development permit is to be given shall be as follows:

DEVELOPMENT PERMIT APPLICATION	FORM OF NOTICE
Permitted uses that comply with the requirements of the Bylaw or may be made to do so by conditions of approval	Notice of decision and development permit immediately issued to applicant
Permitted uses approved with relaxations  Buildings and/or uses ancillary to an already approved discretionary use	Notice of decision sent to applicant  Surrounding landowners are notified in writing of decision  21 day appeal period  Development permit issued if no appeals received
For discretionary uses and other uses approved pursuant to sections 3.5(13) and 3.5(14)	Notice of decision sent to applicant  Surrounding landowners are notified in writing of decision  21 day appeal period  Development permit issued if no appeals received
For applications that are refused	Notice of decision sent to applicant outlining reasons for refusal  Applicants have 21 days to appeal the decision
For applications determined to be incomplete and for which the requested information is not provided and therefore deemed to be refused	Notice of decision sent to applicant outlining reason for refusal

A copy of the notice of decision on an application for a development permit shall be sent to any authority or person that was consulted pursuant to section 3.5(4).

### 3.8 DEVELOPMENT PERMIT

- (1) Unless the conditions of the development approval specifically require further actions of the applicant before a development permit will be issued, the Development Officer shall issue a permit to the applicant immediately after expiry of the appeal period referred to in section 4.1 (under Part 4 of this Bylaw) when no appeal is received.
- (2) If the development authorized by a development permit is not started within 12 months from the date of its issue, or carried out with reasonable diligence as determined by the Development Authority, the permit shall be declared void unless an extension to this period has previously been granted by the Development Officer.
- (3) A development, once begun, shall not be abandoned, or left for an extended period of time in what the Development Officer considers to be an unsightly or unsafe condition.
- (4) A development permit issued for a discretionary use shall be declared void if the use is discontinued for a period of 12 consecutive months or more.
- (5) A Development Authority may suspend or revoke a development permit when:
  - (a) the permit was issued on the basis of incorrect information or misrepresentation by the applicant;
  - (b) a contravention of the conditions of the development approval takes place;
  - (c) the permit was issued in error; or
  - (d) requested by an applicant or the owner(s) of the land.


### 3.9 SUBDIVISION APPLICATION

- (1) Subdivision applications must be made in accordance with Part 1 of the Planning and Development Regulation, Section 653 of the *Municipal Government Act* or other requirements as deemed necessary by the Subdivision Authority.
- (2) Within 20 days after receipt of an application for subdivision, the subdivision authority will determine whether the application is complete. An application is complete if, in the opinion of the Subdivision Authority, the application contains the documents and information necessary to review and process the application.
- (3) The period of 20 days outlined in (2) may be extended by an agreement in writing between the applicant and the Subdivision Authority
- (4) The manner in which notice of an application for subdivision being determined to be complete or incomplete by the Subdivision Authority shall be as follows:

SUBDIVISION APPLICATION	FORM OF NOTICE
Subdivision application determined to be complete	Letter and/or e-mail immediately issued to applicant advising that the application is complete and to be processed
Subdivision application determined to be incomplete	Letter and/or e-mail immediately issued to applicant advising that the application is incomplete due to outstanding information required. The letter will identify a date for the outstanding information identified therein must be submitted to the Subdivision Authority.
Subdivision application for which a determination as to the completeness is not made within 20 days of receipt of application	Letter and/or e-mail immediately issued following the 20th day, to applicant deeming the application complete and to be processed
Subdivision application determined incomplete with information requested provided to the Subdivision Authority's satisfaction within the specified time	Letter and/or e-mail immediately issued to applicant advising the application is complete and to be processed

- (5) If the applicant fails to submit the required information outlined in the letter deemed the application incomplete by the date referred to therein, then the subdivision application will be refused.
- (6) The manner in which the decision of the Subdivision Authority is given on an application in accordance with Section 653.1 of the *Municipal Government Act*:

SUBDIVISION APPLICATION	FORM OF NOTICE
Subdivision application refused	Letter sent to applicant outlining reason for refusal



**PART 4**  
**DEVELOPMENT**  
**APPEAL**  
**PROCESS**



## 4.1 PROCEDURE FOR APPEALS

- (1) An appeal may be made to the appropriate appeal board (Subdivision and Development Appeal Board (SDAB) or Land and Property Rights Tribunal (LPRT)):
  - (a) by the applicant, if a Development Authority:
    - (i) refuses or fails to issue a development permit;
    - (ii) issues a development permit subject to conditions;
    - (iii) fails to make a decision with respect to an application within 40 days of the application being deemed complete as per the notice by the Development Authority or within such longer period as the applicant may have approved in writing; or
    - (iv) issues an order under section 645 of the Act, or section 5.1 of this Bylaw.
  - (b) by any person claiming to be affected by an order, decision or development permit made or issued by a Development Authority.
- (2) No appeal may be made in respect of the issuance of a development permit for a permitted use unless the provisions of this Bylaw were relaxed, varied or misinterpreted.
- (3) An appeal to the the appropriate appeal board (Subdivision and Development Appeal Board (SDAB) or Land and Property Rights Tribunal (LPRT)) is commenced by filing a written notice of the appeal, containing reasons, with the Secretary of the board within 14 days.
- (4) in the case of an appeal made by a person referred to in section 1(a) after:
  - (a) the date on which the person receives notice of the order or decision or the issuance of the development permit; or

- (b) if no decision is made with respect to the application within the 40-day period or within any extension of this time limit referred to under subsection (1)(a)(iii), the date the period or extension expires; or
- (5) in the case of an appeal made by a person referred to in subsection (1)(b), after the date on which the notice of the issuance of the permit was received or posted.
- (6) Date of receipt of a decision or order is deemed to be 5 days from the date the decision or order is mailed.

## 4.2 SDAB APPEAL HEARING

- (1) Within 30 days of receiving a notice of appeal, the SDAB shall hold an appeal hearing respecting the appeal.
- (2) The Secretary of the SDAB shall give at least 5 days' notice in writing of the appeal hearing to:
  - (a) the appellant;
  - (b) the applicant for the development permit if not the appellant;
  - (c) the owners of all adjacent lands when an appeal is made by the applicant;
  - (d) the Development Officer;
  - (e) the MPC; and
  - (f) any other person that the SDAB considers to be affected by the appeal.
- (3) The SDAB shall make available for public inspection before the appeal hearing all relevant documents respecting the appeal, including:
  - (a) the application for the development permit, the notice of decision, and the appeal there from; or

(b) the order of the Development Officer issued under section 5.1, as the case may be.

(4) At the appeal hearing, the SDAB shall hear:

- (a) the appellant;
- (b) the Development Officer;
- (c) any person who was served with notice of the hearing and who wishes to be heard;
- (d) any other person who claims to be affected by the decision or order, and that the SDAB agrees to hear; and
- (e) or any person acting on behalf of these persons.

**4.3 DECISION**

(1) The SDAB shall consider each appeal having due regard to the circumstances and merits of the case.


(2) In determining an appeal, the SDAB:

- (a) shall comply with the Municipal Development Plan, any Intermunicipal Development Plan, or other adopted local plan affecting the land and, subject to subsection (c), this Bylaw and the Act;
- (b) must have regard to but is not bound by the *Subdivision and Development Regulation*;
- (c) may confirm, reverse or vary the order or decision, and may impose such conditions as it considers proper and desirable for the circumstances;
- (d) may make an order or decision or issue a development permit notwithstanding that the proposed development does not comply with this Bylaw if, in its opinion:

- (i) the proposed development would not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
- (ii) the proposed development conforms with the uses prescribed for the land or building in this Bylaw; and
- (iii) in addition to its own powers, may exercise the powers of the Development Authority in the matter of orders, decisions, or the issuance of development permits and conditions thereto.

(3) The SDAB shall give its decision in writing together with reasons for the decision within 15 days of the conclusion of the hearing.

(4) The decision of the SDAB is final and binding on all parties subject only to an appeal upon a question of jurisdiction or law pursuant to section 688 of the Act. An application for leave to appeal must be made to a judge of the Court of Appeal within 30 days after the issue of the decision or order that is being appealed.



**PART 5**  
**ENFORCEMENT**  
**AND**  
**ADMINISTRATION**



## 5.1 CONTRAVENTION

- (1) If the Development Officer finds that a development or use of land or a building is not in accordance with the Act, the *Subdivision and Development Regulation*, a development permit or subdivision approval, or this Bylaw, the Development Officer shall by notice in writing, order the registered owner or the person in possession of the land or building, or the person responsible for the contravention, or all or any of them, to:
  - (a) stop the development or use of the land or building; or
  - (b) demolish, remove or replace the development; or
  - (c) take such other measures as may be required to ensure compliance with the Act, the *Subdivision and Development Regulation*, a development permit, subdivision approval, or this Bylaw, as the case may be, within the time specified by the notice.
- (2) A person who receives a notice pursuant to subsection (1) may appeal the order to the SDAB.
- (3) The Development Officer may cause an application to be made to the Alberta Court of King's Bench for an injunction restraining the contravention or non-compliance.

## 5.2 COMPLIANCE

- (1) Where a person does not comply with an order, Council may by resolution direct that the Development Officer to undertake any action necessary as provided for under the Act to ensure compliance.

## 5.3 PENALTY

- (1) Any person who does not comply with this Bylaw is guilty of an offence and is liable upon conviction to a fine of not more than \$2,500.

## 5.4 APPLICATION TO AMEND BYLAW


- (1) A person may apply in writing to the Council to have this Bylaw amended. The application shall:
  - (a) specify the nature of the amendment requested;
  - (b) outline the reasons for making the application;
  - (c) if the application is for a change of land use district, include:
    - (i) a copy of the current certificate of title for the lands affected, or any other documentation satisfactory to the County stating the proponent's legal interest in the land;
    - (ii) if the applicant is an agent of the landowner, a letter from the landowner authorizing the agent to make the application;
    - (iii) permission allowing County employees to enter upon the land for the purposes of inspecting the property; and
    - (iv) a drawing showing the dimensions and the area of the land to be changed; and
  - (d) other information that the County may deem necessary to properly evaluate the application which may include the following:
    - (i) a statement describing how the Municipal Development Plan and other relevant statutory and non-statutory plans and studies have been considered;
    - (ii) a site concept plan that describes the land uses proposed for the property, if the land is to be developed in stages (or phases), the size of the lots proposed, the location of proposed roads and other utility infrastructure and how the proposed development will integrate with the natural topography and features, such as existing treed areas, watercourse, wetlands and ravines;

- (iii) a geotechnical study conducted by a qualified professional;
  - (iv) a noise attenuation study conducted by a qualified professional;
  - (v) a traffic impact assessment conducted by a qualified professional;
  - (vi) a ground water supply study conducted by a qualified professional;
  - (vii) a description of how wastewater treatment and disposal will be handled. Where on site wastewater systems are proposed, percolation and near surface water table testing is to be conducted by a qualified professional;
  - (viii) a storm water management study prepared by a qualified professional;
  - (ix) an environmental impact assessment conducted by a qualified professional;
  - (x) a description of how utilities, such as power, gas and telephone, will be provided; and
  - (xi) an analysis of the impacts on community services and protective and emergency services (e.g. fire and police protection and other emergency response services).
- (2) Upon receipt of an application to amend this Bylaw, the Director of Planning Services shall determine when the application will be placed before Council and shall issue not less than 10 days' notice to the applicant advising that he/she may appear before Council and speak to the application. An application to amend this Bylaw shall be placed before Council within 60 days of Lacombe County receiving the application and deeming it complete.
- (3) Council may, after due consideration of the application, give first reading to a bylaw to amend this Bylaw.
- (4) Council may, on its own initiative, give first reading to a bylaw to amend this Bylaw.
- (5) Should first reading be given to a bylaw to amend this Bylaw, Council shall:
- (a) establish the date, time and place for a public hearing on the proposed bylaw;
  - (b) outline the procedure to be followed by anyone wishing to be heard at the public hearing; and
  - (c) outline the procedure by which the public hearing will be conducted.
- (6) On first reading being given to the proposed bylaw, the County shall:
- (a) arrange for notice of the public hearing to be published in two issues of a newspaper circulating in the area, the publication date of the second issue being not less than 5 days preceding the date of the hearing; and
  - (b) mail not less than 14 days preceding the date of the hearing, notice to:
    - (i) the applicant;
    - (ii) the owner of the land if not the applicant, the owners of adjacent land if the proposed bylaw provides for a change of District, and if adjacent land is in another municipality, notice to that municipality; and
    - (iii) any other authorities who, in the opinion of the Development Officer, may be affected.
- (7) The notice of the public hearing shall contain the following information:
- (a) the date, time and place of the public hearing;
  - (b) the purpose of the proposed bylaw;

- (c) that a copy of the proposed bylaw and any public documents applicable to the proposed Bylaw may be inspected at the County Office during regular office hours; and
  - (d) the procedure to be followed at the public hearing.
- (8) At the public hearing, Council shall hear from any person or group of persons, or person acting on his or their behalf, who:
- (a) was served with notice of the hearing and who wishes to be heard; and
  - (b) claims to be affected by the proposed bylaw, and whom Council agrees to hear.
- (9) Council, after considering:
- (a) the representations made to it at the public hearing; and
  - (b) the Municipal Development Plan, any Intermunicipal Development Plan, or other adopted local plan affecting the application, and this Bylaw;
- may
- (c) make such changes as it considers necessary to the proposed bylaw, and proceed to pass the proposed bylaw; or
  - (d) defeat the proposed bylaw.
- (10) Prior to third reading of the proposed bylaw, Council may require the applicant to enter into a development agreement in respect of the proposal which initiated the application for amendment to this Bylaw.
- (11) If an application to amend this Bylaw for a change in land use designation is refused, the Council may refuse to accept a subsequent application for a change in land use designation to the same property until a period of six (6) months has expired from the date of the previous refusal.

LACOMBE  
COUNTY



A scenic view of a lake with a dock and boats, overlaid with a yellow arrow-shaped graphic containing text. The background shows a calm blue lake with tall reeds in the foreground. In the middle ground, a wooden dock with two boats is visible. The sky is bright blue with scattered white clouds. The left side of the image is partially obscured by green trees. A large yellow arrow-shaped graphic points from the left towards the center of the image, containing the text 'PART 6 GENERAL REGULATIONS' in bold, white, sans-serif font.

**PART 6**  
**GENERAL**  
**REGULATIONS**



## 6.1 DWELLINGS ON A PARCEL

- (1) Except as otherwise provided for in this section, not more than one dwelling unit shall be allowed on a parcel of land.
- (2) A development permit shall be issued by the Development Officer for a second dwelling if the parcel has an area of at least 4.05 ha (10 ac) or its equivalent had land not been taken for right-of-way, provided all other requirements of this Bylaw are complied with.
- (3) On smaller parcels, a second dwelling may only be permitted by the Development Officer if the dwelling unit is to be occupied by a person who will be solely, or mainly, employed in an agricultural operation or confined feeding operation on the site.
- (4) A third or additional dwelling may be permitted by the Development Officer if the proposed dwelling and all of the existing dwellings are occupied by a person who is solely, or mainly, employed in an agricultural operation or confined feeding operation on the site. The proposed dwelling must be located in the same yard site as one of the existing dwellings.
- (5) In the Agricultural 'A' District and Country Residential 'R-CR' District, an application for a temporary family care dwelling may be approved by the Development Officer if the additional dwelling unit is required for a person who will provide personal care to, or require personal care from, the residents of the other dwelling on the site, provided that:
  - (a) such personal care is necessary for health reasons; and
  - (b) a medical physician, surgeon or other qualified health care professional verifies the need for such personal care.

The dwelling unit may be a mobile/manufactured home or other structure capable of being converted for use as an accessory building when the personal care is no longer required.

- (6) Where a development permit application is made for a temporary development, the Development Officer shall require the applicant to enter into an agreement with the County guaranteeing the removal or cessation of the temporary development when the intended use is changed or discontinued. The County will also require the applicant to provide acceptable security to ensure that the terms of the agreement are carried out.
- (7) More than one dwelling unit may be permitted on a parcel of land in a non-agricultural District if the second or additional dwelling unit is contained in a building that is designed for or divided into two or more dwelling units, and is located in a District which allows duplexes, fourplexes or multiple housing.

## 6.2 ACCESSORY BUILDINGS AND USES

- (1) No accessory building or part of an accessory building shall be located in a front yard, except for in the following Districts:
  - (a) the Agricultural 'A' District, with the exception of sea container(s) (sea-can) as per policy 7.1(4)(a)(v);
  - (b) Country Residential 'R-CR' District, Country Residential Estates 'R-CRE' District and Residential Lake Area 'R-RLA' District.
- (2) An accessory building shall not be located on an easement, utility right-of-way or undeveloped road allowance.
- (3) Maximum height restrictions for accessory buildings shall be:
  - (a) Recreational Vehicle Resort 'R-RVR' District - 3.55 m (11 ft);
  - (b) Hamlet 'H' District, Hamlet Residential 1 'H-R1' District, Hamlet Residential 2 Mobile Home 'H-R2' District, Hamlet Residential 3 'H-R3' District, Higher Density Residential 'R-HDR' District, and Urban Fringe Residential 'R-UFR' District - 6.10 m (20 ft);
  - (c) Country Residential 'R-CR' District, Country Residential Estate 'R-CRE' District, Residential Conservation (Cluster) 'R-RCC' District, Residential Lake Area 'R-RLA' District - 7.32 m (24 ft).

- (4) Only one accessory building is permitted on a condominium unit in the Recreational Vehicle Resort 'R-RVR' District. The building shall not exceed 22.30 m<sup>2</sup> (240 ft<sup>2</sup>) in size or as determined by the Development Authority. The size includes the floor area and/or footprint of the building, including all additions, covered and/or enclosed decks, porches and/or verandas. A wood storage box is excluded from this provision.
- (5) No accessory building in the Recreational Vehicle Resort 'R-RVR' District shall be used for sleeping accommodation.
- (6) No development permit shall be issued for an accessory building until the principal building or use has been established on the lot.
- (7) An accessory building on a site in a residential district or Recreational Vehicle Resort 'R-RVR' District shall be similar to, and complement, the principal building or recreational vehicle, including Park Model, in exterior material, colour and appearance.
- (8) Tarp/canvas covered buildings are prohibited in all residential districts except in the Country Residential 'R-CR' District where it meets all other sections of the Land Use Bylaw, is site specifically designed and approved by a professional engineer, and has received approval from the Development Authority.

### 6.3 SECONDARY SUITES

- (1) A secondary suite shall be restricted to a site occupied by a single detached dwelling.
- (2) A secondary suite shall comply with the *Safety Codes Act*.
- (3) At least one on-site parking space shall be provided for a secondary suite in addition to the parking requirements for the principal dwelling pursuant to section 6.19 of this Bylaw.

### 6.4 BED AND BREAKFAST ESTABLISHMENTS

- (1) A bed and breakfast is an accessory use to a principal residential use.

- (2) No more than three (3) guest rooms shall be allowed in a bed and breakfast.
- (3) The Development Authority may permit a bed and breakfast only if, in the opinion of the Development Authority, it complies with the following regulations:
  - (a) with the exception of the Agricultural 'A' District, bed and breakfasts are not permitted where a development permit has been issued for a major home based business, unless otherwise approved by the Development Authority;
  - (b) the privacy and enjoyment of adjacent dwellings shall be preserved and the amenities of the neighbourhood maintained at all times;
  - (c) interior or exterior alterations, additions or renovations to accommodate a bed and breakfast may be allowed provided such alterations, additions or renovations maintain the principal residential appearance or character of the dwelling and comply with this Bylaw, the Safety Codes Act, and any other County bylaws;
  - (d) a bed and breakfast shall be operated only by the resident(s) of the principal dwelling in a residential district. In the Agricultural 'A' District, two (2) non-resident employees may work on site; and
  - (e) No exterior advertisement other than sign approved by the Development Officer shall be permitted.
- (4) A development permit issued for a bed and breakfast does not exempt compliance with health and safety code requirements.

## 6.5 MOBILE/MANUFACTURED HOMES

- (1) All mobile/manufactured homes must have CSA (Canadian Standards Association) approval. If a particular mobile/manufactured home has been damaged or structurally altered, the mobile/manufactured home must be certified as safe by a Provincial Building Inspector.
- (2) The Development Authority reserves the right to refuse a development permit for a mobile/manufactured home that is of poor appearance or condition.
- (3) It shall be the responsibility of the owner to place the mobile/manufactured home on a permanent foundation or base in accordance with the requirements of the *Alberta Building Code*.
- (4) All accessory buildings or structures, such as patios, porches and additions, which shall be a factory prefabricated unit or of an equivalent quality and shall be pre-finished or painted so that the design and construction complements the mobile/manufactured home.
- (5) The roofline of any addition shall match or complement the roof pitch of the mobile/manufactured home.
- (6) All mobile/manufactured homes shall be skirted from the ground to floor level, and such skirting shall match the existing exterior finish of the mobile/manufactured home. Skirting shall be installed within 60 days of the date the mobile/manufactured home is placed on the site.

## 6.6 HOME BASED BUSINESSES

- (1) A minor home based business shall comply with the following:
  - (a) the business must be located in the principal dwelling or accessory building(s); or in the Recreational Vehicle Resort 'R-RVR' District, in a Park Model or Recreational Vehicle, approved by the Development Officer;

- (b) no person other than the resident(s) of the property may work on-site in the business;
  - (c) there shall be no on-site visiting of clients;
  - (d) no offensive noise, vibration, smoke, dust, odour, heat or glare or anything else of an objectionable nature detectable beyond the property boundary shall be produced by the business as determined by the Development Officer;
  - (e) any storage of materials, equipment or products related to the business must be located within the principal dwelling or accessory building(s). No exterior storage shall be permitted; except for farm equipment used primarily in a farming operation located on the property in the Agricultural 'A' District only; and
  - (f) no exterior advertisement other than sign approved by the Development Officer shall be permitted.
- (2) In the **Agricultural 'A' District**, a major home based business shall comply with the following:
    - (a) the business shall be operated by the resident(s) of the property, and not more than two (2) non-resident employees or non-resident business partners may work on-site in the business;
    - (b) no offensive noise, vibration, smoke, dust, odour, heat or glare or anything else of an objectionable nature detectable beyond the property boundary shall be produced by the business, as determined by the Development Officer;
    - (c) the business shall not have an unreasonable number of late visits of clients, cause traffic congestion or excessive off-street parking, as determined by the Development Officer;

- (d) any outdoor storage of materials, equipment or vehicles associated with the business on the site must be suitably screened from view to the satisfaction of the Development Officer. Outdoor storage area used for the business shall be no greater than 0.4 ha (1 ac) in size unless otherwise approved by the Development Authority; and
  - (e) signage related to the business shall comply with the requirements of section 6.23 of this Bylaw.
- (3) In **all other districts** a major home based business shall comply with the following:
- (a) the business must be located in the principal dwelling and/or an accessory building(s); or in the Recreational Vehicle Resort 'R-RVR' District in a Park Model or Recreational Vehicle, approved by the Development Officer;
  - (b) no person other than the resident(s) of the property may work on-site in the business;
  - (c) no offensive noise, vibration, smoke, dust, odour, heat or glare or anything else of an objectionable nature detectable beyond the property boundary shall be produced by the business as determined by the Development Officer;
  - (d) the business shall not generate business related vehicle trips between the hours of 10:00 p.m. and 7:00 a.m., cause traffic congestion or excessive off-street parking, as determined by the Development Officer;
  - (e) any storage of materials, equipment or vehicles associated with the business must be located within the principal dwelling and/or accessory building(s). No exterior storage shall be permitted;
  - (f) no exterior advertisement other than a sign approved by the Development Officer shall be permitted; and
  - (g) in the Hamlet Residential 3 'H-R3' District not more than two (2) non-resident employees or non-resident business partners may work on-site in the business.

- (4) A development permit issued for a home based business does not exempt compliance with health and safety code requirements.

## 6.7 MINOR BUSINESSES OR TRADES

- (1) A minor business or trade shall comply with the following regulations:
  - (a) the business shall not create a nuisance by way of noise, vibration, smoke, dust, odour, heat, glare or anything else of an objectionable nature privacy as determined by the Development Authority;
  - (b) any outdoor storage of materials, equipment or vehicles on the site must be suitably screened from view to the satisfaction of the Development Authority. The outdoor storage area used for the business shall be no greater than 1.6 ha (4.0 ac) in size unless otherwise approved by the Development Authority ;
  - (c) any retail sales shall be secondary to the commercial, industrial or service aspect of the business;
  - (d) employ not more than six (6) non-resident on-site employees; and
  - (e) use not more than 30% of the dwelling for the business.
- (2) The expansion of a minor business or trade beyond six (6) non-resident on-site employees may be allowed where there are no specific or significant concerns, such as unacceptable noise, traffic, and aesthetic, safety and health impacts as determined by the Development Authority.
- (3) A development permit issued for a minor business or trade does not exempt compliance with health and safety code requirements.
- (4) Signage related to the minor business or trade shall comply with the requirements of section 6.23 of this Bylaw.

- (5) Where the Development Authority determines that a proposed business would be more appropriately located in a commercial or industrial district due to the proposed scale, potential traffic generation, potential off-site impact or nuisance, the Development Authority shall not approve a development permit.

## 6.8 MOBILE VENDOR

- (1) Prior to an application for a Development Permit if the mobile vendor wishes to operate on County owned land, the mobile vendor must obtain a licence of occupation from the County.

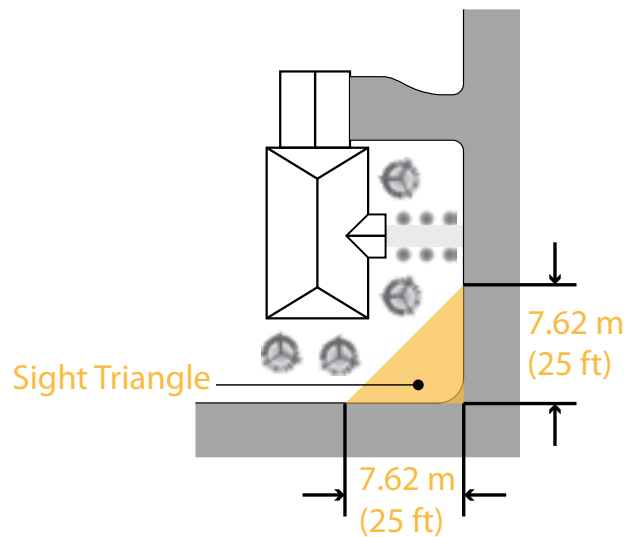
If the mobile vendor wishes to operate on private land, landowner permission is required as part of the development permit application.

- (2) A comprehensive operation plan must be provided to the satisfaction of the Development Authority outlining the goods to be sold, location(s) of the operation base, details of solid waste and wastewater disposal and management, provisions for signage, and hours of operation.
- (3) The vendor shall not conduct or locate business in such a way that would restrict or interfere with the ingress or egress of the adjacent property owner(s) or constitute an obstruction to adequate access by emergency vehicles.
- (4) The mobile vendor and its operations shall not cause any vehicular or pedestrian obstructions or hazards.
- (5) The mobile vendor vehicle must be clean, well-lit, and aesthetically pleasing in appearance and shall not have any lights, sounds, or actions which could be a distraction for motorists and/or pedestrians.
- (6) Mobile vendors must obtain all applicable Alberta Health Services permits and approvals.
- (7) Mobile vendor operations shall not create any disturbance or nuisance, including but not limited to noise, vibration, smoke, dust, odour, air pollution, heat, glare, bright light, hazardous or unacceptable waste. Lights, sounds or actions which may be a distraction for motorists and/or pedestrians are not permitted.

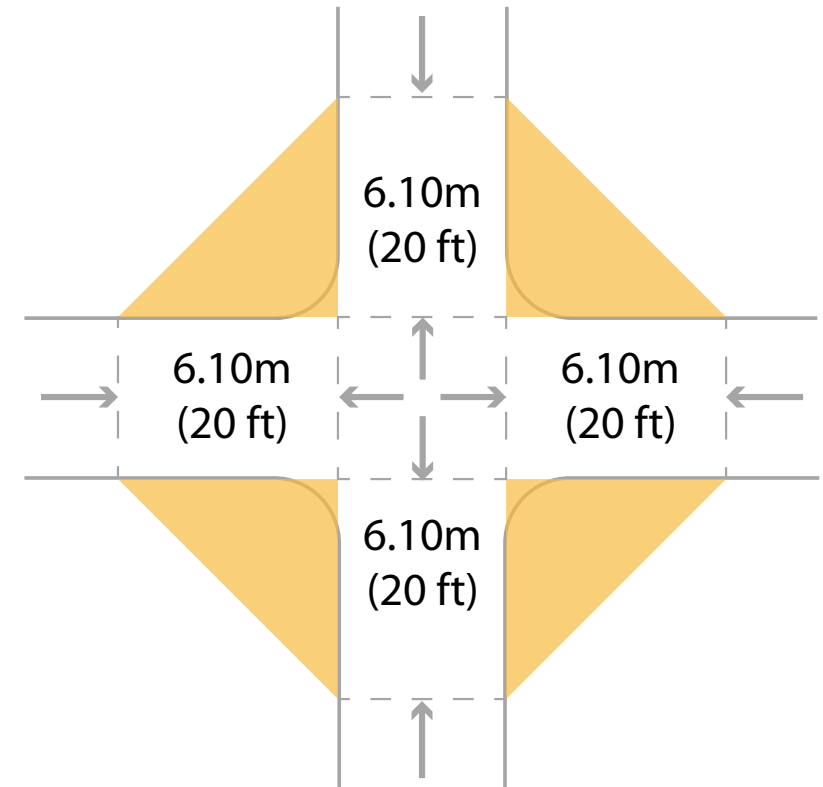
- (8) The Mobile vendor shall be responsible for providing solid waste collecting facilities (garbage cans/bins) and ensuring that all litter and waste associated with Mobile Vendor is cleaned up to the satisfaction of the Development Authority.
- (9) The County may allow multiple vendors to be included within a single development permit for a special event provided that adequate provisions have been made for mobile vending.
- (10) Mobile Vendors must submit a Certificate of Insurance with a minimum liability coverage in the amount of \$2,000,000 (two million dollars) with Lacombe County named as an "additional insured".

### 6.9 CORNER LOT RESTRICTIONS AND SIGHT LINES AT ROAD INTERSECTIONS

- (1) On a corner lot in any residential district, no building, fence, wall, shrub, tree or any other object with a height exceeding 0.91 m (3 ft) above the lower right-of-way grade level that limits visibility shall be constructed, or placed within the triangle formed by the boundaries of the lot abutting the right-of-ways and a straight line connecting points established on the said boundaries a distance of 7.62 m (25 ft) from the point where they intersect

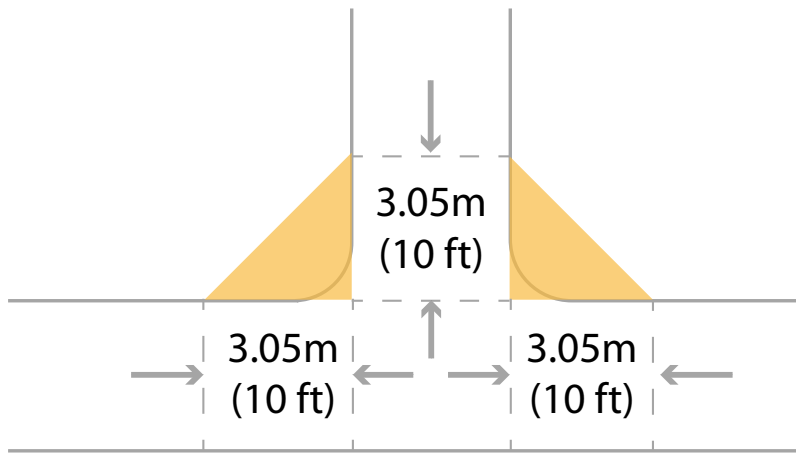


- (2) In all hamlet districts, a 6.10 m (20 ft) clear sight triangle shall be provided for sight lines at a 4 way road intersections as follows:



No building, fence, wall, shrub, tree or any other object with a height exceeding 0.91 m (3 ft) shall be constructed or placed within the sight triangle.

- (3) In all hamlet districts, a 3.05 m (10 ft) sight triangle shall be provided for sight lines at a T intersection of two lanes as follows:

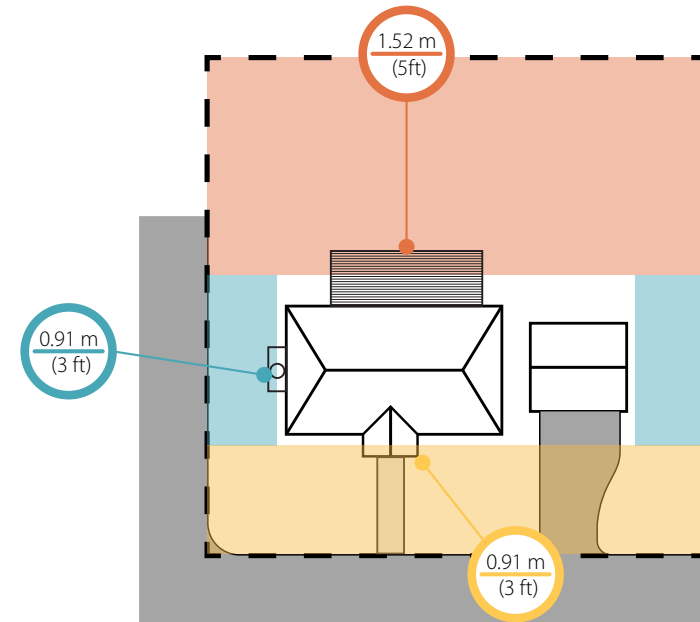


No building, fence, wall, shrub, tree or any other object with a height exceeding 3 ft (0.91 m) shall be constructed or placed within the sight triangle.

## 6.10 PERMITTED ENCROACHMENTS

- (1) Encroachments into required front, side and rear yard setbacks in all residential districts; may be permitted for decks, balconies, fireplaces, roof eaves or awnings which project no more than 0.91 m (3 ft) into the setback area from a side or front line and 1.52 m (5 ft) into the setback from a rear line, provided that they are not less than 0.30 m (1 ft) from the rear boundary of the lot.

Part 6



## 6.11 HIGHWAYS AND COUNTY MAIN ROADS OVERLAY 'OD-1' DISTRICT

- (1) The Highways and County Main Roads Overlay 'OD-1' District shall apply to development permit applications for all commercial and industrial uses, or other business which are deemed to have a negative visual impact by the Development Authority, that are proposed within 0.80 km (0.50 mi) of the Queen Elizabeth II (QEII) Highway or Highway 2A and within 0.40 km (0.25 mi) of other highways and county main roads. Those commercial and industrial developments that are subject to Site Development Guidelines endorsed by Council, these Guidelines will take precedence.

## 6.12 DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

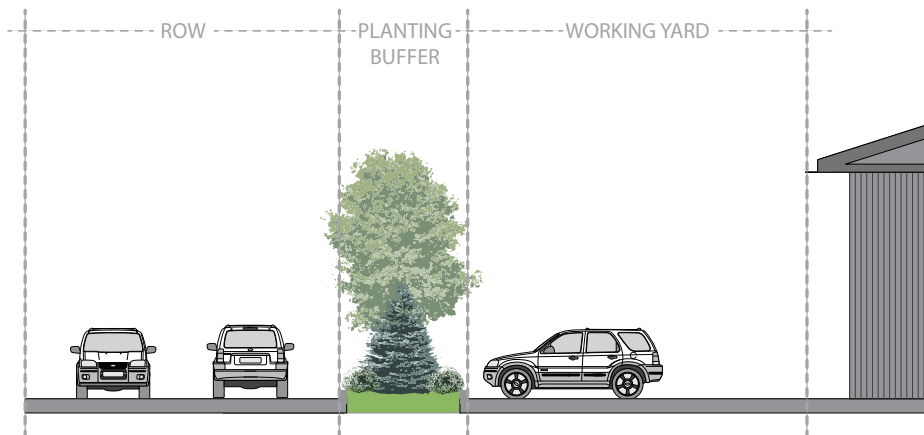
### (1) General

- (a) Buildings shall be of new construction unless otherwise approved by the Development Authority.
- (b) The design and type of exterior finishing materials and construction shall be to the satisfaction of the Development Authority, who shall ensure where reasonably practical that the materials used will be complementary to the surrounding development.
- (c) Each site shall be designed having regard to development on adjoining sites in order to ensure developments are complementary and compatible.
- (d) Crime Prevention Through Environmental Design (CPTED) principles are encouraged to discourage crime by reducing concealment opportunities, providing lighting to minimize dark spaces, placing windows to maximize surveillance, and maintaining easily identifiable addresses.

### (2) Industrial and Commercial Development

- (a) Where the uses which may be approved on an industrial or commercial lot are restricted to uses including a minimum of one (1) principal building, the minimum size of that principal building is 278.7 m<sup>2</sup> (3000 ft<sup>2</sup>).
- (b) Buildings, parking, driveways, and outdoor functions shall be arranged and located to emphasize the aesthetically pleasant components of the site, such as trees, views, and architectural features, and disguise its less attractive elements, such as service facilities, outside storage and equipment areas, and garbage enclosures, through placement and design of structures and landscaping/screening.

- (c) Exterior finish shall be wood, prefabricated materials, stone, brick, architecturally finished block or concrete, stucco or other durable aesthetic pleasing material that is appropriate to the development style and to the satisfaction of the Development Authority.
- (d) All sides of a building exposed to the view from a highway, county main road, road or other public space shall be treated as a principal façade and finished in a pleasing architectural manner.
- (e) Roof lines and building facades shall be articulated and varied to reduce perceived mass and length appearance of buildings.
- (f) Mechanical equipment shall be screened or incorporated into the roof envelope.
- (g) Business identification signs shall utilize the same architectural vocabulary and be constructed of similar, or complementary materials, as the buildings on the site for a sense of continuity and cohesiveness.
- (h) On business/industrial lots, the developer shall ensure that any working yard is screened from view from a highway, county main road or road to the satisfaction of the Development Authority. Yard screening may be supplemented by a planting buffer as illustrated below:



(3) Multiple Housing Development

- (a) Multiple housing developments shall be designed with a visual appearance and building form (height, scale and massing) complementary to the surrounding built environment.
- (b) The design of each site shall ensure architectural compatibility of structures such that the principal design elements, finishing materials, colours and roof style shall be applied to each building with appropriate variations.
- (c) Sloped roofs are encouraged. If roofs are not sloped, the architectural treatment of the building facades shall incorporate design elements to create the appearance of a sloped roof.

- (d) The predominant building material shall consist of brick, stone, stucco, wood, architecturally finished block or concrete, or prefabricated metal or other durable and aesthetically pleasing materials, having regard to the objective of ensuring that material is appropriate to the development and is compatible with the location.
- (e) Doorway entrances and window frames shall be highlighted through vertical façade articulation, including roofline accents, the use of awnings or other architectural features.

### 6.13 FENCING AND SCREENING

- (1) Subject to the corner lot restrictions of section 6.9, no fence or hedge for residential developments in the residential and hamlet Districts shall exceed a height of 1.22 m (4 ft) in the front setback area and no fence shall be higher than 1.83 m (6 ft) in the side or rear setback areas.
- (2) A higher fence or a fence with barbed or other security features may be approved for public safety, security, and privacy or buffering purposes.
- (3) Unless required as part of the sale, promotion or display of the vehicle, equipment or product, all outdoor storage of vehicles, equipment, or products shall be screened from public view to the satisfaction of the Development Authority.
- (4) Screening in the form of fences, hedges, landscaped berms or other means shall be required along the property lines of all commercial and industrial lots where such lines are coterminous with a residential property line or are adjacent to lanes that abut a neighbouring residential property. Such screening shall be at least 1.83 m (6 ft) high. The extent of the screening shall be at the discretion of the Development Authority.

- (5) For outdoor storage, including but not limited to salvage yards, lumber yards, pipe storage and similar uses, where because of the height of the materials stored, a screen planting would not be sufficient, a fence, earth berm or combination thereof, with sufficient height to substantially block the view, shall be required to the satisfaction of the Development Authority.
- (6) Chain link fencing with vinyl slats shall not be permitted in any district, except in the Recreational Vehicle Resort 'R-RVR' District where the fence is no taller than 1.22 m (4 ft) high.

### 6.14 LANDSCAPING

- (1) Landscaping for multiple housing developments shall be provided as required by the Development Authority.
- (2) The Development Authority shall apply landscaping regulations in conjunction with an application for a development permit in all non-residential districts except for an agricultural operation and residential uses in the Agricultural 'A' District.
- (3) A landscaping plan prepared by a landscape architect or a person qualified to perform such work shall be submitted with the application for development in compliance with the landscaping regulations specified herein, which shall include the lands proposed for development as well as municipal reserves.
- (4) The landscaping plan shall include the following:
  - (a) boundaries and dimensions of the subject site;
  - (b) location and dimensions of all the buildings, parking areas, driveways and entrances;
  - (c) location of all exterior lights on the site and their projected light patterns in relation to adjacent public roadways and developments;
  - (d) location of existing plant materials to be retained;
  - (e) location of new plant materials;

- (f) plant material list identifying the name, quantity and size of plant material;
  - (g) all other physical features, existing or proposed, including berms, walls, fences, outdoor furniture, lighting and decorative paving; and
  - (h) a location plan showing the proposed development and landscaping relative to the landscaping and improvements on adjacent properties.
- (5) All industrial and commercial lands, or other businesses which are deemed to have a negative visual impact by the development officer, shall be subject to the landscaping regulations of this section which shall be applied in conjunction with the requirements of other sections of this Bylaw, unless the property is subject to Site Development Guidelines previously endorsed by Council in which case these Guidelines shall prevail over the regulations of this section. When Site Development Guidelines are not applicable and, where the provision of the landscaping regulations conflict with any other section of this Bylaw, the following landscaping regulations shall take precedence:
    - (a) to provide year round colour and interest, a tree mix of approximately 50% coniferous and 50% deciduous, shall be provided;
    - (b) 50% of required deciduous trees shall be at least 65 mm (2.5 in) calliper and 50% shall be a minimum of 76 mm (3 in) calliper above the root ball;
    - (c) 75% of coniferous trees shall be a minimum of 2.5 m (8.2 ft) in height and 25% shall be a minimum of 3.5 m (11.5 ft) in height above the root ball;

- (d) tree and shrub species shall follow the Lacombe County *Guide to Suitable Landscaping Species*, unless otherwise directed by the Development Authority. All species used must be capable of healthy growth in Lacombe County and be resilient to the specific site location factors present (ie, sun, excessive wind, shade, gravel and reasonable maintenance practices);
- (e) coniferous shrubs must be a minimum spread of 450 mm (17.7 in) at the time of planting;
- (f) deciduous shrubs must be a minimum height of 450 mm (17.7 in) at the time of planting; and
- (g) the number of trees and shrubs to be provided shall be determined as follows:
  - (i) one (1) tree for every 3.05 m (10 ft) and one (1) shrub for each 1.83 m (6 ft) of linear frontage abutting the right-of-way shall be required; and
  - (ii) one (1) tree for every 3.05 m (10 ft) and one (1) shrub for each 1.83 m (6 ft) of linear side or rear yard may be required.
- (6) Notwithstanding section 6.14(5), industrial and commercial lands located along a highway or county main road shall be subject to the landscaping regulations specified in the Highways and County Main Roads Overlay 'OD-1' District.
  - (7) The use of landscaping shall be required adjacent to exterior walls that are visible from public roads to minimize the perceived mass of the building and to create visual interest.
  - (8) Landscaping shall be provided within front, side and rear yards adjacent to public roads and shall include a mixture of trees and shrubs to the satisfaction of the Development Authority.
  - (9) The landscaped area, including location, extent of plantings and other landscaping treatments provided shall be subject to approval of the Development Authority.
  - (10) Where onsite parking for 25 or more vehicles is required and is being provided at grade, landscaped areas may be required within the interior of the parking area(s) where possible for the purpose of providing visual relief and to break up large areas of parking into smaller areas.
  - (11) Landscaping shall be completed in accordance with the provisions of this Bylaw and the approved landscaping plan by the end of one full growing season after the completion of the development.
  - (12) The owner of the property, or his/her successor or assignees, shall be responsible for landscaping and its proper maintenance. As a condition of a development approval, the applicant shall enter into a development agreement with the County respecting the landscaping that will be required by the Development Authority. Under this agreement, the owner shall provide the County with an irrevocable letter of credit or other security acceptable to the County of a value of 100% of the estimated cost of the work, as deemed acceptable to the County, to ensure that the landscaping is carried out with reasonable diligence. The conditions of the security shall be that:
    - (a) if the landscaping is not completed in accordance with this Bylaw and the landscaping plan within one year from the date the development permit is issued, the County may use the security to complete the approved landscape development;

- (b) upon completion of the landscaping, the security amount will be reduced to 25% of the value of the original letter of credit or other security provided and shall be held for a further two (2) full growing seasons during which time if the landscaping does not survive the owner must replace the planting with a similar type of species and with a similar calliper width or the County shall draw from the remaining security to replace the necessary landscaping.

The letter of credit shall be released when the landscaping has been completed to the satisfaction of the Development Officer and the two (2) full growing seasons has expired.

**6.15 LIGHTING**

- (1) Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices or the safety of adjacent traffic.
- (2) Appropriate lighting to provide security and add visual interest which minimizes light pollution through the application of dark sky lighting principles.
- (3) Lighting standards and fixtures shall be of a consistent design, complementary to the overall architectural theme of the development.
- (4) All public access areas within development areas shall be lit in keeping with the principles of Crime Prevention Through Environmental Design and require site lighting as necessary to encourage safety and security through the development.
- (5) In commercial and industrial areas no lighting standard or fixture shall exceed 7.62 m (25 ft) in height.
- (6) In resident areas, no lighting standard or fixture shall exceed 6.0 m (19.6 ft) in height.

- (7) The developer shall provide a plan indicating the location of all exterior lights, including the projected light patterns in relation to adjacent public motorways and developments.
- (8) No flashing, strobe or revolving lights, which may impact the safety of motorists using adjacent public roadways, shall be installed on any property.

**6.16 LANDS SUBJECT TO FLOODING, EROSION AND OTHER HAZARDS**

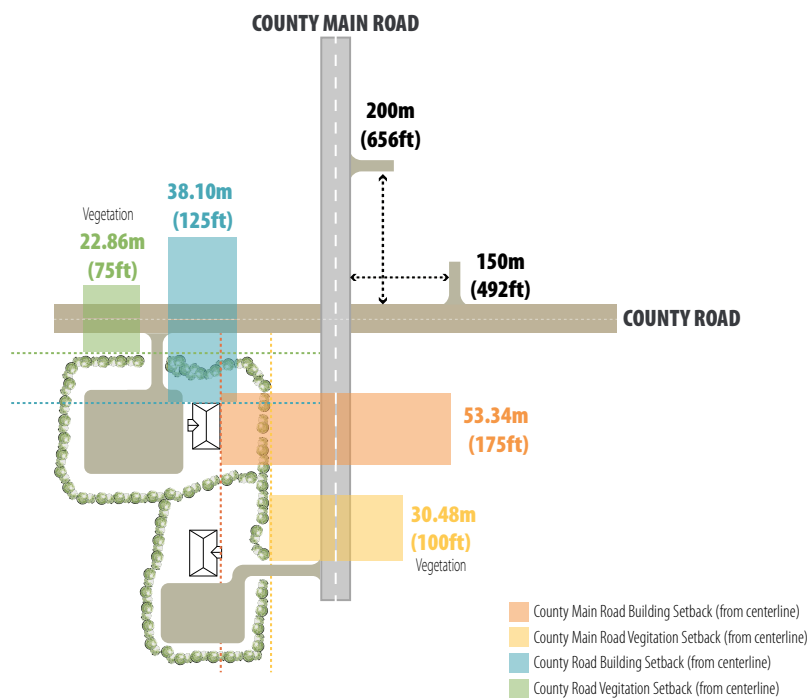
- (1) The Development Authority may, based on the results of a geotechnical study, impose such conditions that are considered necessary to mitigate any potential problems or alternatively, refuse an application for development if the site is not regarded as being suitable for the proposed development.

**6.17 LOT GRADING AND DRAINAGE**

- (1) The grading of a lot shall conform to a lot grading plan approved by the County.
- (2) Lot grading within a multi-lot development which has an approved stormwater management plan may have to provide confirmation from a qualified professional engineer that the lot grading complies with the plan for the site, at the discretion of the Development Authority.
- (3) If a person alters the approved lot drainage on a site so that water drains onto adjacent parcels, that person shall be responsible for corrective drainage structures, including retaining walls, to divert water from neighbouring properties.

## 6.18 SETBACKS FROM COUNTY MAIN ROADS AND ROADS

- (1) The Development Authority may require a larger setback from any county main road or road, which may be re-aligned in the direction of the proposed building or development.
- (2) Setbacks from a provincial highway shall be in accordance with Alberta Transportation and Economic Corridors Regulations.
- (3) No development, access or egress, shall be permitted within the areas illustrated below for county main roads and roads in the Agricultural 'A' District:



- (a) Road approaches shall be located no closer than the following minimum distances from an intersection: 150 m (492 ft) onto a dirt or gravel road and 200 m (656 ft) onto a paved road.

- (4) Development proposed on existing lots that cannot comply with the setback requirements as specified in this section shall meet the setbacks as required by the Development Authority.
- (5) For regulations affecting the placement of signs, refer to section 6.23 of this Bylaw.

## 6.19 PARKING AND LOADING SPACE REQUIREMENTS

- (1) Where required as part of a development permit approval process, vehicular entrances and exits onto county main roads and roads shall only be permitted at locations approved by the Development Authority. A permit shall be obtained from Alberta Transportation and Economic Corridors for access onto a provincial highway.
- (2) A loading space shall be designed and located so that all vehicles using that space can be parked and maneuvered entirely within the bounds of the site without backing onto or from the adjacent right-of-ways.
- (3) Unless otherwise approved by the Development Authority, an off-street parking space shall not be less than 2.59 m (8.5 ft) in width or 5.48 m (18 ft) in length and shall be located on the same lot as the main building or use.
- (4) Parallel parking stalls shall be a minimum of 6.99 m (22.9 ft) in length, except those having open space at the end of the row, which may be a minimum of 5.48 m (18.04 ft) in length.
- (5) Parking aisles shall be a minimum of 6.99 m (22.9 ft) wide for 90 degree parking, 5.48 m (18 ft) wide for 60 degree parking, and 3.6 m (11.8 ft) wide for 45 degree parking.
- (6) All off-street parking facilities shall be constructed so that:
  - (a) curb cuts are located and flared to the satisfaction of the Development Authority;
  - (b) they are not located within 1.07 m (3.5 ft) of a lot line;

- (c) parking areas must be paved or of a gravel mixture, whichever is required by the Development Authority, in accordance with the Lacombe County *Standards Manual*;
  - (d) each parking area shall be so graded and drained as to dispose of all storm water runoff. In no case shall drainage be allowed to cross a site boundary unless otherwise approved by the Development Authority; and
  - (e) parking for the physically handicapped shall be provided as provincial regulations require and shall be considered as part of the number of stalls required for the project.
- (7) The minimum number of off-street parking spaces required for each building or use shall be as identified in the following table:

MINIMUM OFF-STREET PARKING REQUIREMENTS	
Multiple Housing	2 per unit or 1.5 per unit where 5 or more units exist
Personal Service Establishment	1 per 46.45 m <sup>2</sup> (500 ft <sup>2</sup> ) of gross floor area.
Places of Public Assembly	1 per 99.96 m <sup>2</sup> (1,076 ft <sup>2</sup> ) of gross floor area or 3 per establishment whichever is the greater
Professional, Financial Offices	1 per 46.45 m <sup>2</sup> (500 ft <sup>2</sup> ) of gross floor area.
Recreation Facilities, Indoor & Outdoor	1 per 3.5 seats or 1 per 3.25 m <sup>2</sup> (35 ft <sup>2</sup> ) of the gross floor area used by the patrons, whichever is greater
Single Detached/Duplex Dwelling	2 per dwelling
Special Event	1 per two (2) persons expected to attend
Tourist home	1 per guest room

Table continues on next page...

MINIMUM OFF-STREET PARKING REQUIREMENTS	
Adult Care Residence	0.2 per bed plus 1.5 per 2 employees
Bed and Breakfast	1 per guest room
Commercial Development	Less than 2,000 m <sup>2</sup> (21,528 ft <sup>2</sup> ) - 2.2 per 100 m <sup>2</sup> (1,076 ft <sup>2</sup> ) of gross floor area;
	2,000 m <sup>2</sup> (21,528 ft <sup>2</sup> ) to 20,000 m <sup>2</sup> (215,278 ft <sup>2</sup> ) - 3.2 per 100 m <sup>2</sup> (1,076 ft <sup>2</sup> ) of gross floor area; or
	greater than 20,000 m <sup>2</sup> (215,278 ft <sup>2</sup> ) - 4.3 per 100 m <sup>2</sup> , (1,076 ft <sup>2</sup> ) of gross floor area.
Drive-In Establishment	1 per 4 seats and required space for 5 car stackup per window or bay
Eating & Drinking Establishments	1 per 4 seats plus 1 space per 2 employees on maximum shift
Government Service	2 per 46.45 m <sup>2</sup> (500 ft <sup>2</sup> ) of gross floor area
Hotel / Motels	1 per sleeping unit plus 1 per 2 employees
Industrial Development	1 per 99.96 m <sup>2</sup> (1,076 ft <sup>2</sup> ) of gross floor area or 3 per establishment whichever is the greater

Note: In the case of a use not specifically mentioned, the required number of off street parking spaces shall be the same as for a similar use as determined by the Development Authority. Where the development falls within more than one class, the required number of spaces shall be the sum of the requirements for each of the development classes.

Where the calculation of the total number of parking stalls yields a fractional number, the required number of spaces shall be rounded to the nearest whole number.

## 6.20 TELECOMMUNICATION TOWERS

(1) The placement of telecommunication towers and equipment are federally regulated and are therefore exempt from municipal control. Lacombe County will review telecommunication tower submissions and, depending on the nature of the proposal, a letter of support (concurrence) or non-support (non-concurrence) will be sent to the wireless service provider. Proponents are encouraged to conduct a pre-submission consultation with the County to identify preliminary issues of concern prior to making their submissions. In order to fully assess an application, the County asks that proponents provide the following information:

- (a) name and signature of the registered owner(s) of the land (or their appointed representative or agent);
- (b) the legal land description of the property on which the telecommunication tower is proposed;
- (c) a letter and/or report outlining the reason(s) for the erection/modification of a telecommunication tower, the proposed site and rationale for site selection;
- (d) a map showing the location and distance of all dwellings within a distance of six (6) times the height of the telecommunication tower, measured from the property boundaries of the subject site;
- (e) a site plan showing the proposed location of the telecommunication tower and any existing structures/buildings, including all dimensions and setback distances from property boundaries and right-of-ways.

(2) The County has established the following lists of preferred locations for telecommunication tower placement:

Preferred Locations:

- those in the Agricultural 'A' District or Heavy Industrial 'I-HI' District
- within or adjacent to utility corridors
- those which do not impact the County's cultural or heritage resources

- those which avoid environmentally sensitive areas
- those which are located away from residential development

(3) Note that in cases where the County does not support a proposal, it cannot prevent a proponent from ultimately gaining permission from the federal government to install a telecommunication tower even if it does not meet the above noted criteria.

## 6.21 CAMPGROUNDS

(1) A comprehensive site plan shall be provided to the satisfaction of the Development Authority that shows the location, design standards and site requirements of any common accessory uses and services, such as washrooms, laundromat, recreational buildings, retail store, food concession, fire pits, fire wood storage, lighting, water supply, wastewater disposal facilities, solid waste collection facilities and any other similar uses or services that may be associated with or required within a campground. The following regulations shall be applied in designing the campground site plan:

- (a) a minimum site area of 0.40 ha (1 ac);
- (b) a minimum of 10% of the total site shall be set aside in a location acceptable to the Development Authority as a common open space recreation area;
- (c) each stall shall be accessed by an internal road;
- (d) the road system shall be properly signed for users and for emergency response vehicles, and shall be sensitive to the topography and environmental characteristics of the site;
- (e) walkways with a minimum width of 1.62 m (4 ft) surfaced to the satisfaction of the Development Authority shall be provided from all stalls to all service buildings and facilities, refuse areas and recreation areas;
- (f) roads shall be hard surfaced or surfaced to the satisfaction of the Development Authority and shall be:

- (i) 3.05 m (10 ft) in width for one-way traffic; and
- (ii) 6.10 m (20 ft) in width for two-way traffic;
- (g) fires will be permitted only in designated fire pits or other such facilities;
- (h) potable water and wastewater disposal facilities are required to the satisfaction of the Development Authority;
- (i) all utility services and all utility wires and conduits shall be provided as required by the Development Authority and the utility companies;
- (j) fences shall be allowed within the recreational vehicle park only if they are erected and maintained by the park operator to a uniform standard throughout the park;
- (k) all stall boundaries shall be clearly defined on the ground by permanent flush stakes or markers, with a stall number or other identification system;
- (l) suitable ground cover and a flat area for each stall shall be provided;
- (m) minimum camping stall size shall be:
  - (i) 6.10 m (20 ft) in width;
  - (ii) 18.29 m (60 ft) in depth; and
  - (iii) 111.48 m<sup>2</sup> (1,200 ft<sup>2</sup>) in area;
- (n) minimum distance between camping stalls shall be 3.05 m (10 ft);
- (o) minimum campground front, side and rear yards shall be 3.05 m (10 ft) from all site boundaries;
- (p) one (1) parking stall per camping stall; and

- (q) visitor parking shall be provided in a common area to the satisfaction of the Development Authority.
- (2) A landscaping plan that retains natural vegetation shall be provided to the satisfaction of the Development Authority.
- (3) Campgrounds are considered temporary occupancies.
- (4) One on-site security/operator suite may be permitted.
- (5) No new campgrounds will be allowed within the plan areas for the *Sylvan Lake Area Structure Plan*, the *Gull Lake Intermunicipal Development Plan* or the *Buffalo Lake Intermunicipal Development Plan* unless they are located in the Recreation 'PR' District or Recreational Vehicle Resort 'R-RVR' District.
- (6) All campgrounds designated Recreation 'PR' District located within the plan areas for the *Sylvan Lake Area Structure Plan*, the *Gull Lake Intermunicipal Development Plan* or the *Buffalo Lake Intermunicipal Development Plan* must meet the same standard of infrastructure servicing requirements as required in the Recreational Vehicle Resort 'R-RVR' District to the satisfaction of the Development Authority.

## 6.22 SECURITY/OPERATOR SUITES

- (1) In Districts where a security/operator suite is listed as a discretionary use under this Bylaw, a maximum of one security/operator suite per parcel may be approved by the Development Authority.
- (2) Where the security/operator suite is a mobile/manufactured home unit, the unit shall have a Canadian Standards Association Certification Number or an Alberta Labour Number. Acceptable evidence of these shall be submitted with the development permit application. The skirting shall be factory prefabricated or the equivalent thereof and designed and erected to harmonize with the mobile/manufactured home. The mobile/manufactured home unit shall be skirted from the ground level to the floor level.
- (3) The maximum floor area of any security/operator suite shall be a maximum area of not more than 33% of the total area of the principal building, or as required by the Development Authority.
- (4) Where the security/operator suite is not part of the principal building then it shall be temporary at the discretion of the Development Authority.
- (5) The quality of exterior treatment and design for all security units shall be to the satisfaction of the Development Authority. The design, character and appearance of all security/operator suites shall be compatible with other buildings on the property.

## 6.23 SIGNS

### Administration

- (1) The provisions contained within this section shall apply to all signs within Lacombe County, except any sign that is required to be displayed under the provisions of federal, provincial, or municipal legislation.
- (2) Where a sign is proposed on lands that are governed by multiple authorities or more than one (1) set of standards, the higher or most restrictive standards will prevail.

### Application for Development Permit

- (3) All signs, structures for signs, as well as alterations or relocations of existing signs shall require a development permit in all districts of the Land Use Bylaw, unless specifically exempt from the requirement to obtain a development permit, as outlined in section 6.23.
- (4) The Development Authority may approve a sign as part of an application for development for which the sign is accessory to, so long as they are satisfied that all the required information has been provided.
- (5) In addition to the requirements of section 3.4, the Development Authority may require an applicant of a development permit for a sign to submit any or all of the following:
  - (a) a sketch showing the contents of the proposed sign, including all text, photos, or graphics;
  - (b) the design characteristics and nature of the sign and associated structure to which the sign will be affixed to or displayed from, including dimensions, size, construction materials, paint materials, colour, and illumination;
  - (c) a site plan showing the location of the sign on the property; and

- (d) drawings illustrating the position, orientation, and method of attachment of the sign.
- (6) In addition to the requirements of section 6.23(4), at its discretion, the Development Authority may require an applicant of a development permit for a sign to submit written confirmation and/or sealed drawings from a qualified professional engineer verifying that the proposed sign-bearing structure can structurally accommodate the sign.

**Signs Exempt from Requiring Development Permit Approval**

- (7) The following signs do not require development permit approval, subject to compliance with the regulations of this Bylaw:

SIGN	RESTRICTIONS
Election signs relating to a federal, provincial or municipal election	Sign(s) shall comply with the County's Guidelines for the Placement and Installation of Election Signs
Property identification sign for non-business/non-commercial use	Shall not exceed 1.86 m <sup>2</sup> (20 ft <sup>2</sup> ) Limit of one (1) sign per parcel
Sign intended to inform or guide, warn of potential hazards/danger, or restrict activity on a private property	Shall not exceed 1.86 m <sup>2</sup> (20 ft <sup>2</sup> )
Real estate sign	Shall not exceed 1.86 m <sup>2</sup> (20 ft <sup>2</sup> ) Shall relate to the property on which the sign is located Shall be removed within seven (7) days of the completion of transfer or sale to which the sign relates
Construction sign (pertaining to works being carried out on private property)	Must not exceed 1.86 m <sup>2</sup> (20 ft <sup>2</sup> ) Shall relate to the property on which the sign is located Shall be removed within seven (7) days of the completion of work or project
Private sale sign (temporary)	Must not exceed 1.86 m <sup>2</sup> (20 ft <sup>2</sup> )

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SIGN	RESTRICTIONS
Sign advertising a minor home-based business	Shall not exceed 0.93 m <sup>2</sup> (10 ft <sup>2</sup> ) Shall be located on the same parcel as the minor home-based business
Agricultural identification sign	Must not exceed 1.86 m <sup>2</sup> (20 ft <sup>2</sup> )
Sign for the advertisement of, or direction to a local event	Must not exceed 1.86 m <sup>2</sup> (20 ft <sup>2</sup> ) Shall relate to an event on the property on which the sign is located, unless otherwise approved by the Development Authority May be erected no sooner than two (2) weeks prior to the event, and shall be removed within seven (7) days of the completion of the event

**Freestanding Signs**

- (8) The maximum height for any freestanding sign shall be 7.62 metres (25 feet) when measured from grade to the highest feature of the sign, unless otherwise directed by the Land Use Bylaw or approved by the Development Authority.
- (9) The maximum size of any freestanding sign shall be 2.97 m<sup>2</sup> (32 ft<sup>2</sup>), unless otherwise directed by the Land Use Bylaw, Site Development Guidelines, or approved by the Development Authority.
- (10) There shall be no more than one (1) freestanding sign permitted on a parcel, unless otherwise directed by the Land Use Bylaw or approved by the Development Authority.

**Façade Signs**

- (11) A sign which is located on, or affixed to the façade of a building shall have an area which does not exceed 15% of the façade area, to a maximum of 40.04 m<sup>2</sup> (431 ft<sup>2</sup>).

- (12) For façade signs that extend more than 0.1 metres (0.33 feet) from the façade, the sign shall have a minimum clearance of 2.44 metres (8 feet) from grade to the bottom of the sign.
- (13) A façade sign may extend horizontally no further than 0.3 metres (1 foot) from the façade.
- (14) A façade sign may consist of individual letters, symbols or logos affixed or attached directly to the building.

### Subdivision Signs

- (15) The location, size and design of the subdivision sign shall be approved by the Development Authority prior to construction and installation, and shall be erected in accordance with the standards described in the County's *Standards Manual*.

### Signage on County Lands

- (16) No sign other than traffic and directional signage authorized by Lacombe County, or an election sign permitted under this section, shall be located on municipal lands under the jurisdiction of Lacombe County, without the prior approval of the County. This includes, but is not limited to, County rights-of-ways easements, public utility lots, and reserve lands.
- (17) The approval of an application to install signage on municipal lands under the jurisdiction of Lacombe County, including but not limited to County rights-of-ways, easements, public utility lots, and reserve lands, shall be at the sole discretion of the Development Authority. The Development Authority shall not approve an application for the erection of a sign upon or over a municipal property without:
  - (a) confirmation that the proposed signage will not negatively impact traffic safety, the functionality, or the original intended purpose of the said County lands, to the satisfaction of the Development Authority;
  - (b) the issuance of a Development Permit, as required in section 6.23; and

- (c) the applicant entering into a Sign Encroachment Agreement containing provisions to:
  - (i) indemnify and save harmless the County from any and all liability;
  - (ii) place and maintain insurance; and
  - (iii) charge the land(s) with any costs incurred by the County.

- (18) No sign shall be located within a road sight line triangle as described in section 6.9 of this Bylaw, unless otherwise approved by the Development Authority.

### Prohibited Signage

- (19) Signs that are not explicitly permitted in this Bylaw are prohibited.
- (20) No sign shall be affixed, erected, and/or displayed on/from a parked motor vehicle, trailer, or sea container.
- (21) No sign shall be affixed, erected, and/or displayed on/from a fence, retaining wall, topographical slope, or vegetation, unless approved at the discretion of the Development Authority.
- (22) No sign shall use a video display, motion picture or audible component.
- (23) No sign shall obstruct the view of, or be liable to be confused with any traffic sign or signal, or otherwise pose a potential hazard to traffic or pedestrians.
- (24) No sign shall be attached, affixed to or constructed on the building roof or above the parapet portion of the building, except for:
  - (a) an integrated roof façade sign;
  - (b) an integrated wall façade sign; or
  - (c) a façade sign on a mansard roof.

- (25) No sign shall have balloons, flags, streamers, ribbons, or other hazards attached to it, at the discretion of the Development Authority.
- (26) No sign shall identify a business, development, or service not authorized to operate in the County under the provisions of this Bylaw or applicable municipal, provincial, and federal legislation.

**General Regulations**

- (27) The landowner shall ensure that signs are maintained in good repair and working order at all times in accordance with the provisions of this Bylaw.
- (28) Electrical power supply, including any wiring and conduits, to a freestanding sign shall be located underground, except where a sign is powered by solar energy. Where a sign is powered by solar energy, the solar panel may be located aboveground provided all wiring and conduits are hidden from public view.
- (29) Where a sign is affixed or attached to a building, electrical power supply shall be located/concealed within the sign or within the building to which the sign is affixed, to the satisfaction of the Development Authority.
- (30) Illuminated signs are not permitted within any residential district of Lacombe County. Illuminated signs in all other districts will be at the discretion of the Development Authority.

Lighting for Illuminated signs SHALL	Lighting for Illuminated signs SHALL NOT
<ul style="list-style-type: none"> <li>• Be positioned in a downward-facing orientation</li> <li>• Have the capacity to be dimmed, to the satisfaction of the County</li> <li>• Use full cut-off shielded and screened external light sources</li> <li>• Be positioned in a manner that directs light directly onto the sign and minimizes glare</li> <li>• Be completely shielded from direct view if they provide internal illumination of the sign</li> <li>• Comply with Dark Sky Standards, to the satisfaction of the County</li> </ul>	<ul style="list-style-type: none"> <li>• Shine or reflect light directly onto adjacent properties or, in the direction of oncoming traffic</li> <li>• Contain or display lights resembling flashing, intermittent or scintillating motion usually associated with danger or those used by police, fire, ambulance and other emergency services</li> <li>• Contain or display flicker, chase and/or strobe lighting</li> <li>• Create hazards for pedestrians or motorists</li> </ul>

- (31) No sign shall be located within 300 metres (984 feet) of a highway right-of-way boundary or within 800 metres (2625 feet) of the centre point of an intersection of a highway with another public road without prior approval from Alberta Transportation and Economic Corridors.

## 6.24 ALTERNATIVE ENERGY

- (1) All alternative energy technology applications will be reviewed to ensure the proposal will not negatively impact the surrounding area in which it is located and decisions on all applications will be at the discretion of the Development Authority.
- (2) The proposed installation of any alternative energy system, device or structure shall require a development permit unless otherwise stated in this Bylaw. The applicant must ensure that the alternative energy system, device or structure meets all applicable provincial and federal codes, regulations and standards, and if applicable shall attain any other required permits.
- (3) There shall be no aboveground portion of an alternative energy structure located in a front or side yard, with the exception of solar panels being ground mounted in a side yard, provided the structure complies with the minimum side yard setback requirements of the District.
- (4) Any above ground portion of an alternative energy structure, including but not limited to guy wires and anchors, which are accessory to a principal building/structure shall comply with all other regulations of this Bylaw.
- (5) When practical, methods of screening shall be used to ensure that all alternative energy technologies visually blend with the surrounding natural and built environment in which they are situated.
- (6) No advertising, except for a manufacturer's logo, shall be visible on any alternative energy technology, building or structure.

## 6.25 SOLAR ENERGY CONVERSION SYSTEMS

- (1) A solar collector may be located on the roof or wall of a building or structure, or ground mounted in a side yard provided the structure complies with the minimum side yard requirements of the District. If optimal solar orientation of a solar collector would be located in a front yard, the Development Authority may consider an exception on a case by case basis.
- (2) A solar collector mounted on a roof must not extend beyond the outermost edge of the roof or above the peak of the roof.
- (3) A freestanding solar collector must not exceed the maximum building height of the accessory structure within the district.
- (4) A solar collector that is mounted on a wall may project a maximum of:
  - (a) 1.5 m (4.9 ft) from the surface of that wall, when the wall facing a rear line; and
  - (b) In all other cases, 0.6 m (2 ft) from the surface of that wall.

## 6.26 WIND ENERGY CONVERSION SYSTEMS, PERSONAL

- (1) Applications for wind energy systems (WES) for personal use purposes shall meet or exceed all provincial and federal regulations and shall include the manufacturer's specifications indicating:
  - (a) the WES rated output in kilowatts;
  - (b) safety features and sound characteristics;
  - (c) type of material used in tower, blade, and/or construction;
  - (d) turbine height;
  - (e) blade diameter and rotor clearance;
  - (f) Canadian Standards Association approval, if applicable;
  - (g) potential for electromagnetic interference;

- (h) nature and function of over speed controls which are provided;
  - (i) specifications on the foundations and/or anchor design, including location and anchoring of any guy wires;
  - (j) information demonstrating that the system will be used primarily to generate on-site electricity; and
  - (k) location of existing building or improvements.
- (2) Prior to making a decision on a development permit application for a wind energy system for personal use, the Development Authority may refer and consider input of any authorities having jurisdiction and any applicable legislation.
  - (3) Notwithstanding the maximum height provisions applicable to a site, the total height of a wind energy system for personal use may exceed the maximum building height of a District by a maximum of 2 m (6.6 ft).
  - (4) The moving components clearance of any system shall not be less than 4.6 m (15.1 ft) above grade.
  - (5) Systems shall be setback from any boundary line a minimum distance equal to the height of the structure when bounded by adjacent developed or developable properties. In situations where properties back onto undevelopable areas these requirements may not apply and are at the discretion of the Development Authority. In addition, small wind energy systems must comply with the minimum yard requirements of the District.
  - (6) The maximum diameter of the wind turbine blades shall be 3 m (9.8 ft).
  - (7) The property owner shall be responsible to ensure that the system is properly maintained, including but not limited to the general appearance of the structure and that its ongoing operation meets industry standards with regard to noise limits and does not become a nuisance due to noise.
  - (8) Systems shall comply with the following standards:

- (a) there shall be a limit of one (1) system per site in all residential districts, and the limit in all other districts shall be at the discretion of the Development Authority;
- (b) the system shall be equipped with manual and automatic over speed controls;
- (c) the conformance rotor and over speed control design and fabrication to good engineering practices shall be certified by a licensed mechanical, structural or civil engineer;
- (d) the system shall be operated such that no electromagnetic interference is caused.

## 6.27 WIND ENERGY CONVERSION SYSTEMS, COMMERCIAL

- (1) Setbacks for wind energy conversion systems and wind farms for commercial purposes shall comply with the following:
  - (a) A wind energy conversion system shall be located so that from the vertical projection of the boundary of the title parcel on which the wind energy conversion system is located, and when the axis of the blade is parallel to grade, the tip of the blade is a minimum of 20 m (66 ft) from the vertically projected line. A lesser setback requirement may be considered at the discretion of the Development Authority where the adjacent lands are part of the same wind farm project;
  - (b) A wind energy conversion system shall be located a distance of at least two (2) times the total height of the wind energy conversion system from a dwelling that is located on the title property that the wind energy conversion system is located on;

- (c) A wind energy conversion system shall be located a distance of at least five (5) times the total height of the wind energy conversion system from a dwelling that is located on an adjacent, separately titled property. A lesser setback requirement may be considered at the discretion of the Development Authority where the adjacent lands are part of the same wind farm project;
  - (d) Setbacks from all other non-residential buildings shall be at the discretion of the Development Authority;
  - (e) The setback from property lines adjoining a right-of-way shall be in accordance with the District in which the right-of-way is located;
  - (f) If, in the opinion of the Development Authority, the above noted setbacks will be insufficient to buffer the wind energy conversion system from a dwelling, road or any other adjacent land use, the Development Authority may increase the required setback;
  - (g) Setbacks from a provincial highway shall be as required by Alberta Transportation and Economic Corridors;
  - (h) Setbacks from railway facilities shall be as required by the respective railway company;
  - (i) In the case of a wind farm, the Development Authority may increase the required setbacks to address compatibility issues between the wind farm and the aesthetic, physical, social and visual characteristics of the proposed wind farm location.
- (2) Wind energy conversion systems shall have a minimum blade clearance of 7.6 m (25 ft) from grade.
- (3) The following tower access requirements do not apply to wind energy conversion system towers designed and constructed to a tubular standard that provides internal access to the tower, and secured with a locked door for access at or near grade. For non-tubular wind energy conversion system towers, and to avoid improper use, trespass and ensure public safety, the Development Authority will require for each wind energy conversion system approved under a development permit:
    - (a) that a security fence with a locking gate be installed around a wind energy conversion system tower and any outlying guy wire anchor points if the tower could be climbed or be subject to vandalism if no fence is present. The fence shall not be less than 2.43 m (8 ft) in height, with outward facing barbed wire at the top of the fence;
    - (b) that no ladder or other similar access device be installed on the outside of the tower below a point 3.7 m (12 ft) from grade; and
    - (c) that a locking device be installed to bar access to the top of the tower.
  - (4) Subject to any federal and/or provincial regulatory requirements, the wind energy conversion system shall have a non-reflective matte finish in a non-obtrusive and/or neutral colour, to the satisfaction of the Development Authority.
  - (5) All power lines installed on the wind energy conversion system site to transfer wind energy converted to power to be transferred to the grid shall be installed below grade, unless otherwise approved by the Development Authority.
  - (6) When considering an application for a wind farm, the Development Authority must have regard for:
    - (a) the total number of proposed wind energy conversion system towers;
    - (b) the overall density of the wind farm and/or site specific densities if density varies within the wind farm;

- (c) the proximity of the proposed wind energy conversion system towers to all adjacent land uses;
  - (d) the findings and results of the mandatory public consultation program required under subsection 3.4(7) of this Bylaw; and
  - (e) a review and evaluation of the way in which the proposed wind energy conversion system towers in a wind farm will relate to adjacent and other land uses in the area to determine the overall compatibility of the proposed wind farm, and if deemed necessary by the Development Authority, the compatibility of individual wind energy conversion system towers within the proposed wind farm.
- (7) The maximum density of wind energy conversion system towers in a wind farm shall be sixteen (16) per section of land, or four (4) towers per quarter section of land. A wind farm that requires a higher density will be required to apply for an amendment to the Bylaw to achieve a higher standard.
- (8) The Development Authority may approve a development permit application that clusters the allowed density on one quarter section or parcel of land, providing the maximum density allowed is not exceeded. The Development Authority may do this to meet the developer's needs with respect to the topography of the subject lands and the optimum location of the wind energy conversion system towers with respect to the prevailing winds and/or to address the concerns of adjacent land uses, if identified through the public consultation process.
- (9) The maximum decibel A-weighting (dBA) from outside any receptor building at any wind speed shall not exceed 35 dBA.

## 6.28 WASTE-TO-ENERGY SYSTEMS

- (1) All waste-to-energy systems require a development permit. Applications will be reviewed to ensure the proposal will not negatively impact the surrounding area in which it is located and decisions on all applications will be at the discretion of the Development Authority.
- (2) The applicant must ensure that the waste-to-energy system meets all applicable provincial and federal codes, regulations and standards, and if applicable shall attain any other required permits.
- (3) When practical, methods of screening shall be used to ensure that all waste-to-energy systems visually blend with the surrounding natural and built environment in which they are situated.
- (4) No advertising, except for a manufacturer's logo, shall be visible on any waste-to-energy systems, buildings or structures.

## 6.29 SHOW HOMES

- (1) A developer may construct a maximum of four (4) show homes or 10% of the lots whichever is the lesser, with a minimum being one (1) show home where the development is less than 10 lots, on lands which have been redesignated as a residential district under the County's Land Use Bylaw prior to final subdivision approval subject to the following conditions:
  - (a) show home(s) must be constructed in a manner which complies with all development requirements of the County's Land Use Bylaw;
  - (b) show home(s) shall not be occupied or sold as a residential dwelling until the lots(s) for the subject home(s) are registered at Land Titles;

- (c) signage, approved by the County, shall be erected on the proposed lot on which the show home is to be located advising the public that the show home is not for sale and cannot be occupied until the lot is registered at Land Titles;
- (d) confirmation from a qualified Alberta Land Surveyor that the proposed lot that the show home is to be located on is in accordance with the plan of subdivision for the lands to be registered pursuant to Subdivision Authority Approval and that the show home meet all the required setbacks for the subject District; and
- (e) work on the site, including lot grading, utilities and roads servicing the subdivision has been completed to a standard satisfactory to the County to accommodate the construction of the show home.

### 6.30 SPECIAL EVENTS

- (1) All special events must prepare an Emergency Response Plan approved by the County, at its discretion.
- (2) Special events shall provide adequate ingress and egress to parking areas and site of event to the satisfaction of the County. Therefore adequate roads, driveways and entrance ways shall exist to ensure the orderly flow of traffic into the premises to or from a highway or County road. A special access way for emergency vehicles shall be required.
- (3) Duration of an event to be limited to no more than ten (10) consecutive calendar days in duration, excluding the time required to prepare, erect, clean-up and dismantle the event;
- (4) Hours of Operation are to be limited to 8:00 am to 12:00 am unless otherwise approved by the County.
- (5) Sound levels from the event shall be no more than 60 dBA measured at the 0.8 km (0.5 mi) radius.

- (6) All necessary approvals will be required from applicable municipal, provincial and federal bodies such as, but not limited to Alberta Health Services and the Royal Canadian Mounted Police, prior to a development permit being issued.

### 6.31 FIRE PROTECTION

- (1) All new multi lot developments must provide a Fire Protection Plan to the County's satisfaction.
- (2) All new multi lot development in the Hamlet 'H' District, Recreational Vehicle Resort 'R-RVR' District, Higher Density Residential 'R-HDR' District, and Urban Fringe Residential 'R-UFR' District must provide full fire flow (hydrant) protection to the County's satisfaction.
- (3) All new multi lot residential development in the Residential Conservation Cluster 'R-RCC' District, Country Residential Estate 'R-CRE' District and Residential Lake Area 'R-RLA' District where one or more lots are less than 0.30 ha (0.75 acre) must provide full fire flow (hydrant) protection to the County's satisfaction.
- (4) All existing or new developments connecting to a regional or municipal water system must provide full fire flow (hydrant) protection to the County's satisfaction.
- (5) All new multi lot developments may be required to provide additional fire protection in the form of residential sprinklers at the discretion of the County.
- (6) The requirement for full fire flow (hydrant) protection may be waived at Council's discretion if residential sprinklers are required in combination with other fire protection methods which can be demonstrated to achieve an appropriate level of fire protection to Lacombe County's satisfaction.

## 6.32 CANNABIS PRODUCTION FACILITY

- Part 6
- (1) All cannabis production facility applications will be reviewed to ensure the proposal will not negatively impact the surrounding area in which it is located and all applications will be at the discretion of the Development Authority.
  - (2) All necessary approvals will be required from Health Canada.
  - (3) The applicant shall obtain the requisite federal licence prior to commencing development. Cannabis production facilities shall at all times comply with all applicable federal and provincial legislation and regulations which apply to the development.
  - (4) Fire Safety Plan to be submitted to the satisfaction of the County's Fire Chief.
  - (5) Sound levels from the production facility shall be no more than 35 dBA measured within a 0.8 km (0.5 mi) radius.
  - (6) No advertising, except for company's name and/or logo subject to approval from the County, shall be visible from the property.
  - (7) Lighting for the development to comply with Dark Sky and Crime Prevention Through Environmental Design Principles.
  - (8) Landscaping and building design to comply with the County's Highways and County Main Roads Overlay 'OD-1' District. The Development Authority may require a buffer such as a berm in additions to landscaping.
  - (9) Setbacks for cannabis production facilities shall comply with the following:
    - (a) A cannabis production facility in the Agricultural 'A' District less than 1.6 ha (4.0 ac) in total site size, shall be located a minimum of:
      - (i) 100 m (328 ft) from a dwelling that is located on an adjacent, separately titled property. Distances shall be measured between the proposed site area of the cannabis production facility to the exterior wall of the dwelling; and
      - (ii) 100 m (328 ft) from a boundary of a residential district. Distances shall be measured between the proposed site area of the cannabis production facility to the boundary of the residential district.
    - (b) A cannabis production facility in the Agricultural 'A' District more than 1.6 ha (4.0 ac) in total site size, shall be located a minimum of:
      - (i) 300 m (984 ft) from a dwelling that is located on an adjacent, separately titled property. Distances shall be measured between the proposed site area of the cannabis production facility to the exterior wall of the dwelling; and
      - (ii) 300 m (984 ft) from a boundary of a residential district. Distances shall be measured between the proposed site area of the cannabis production facility to the boundary of the residential district.
    - (c) A cannabis production facility in the Hamlet Industrial 'I-H' District shall be located a minimum of:
      - (i) 40 m (131 ft) from a dwelling that is located on an adjacent, separately titled property. Distances shall be measured between the parcel boundary of the cannabis production facility to the exterior wall of the dwelling; and
      - (ii) 40 m (131 ft) from a boundary of a residential district. Distances shall be measured between the parcel boundary of the cannabis production facility to the boundary of the residential district.

- (d) A dwelling approved on an adjacent, separately titled property after an application submitted for a cannabis production facility is deemed complete shall not be considered a dwelling for the purposes of interpreting Section 6.32(9)(a)(i), Section 6.32(9)(b)(i) and Section 6.32(9)(c)(i) of this Bylaw.
- (e) A residential district approved after an application submitted for a cannabis production facility is deemed complete shall not be considered a residential district for the purposes of interpreting Section 6.32(9)(a)(ii), Section 6.32(9)(b)(ii) and Section 6.32(9)(c)(ii) of this Bylaw.
- (f) The site area of a cannabis production facility is at the Development Authority's discretion, and at minimum includes all indoor and outdoor areas used for the production, cultivation, harvesting, processing (including the trimming, drying, and curing of raw materials), storage or distribution of cannabis or its by-products, for the purposes of interpreting Section 6.32(9)(a), Section 6.32(9)(b) and Section 6.32(9)(c) of this Bylaw.
- (g) Setbacks from all other non-residential buildings shall be at the discretion of the Development Authority;
- (h) The setback from property lines adjoining a right-of-way shall be in accordance with the District in which the right-of-way is located;
- (i) If, in the opinion of the Development Authority, the above noted setbacks will be insufficient to buffer the cannabis production facility from a dwelling, residential district, road or any other adjacent land use, the Development Authority may increase the required setback;
- (j) Setbacks from a provincial highway shall be as required by Alberta Transportation and Economic Corridors; and
- (k) Setbacks from railway facilities shall be as required by the respective railway company.

- (l) Setbacks for cannabis production facilities in the Agricultural 'A' District conditionally approved by the County prior to July 9, 2020 shall not be subject to subsection (a) and (b); and
- (m) Setbacks for cannabis production facilities in the Hamlet Industrial 'I-H' District conditionally approved by the County prior to July 9, 2020 shall not be subject to subsection (c).

### 6.33 CANNABIS RETAIL

- (1) All necessary approvals will be required from Alberta Gaming, Liquor and Cannabis (AGLC). The applicant shall obtain the requisite provincial licence prior to commencing development and shall maintain the licence in good standing thereafter. Cannabis retail development shall at all times comply with all applicable federal and provincial legislations and regulations which apply to the development.
- (2) The minimum distance between a cannabis retail development and a school established by the provincial legislation and regulations shall not apply to home education programs, no separation distance is required between a cannabis retail development and a home education program.
- (3) The hours of operation for cannabis retail development are 10 a.m. to 2 a.m. or such lesser hours of operation established at the discretion of the Development Authority.
- (4) No advertising, except for company's name and/or logo subject to approval from the County, shall be visible from the property.
- (5) Lighting for the development to comply with Dark Sky and Crime Prevention Through Environmental Design Principles
- (6) Landscaping and building design, if required, to comply with the County's Highways and County Main Roads Overlay 'OD-1' District.

## 6.34 TOURIST HOMES

- Part 6
- (1) Tourist homes shall be limited to one (1) rental unit per parcel.
  - (2) The Development Authority may permit a tourist home only if, in the opinion of the Development Authority, it complies with the following regulations:
    - (a) guest houses or recreational vehicles shall not be used as accommodation for tourist home guests;
    - (b) the maximum number of people staying overnight in a tourist home shall be two (2) times the number of guest rooms plus two (2). Floor plan is to be submitted at the time of application.
    - (c) the privacy and enjoyment of adjacent dwellings shall be preserved and the amenities of the neighbourhood maintained at all times;
    - (d) a minimum of one (1) off-street parking stall per guest room. All parking stalls are to be located off-street within the boundaries of the parcel, and in accordance with the standards described in Section 6.19 Parking and Loading Space Requirements; and
    - (e) no exterior advertisement other than one (1) property identification sign, in accordance with the standards described in Section 6.23 Signs.
  - (3) Tourist homes shall always abide by the municipal community standards bylaw and municipal fire bylaw regardless of who is occupying the home. This includes noise, nuisance, and quiet hours etc..
  - (4) A development permit issued for a tourist home does not exempt compliance with federal, provincial, or other municipal legislation such as health and safety code requirements.
  - (5) A development permit issued for a tourist home in the Recreational Vehicle Resort 'R-RVR' District does not exempt compliance with condominium bylaws.

## 6.35 DATA PROCESSING CENTRES

- (1) All data processing centre applications will be reviewed to ensure the proposal will not negatively impact the surrounding area in which it is located and all applications will be at the discretion of the Development Authority.
- (2) All necessary approvals will be required from the Alberta Utilities Commission.
- (3) Fire Safety Plan to be submitted to the satisfaction of the County's Fire Chief.
- (4) No advertising, except for company's name and/or logo subject to approval from the County, shall be visible from the property.
- (5) Lighting for the development to comply with Dark Sky and Crime Prevention Through Environmental Design Principles.
- (6) Landscaping and building design to comply with Section 6.14 Landscaping and the County's Highways and County Main Roads Overlay 'OD-1' District. In addition, the Development Authority may require additional landscaping or a buffer such as a berm.
- (7) A noise attenuation study conducted by a qualified professional may be required by the Development Authority. If deemed necessary, a noise mitigation plan that may include a noise monitoring system may also be required.
- (8) A data processing centre that includes a power plant shall provide written notice from the Alberta Utilities Commission that the power plant meets all the Alberta Utilities Commission requirements.

- (a) If the Alberta Utilities Commission deems the application outside of their regulatory authority, then a data processing centre and associated power plant in the Agricultural 'A' District shall be located a minimum of 800m (2,625 ft) from a dwelling that is located on an adjacent, separately titled property. Distances shall be measured between the proposed site area of the data processing centre and associated power plant to the exterior wall of the dwelling;
  - (i) If, in the opinion of the Development Authority, the above noted setback will be insufficient to buffer the data processing centre and associated power plant from a dwelling, the Development Authority may increase the required setback; and
  - (ii) If, in the opinion of the Development Authority, the noise attenuation study and noise mitigation plan is deemed sufficient to buffer the data processing centre and associated power plant from a dwelling, the Development Authority may decrease the required setback.
- (9) No offensive noise, vibration, smoke, dust, odour, heat or glare or anything else of an objectionable nature detectable beyond the property boundary shall be produced by the data processing centre as determined by the Development Authority.
- (10) The Development Authority may require the applicant for a data processing centre to provide proposed mitigation measures for dust, traffic, noise and visual impact of the development.

**PART 7**  
**LAND USE**  
**DISTRICTS**



# AGRICULTURAL DISTRICT



LACOMBE  
COUNTY

## 7.1 AGRICULTURAL DISTRICT (A)

### 1 PURPOSE

The purpose of the Agricultural 'A' District is to provide a land base to support a variety of agricultural operations. Other uses may be considered in this District based upon their compatibility with surrounding agricultural operations.

### 2 USES

PERMITTED	DISCRETIONARY
Accessory building ( <i>for permitted use only</i> )	Accessory building ( <i>for discretionary use</i> )
Agricultural building	Adult care residence
Agricultural operation	Agricultural processing, major
Agricultural processing, minor	Agricultural support service
Alternative energy, personal	Agri-tourism business
Bee keeping	Airport
Campground minor	Alcohol production
Dwelling unit in accordance with sections 6.1(1), 6.1(2), 6.1(3) and 6.1(4) in Part 6 of this Bylaw	Alternative energy, commercial
Home based business, minor	Bed and breakfast
	Campground intermediate
	Cannabis production facility
	Cemetery
	Community facility
	Crematorium
	Data processing centre
	Dwelling, temporary family care in accordance with sections 6.1(5) and 6.1(6) in Part 6 of this Bylaw

PERMITTED	DISCRETIONARY
	Dwelling, secondary suite
	Government service
	Home based business, major
	Kennel
	Minor business and trade
	Oil and gas facility, uses accessory to the oil and gas industry
	Outdoor storage
	Public use
	Public utility
	Public utility building
	Recovery centre on N ½ 22-41-23-W4M
	Recreation facilities, outdoor
	Residential alcohol and drug treatment centre on the lands legally described as follows: Plan 2398 EU, Pt. SE 6-41-23-W4M
	Riding and boarding facility
	Sand and gravel extraction and processing
	Special event, major
	Special event, minor
	Tourist home
	Veterinary hospital
	Waste management site
	Waste-to-Energy system

### 3 REGULATIONS

#### (1) Minimum Site Area

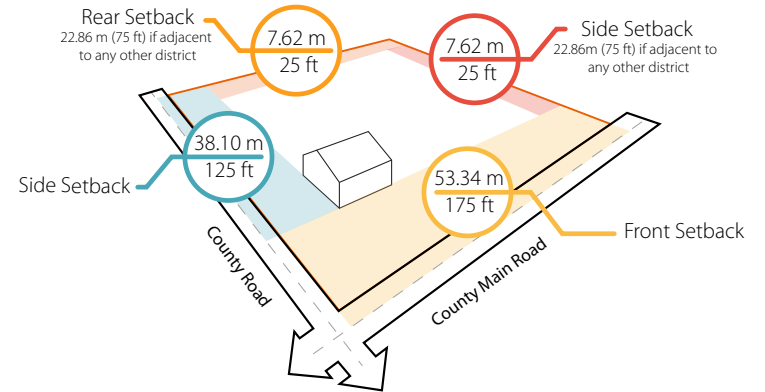
- (a) All of the land contained in the existing titled area, unless otherwise approved by the Subdivision Authority.

#### (2) Floor Area

- (a) The minimum floor area for a dwelling unit shall be not less than 69.68 m<sup>2</sup> (750 ft<sup>2</sup>).

#### (3) Setbacks

- (a) Setbacks from right-of-ways shall be in accordance with section 6.18.
- (b) The setback from any property line adjoining a lot located in any other district in this Bylaw shall be 22.86 m (75 ft).
- (c) The setback from the property boundary in the Agricultural 'A' District shall be 7.62 m (25 ft).
- (d) Where a lot adjoins a lake or river, no building shall be placed in the area outside the lot property lines as shown on the registered plan of subdivision or original land survey or lands claimed by the Crown.
- (e) Where a property line has been adjusted due to a change in a natural boundary, the setback shall be applied from the original property boundary and any development must be contained within the development area of the original boundary. The Development Authority may make an exception where provision has been made for development on accreted land in a Municipal Development Plan, an Intermunicipal Development Plan or other local plan approved by Council.



#### (4) Objects Prohibited or Restricted in Yards

- (a) No person shall keep in their yards:
  - (i) any unlicensed, dismantled, wrecked or dilapidated vehicle, unless it is suitably housed or screened from view to the satisfaction of the Development Officer;
  - (ii) any object or chattel which, in the opinion of the Development Officer, is unsightly or tends to adversely affect the amenities of the area;
  - (iii) more than six (6) recreational vehicle on a regular basis, unless otherwise approved by the Development Authority;

- (iv) a recreational vehicle that is used as permanent dwelling. However, a recreational vehicle may be used for living and sleeping accommodation by visitors on a temporary, short-term basis, no longer than two weeks, or as temporary accommodation by the landowner(s) or their building contractor for a period not exceeding one (1) year following the issue of a development permit for the construction of a dwelling on the property and where arrangements, satisfactory to the Development Officer, have been made for the disposal of wastewater effluent; or
- (v) sea container(s) (sea-can) shall not be located in the front or side yard unless suitably screened to the satisfaction of a Development Officer.

**(5) Unsightly Premises**

- (a) No person shall keep an unsightly property to the extent that it would detrimentally affect the repose, amenities, use, value or enjoyment of the surrounding lands in reasonable proximity to the unsightly premises, or is otherwise detrimental to the surrounding area or in an unsightly condition as defined by the *Municipal Government Act*.

**(6) Additional Regulations**

- (a) Permitted and discretionary uses shall adhere to PART 6 – GENERAL REGULATIONS.
- (b) Outdoor storage will be a maximum of 1.61 hectares (4 acres) and suitably screened to the satisfaction of the Development Authority. RV and Boat storage may be larger at the discretion of the Development Authority.

LACOMBE  
COUNTY



# GENERAL COMMERCIAL DISTRICT



**C-GC**

LACOMBE  
COUNTY

## 7.2 GENERAL COMMERCIAL DISTRICT (C-GC)

### 1 PURPOSE

The purpose of the General Commercial 'C-GC' District is to accommodate a diversity of retail and service commercial uses typically located in highly visible locations, such as resorts or other high traffic areas.

### 2 USES

PERMITTED	DISCRETIONARY
Accessory building and use	Accommodation and convention services
Agri-commercial	Alcohol production
Alternative energy, personal	Cannabis retail
Animal grooming facility	Care centre
Automotive, farm equipment and recreational vehicle services	Entertainment facility
Automotive gas bar	Funeral home
Automotive service station	Heavy equipment sales and rental
Commercial school	Heavy equipment service and repair
Community facility	Mobile vendor
Custom manufacturing	Protective and emergency services
Eating and drinking establishment	Public use
Electric vehicle charging station	Public utility
Financial service	Public utility building
Government service	Recreation facilities, indoor
Health service	Recreation facilities, outdoor
Landscaping sales and service	Recycling depot
Lease bay building	Retail, major
Office	Security/operator suite
Personal service establishment	Veterinary hospital

PERMITTED	DISCRETIONARY
Retail, minor	
Tourist information services and facilities	
Veterinary clinic	

Only those of the permitted or discretionary uses listed above which include a principal building as part of the use may be approved on lands in a multi-lot development subject to which this district applies which lands are serviced by municipal/regional water and/or wastewater; have a deferred service agreement on title; or have been identified for future regional water and wastewater servicing. All other uses listed above are prohibited on those lands.

### 3 REGULATIONS

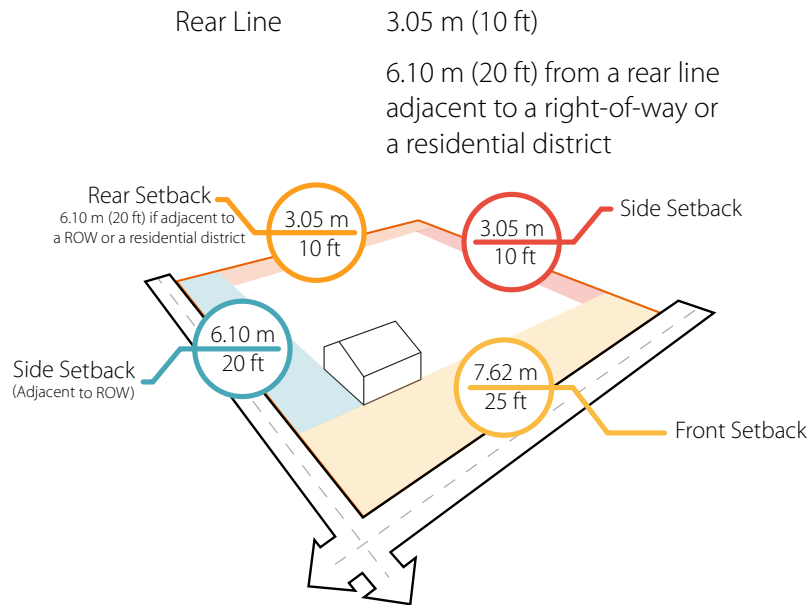
#### (1) Minimum Site Area

- (a) All of the land contained in the existing titled area, unless otherwise approved by the Subdivision Authority.

#### (2) Setbacks

- (a) The setback from property lines adjoining a right-of-way shall be in accordance with the District in which the right-of-way is located.
- (b) Where a right-of-way is situated in the General Commercial 'C-GC' District, the setback from the right-of-way and other property lines shall be as follows:

Front Line	7.62 m (25 ft)
Side Line	3.05 m (10 ft)
	6.10 m (20 ft) from a side line adjacent to a right-of-way or a residential district



### (3) Height of Buildings

- (a) Unless otherwise approved by the Development Authority, the maximum building height shall be 11.89 m (39 ft), except where a building abuts a residential district in which case the maximum height shall be 10.06 m (33 ft).

### (4) Unsightly Premises

- (a) No person shall keep an unsightly property to the extent that it would detrimentally affect the repose, amenities, use, value or enjoyment of the surrounding lands in reasonable proximity to the unsightly premises, or is otherwise detrimental to the surrounding area or in an unsightly condition as defined by the *Municipal Government Act*.

### (5) Additional Regulations

- (a) Permitted and discretionary uses shall adhere to PART 6 – GENERAL REGULATIONS.

# HIGHWAY COMMERCIAL DISTRICT



**C-HC**

LACOMBE  
COUNTY

## 7.3 HIGHWAY COMMERCIAL DISTRICT (C-HC)

### 1 PURPOSE

The purpose of the Highway Commercial 'C-HC' District is to accommodate a diversity of commercial, recreation and tourist uses largely intended for highway travellers.

### 2 USES

PERMITTED	DISCRETIONARY
Accessory building and use	Bulk fuel depot
Accommodation and convention services	Campground, intermediate
Agri-commercial	Cannabis retail
Alcohol production	Care centre
Alternative energy, personal	Educational services
Animal grooming facility	Entertainment facility
Auction service	Funeral home
Automotive, farm equipment and recreational vehicle services	Mobile vendor
Automotive gas bar	Modular, RTM, mobile or manufactured home sales
Automotive service station	Public use
Campground, minor	Public utility
Cartage and moving services	Public utility building
Commercial school	Racing entertainment centre facility on the lands legally described as Block 1 Plan 992 0636, Pt. SW 23-40-27-W4M
Community facility	Recreation facilities, indoor
Custom manufacturing	Recreation facilities, outdoor
Eating and drinking establishment	Retail, major

PERMITTED	DISCRETIONARY
Electric vehicle charging station	Security/operator suite
Financial service	Special event, major on the lands legally described as Block 1 Plan 992 0636, Pt. SW 23-40-27-W4M
Government service	Special event, minor on the lands legally described as Block 1 Plan 992 0636, Pt. SW 23-40-27-W4M
Health service	Veterinary hospital
Heavy equipment sales and rental	
Heavy equipment service and repair	
Industrial training service	
Landscaping sales and service	
Lease bay building	
Office	
Personal service establishment	
Protective and emergency services	
Retail, minor	
Theatre	
Tourist information services and facilities	
Transportation terminal/hub	
Truck stop	
Vehicle wash	
Veterinary clinic	
Warehousing and storage	

Part 7

C-HC

Only those of the permitted or discretionary uses listed above which include a principal building as part of the use may be approved on lands in a multi-lot development subject to which this district applies which lands are serviced by municipal/regional water and/or wastewater; have a deferred service agreement on title; or have been identified for future regional water and wastewater servicing. All other uses listed above are prohibited on those lands.

### 3 REGULATIONS

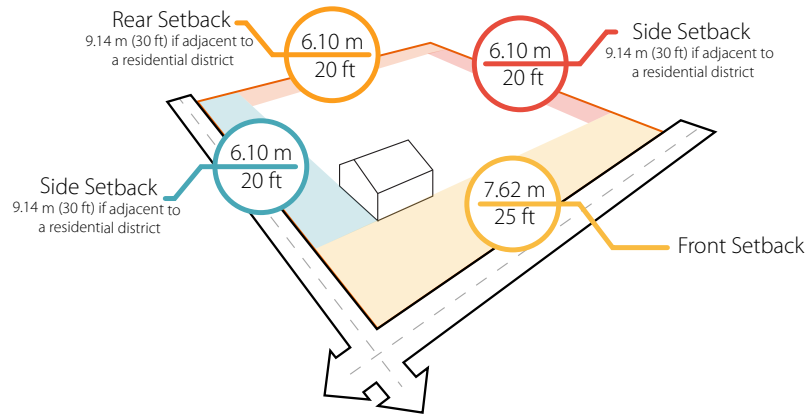
(1) **Minimum Site Area**

- (a) All of the land contained in the existing titled area, unless otherwise approved by the Subdivision Authority.

(2) **Setbacks**

- (a) The setback from property lines adjoining a right-of-way shall be in accordance with the District in which the right-of-way is located.
- (b) Where a right-of-way is situated in the Highway Commercial 'C-HC' District, the setback from the right-of-way and other property lines shall be as follows:

Front Line	7.62 m (25 ft)
Side Line	6.10 m (20 ft)
	9.14 m (30 ft) from a side line adjacent to a residential district
Rear Line	6.10 m (20 ft)
	9.14 m (30 ft) from a rear line adjacent to a residential district



(3) **Height of Buildings**

- (a) Unless otherwise approved by the Development Authority, the maximum building height shall be 10.06 m (33 ft), except that a hotel may be up to 16.15 m (53 ft) in height.

(4) **Unightly Premises**

- (a) No person shall keep an unsightly property to the extent that it would detrimentally affect the repose, amenities, use, value or enjoyment of the surrounding lands in reasonable proximity to the unsightly premises, or is otherwise detrimental to the surrounding area or in an unsightly condition as defined by the *Municipal Government Act*.

(5) **Additional Regulations**

- (a) Permitted and discretionary uses shall adhere to PART 6 – GENERAL REGULATIONS.

# HAMLET COMMERCIAL DISTRICT



LACOMBE  
COUNTY

## 7.4 HAMLET COMMERCIAL DISTRICT (C-H)

### 1 PURPOSE

The purpose of the Hamlet Commercial 'C-H' District is to provide an area for commercial and related uses which are compatible with a hamlet or community scale setting.

### 2 USES

PERMITTED	DISCRETIONARY
Accessory building and use	Accommodation and convention services
Agri-commercial	Adult care residence
Alternative energy, personal	Alcohol production
Animal grooming facility	Automotive gas bar
Automotive, farm equipment and recreational vehicle services	Automotive service station
Community facility	Bulk fuel depot ( <i>in Fringe Commercial Area Only</i> )
Commercial school	Campground, minor
Custom manufacturing	Cannabis retail
Eating and drinking establishment	Care centre
Electric vehicle charging station	Dwelling unit above the ground floor in core commercial area only
Financial service	Educational services
Government service	Funeral home
Health service	Mobile vendor
Industrial training service	Public use
Landscaping sales and service	Public utility
Lease bay building	Public utility building

PERMITTED	DISCRETIONARY
Office	Recreation facilities, indoor
Personal service establishment	Recreation facilities, outdoor
Retail, minor	Retail major
Tourist information services and facilities	Security/operator suite ( <i>developed in accordance with the H-R2 regulations</i> )
Vehicle wash	Special event, major ( <i>in Fringe Commercial Area Only</i> )
Veterinary clinic	Special event, minor
	Theatre
	Transportation terminal
	Veterinary hospital

Part 7  
C-H

### 3 REGULATIONS

#### (1) Maximum Parcel Frontage

Fringe Commercial Area

15.24 m (50 ft) adjacent to a service road

45.72 m (150 ft) without a service road

#### (2) Site Coverage

(a) The area of land covered by buildings (includes accessory buildings) to be a maximum of 80%.

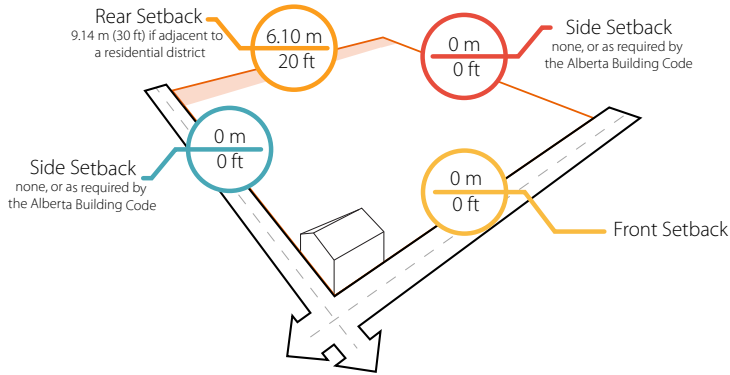
#### (3) Setbacks

(a) The setback from property lines adjoining a right-of-way shall be in accordance with the District in which the right-of-way is located.

(b) Where the right-of-way is situated in the Hamlet Commercial 'C-H' District, the setback from the right-of way and other property lines for all buildings shall be as follows:

Core Commercial Area

Front	none
Side	none, or as required in the <i>Alberta Building Code</i>
Rear	6.10 m (20 ft)



Exemptions from Setback Requirements for Core Commercial Area

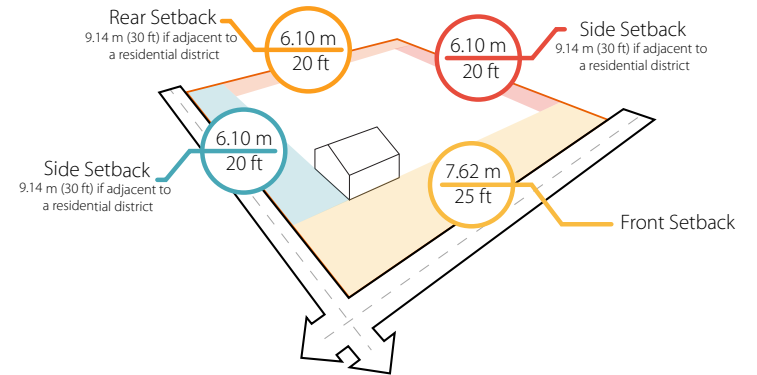
The setbacks do not apply to:

- (a) the portion of and attachments to a main or accessory building not exceeding 1.52 m (5 ft) into a rear yard; and
- (b) any projection that is an exterior fire escape not exceeding 1.21 m (4 ft) in width.

No portion of a building other than eaves, signs or canopies shall project into a public or private right-of-way.

Fringe Commercial Area

Front	7.62 (25 ft)
Side	6.10 m (20 ft) 9.14 m (30 ft) from a side line adjacent to a right-of-way or a residential district
Rear	6.10 m (20 ft) 9.14 m (30 ft) from a rear line adjacent to a right-of-way or a residential district



(4) **Parking and Loading**

- (a) Loading spaces shall be located in the rear and side yards only.
- (b) Hard surfacing of the loading space shall be required, where a loading space enters a paved road, otherwise, the surfacing shall be all-weather.
- (c) Parking must be in accordance with Section 6.19 of the Bylaw.

(5) **Dwelling Unit**

- (a) Buildings containing a dwelling unit in the Hamlet Commercial 'C-H' District shall have an entrance to the dwelling unit that is separate from the entrance to any commercial part of the building.

(6) **Building Height Maximum**

- (a) Unless otherwise approved by the Development Authority, the maximum building height shall be 12.19m (40 ft).

(7) **Unsightly Premises**

- (a) No person shall keep an unsightly property to the extent that it would detrimentally affect the repose, amenities, use, value or enjoyment of the surrounding lands in reasonable proximity to the unsightly premises, or is otherwise detrimental to the surrounding area or in an unsightly condition as defined by the *Municipal Government Act*.

(8) **Additional Regulations**

- (a) Permitted and discretionary uses shall adhere to PART 6 – GENERAL REGULATIONS of the Bylaw.

LACOMBE  
COUNTY



# BUSINESS INDUSTRIAL DISTRICT



LACOMBE  
COUNTY

## 7.5 BUSINESS INDUSTRIAL DISTRICT (I-BI)

### 1 PURPOSE

The purpose of the Business Industrial 'I-BI' District is to provide for a broad range of commercial and industrial uses in business and industrial parks, some of which may have outdoor storage or work activities.

### 2 USES

PERMITTED	DISCRETIONARY
Accessory building and use	Bulk fuel depot
Agri-commercial	Cannabis production facility
Agri-industrial	Cartage and freight terminal
Alcohol production	Crematorium
Alternative energy, personal	Data processing centre
Auction service	Eating and drinking establishment
Automotive, farm equipment and recreational vehicle services	Mobile vendor
Automotive gas bar	Outdoor storage
Automotive service station	Recreation facilities, indoor
Cartage and moving services	Recycling depot
Commercial school	Retail, major
Community facility	Retail, minor
Custom manufacturing	Salvage yard
Contractor business	Security/operator suite
Electric vehicle charging station	Truck stop
Financial service	
Government service	
Health service	
Heavy equipment sales and rental	

PERMITTED	DISCRETIONARY
	Heavy equipment service and repair
	Industrial, light manufacturing and processing
	Industrial training service
	Landscaping sales and service
	Lease bay building
	Protective and emergency services
	Public use
	Public utility
	Public utility building
	Rail spur
	Rail yard
	Transportation terminal/hub
	Vehicle wash
	Veterinary hospital
	Warehousing and storage

Part 7  
I-BI

Only those of the permitted or discretionary uses listed above which include a principal building as part of the use may be approved on lands in a multi-lot development subject to which this District applies which lands are serviced by municipal/regional water and/or wastewater; have a deferred service agreement on title; or have been identified for future regional water and wastewater servicing. All other uses listed above are prohibited on those lands.

### 3 REGULATIONS

#### (1) Minimum Site Area

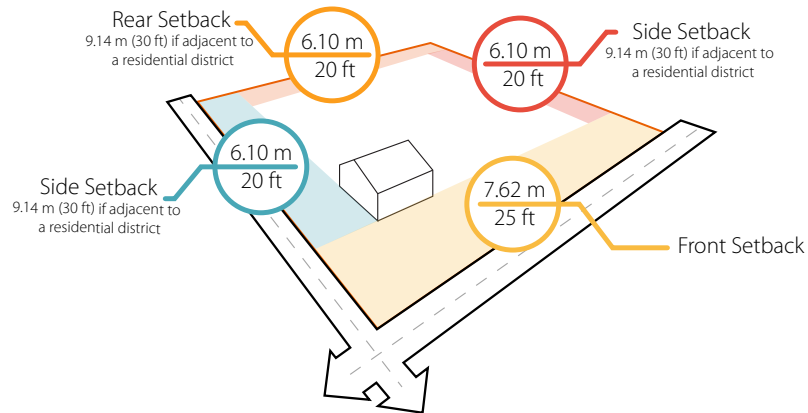
- (a) All of the land contained in the existing titled area, unless otherwise approved by the Subdivision Authority.

- (b) The maximum size of a lot adjacent to a provincial highway or a county main road shall be 4 ha (10 ac), unless otherwise approved by the Subdivision Authority.

(2) **Setbacks**

- (a) The setback from property lines adjoining a right-of-way shall be in accordance with the District in which the right-of-way is located.
- (b) Where a right-of-way is situated in the Business Industrial 'I-BI' District, the setback from the right-of-way and other property lines shall be as follows:

Front Line	7.62 m (25 ft)
Side Line	6.10 m (20 ft) 9.14 m (30 ft) from a side line adjacent to a residential district
Rear Line	6.10 m (20 ft) 9.14 m (30 ft) from a rear line adjacent to a residential district



(3) **Height of Buildings**

- (a) The maximum height of a building shall be determined by the Development Authority.

(4) **Unsightly Premises**

- (a) No person shall keep an unsightly property to the extent that it would detrimentally affect the repose, amenities, use, value or enjoyment of the surrounding lands in reasonable proximity to the unsightly premises, or is otherwise detrimental to the surrounding area or in an unsightly condition as defined by the *Municipal Government Act*.

(5) **Additional Regulations**

- (a) Permitted and discretionary uses shall adhere to PART 6 – GENERAL REGULATIONS.

# HEAVY INDUSTRIAL DISTRICT



I-HI

LACOMBE  
COUNTY

## 7.6 HEAVY INDUSTRIAL DISTRICT (I-HI)

### 1 PURPOSE

The purpose of the Heavy Industrial 'I-HI' District is to provide for large scale industrial uses that due, to their noise, odour, risk of toxic emissions, fire or explosion hazard, are incompatible with residential and other land uses.

### 2 USES

PERMITTED	DISCRETIONARY
Accessory building and use, except those buildings that are exempt under section 3.2(1)(f) in Part 3 of this Bylaw	Alternative energy, commercial
Alternative energy, personal	Data processing centre
Agri-industrial	
Electric vehicle charging station	
Heavy equipment service and repair	
Industrial, heavy manufacturing and processing	
Oil and gas facility, uses accessory to the oil and gas industry	
Public use	
Public utility	
Public utility building	
Rail spur	
Rail yard	
Security/operator suite	
Warehousing and storage	

## 3 REGULATIONS

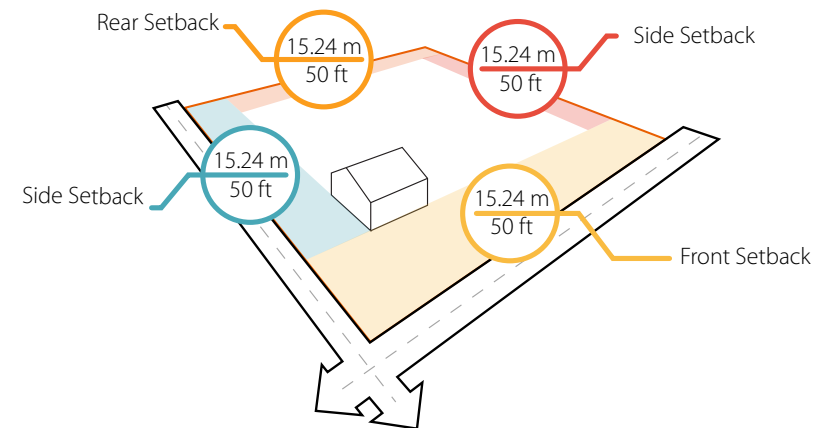
### (1) Minimum Site Area

- (a) All of the land contained in the existing titled area, unless otherwise approved by the Subdivision Authority.

### (2) Setbacks

- (a) The setback from property lines adjoining a right-of-way shall be in accordance with the District in which the right-of-way is located.
- (b) Where a right-of-way is situated in the Heavy Industrial 'I-HI' District, the setback from the right-of-way and other property lines shall be as follows:

Front Line	15.24 m (50 ft)
Side Line	15.24 m (50 ft)
Rear Line	15.24 m (50 ft)



- (3) Notwithstanding section (2)(b), the Development Authority may require a minimum setback of 457.2 m (1,500 ft) from the limits of a heavy industrial facility to the outside boundary of the parcel on which the facility is situated when the parcel is located adjacent to a land use which is deemed incompatible.
- (4) **Floor Area**
  - (a) Building size as per the Section 6.12 of the General Regulations.
- (5) **Height of Buildings**
  - (a) The maximum height of a building shall be determined by the Development Authority.
- (6) **Unsightly premises**
  - (a) No person shall keep an unsightly property to the extent that it would detrimentally affect the repose, amenities, use, value or enjoyment of the surrounding lands in reasonable proximity to the unsightly premises, or is otherwise detrimental to the surrounding area or in an unsightly condition as defined by the *Municipal Government Act*.
- (7) **General Provisions**
  - (a) Safety and risk assessment is an integral component of the industrial development permitting process. Where there are potential effects or risks associated with a proposed development, the Development Authority may require an applicant to retain a qualified professional acceptable to the Development Authority to provide a risk assessment report of the proposed development.
- (8) **Additional Regulations**
  - (a) Permitted and discretionary uses shall adhere to PART 6 – GENERAL REGULATIONS.

# HAMLET INDUSTRIAL DISTRICT



LACOMBE  
COUNTY

## 7.7 HAMLET INDUSTRIAL DISTRICT (I-H)

### 1 PURPOSE

The purpose of the Hamlet Industrial 'I-H' District is to provide an area for industrial related uses, which are compatible with a hamlet or community scale setting.

### 2 USES

PERMITTED	DISCRETIONARY
Accessory building and use	Alcohol production
Alternative energy, personal	Auto wrecking yard
Agri-commercial	Bulk fuel depot
Agri-industrial	Cannabis production facility
Automotive, farm equipment and recreational vehicle services	Cartage and freight terminal
Automotive gas bar	Industrial, heavy manufacturing and processing
Automotive service station	Mobile vendor
Commercial school	Outdoor storage
Community facility	Public use
Custom manufacturing	Public utility
Electric vehicle charging station	Public utility building
Heavy equipment sales and rental	Security/operator suite ( <i>developed in accordance with the H-R2 regulations</i> )
Heavy equipment service and repair	Solid waste transfer station
Industrial, light manufacturing and processing	Veterinary hospital
Lease bay building	
Rail spur	
Rail yard	
Transportation terminal/hub	

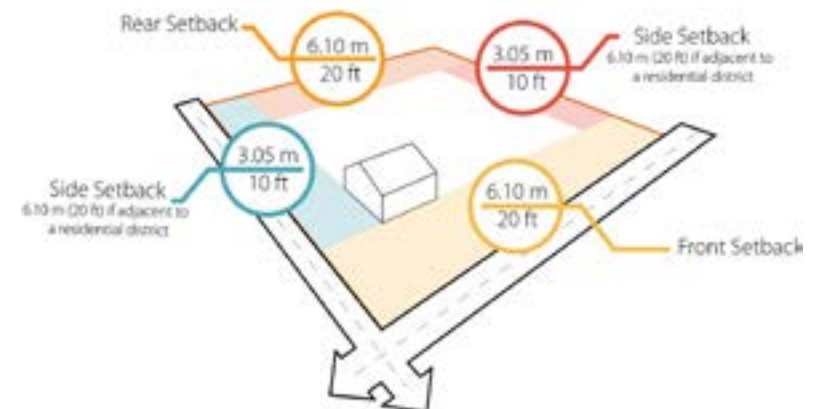
PERMITTED	DISCRETIONARY
Vehicle wash	
Veterinary clinic	
Warehousing and storage	

### 3 REGULATIONS

#### (1) Setbacks

- (a) The setback from property lines adjoining a right-of-way shall be in accordance with the District in which the right-of-way is located.
- (b) Where the right-of-way is situated in the Hamlet Industrial 'I-H' District, the setback from the right-of way and other property lines for all buildings shall be as follows:

Front	6.10 m (20 ft)
Side	3.04 m (10 ft) 6.10 m (20 ft) from a side line adjacent to a residential district
Rear	6.10 m (20 ft)



(2) **Unsightly Premises**

- (a) No person shall keep an unsightly property to the extent that it would detrimentally affect the repose, amenities, use, value or enjoyment of the surrounding lands in reasonable proximity to the unsightly premises, or is otherwise detrimental to the surrounding area or in an unsightly condition as defined by the *Municipal Government Act*.

(3) **Additional Regulations**

- (a) Permitted and discretionary uses shall adhere to PART 6 – GENERAL REGULATIONS of the Bylaw.

# RECREATION DISTRICT



LACOMBE  
COUNTY

## 7.8 RECREATION DISTRICT (PR)

### 1 PURPOSE

The purpose of the Recreation 'PR' District is to provide a wide range of recreational facilities and tourist attractions.

### 2 USES

PERMITTED	DISCRETIONARY
Accessory building and use	Accommodation and convention services
Agri-tourism business	Automotive gas bar
Alternative energy, personal	Campground, major
Campground intermediate	Cannabis retail
Community facility	Eating and drinking establishment
Institutional camp	Marina and/or boat rental
Recreation facilities, indoor	Mobile vendor
Recreation facilities, outdoor	Public use
Tourist information services and facilities	Public utility
	Public utility building
	Retail, minor
	Security/operator suite
	Special event, minor
	Wastewater treatment plant for the Wolf Creek Golf Resort on the lands legally described as follows: All that portion of the NW 35-41-26-W4M which lies northwest of the northwesterly limit of the road as shown on Road Plan 4159EU.

## 3 REGULATIONS

### (1) Minimum Site Area

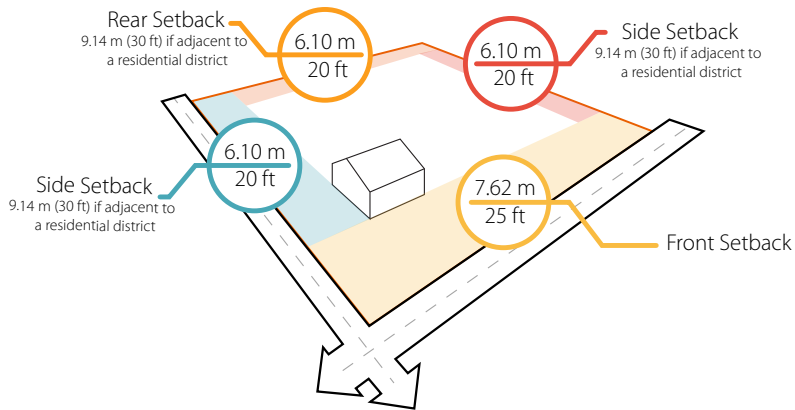
- (a) All of the land contained in the existing titled area, unless otherwise approved by the Subdivision Authority.

### (2) Setbacks

- (a) The setback from property lines adjoining a right-of-way shall be in accordance with the District in which the right-of-way is located.
- (b) Where a right-of-way is situated in the Recreation 'PR' District, the setback from the right-of-way and other property lines for all buildings shall be as follows:

Front Line	7.62 m (25 ft)
Side Line	6.10 m (20 ft) 9.14 m (30 ft) from a side line adjacent to a residential district
Rear Line	6.10 m (20 ft) 9.14 m (30 ft) from a rear line adjacent to a residential district

- (c) Where a property line has been adjusted due to a change in a natural boundary, the setback shall be applied from the original property boundary and any development must be contained within the development area of the original boundary. The Development Authority may make an exception where provision has been made for development on accreted land in a Municipal Development Plan, an Intermunicipal Development Plan or other local plan approved by Council.



**(3) Height of Buildings**

- (a) The maximum height of a building shall be determined by the Development Authority.

**(4) Servicing**

**Water Servicing**

- (a) An evaluation by a qualified professional is required to confirm there is a sufficient groundwater supply available to meet the needs of the proposed development, and not interfere with any existing surrounding water users.

**Wastewater Servicing**

- (b) Where a proposed development is located in a lake plan area and is unable to connect to a municipal or regional wastewater system, an advanced wastewater treatment system that complies with the National Sanitation Foundation International Standard for Wastewater Technology, NSF-40 Standard for Wastewater Treatment Systems or the CAN/BNQ 3680-910 Standard for (Stand Alone) Wastewater Treatment Systems shall be required. The Development Authority may require an advanced wastewater treatment system for any changes or expansion proposed to an existing institutional camp or recreation facility.

**Wastewater Servicing (Sylvan Lake)**

- (c) Notwithstanding subsection (b), all recreation developments that were conditionally approved by the County prior to October 14, 2010 within the plan area of the *Sylvan Lake Area Structure Plan*, shall be serviced by only a wastewater holding tank, unless the development can be connected directly to a municipal or regional wastewater system.
  - (i) If a recreation development was conditionally approved to be serviced by a wastewater holding tank as described above, the development can expand up to 25% additional beds (as part of accommodation facilities with a fixed roof) without requiring connection to the regional wastewater system. If the expansion results in greater than 25% additional beds, the development must connect to the regional wastewater system.
- (d) All recreation developments that were conditionally approved by the County after October 14, 2010 within the plan area of the *Sylvan Lake Area Structure Plan*, shall be serviced by the regional wastewater system.

**General Regulations**

- (e) The Development Authority may require that a caveat be registered against the title respecting a deferred services agreement notifying the owner(s) of the development of the requirement to contribute to the cost of a municipal or regional water and/or wastewater system and, at their own cost, connect the development to such system or systems when such services become available. Such connection costs may include offsite as well as onsite costs.
- (f) Utility rights-of-way and/or easement agreements may also be required as a condition of development approval to allow for connection to a municipal or regional water and/or wastewater system.

(5) **Unsightly Premises**

- (a) No person shall keep an unsightly property to the extent that it would detrimentally affect the repose, amenities, use, value or enjoyment of the surrounding lands in reasonable proximity to the unsightly premises, or is otherwise detrimental to the surrounding area or in an unsightly condition as defined by the *Municipal Government Act*.

(6) **Additional Regulations**

- (a) Permitted and discretionary uses shall adhere to PART 6 – GENERAL REGULATIONS.

LACOMBE  
COUNTY



# HAMLET PUBLIC RECREATION DISTRICT



**PR-H**

LACOMBE  
COUNTY

## 7.9 HAMLET PUBLIC RECREATION DISTRICT (PR-H)

### 1 PURPOSE

The purpose of the Hamlet Public Recreation 'PR-H' District is to provide lands for recreational uses and activities within a hamlet or community scale setting.

### 2 USES

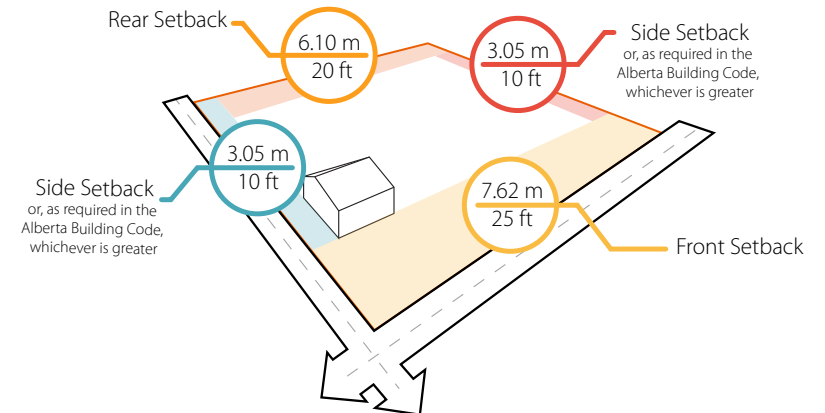
PERMITTED	DISCRETIONARY
Accessory building and use	Campground, major
Alternative energy, personal	Cemetery
Campground, minor	Community facility
Campground, intermediate	Mobile vendor
Recreation facilities,outdoor	Public use
Trails	Public utility
	Public utility building
	Recreation facilities,indoor
	Special event, minor

## 3 REGULATIONS

### (1) Setbacks

- The setback from property lines adjoining a right-of-way shall be in accordance with the District in which the right-of-way is located.
- Where a right-of-way is situated in the Hamlet Public Recreation 'PR-H' District, the setback from the right-of-way and other property lines for all buildings shall be as follows:

Front	7.62 m (25 ft)
Side	3.05 m (10 ft), or as required in the <i>Alberta Building Code</i> , whichever is greater
Rear	6.10 m (20 ft)



### (2) Building Height Maximum

Main building	12.19 m (40 ft)
Accessory building	6.10 m (20 ft)

(3) **Unsightly Premises**

- (a) No person shall keep an unsightly property to the extent that it would detrimentally affect the repose, amenities, use, value or enjoyment of the surrounding lands in reasonable proximity to the unsightly premises, or is otherwise detrimental to the surrounding area or in an unsightly condition as defined by the *Municipal Government Act*.

(4) **Additional Regulations**

- (a) Permitted and discretionary uses shall adhere to PART 6 – GENERAL REGULATIONS of the Bylaw.

# RECREATIONAL VEHICLE RESORT DISTRICT



**R-RVR**

LACOMBE  
COUNTY

## 7.10 RECREATIONAL VEHICLE RESORT DISTRICT (R-RVR)

### 1 PURPOSE

The purpose of the Recreational Vehicle Resort 'R-RVR' District is to provide an area that will facilitate recreational vehicle resort uses, and associated buildings through the bare land condominium tenure system.

### 2 USES

PERMITTED	DISCRETIONARY
Accessory building and use	Automotive gas bar
Amenity building	Alternative energy, personal
Campground intermediate	Campground, major
Home based business, minor	Community facility
One Recreational Vehicle – Motorized or Towable per condominium unit	Eating and drinking establishment
One Recreational Vehicle – Park Model Recreational Unit per condominium unit	Marina and/or boat rental
One Recreational Vehicle – Park Model Trailer per condominium unit	Mobile vendor
One addition to Park Model Recreational Unit per condominium unit	Public use
One addition to Park Model Trailer per condominium unit	Public utility
Park	Public utility building
Recreation equipment storage	Recreation facilities, outdoor
Show Home	Retail, minor
	Security/operator suite
	Tourist home

## 3 REGULATIONS

### (1) Minimum Site Area

- (a) All of the land contained in the existing titled area, unless otherwise approved by the Subdivision Authority.

### (2) Minimum Condominium Unit Area

- (a) Each condominium unit shall be a minimum of 278.72 m<sup>2</sup> (3,000 ft<sup>2</sup>) in area.

### (3) Site Coverage

- (a) Setback distances for recreational vehicles, including park models, shall be applied to all tip outs, push outs, pull outs, additions, covered and/or enclosed decks, porches and/or verandas.

#### Condominium Units less than 371.61 m<sup>2</sup> (4000 ft<sup>2</sup>) in size

- (b) The area of land covered by structures located at or higher than 0.91 metres (3 feet) above grade shall not exceed 40% of the total condominium unit area to a maximum of 134.7 m<sup>2</sup> (1,450 ft<sup>2</sup>). This maximum site coverage shall include all recreational vehicles, including park models (this includes all tip outs, push outs, pull outs, additions, covered and/or enclosed decks, porches verandas), decks, accessory building, wood storage box, and gazebo.

#### Condominium Units more than 371.61 m<sup>2</sup> (4000 ft<sup>2</sup>) in size

- (c) The area of land covered by structures located at or higher than 0.91 metres (3 feet) above grade shall not exceed 40% of the total condominium unit area to a maximum of 148.7 m<sup>2</sup> (1,600 ft<sup>2</sup>). This maximum site coverage shall include all recreational vehicles, including park models (this includes all tip outs, push outs, pull outs, additions, covered and/or enclosed decks, porches verandas), decks, accessory building, wood storage box, and gazebo.

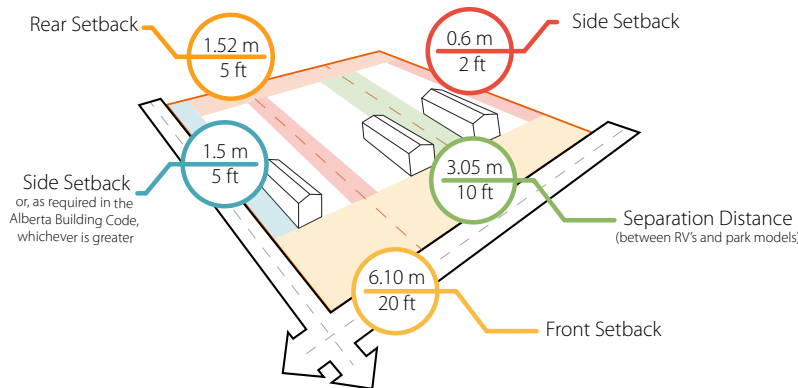
**(4) Setbacks**

- (a) The setback from property lines adjoining a right-of-way shall be in accordance with the District in which the right-of-way is located.
- (b) Setbacks from common property and other property lines shall be as follows:

*All recreational vehicles, including park models*

Front line	6.10 m (20 ft)
Side line	minimum of 0.6 m (2 ft) side yard on one side and on the opposite side, the recreational vehicle, including park model, shall not be closer than 1.5 m (5 ft) to the property line. Notwithstanding this, no recreational vehicle, including park models, shall be located within 3.05 m (10 ft) of another

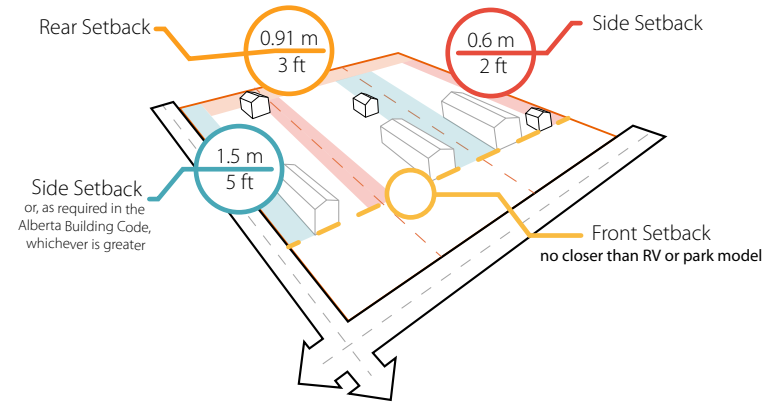
Rear line 1.52 m (5 ft)



*Accessory buildings to recreational vehicles, including park models*

Front line	no closer to the front line boundary than a recreational vehicle, including park models
Side line	minimum of 0.6 m (2 ft) side yard on one side and on the opposite side, the accessory building shall not be closer than 1.5 m (5 ft) to the property line

Rear line 0.91 m (3 ft)



- (c) Setback distances for recreational vehicles, including park models, shall be applied to all tip outs, push outs, pull outs, additions, covered and/or enclosed decks, porches and/or verandas.

**(5) Open Space**

- (a) A minimum of 20% of the gross condominium unit area shall be set aside for public or private green space area and no portion of any condominium unit shall be included in this open space.

(6) **Site Limitations**

- (a) Condominium unit development shall be limited to one recreation vehicle, including park model, and one associated accessory building.
- (b) Condominium unit outdoor storage shall be limited to two off-road vehicle units, including but not limited to an ATV, dirt bike, jet ski, golf cart, or snowmobile per condo unit. If two off-road vehicles are situated on a trailer, the trailer as a whole shall be considered one unit. Further, off-road vehicles stored within the confines of enclosed buildings shall not be considered a unit under this provision. Any off-road vehicles in excess of the abovementioned provision shall otherwise be stored in a communal storage area which has been appropriately situated and screened to the satisfaction of the Development Authority.
- (c) Where a bare land condominium development is located partially within the 1:100 year flood elevation, no recreational vehicle, including a park model, or other permanent structure shall be constructed or located on lands within this area.
- (d) With the exception of the use of pilings as a means of anchoring, recreational vehicles, including park models and any additions hereto are prohibited from having permanent foundations or bases extending below the frost level.
- (e) Garages, carports, and other structures associated with vehicle storage are prohibited.
- (f) Guesthouses, bunkhouses and any structure other than a recreational vehicle, including park models, intended to be used as sleeping accommodations are prohibited.
- (g) Only one accessory building permitted per condominium unit.
- (h) In addition to the accessory building permitted in section (g):

- (i) One wood storage box may be allowed provided it is no greater than 1.22 m (4 ft) in height and 2.97 m<sup>2</sup> (32 ft<sup>2</sup>) in size.
- (ii) One gazebo is permitted per condominium unit, provided it is no greater in height than the recreational vehicle, including park model, and no greater than 13.94 m<sup>2</sup> (150 ft<sup>2</sup>) in size.
- (iii) One covered deck is permitted per condominium unit. The covered deck must be contiguous with the recreational vehicle, including park models and can be no greater in height than the recreational vehicle, including park models. A covered deck used for a moveable or towable recreational vehicle cannot be enclosed by any impermeable material as determined by the Development Authority.

(7) **Servicing**

**Water Servicing**

- (a) The proposed development shall be serviced only by a communal water supply system or alternatively, may be directly connected to a municipal or regional water system.
- (b) Details of the communal water system proposed to service a development shall be provided to the County to show how the system will be managed and operated. A communal system must be designed and built in accordance with provincial standards, and shall be licensed by the Province and the County's *Standards Manual*.

**Wastewater Servicing**

- (c) Where a communal wastewater system is proposed, the proposed development shall be serviced by a system that treats effluent to a minimum secondary treatment standard before dispersal and final treatment in the soil.

- (d) Notwithstanding subsection (c), all recreational vehicle resort lots that form part of a subdivision conditionally approved by the County prior to October 14, 2010 within the plan area of the *Sylvan Lake Area Structure Plan*, shall be serviced by only a communal wastewater holding tank system, unless the development can be connected directly to a municipal or regional wastewater system.
- (e) All recreational vehicle resort lots that form part of a subdivision conditionally approved by the County after October 14, 2010 within the plan area of the *Sylvan Lake Area Structure Plan*, shall be serviced by the regional wastewater system.

### General Regulations

- (f) Developers of recreational vehicle resort developments may be required to register against the titled properties a caveat regarding a deferred services agreement notifying each bare land condominium unit owner of the requirement to contribute to the cost of a municipal or regional water and/or wastewater system and, at their own cost, connect the unit to such system or systems when such services become available. Such connection costs may include offsite as well as onsite costs.
- (g) An evaluation by a qualified professional is required to confirm there is a sufficient groundwater supply available to meet the needs of the proposed development, and not interfere with any existing surrounding water users.
- (h) Utility rights-of-way and/or easement agreements may also be required as a condition of approval for a new development to allow for connection to a municipal or regional water and/or wastewater system.

### (8) Landscaping

- (a) Landscaping shall be subject to section 6.14 or as required by the Development Authority.

### (9) Common Storage

- (a) A bare land condominium development shall provide common storage area(s) for the sole use of the condominium unit owners in the amount of not less than 9.2 m<sup>2</sup> (100 ft<sup>2</sup>) per unit, landscaped and screened to the satisfaction of the Development Authority.

### (10) Parking and Loading

- (a) Off-street parking and/or loading areas for non-residential uses shall be provided as required by section 6.19 or as required by the Development Authority.
- (b) Each condominium unit must provide a minimum of two (2) parking stalls.
- (c) A bare land condominium development shall provide one additional parking space for every five (5) bare land condominium units for guest and overflow parking requirements.

### (11) Height of Buildings

- (a) The maximum height of a Recreational Vehicle, including Park Model, shall be 5.36 m (17.6 ft) measured from the grade level to the peak.
- (b) The maximum height of an amenity building shall be as approved by the Development Authority.
- (c) Height restrictions for accessory structures are referred to in PART 6 – GENERAL REGULATIONS.

### (12) Keeping of Animals

- (a) The keeping of animals, livestock or poultry, with the exception of dogs, cats and such other domestic pets as are typically kept indoors, is prohibited.
- (b) Not more than two (2) dogs, excluding unweaned pups, shall be kept on a condominium unit.

- (c) Any dogs, cats and other domestic animals kept on a condominium unit must be controlled so that they do not create a nuisance.
- (d) No pets or domestic animals are to be kept on a commercial basis.

**(13) Objects Prohibited or Restricted in Yards**

- (a) No person shall keep in their yards:
  - (i) any unlicensed, dismantled, wrecked or dilapidated vehicles;
  - (ii) any object or chattel which, in the opinion of the Development Officer, is unsightly or tends to adversely affect the amenities of the area;
  - (iii) building materials or supplies other than what the Development Officer considers is necessary for the completion of construction work on the site;
  - (iv) sea containers (sea-can); or
  - (v) tarp/canvas covered structure

**(14) Unsightly Premises**

- (a) No person shall keep an unsightly property to the extent that it would detrimentally affect the repose, amenities, use, value or enjoyment of the surrounding lands in reasonable proximity to the unsightly premises, or is otherwise detrimental to the surrounding area or in an unsightly condition as defined by the *Municipal Government Act*.

**(15) Additional Regulations**

- (a) Permitted and discretionary uses shall adhere to PART 6 – GENERAL REGULATIONS.

LACOMBE  
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# HAMLET DISTRICT



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## 7.11 HAMLET DISTRICT (H)

### 1 PURPOSE

The purpose of the Hamlet 'H' District is to provide for residential uses with commercial and industrial uses that are compatible in scale and appearance with surrounding development, to encourage hamlet growth and development. This District applies to the Hamlets of Haynes, Joffre, Morningside and Tees, as well as the communities of Hespero and Rosedale Valley.

### 2 USES

PERMITTED	DISCRETIONARY
Accessory building and use	Agri-commercial
Community facility	Agri-industrial
Dwelling, single detached	Accommodation and convention services
Home based business, minor	Adult care residence
Protective and emergency services	Alternative energy, personal
Public use	Automotive, farm equipment and recreational vehicle services
Public utility	Bed and breakfast
Public utility building	Contractor business
Tourist information services and facilities	Dwelling, apartment
	Dwelling, duplex
	Dwelling, fourplex
	Dwelling, mobile/manufactured home
	Dwelling, moved-in residence
	Dwelling, row housing
	Dwelling, secondary suite
	Eating and drinking establishment
	Government service

PERMITTED	DISCRETIONARY
	Health service
	Home based business, major
	Industrial, light manufacturing and processing
	Minor business or trade
	Mobile vendor
	Neighbourhood convenience store
	Office
	Personal service establishment
	Recreation facilities, indoor
	Recreation facilities, outdoor
	Recycling depot
	Retail, minor
	Special event, minor
	Tourist home
	Veterinary hospital

### 3 REGULATIONS

#### (1) Minimum Site Area

- (a) A property that is to be used as a site for a residential dwelling shall have a minimum area as stipulated in the following regulations:

*Unserviced (private water and wastewater systems)*

1,858.06 m<sup>2</sup> (20,000 ft<sup>2</sup>)

2,787.09 m<sup>2</sup> (30,000 ft<sup>2</sup>) in Rosedale Valley

all with a minimum parcel width of 30.48 m (100 ft)

*Serviced (municipal water and wastewater systems)*

550.45 m<sup>2</sup> (5,925 ft<sup>2</sup>)

with a minimum parcel width of 15.24 m (50 ft)

*Licensed wastewater collection system only*

1,250.01 m<sup>2</sup> (13,455 ft<sup>2</sup>)

with a minimum parcel width of 30.48 m (100 ft)

*Licensed water distribution system only*

1,858.06 m<sup>2</sup> (20,000 ft<sup>2</sup>)

with a minimum parcel width of 30.48 m (100 ft)

(b) No dwelling shall be permitted on a property, where the area or width of which is less than the minimum prescribed for this District, except that a lot with separate title in the Land Titles Office may be used at the discretion of the Development Authority provided that the development complies with all other requirements of this Bylaw.

(c) Properties that are to be used for non-residential purposes shall have an area as approved by the Subdivision Authority.

## (2) Floor Area

(a) The minimum floor area for a dwelling unit shall be not less than 69.68 m<sup>2</sup> (750 ft<sup>2</sup>). Standards for other uses shall be as required by the Development Authority.

## (3) Site Coverage

(a) The area of land covered by buildings (inc. garages and other accessory buildings) shall not exceed 30% of the total site area.

## (4) Setbacks

(a) The setback from property lines adjoining a right-of-way shall be in accordance with the District in which the right-of-way is located.

(b) Where a right-of-way is situated in the Hamlet 'H' District, the setback from the right-of-way and other property lines shall be as follows:

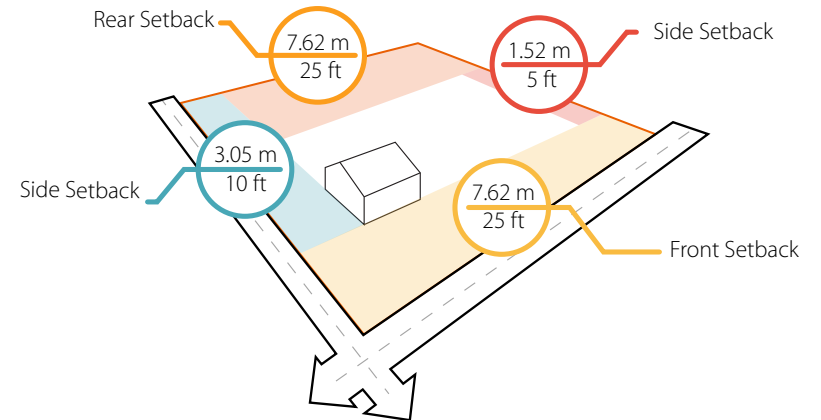
*Detached dwellings*

Front Line 7.62 m (25 ft)

Side Line 1.52 m (5 ft)

3.05 m (10 ft) from a side line adjacent to a right-of-way

Rear Line 7.62 m (25 ft)



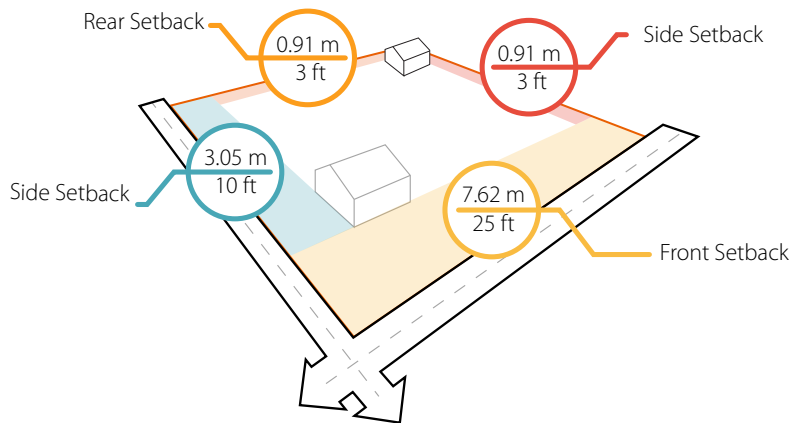
*Buildings accessory to such dwellings*

Front Line 7.62 m (25 ft)

Side Line 0.91 m (3 ft)

3.05 m (10 ft) from a side line adjacent to a right-of-way

Rear Line 0.91 m (3 ft)



*All other uses*

Front Line	As required by the Development Authority
Side Line	As required by the Development Authority
Rear Line	As required by the Development Authority

Notwithstanding the preceding, any building into which a vehicle may enter shall have a driveway on the site of not less than 6.10 m (20 ft) in length in front of the entranceway to the building.

**(5) Height of Buildings**

- (a) The maximum height of a main building shall be 10.06 m (33 ft), unless otherwise approved by the Development Authority.

**(6) Placement of Buildings**

- (a) Buildings shall be located such that the exterior wall is parallel to the front line of the site or to the chord of the front line of the site, unless otherwise approved by the Development Authority.

**(7) Keeping of Animals**

**Domestic Pets**

- (a) The keeping of domestic pets, such as dogs, cats and others as are typically kept indoors, is allowed.
- (b) Not more than two (2) dogs, excluding unweaned pups, shall be kept on a lot in this District.
- (c) Any dogs, cats and other domestic animals kept on a lot must be controlled so that they do not create a nuisance.
- (d) No pets or domestic animals are to be kept on a commercial basis.

**Livestock**

- (e) No livestock are allowed on properties in this District.

**Chickens (or Other Poultry)**

- (f) The maximum number of poultry (hens, ducks, turkeys, pheasants, geese or similar fowl at the Development Authority's discretion) permitted on a property is six (6)
- (g) No person shall keep a rooster on a property in this District.
- (h) Conditions of keeping chickens (or other poultry):
  - (i) A person must register with the Province and obtain a Premise Identification Number (PID) and abide by any Provincial or Federal regulations or legislation. This includes, but is not limited to, following the regulations as required under the Alberta *Animal Health Act* and *Animal Protection Act*.
  - (ii) A person must follow biosecurity procedures recommended by the Canadian Food Inspection Agency to reduce potential for disease outbreak.

- (iii) All poultry must be housed in a secure enclosure (a coop with outdoor enclosure) to prevent predation and escape; no chickens or poultry are permitted to be at large.
- (iv) Coops shall follow the same setbacks for Accessory Buildings.
- (v) Coops must be maintained in good repair and sanitary condition, with waste managed to prevent odors and pests.
- (vi) A person must provide food, water, shelter, light, ventilation, care, and opportunities for essential behaviours such as scratching, dust-bathing, and roosting, all sufficient to maintain the poultry in good health.
- (vii) All deceased poultry must be removed from the property and disposed of in accordance with Alberta's *Disposal of Dead Animals Regulation*.
- (viii) No poultry are to be kept on a commercial basis.

### **Bee Keeping**

- (i) The maximum number of beehives or apiaries permitted on a property in this District is one (1)
- (j) Beehives or apiaries must be located:
  - (i) in the rear yard of the property;
  - (ii) at least 9.14 m (30 ft) from any dwelling; and
  - (iii) at least 3.05 m (10 ft) from any property boundaries.
- (k) Beehive or apiary entrances must be directed away from adjacent residential properties.
- (l) Conditions of bee keeping:

- (i) A person must abide by any Provincial or Federal regulations or legislation. This includes, but is not limited to, following the regulations as required under the Alberta *Bee Act* and the *Animal Health Act*.
- (ii) A person must register with the Province through the Premise Identification Number (PID) program.
- (iii) A person must register annually with the Provincial Apiculturist as required under the Alberta *Bee Act*.
- (i) Beekeepers must maintain the bees in such a condition so as to reasonably prevent undue swarming or aggressive behavior by bees; and ensure that the bees are requeened if they are subject to undue swarming or aggressive behavior.
- (ii) Beekeepers must provide water sources for bees.

### **(8) Objects Prohibited or Restricted in Yards**

- (a) A recreational vehicle shall not be kept on a vacant property, except as to provide temporary accommodation for the registered owner(s) of the property or their building contractor for a period not exceeding one (1) year following the issue of a development permit for the construction of a development on the property and where arrangements, satisfactory to the Development Officer, have been made for the disposal of wastewater effluent.
- (b) If a dwelling already exists on a property, a recreational vehicle may only be used for living and sleeping accommodation by visitors on a temporary, short term basis, not exceeding two (2) weeks.
- (c) Not more than one (1) recreational vehicle shall be stored or parked on a property with a dwelling.
- (d) No person shall keep in their yards:

- (i) any unlicensed, dismantled, wrecked or dilapidated vehicle, unless it is suitably housed or screened from view to the satisfaction of the Development Officer;
- (ii) any object or chattel which, in the opinion of the Development Officer, is unsightly or tends to adversely affect the amenities of the area;
- (iii) building materials or supplies other than what the Development Officer considers is necessary for the completion of construction work on the site;
- (iv) sea containers (sea-can); or
- (v) tarp/canvas covered structure.

(9) **Unsightly Premises**

- (a) No person shall keep an unsightly property to the extent that it would detrimentally affect the repose, amenities, use, value or enjoyment of the surrounding lands in reasonable proximity to the unsightly premises, or is otherwise detrimental to the surrounding area or in an unsightly condition as defined by the *Municipal Government Act*.

(10) **Additional Regulations**

- (a) Permitted and discretionary uses shall adhere to PART 6 – GENERAL REGULATIONS.

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# HAMLET RESIDENTIAL 1 DISTRICT



**H-R1**

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## 7.12 HAMLET RESIDENTIAL 1 DISTRICT (H-R1)

### 1 PURPOSE

The purpose of the Hamlet Residential 1 'H-R1' District is to provide an area for residential development consisting primarily of detached dwellings with other housing types dispersed throughout the District, all of which will be connected to municipal systems.

### 2 USES

PERMITTED	DISCRETIONARY
Accessory building and use	Adult care residence
Dwelling, single detached	Alternative energy, personal
Home based business, minor	Bed and breakfast
	Community facility
	Daycare facility
	Dwelling, apartment
	Dwelling, duplex
	Dwelling, fourplex
	Dwelling, mobile/manufactured home ( <i>existing mobile/manufactured home on approved permanent foundation</i> )
	Dwelling, mobile/manufactured home ( <i>maximum 10 years old, only as a replacement for an existing mobile/manufactured home</i> )
	Dwelling, moved-in residence
	Dwelling, row housing
	Dwelling, secondary suite
	Home based business, major
	Neighbourhood convenience store

PERMITTED	DISCRETIONARY
	Park
	Public use
	Public utility
	Public utility building
	Tourist home

### 3 REGULATIONS

#### (1) Minimum Site Area

*Single detached dwelling, moved-in residence*

549.98 m<sup>2</sup> (5,920 ft<sup>2</sup>)

with a minimum parcel width of 15.24 m (50 ft)

*Duplex dwelling*

274.99 m<sup>2</sup> (2,960 ft<sup>2</sup>)

*Row housing*

Interior parcel 184.96 m<sup>2</sup> (1,991 ft<sup>2</sup>)

Corner parcel 274.99 m<sup>2</sup> (2,960 ft<sup>2</sup>)

*Fourplex*

Interior parcel 179.95 m<sup>2</sup> (1,937 ft<sup>2</sup>)

Corner parcel 184.96 m<sup>2</sup> (1,991 ft<sup>2</sup>)

*Apartment*

1.3 times the building's total floor area

#### (2) Floor Area

*All dwelling units* minimum 69.68 m<sup>2</sup> (750 ft<sup>2</sup>)

**(3) Site Coverage**

*Single detached dwelling, replacement mobile/manufactured home, moved-in residence, duplex dwelling, fourplex or row housing*

55% (includes garage and accessory buildings)

*Apartment*

75% (includes accessory buildings)

**(4) Setbacks**

**General Requirements**

*Single detached dwelling, replacement mobile/manufactured home, moved-in residence, duplex dwelling, fourplex or row housing*

Front 6.10 m (20 ft)

Side 1.52 m (5 ft)

3.05 m (10 ft) from a side line adjacent to a street

Rear 6.10 m (20 ft)

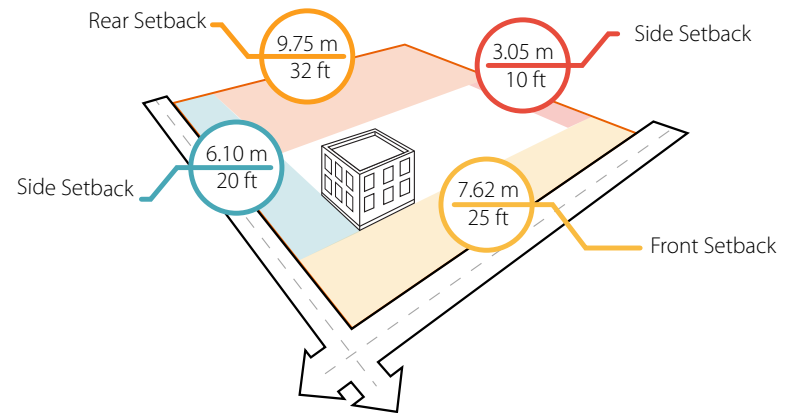
*Apartment*

Front 7.62 m (25 ft)

Side 3.05 m (10 ft)

6.10 m (20 ft) from a side line adjacent to a street

Rear 9.75 m (32 ft)



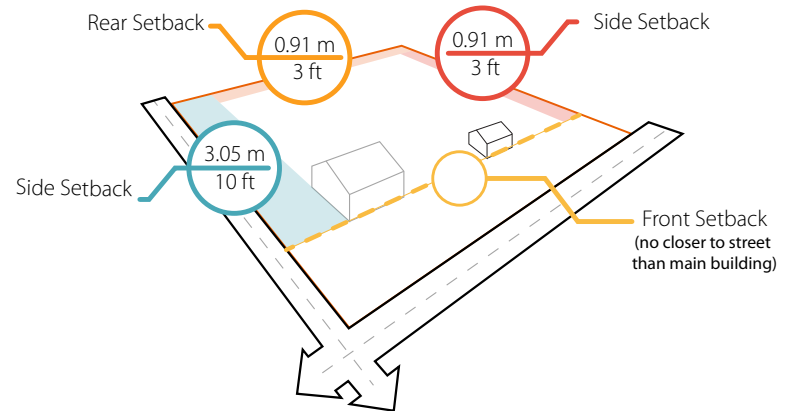
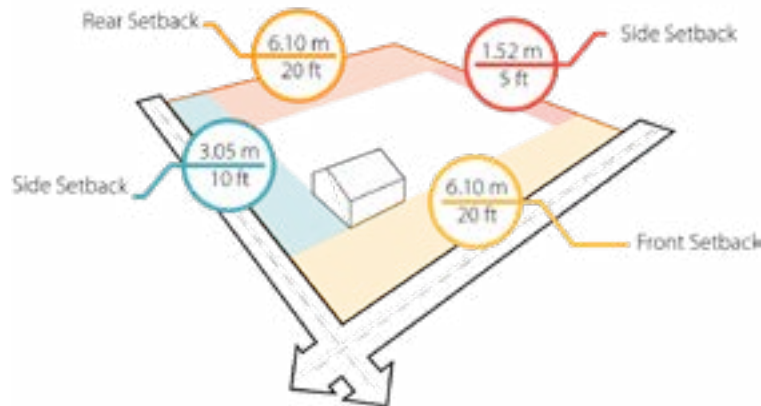
*Accessory buildings*

Front no closer to the street than the main building

Side 0.91 m (3 ft)

3.05 m (10 ft) from a side line adjacent to a street

Rear 0.91 m (3 ft)



### **Buildings with Vehicle Access**

Any building into which a vehicle may enter shall have a driveway on the parcel at least 6.10 m (20 ft) in length, except where the driveway enters a lane, where it shall be either 1.52 m (5 ft) or at least 6.10 m (20 ft).

### **(5) Existing Mobile/Manufactured Homes**

(a) A mobile/manufactured home that exists in the Hamlet Residential 1 'H-R1' District may be replaced with another mobile/manufactured home, no older than ten (10) years, and additions may be permitted at the discretion of the Development Authority.

### **(6) Building Height Maximum**

*Single detached dwelling, replacement mobile/manufactured home, moved-in residence, duplex dwelling, fourplex or row housing*

10.05 m (33 ft)

*Apartment*

12.19 m (40 ft)

*Accessory buildings*

6.10 m (20 ft), subject to height not exceeding the height of the main building

### **(7) Objects Prohibited or Restricted in Yards**

(a) No person shall allow a recreational vehicle, bus or large boat to be stored in any yard abutting a street in a Hamlet Residential 1 'H-R1' District, except in a rear yard on a corner parcel where it shall be stored no closer to the street than the main building.

- (b) No person shall allow a vehicle of more than 2,730 kg (6,019 lbs) GVW and/or a length of 6.4 m (21 ft) to be parked or stored in a Hamlet Residential 1 'H-R1' District property, except those vehicles described in subsection 7(a).
- (c) A recreational vehicle shall not be kept on a vacant property, except as to provide temporary accommodation for the registered owner(s) of the property or their building contractor for a period not exceeding one (1) year following the issue of a development permit for the construction of a development on the property and where arrangements, satisfactory to the Development Officer, have been made for the disposal of wastewater effluent.
- (d) If a dwelling already exists on a property, a recreational vehicle may only be used for living and sleeping accommodation by visitors on a temporary, short term basis, not exceeding two (2) weeks.
- (e) Not more than one (1) recreational vehicle shall be stored or parked on a property with a dwelling.
- (f) No person shall keep in their yards:
  - (i) any unlicensed, dismantled, wrecked or dilapidated vehicle, unless it is suitably housed or screened from view to the satisfaction of the Development Officer;
  - (ii) any object or chattel which, in the opinion of the Development Officer, is unsightly or tends to adversely affect the amenities of the area;
  - (iii) building materials or supplies other than what the Development Officer considers is necessary for the completion of construction work on the site;
  - (iv) sea containers (sea-can); or
  - (vii) tarp/canvas covered structures.

(8) **Keeping of Animals**

**Domestic Pets**

- (a) The keeping of domestic pets, such as dogs, cats and others as are typically kept indoors, is allowed.
- (b) Not more than two (2) dogs, excluding unweaned pups, shall be kept on a lot in this District.
- (c) Any dogs, cats and other domestic animals kept on a lot must be controlled so that they do not create a nuisance.
- (d) No pets or domestic animals are to be kept on a commercial basis.

**Livestock**

- (e) No livestock are allowed on properties in this District.

**Chickens (or Other Poultry)**

- (f) The maximum number of poultry (hens, ducks, turkeys, pheasants, geese or similar fowl at the Development Authority's discretion) permitted on a property is six (6)
- (g) No person shall keep a rooster on a property in this District.
- (h) Conditions of keeping chickens (or other poultry):
  - (i) A person must register with the Province and obtain a Premise Identification Number (PID) and abide by any Provincial or Federal regulations or legislation. This includes, but is not limited to, following the regulations as required under the Alberta *Animal Health Act* and *Animal Protection Act*.
  - (ii) A person must follow biosecurity procedures recommended by the Canadian Food Inspection Agency to reduce potential for disease outbreak.

- (iii) All poultry must be housed in a secure enclosure (a coop with outdoor enclosure) to prevent predation and escape; no chickens or poultry are permitted to be at large.
- (iv) Coops shall follow the same setbacks for Accessory Buildings.
- (v) Coops must be maintained in good repair and sanitary condition, with waste managed to prevent odors and pests.
- (vi) A person must provide food, water, shelter, light, ventilation, care, and opportunities for essential behaviours such as scratching, dust-bathing, and roosting, all sufficient to maintain the poultry in good health.
- (vii) All deceased poultry must be removed from the property and disposed of in accordance with Alberta's *Disposal of Dead Animals Regulation*.
- (viii) No poultry are to be kept on a commercial basis.

**Bee Keeping**

- (i) The maximum number of beehives or apiaries permitted on a property in this District is one (1)
- (j) Beehives or apiaries must be located:
  - (i) in the rear yard of the property;
  - (ii) at least 9.14 m (30 ft) from any dwelling; and
  - (iii) at least 3.05 m (10 ft) from any property boundaries.
- (k) Beehive or apiary entrances must be directed away from adjacent residential properties.
- (l) Conditions of bee keeping:

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- (i) A person must abide by any Provincial or Federal regulations or legislation. This includes, but is not limited to, following the regulations as required under the Alberta *Bee Act* and the *Animal Health Act*.
- (ii) A person must register with the Province through the Premise Identification Number (PID) program.
- (iii) A person must register annually with the Provincial Apiculturist as required under the Alberta *Bee Act*.
- (i) Beekeepers must maintain the bees in such a condition so as to reasonably prevent undue swarming or aggressive behavior by bees; and ensure that the bees are requeened if they are subject to undue swarming or aggressive behavior.
- (ii) Beekeepers must provide water sources for bees.

(9) **Unsightly Premises**

- (a) No person shall keep an unsightly property to the extent that it would detrimentally affect the repose, amenities, use, value or enjoyment of the surrounding lands in reasonable proximity to the unsightly premises, or is otherwise detrimental to the surrounding area or in an unsightly condition as defined by the *Municipal Government Act*.

(10) **Additional Regulations**

- (a) Permitted and discretionary uses shall adhere to PART 6 – GENERAL REGULATIONS of the Bylaw.

LACOMBE  
COUNTY



**HAMLET  
RESIDENTIAL 2  
MOBILE  
HOME  
DISTRICT**



**H-R2**

LACOMBE  
COUNTY

## 7.13 HAMLET RESIDENTIAL 2 MOBILE HOME DISTRICT (H-R2)

### 1 PURPOSE

The purpose of the Hamlet Residential 2 Mobile Home 'H-R2' District is to provide for mobile/manufactured homes on subdivided lots, which will be connected to municipal water and sewer systems.

### 2 USES

PERMITTED	DISCRETIONARY
Accessory building and use	Alternative energy, personal
Dwelling, mobile/manufactured home ( <i>new</i> )	Community facility
Home based business, minor	Daycare facility
	Dwelling, mobile/manufactured home ( <i>relocated, maximum 10 years old</i> )
	Dwelling, modular home/RTM
	Dwelling, single detached ( <i>only as a replacement for an existing single detached dwelling</i> )
	Dwelling, single detached ( <i>existing</i> )
	Home based business, major
	Park
	Public use
	Public utility
	Public utility building
	Tourist home

## 3 REGULATIONS

### (1) Minimum Site Area

*Single wide mobile/manufactured home*      370.03 m<sup>2</sup> (3,983 ft<sup>2</sup>) on interior site  
419.92 m<sup>2</sup> (4,520 ft<sup>2</sup>) on corner site

*Double wide mobile/manufactured home*      470.08 m<sup>2</sup> (5,060 ft<sup>2</sup>) on interior site  
510.03 m<sup>2</sup> (5,490 ft<sup>2</sup>) on corner site

### (2) Floor Area

*All mobile/manufactured homes*      minimum 69.68 m<sup>2</sup> (750 ft<sup>2</sup>)

### (3) Site Coverage

55% (includes garage and accessory buildings)

### (4) Setbacks

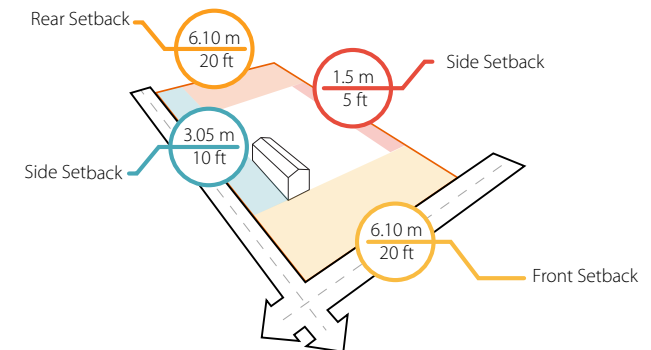
*Mobile/manufactured homes*

Front      6.10 m (20 ft)

Side      1.52 m (5 ft)

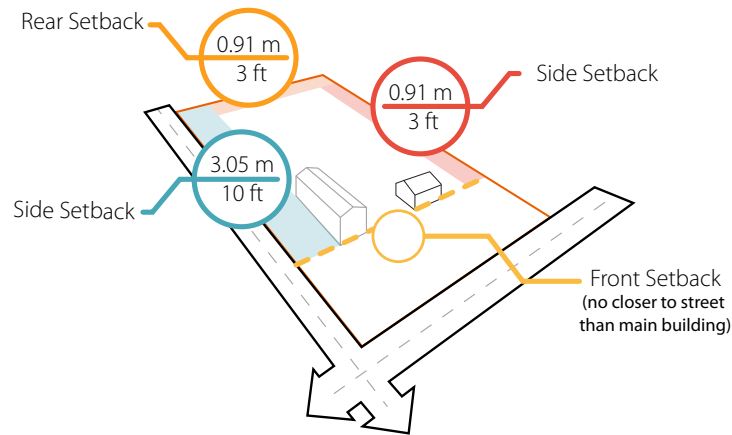
3.05 m (10 ft) from a side line adjacent to a street

Rear      6.10 m (20 ft)



*Accessory buildings*

Front	no closer to the street than the main building
Side	0.91 m (3 ft) 3.05 m (10 ft) from a side line adjacent to a street
Rear	0.91 m (3 ft)



*Buildings with Vehicle Access*

Any building into which a vehicle may enter shall have a driveway on the parcel at least 6.10 m (20 ft) in length, except where the driveway enters a lane, where it shall be at least 1.52 m (5 ft).

**(5) Existing Detached Dwellings**

(a) A single detached dwelling that exists in the Hamlet Residential 2 'H-R2' District may be replaced with another single detached dwelling and additions, and structural alterations to the detached dwelling may be permitted at the discretion of the Development Authority. When deciding on an application for a replacement single detached dwelling, the Development Authority shall apply the regulations prescribed under the Hamlet Residential 1 'H-R1' District.

**(6) Building Height Maximum**

<i>Mobile/manufactured homes and attached structures</i>	6.10 m (20 ft)
<i>Existing single detached dwellings</i>	6.10 m (20 ft)
<i>Accessory buildings</i>	6.10 m (20 ft)

**(7) Objects Prohibited or Restricted in Yards**

- (a) No person shall allow a recreational vehicle, bus, or large boat to be stored in any yard abutting a street in the Hamlet Residential 2 'H-R2' District, except in a rear yard on a corner parcel where it shall be stored no closer to the street than the main building.
- (b) No person shall allow a vehicle of more than 6,019 lbs. (2,730 kg) GW and/or a length of 6.4 m (21 ft) to be parked or stored in the Hamlet Residential 2 'H-R2' District, except those vehicles described in subsection 7(a).
- (c) A recreational vehicle shall not be kept on a vacant property, except as to provide temporary accommodation for the registered owner(s) of the property or their building contractor for a period not exceeding one (1) year following the issue of a development permit for the construction or placement of a development on the property and where arrangements, satisfactory to the Development Officer, have been made for the disposal of wastewater effluent.
- (d) If a dwelling already exists on a property, a recreational vehicle may only be used for living and sleeping accommodation by visitors on a temporary, short term basis, not exceeding two (2) weeks.
- (e) Not more than one (1) recreational vehicle shall be stored or parked on a property with a dwelling.
- (f) No person shall keep in their yards:

- (i) any unlicensed, dismantled, wrecked or dilapidated vehicle, unless it is suitably housed or screened from view to the satisfaction of the Development Officer;
- (ii) any object or chattel which, in the opinion of the Development Officer, is unsightly or tends to adversely affect the amenities of the area;
- (iii) building materials or supplies other than what the Development Officer considers is necessary for the completion of construction work on the site;
- (iv) sea containers (sea-can); or
- (v) tarp/canvas covered structures.

**(8) Keeping of Animals**

**Domestic Pets**

- (a) The keeping of domestic pets, such as dogs, cats and others as are typically kept indoors, is allowed.
- (b) Not more than two (2) dogs, excluding unweaned pups, shall be kept on a lot in this District.
- (c) Any dogs, cats and other domestic animals kept on a lot must be controlled so that they do not create a nuisance.
- (d) No pets or domestic animals are to be kept on a commercial basis.

**Livestock**

- (e) No livestock are allowed on properties in this District.

**Chickens (or Other Poultry)**

- (f) The maximum number of poultry (hens, ducks, turkeys, pheasants, geese or similar fowl at the Development Authority's discretion) permitted on a property is six (6)

- (g) No person shall keep a rooster on a property in this District.
- (h) Conditions of keeping chickens (or other poultry):
  - (i) A person must register with the Province and obtain a Premise Identification Number (PID) and abide by any Provincial or Federal regulations or legislation. This includes, but is not limited to, following the regulations as required under the Alberta *Animal Health Act* and *Animal Protection Act*.
  - (ii) A person must follow biosecurity procedures recommended by the Canadian Food Inspection Agency to reduce potential for disease outbreak.
  - (iii) All poultry must be housed in a secure enclosure (a coop with outdoor enclosure) to prevent predation and escape; no chickens or poultry are permitted to be at large.
  - (iv) Coops shall follow the same setbacks for Accessory Buildings.
  - (v) Coops must be maintained in good repair and sanitary condition, with waste managed to prevent odors and pests.
  - (vi) A person must provide food, water, shelter, light, ventilation, care, and opportunities for essential behaviours such as scratching, dust-bathing, and roosting, all sufficient to maintain the poultry in good health.
  - (vii) All deceased poultry must be removed from the property and disposed of in accordance with Alberta's *Disposal of Dead Animals Regulation*.
  - (viii) No poultry are to be kept on a commercial basis.

## Bee Keeping

- (i) The maximum number of beehives or apiaries permitted on a property in this District is one (1)
- (j) Beehives or apiaries must be located:
  - (i) in the rear yard of the property;
  - (ii) at least 9.14 m (30 ft) from any dwelling; and
  - (iii) at least 3.05 m (10 ft) from any property boundaries.
- (k) Beehive or apiary entrances must be directed away from adjacent residential properties.
- (l) Conditions of bee keeping:
  - (i) A person must abide by any Provincial or Federal regulations or legislation. This includes, but is not limited to, following the regulations as required under the Alberta *Bee Act* and the *Animal Health Act*.
  - (ii) A person must register with the Province through the Premise Identification Number (PID) program.
  - (iii) A person must register annually with the Provincial Apiculturist as required under the Alberta *Bee Act*.
  - (i) Beekeepers must maintain the bees in such a condition so as to reasonably prevent undue swarming or aggressive behavior by bees; and ensure that the bees are requeened if they are subject to undue swarming or aggressive behavior.
  - (ii) Beekeepers must provide water sources for bees.

## (9) Unsightly Premises

- (a) No person shall keep an unsightly property to the extent that it would detrimentally affect the repose, amenities, use, value or enjoyment of the surrounding lands in reasonable proximity to the unsightly premises, or is otherwise detrimental to the surrounding area or in an unsightly condition as defined by the *Municipal Government Act*.

## (10) Additional Regulations

- (a) Permitted and discretionary uses shall adhere to PART 6 – GENERAL REGULATIONS of the Bylaw.

# HAMLET RESIDENTIAL 3 DISTRICT



**H-R3**

LACOMBE  
COUNTY

## 7.14 HAMLET RESIDENTIAL 3 DISTRICT (H-R3)

### 1 PURPOSE

The purpose of the Hamlet Residential 3 'H-R3' District is to provide an area for country residential development that retains the rural character of the area. This District consists of acreage style lots, which utilize a communal or municipal water/wastewater system.

### 2 USES

PERMITTED	DISCRETIONARY
Accessory building and use where the total building area for all such buildings on the lot shall not exceed 92.90 m <sup>2</sup> (1,500 ft <sup>2</sup> )	Accessory building and use where the total building area for all such buildings on the lot exceeds 92.90 m <sup>2</sup> (1,500 ft <sup>2</sup> )
Dwelling, single detached	Alternative energy, personal
Dwelling, secondary suite	Bed and breakfast
Home based business, minor	Community facility
	Home based business, major
	Public use
	Public utility
	Public utility building
	Tourist home

### 3 REGULATIONS

#### (1) Minimum Site Area

- (a) A property that is to be used as a site for residential dwelling shall have an area of at least 0.2 ha (0.5 ac) but less than 0.40 ha (1.00 ac).

- (b) Council may at its discretion reduce the minimum parcel size requirement if additional open space is provided in excess of the maximum reserve dedications under the Act. Any reduction of lot size shall be calculated on the basis that

a decrease of 0.02 ha (0.05 ac) may be permitted for every additional 1% of the gross developable land which is provided as open space to the extent that no lot shall be smaller than 0.1 ha (0.25 ac) in size.

- (c) For the purpose of this Bylaw, gross developable land shall be considered as the land that is available for development after road widening, environmental reserve (or reserve easement) and public utility lots are deducted from the titled area.
- (d) All proposed parcels shall have an environmentally suitable developable area of not less than 0.06 ha (0.15 ac).
- (e) Properties that are to be used for non-residential purposes shall have an area as approved by the Subdivision Authority.

#### (2) Floor Area

- (a) The minimum floor area for a dwelling unit shall be:

<i>one-storey dwelling</i>	83.61 m <sup>2</sup> (900 ft <sup>2</sup> )
<i>two-storey dwelling</i>	111.48 m <sup>2</sup> (1,200 ft <sup>2</sup> )

- (b) Standards for other uses shall be as required by MPC.

#### (3) Site Coverage

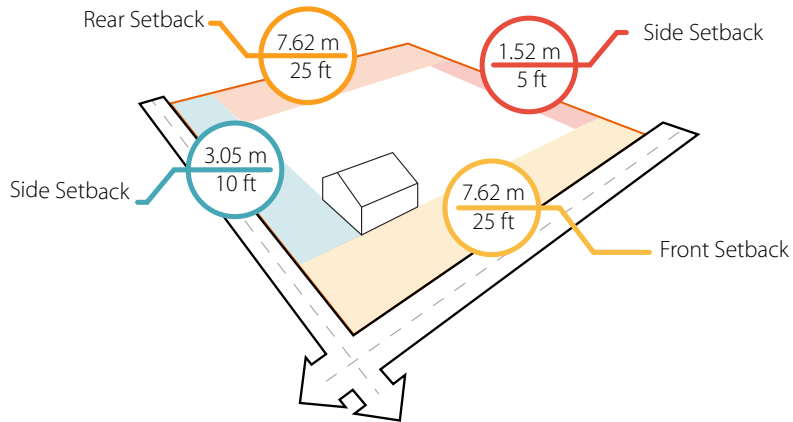
- (a) the area of land covered by buildings (includes garage and accessory buildings) to be a maximum of 55%.

#### (4) Setbacks

*Single detached dwelling or other moved in residence*

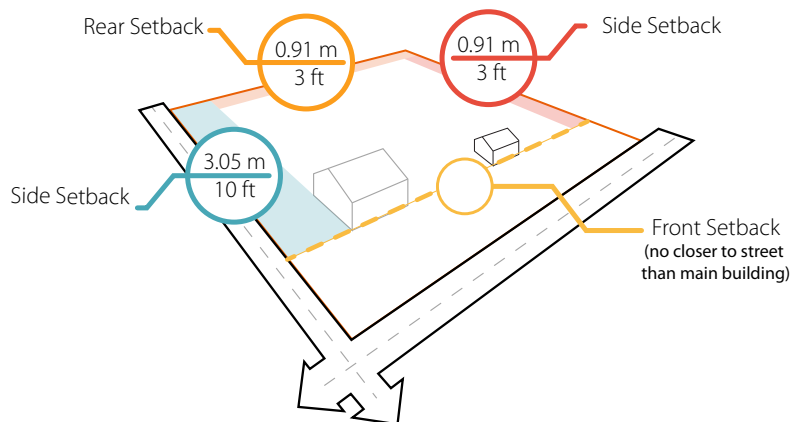
Front	7.62 m (25 ft)
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Side	1.52 m (5 ft)
	3.05 m (10 ft) from a side line adjacent to a street
Rear	7.62 m (25 ft)



*Accessory buildings*

Front	no closer to the street than the main building
Side	0.91 m (3 ft)
	3.05 m (10 ft) from a side line adjacent to a street
Rear	0.91 m (3 ft)



(5) **Building Height Maximum**

<i>Principal dwelling</i>	10.06 m (33 ft)
<i>Accessory buildings</i>	6.10 m (20 ft)

(6) **Servicing**

- (a) All parcels in the District shall be serviced by a communal wastewater system or alternatively, may be directed connected to a municipal or regional wastewater system.
- (b) All parcels in this District shall be serviced by a municipal water system.
- (c) Details shall be provided to the County as to how the system will be managed and operated. A communal system must be designed and built in accordance with provincial standards, and shall be licensed by the Province.
- (d) Where a communal wastewater system is required, the proposed development shall be serviced by a communal holding tank or a communal tertiary treatment system that complies with the National Sanitation Foundation International Standard for Wastewater Technology, NSF-40 Standard for Residential Wastewater Treatment Systems or the CAN/BNQ 3680-910 Standard for Wastewater Treatment Systems. Either system must have the ability to connect to the regional system when it becomes available.
- (e) Developers of new multi-lot subdivisions may be required to register a caveat on each residential parcel regarding a deferred services agreement notifying each future lot owner of the requirement to contribute to the cost of a municipal wastewater system and, at their own cost, connect the lot to such system or systems when such services become available. Such connection costs may include offsite as well as onsite costs.

- (f) Utility rights-of-way and/or easement agreements may also be required as a condition of approval for new multi-lot subdivisions to allow for connection to a municipal water and/or wastewater system.

## (7) Keeping of Animals

### Domestic Pets

- (a) The keeping of domestic pets, such as dogs, cats and others as are typically kept indoors, is allowed.
- (b) Not more than two (2) dogs, excluding unweaned pups, shall be kept on a lot in this District.
- (c) Any dogs, cats and other domestic animals kept on a lot must be controlled so that they do not create a nuisance.
- (d) No pets or domestic animals are to be kept on a commercial basis.

### Livestock

- (e) No livestock are allowed on properties in this District.

### Chickens (or Other Poultry)

- (f) The maximum number of poultry (hens, ducks, turkeys, pheasants, geese or similar fowl at the Development Authority's discretion) permitted on a property is six (6)
- (g) No person shall keep a rooster on a property in this District.
- (h) Conditions of keeping chickens (or other poultry):
  - (i) A person must register with the Province and obtain a Premise Identification Number (PID) and abide by any Provincial or Federal regulations or legislation. This includes, but is not limited to, following the regulations as required under the *Alberta Animal Health Act* and *Animal Protection Act*.

- (ii) A person must follow biosecurity procedures recommended by the Canadian Food Inspection Agency to reduce potential for disease outbreak.
- (iii) All poultry must be housed in a secure enclosure (a coop with outdoor enclosure) to prevent predation and escape; no chickens or poultry are permitted to be at large.
- (iv) Coops shall follow the same setbacks for Accessory Buildings.
- (v) Coops must be maintained in good repair and sanitary condition, with waste managed to prevent odors and pests.
- (vi) A person must provide food, water, shelter, light, ventilation, care, and opportunities for essential behaviours such as scratching, dust-bathing, and roosting, all sufficient to maintain the poultry in good health.
- (vii) All deceased poultry must be removed from the property and disposed of in accordance with Alberta's *Disposal of Dead Animals Regulation*.
- (viii) No poultry are to be kept on a commercial basis.

### Bee Keeping

- (i) The maximum number of beehives or apiaries permitted on a property in this District is one (1)
- (j) Beehives or apiaries must be located:
  - (i) in the rear yard of the property;
  - (ii) at least 9.14 m (30 ft) from any dwelling; and
  - (iii) at least 3.05 m (10 ft) from any property boundaries.

- (k) Beehive or apiary entrances must be directed away from adjacent residential properties.
- (l) Conditions of bee keeping:
  - (i) A person must abide by any Provincial or Federal regulations or legislation. This includes, but is not limited to, following the regulations as required under the Alberta *Bee Act* and the *Animal Health Act*.
  - (ii) A person must register with the Province through the Premise Identification Number (PID) program.
  - (iii) A person must register annually with the Provincial Apiculturist as required under the Alberta *Bee Act*.
  - (i) Beekeepers must maintain the bees in such a condition so as to reasonably prevent undue swarming or aggressive behavior by bees; and ensure that the bees are requeened if they are subject to undue swarming or aggressive behavior.
  - (ii) Beekeepers must provide water sources for bees.

**(8) Objects Prohibited or Restricted in Yards**

- (a) A recreational vehicle shall not be kept on a vacant property, except as to provide temporary accommodation for the registered owner(s) of the property or their building contractor for a period not exceeding one (1) year following the issue of a development permit for the construction of a development on the property and where arrangements, satisfactory to the Development Officer, have been made for the disposal of wastewater effluent.
- (b) If a dwelling already exists on a property, a recreational vehicle may only be used for living and sleeping accommodation by visitors on a temporary, short term basis, not exceeding two (2) weeks.
- (c) Not more than one (1) recreational vehicle shall be stored or parked on a property with a dwelling.

- (d) No person shall keep in their yards:
  - (i) any unlicensed, dismantled, wrecked or dilapidated vehicle, unless it is suitably housed or screened from view to the satisfaction of the Development Officer;
  - (ii) any object or chattel which in the opinion of the Development Officer, is unsightly or tends to adversely affect the amenities of the area;
  - (iii) building materials or supplies other than what the Development Officer considers is necessary for the completion of construction work on the site;
  - (iv) sea containers (sea-can); or
  - (v) tarp/canvas covered structures

**(9) Unsightly Premises**

- (a) No person shall keep an unsightly property to the extent that it would detrimentally affect the repose, amenities, use, value or enjoyment of the surrounding lands in reasonable proximity to the unsightly premises, or is otherwise detrimental to the surrounding area or in an unsightly condition as defined by the *Municipal Government Act*.

**(10) Additional Regulations**

- (a) Permitted and discretionary uses shall adhere to PART 6 – GENERAL REGULATIONS of the Bylaw.

# COUNTRY RESIDENTIAL DISTRICT



**R-CR**

LACOMBE  
COUNTY

## 7.15 COUNTRY RESIDENTIAL DISTRICT (R-CR)

### 1 PURPOSE

The purpose of the Country Residential 'R-CR' District is to generally permit land of low agricultural value to be developed for multi-lot residential use.

### 2 USES

PERMITTED	DISCRETIONARY
Agricultural operation, minor	Accessory building and use where the total building area for all such buildings on the lot is over 139.35 m <sup>2</sup> (1,500 ft <sup>2</sup> )
Accessory building and use where the total building area for all such buildings on the lot is 139.35 m <sup>2</sup> (1,500 ft <sup>2</sup> ) or less	Adult care residence
Dwelling, single detached	Alternative energy, personal
Home based business, minor	Bee keeping
Show home	Community facility
	Dwelling, mobile/manufactured home
	Dwelling, moved-in residence
	Dwelling, secondary suite
	Dwelling, temporary family care
	Home based business, major
	Public use
	Public utility
	Public utility building
	Tarp/canvas covered structure
	Tourist home

## 3 REGULATIONS

### (1) Minimum Site Area

- (a) A residential dwelling shall be located on a lot that has an area of at least 1.01 ha (2.50 ac) but less than 1.62 ha (4 ac), unless the Subdivision Authority has approved a varied parcel size.
- (b) No dwelling shall be permitted on a lot, the area of which is less than the minimum prescribed for this District, except that a lot with separate title in the Land Titles Office may be used at the discretion of the Development Authority provided that the development complies with all other requirements of this Bylaw.
- (c) Lots that are to be used for non-residential purposes shall have an area as approved by the Subdivision Authority.

### (2) Floor Area

- (a) The minimum floor area for a dwelling unit shall be:

*one-storey dwelling*      111.48 m<sup>2</sup> (1,200 ft<sup>2</sup>)

*two-storey dwelling*      148.64 m<sup>2</sup> (1,600 ft<sup>2</sup>)

- (b) Standards for other uses shall be as required by the MPC.

### (3) Site Coverage

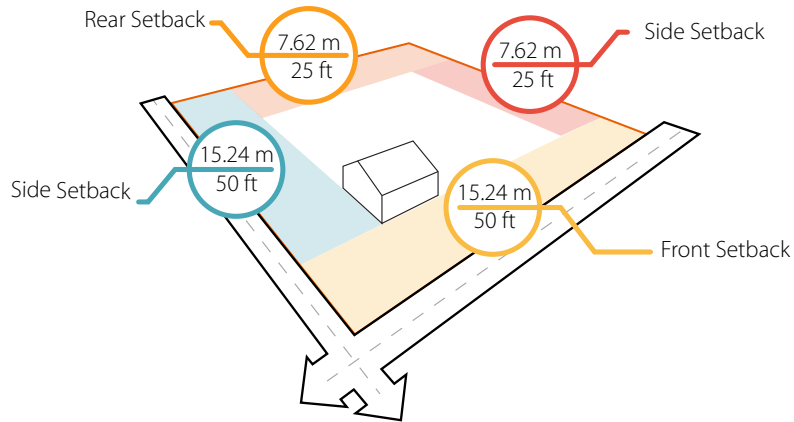
- (a) The area of land covered by buildings (incl. garages and other accessory buildings) shall not exceed 30% of the total site area.

### (4) Setbacks

- (a) The setback from property lines adjoining a right-of-way shall be in accordance with the District in which the right-of-way is located.

- (b) Where a right-of-way is situated in the Country Residential 'R-CR' District, the setback from the right-of-way and other property lines shall be as follows:

Front Line	15.24 m (50 ft)
Side Line	7.62 m (25 ft)
	15.24 m (50 ft) from a side line adjacent to a right-of-way other than a lane
Rear Line	7.62 m (25 ft)



(5) **Height of Buildings**

- (a) The maximum height for a main building shall be 10.06 m (33 ft), unless otherwise approved by the Development Authority.

(6) **Keeping of Animals**

**Domestic Pets**

- (a) The keeping of domestic pets, such as dogs, cats and others as are typically kept indoors, is allowed.
- (b) Not more than two (2) dogs, excluding unweaned pups, shall be kept on a lot in this District.

- (c) Any dogs, cats and other domestic animals kept on a lot must be controlled so that they do not create a nuisance.
- (d) No pets or domestic animals are to be kept on a commercial basis.

**Livestock**

- (e) The maximum number of livestock permitted on any lot is up to 10 Livestock Units (LUs) per each full increment of 0.2 ha (0.5 ac)
- (f) The number of livestock that constitute a Livestock Unit (LU) are as follows:

LIVESTOCK UNIT (LUS) BY ANIMAL TYPE	
Animal Type	Livestock Units (LUs) per Animal
Cow	20
Horse/Mule/Donkey	20
Pig	20
Alpaca/Llama	10
Calf (weaned, up to 1 year old)	10
Miniature horse	10
Sheep/Goat	10
Other	10

*Calves, foals, lambs, gilts, kids at mothers' side (not weaned) are not considered to be livestock units*

- (g) A person may be allowed to keep more livestock than the specified limit if, in the opinion of the Development Authority, the site is suitable for such use, and it is considered that the additional numbers would not create a nuisance for neighbouring properties.
- (i) Anyone wishing to exceed the allowed livestock units must submit a development permit application.

- (ii) The development permit application shall be accompanied by a pasture management plan and manure management plan.
  - (iii) The development permit application will be considered a discretionary use, requiring approval from the Municipal Planning Commission and circulation to nearby landowners for a 21-day appeal period.
- (h) Conditions of keeping livestock:
- (i) A person must register with the Province and obtain a Premise Identification Number (PID) and abide by any Provincial or Federal regulations or legislation. This includes, but is not limited to, following the regulations as required under the Alberta *Animal Health Act* and *Animal Protection Act*.
  - (ii) Livestock structures shall follow the same setbacks for Accessory Buildings.
  - (iii) Livestock must be housed in clean and sanitary conditions with adequate space.
  - (iv) Manure management practices must be in place to prevent odours, runoff, and potential contamination.
  - (v) All deceased livestock must be removed from the property and disposed of in accordance with Alberta's *Disposal of Dead Animals Regulation*.
  - (vi) No livestock are to be kept on a commercial basis.

**Chickens (or Other Poultry)**

- (i) The maximum number of poultry (hens, ducks, turkeys, pheasants, geese or similar fowl at the Development Authority's discretion) permitted on any sized lot in this District is twelve (12).

- (j) A person may be allowed to keep more poultry than the specified limit if, in the opinion of the Development Authority, the site is suitable for such use, and it is considered that the additional numbers would not create a nuisance for neighbouring properties.
  - (i) Anyone wishing to exceed the allowed limit must submit a development permit application.
  - (ii) The development permit application will be considered a discretionary use, requiring approval from the Municipal Planning Commission and circulation to nearby landowners for a 21-day appeal period.
- (k) No person shall keep a rooster on a lot in this District.
- (l) Conditions of keeping chickens (or other poultry):
  - (i) A person must register with the Province and obtain a Premise Identification Number (PID) and abide by any Provincial or Federal regulations or legislation. This includes, but is not limited to, following the regulations as required under the Alberta *Animal Health Act* and *Animal Protection Act*.
  - (ii) A person must follow biosecurity procedures recommended by the Canadian Food Inspection Agency to reduce potential for disease outbreak.
  - (iii) Poultry must be housed in a secure enclosure (a coop with outdoor enclosure) to prevent predation and escape; no chickens or poultry are permitted to be at large.
  - (iv) Coops shall follow the same setbacks for Accessory Buildings.
  - (v) Coops must be maintained in good repair and sanitary condition, with waste managed to prevent odors and pests.

- (vi) A person must provide food, water, shelter, light, ventilation, care, and opportunities for essential behaviours such as scratching, dust-bathing, and roosting, all sufficient to maintain the poultry in good health.
- (vii) All deceased poultry must be removed from the property and disposed of in accordance with Alberta's *Disposal of Dead Animals Regulation*.
- (viii) No poultry are to be kept on a commercial basis.

### **Bee Keeping**

- (m) The maximum number of beehives or apiaries permitted on a lot in this District is two (2).
- (n) A person may be allowed to keep more beehives than the specified limit if, in the opinion of the Development Authority, the site is suitable for such use, and it is considered that the additional numbers would not create a nuisance for neighbouring properties.
  - (i) Anyone wishing to exceed the allowed limit must submit a development permit application.
  - (ii) The development permit application will be considered a discretionary use, requiring approval from the Municipal Planning Commission and circulation to nearby landowners for a 21-day appeal period.
- (o) Beehives or apiaries must be located:
  - (i) in the rear yard of the property;
  - (ii) at least 9.14 m (30 ft) from any dwelling; and
  - (iii) at least 3.05 m (10 ft) from any property boundaries.
- (p) Beehive or apiary entrances must be directed away from adjacent residential properties.

- (q) Conditions of bee keeping:
  - (i) A person must abide by any Provincial or Federal regulations or legislation. This includes, but is not limited to, following the regulations as required under the Alberta *Bee Act* and the *Animal Health Act*.
  - (ii) A person must register with the Province through the Premise Identification Number (PID) program.
  - (iii) A person must register annually with the Provincial Apiculturist as required under the Alberta *Bee Act*.
  - (iv) Beekeepers must maintain the bees in such a condition so as to reasonably prevent undue swarming or aggressive behavior by bees; and ensure that the bees are requeened if they are subject to undue swarming or aggressive behavior.
  - (v) Beekeepers must provide water sources for bees.
  - (vi) Beehives or apiaries must be maintained to ensure that they do not pose a health hazard to residents or neighbours.
  - (vii) No beekeeping is to be on a commercial basis.

### **(7) Objects Prohibited or Restricted in Yards**

- (a) A recreational vehicle shall not be kept on a vacant lot, except as to provide temporary accommodation for the registered owner(s) of the lot or their building contractor for a period not exceeding one (1) year following the issue of a development permit for the construction of a development on the lot and where arrangements, satisfactory to the Development Officer, have been made for the disposal of wastewater effluent.
- (b) If a dwelling already exists on a lot, a recreational vehicle may only be used for living and sleeping accommodation by visitors on a temporary, short term basis, not exceeding two (2) weeks.

- (c) Not more than two (2) recreational vehicles shall be stored or parked on a lot with a dwelling.
- (d) No person shall keep in their yards:
  - (i) any unlicensed, dismantled, wrecked or dilapidated vehicle, unless it is suitably housed or screened from view to the satisfaction of the Development Officer;
  - (ii) any object or chattel which, in the opinion of the Development Officer, is unsightly or tends to adversely affect the amenities of the area;
  - (iii) building materials or supplies other than what the Development Officer considers is necessary for the completion of construction work on the site;
  - (iv) sea containers (sea-can); or
  - (v) tarp/canvas covered structure unless it meets Section 6.2(8) of this Bylaw, is site specifically designed and approved by a professional engineer, and has received approval from the Development Authority.

**(8) Unsightly Premises**

- (a) No person shall keep an unsightly property to the extent that it would detrimentally affect the repose, amenities, use, value or enjoyment of the surrounding lands in reasonable proximity to the unsightly premises, or is otherwise detrimental to the surrounding area or in an unsightly condition as defined by the *Municipal Government Act*.

**(9) Additional Regulations**

- (a) Permitted and discretionary uses shall adhere to PART 6 – GENERAL REGULATIONS.

LACOMBE  
COUNTY



# COUNTRY RESIDENTIAL ESTATE DISTRICT



**R-CRE**

LACOMBE  
COUNTY

## 7.16 COUNTRY RESIDENTIAL ESTATE DISTRICT (R-CRE)

### 1 PURPOSE

The purpose of the Country Residential Estate 'R-CRE' District is to permit lands to be developed for multi-lot residential use at a higher density than the Country Residential 'R-CR' District.

### 2 USES

PERMITTED	DISCRETIONARY
Dwelling, single detached	Alternative energy, personal
Accessory building and use where the total building area for all such buildings on the lot shall not exceed 111.48 m <sup>2</sup> (1200 ft <sup>2</sup> )	Accessory building and use where the total building area for all such buildings on the lot exceeds 111.48 m <sup>2</sup> (1200 ft <sup>2</sup> )
Home based business, minor	Bee keeping
Show home	Community facility
	Dwelling, secondary suite
	Home based business, major
	Public use
	Public utility
	Public utility building
	Tourist home

## 3 REGULATIONS

### (1) Minimum Site Area

- A lot that is to be used as a site for a residential dwelling shall have an area of at least 0.51 ha (1.25 ac) but less than 1.01 ha (2.50 ac), unless the Subdivision Authority has approved a varied parcel size.
- Council may at its discretion reduce the minimum lot size requirement if additional open space is provided in excess of the maximum reserve dedications under the Act. Any reduction of lot size shall be calculated on the basis that a decrease of 0.02 ha (0.05 ac) may be permitted for every additional 1% of the gross developable land which is provided as open space to the extent that no lot shall be smaller than 0.30 ha (0.75 ac) in size.
- For the purpose of this Bylaw, gross developable land shall be considered as the land that is available for development after road widening, environmental reserve (or reserve easement) and public utility lots are deducted from the titled area.
- All proposed lots shall have an environmentally suitable developable area of not less than 0.20 ha (0.50 ac).
- Lots that are to be used for non-residential purposes shall have an area as approved by the Subdivision Authority.

### (2) Floor Area

- The minimum floor area for a dwelling unit shall be:
 

<i>one-storey dwelling</i>	111.48 m <sup>2</sup> (1,200 ft <sup>2</sup> )
<i>two-storey dwelling</i>	148.64 m <sup>2</sup> (1,600 ft <sup>2</sup> )
- Standards for other uses shall be as required by the MPC.

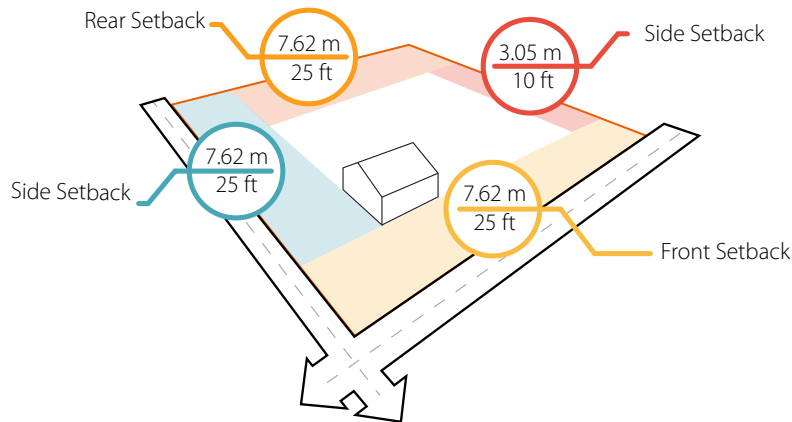
(3) **Site Coverage**

- (a) The area of land covered by buildings (incl. garages and other accessory buildings) shall not exceed 30% of the total site area.

(4) **Setbacks**

- (a) The setback from property lines adjoining a right-of-way shall be in accordance with the District in which the right-of-way is located.
- (b) Where a right-of-way is situated in the Country Residential Estate 'R-CRE' District, the setback from the right-of-way and other property lines shall be as follows:

Front Line	7.62 m (25 ft)
Side Line	3.05 m (10 ft)
	7.62 m (25 ft) from a side line adjacent to a right-of-way other than a lane
Rear Line	7.62 m (25 ft)



(5) **Servicing**

- (a) Unless directed otherwise by an Intermunicipal Development Plan or local plan, country residential estate lots that are 0.51 ha (1.25 acres) or larger in size may be serviced by individual water wells. However, smaller sized lots shall be serviced only by a communal water supply system or alternatively, may be connected directly to a municipal or regional water system.
- (b) No new multi-lot subdivision will be approved unless an evaluation by a qualified professional confirms there is a sufficient groundwater supply available to meet the needs of the proposed development, and not interfere with any existing surrounding water users.
- (c) Where a communal water system is required to service a development, details shall be provided to the County as to how the system will be managed and operated. A communal system must be designed and built in accordance with provincial standards, and shall be licensed by the Province and the County's *Standards Manual*.
- (d) All country residential estate lots that are less than 0.51 ha (1.25 ac) in size shall also be serviced by a communal wastewater system or alternatively, may be directly connected to a municipal or regional wastewater system. Larger lots may have private sewage systems, unless directed otherwise by an Intermunicipal Development Plan or local plan.
- (e) Where a communal wastewater system is required, the proposed development shall be serviced by a system that complies with the National Sanitation Foundation International Standard for Wastewater Technology, NSF-40 Standard for Residential Wastewater Treatment Systems or the CAN/BNQ 3680-910 Standard for Wastewater Treatment Systems.

- (f) Developers of new multi-lot subdivisions may be required to register a caveat on each residential lot regarding a deferred services agreement notifying each future lot owner of the requirement to contribute to the cost of a municipal or regional water and/or wastewater system and, at their own cost, connect the lot to such system or systems when such services become available. Such connection costs may include offsite as well as onsite costs.
- (g) Utility rights-of-way and/or easement agreements may also be required as a condition of approval for new multi-lot subdivisions to allow for connection to a municipal or regional water and/or wastewater system.

**(6) Height of Buildings**

- (a) The maximum height for a main building shall be 10.06 m (33 ft), unless otherwise approved by the Development Authority.

**(7) Keeping of Animals**

**Domestic Pets**

- (a) The keeping of domestic pets, such as dogs, cats and others as are typically kept indoors, is allowed.
- (b) Not more than two (2) dogs, excluding unweaned pups, shall be kept on a lot in this District.
- (c) Any dogs, cats and other domestic animals kept on a lot must be controlled so that they do not create a nuisance.
- (d) No pets or domestic animals are to be kept on a commercial basis.

**Livestock**

- (e) No livestock are allowed on lots in this District.

**Chickens (or Other Poultry)**

- (f) The maximum number of poultry (hens, ducks, turkeys, pheasants, geese or similar fowl at the Development Authority's discretion) permitted on a lot is six (6)
- (g) No person shall keep a rooster on a lot in this District.
- (h) Conditions of keeping chickens (or other poultry):
  - (i) A person must register with the Province and obtain a Premise Identification Number (PID) and abide by any Provincial or Federal regulations or legislation. This includes, but is not limited to, following the regulations as required under the Alberta *Animal Health Act* and *Animal Protection Act*.
  - (ii) A person must follow biosecurity procedures recommended by the Canadian Food Inspection Agency to reduce potential for disease outbreak.
  - (iii) All poultry must be housed in a secure enclosure (a coop with outdoor enclosure) to prevent predation and escape; no chickens or poultry are permitted to be at large.
  - (iv) Coops shall follow the same setbacks for Accessory Buildings.
  - (v) Coops must be maintained in good repair and sanitary condition, with waste managed to prevent odors and pests.
  - (vi) A person must provide food, water, shelter, light, ventilation, care, and opportunities for essential behaviours such as scratching, dust-bathing, and roosting, all sufficient to maintain the poultry in good health.
  - (vii) All deceased poultry must be removed from the property and disposed of in accordance with Alberta's *Disposal of Dead Animals Regulation*.
  - (viii) No poultry are to be kept on a commercial basis.

## Bee Keeping

- (i) The maximum number of beehives or apiaries permitted on a lot in this District is one (1)
- (j) Beehives or apiaries must be located:
  - (i) in the rear yard of the property;
  - (ii) at least 9.14 m (30 ft) from any dwelling; and
  - (iii) at least 3.05 m (10 ft) from any property boundaries.
- (k) Beehive or apiary entrances must be directed away from adjacent residential properties.
- (l) Conditions of bee keeping:
  - (i) A person must abide by any Provincial or Federal regulations or legislation. This includes, but is not limited to, following the regulations as required under the Alberta *Bee Act* and the *Animal Health Act*.
  - (ii) A person must register with the Province through the Premise Identification Number (PID) program.
  - (iii) A person must register annually with the Provincial Apiculturist as required under the Alberta *Bee Act*.
  - (i) Beekeepers must maintain the bees in such a condition so as to reasonably prevent undue swarming or aggressive behavior by bees; and ensure that the bees are requeened if they are subject to undue swarming or aggressive behavior.
  - (ii) Beekeepers must provide water sources for bees.
  - (iii) Beehives or apiaries must be maintained to ensure that they do not pose a health hazard to residents or neighbours.
  - (iv) No beekeeping is to be on a commercial basis.

## (8) Objects Prohibited or Restricted in Yards

- (a) A recreational vehicle shall not be kept on a vacant lot, except as to provide temporary accommodation for the registered owner(s) of the lot or their building contractor for a period not exceeding one (1) year following the issue of a development permit for the construction of a development on the lot and where arrangements, satisfactory to the Development Officer, have been made for the disposal of wastewater effluent.
- (b) If a dwelling already exists on a lot, a recreational vehicle may only be used for living and sleeping accommodation by visitors on a temporary, short term basis, not exceeding two (2) weeks.
- (c) Not more than one (1) recreational vehicle shall be stored or parked on a lot with a dwelling.
- (d) No person shall keep in their yards:
  - (i) any unlicensed, dismantled, wrecked or dilapidated vehicle, unless it is suitably housed or screened from view to the satisfaction of the Development Officer;
  - (ii) any object or chattel which, in the opinion of the Development Officer, is unsightly or tends to adversely affect the amenities of the area;
  - (iii) building materials or supplies other than what the Development Officer considers is necessary for the completion of construction work on the site;
  - (iv) sea containers (sea-can); or
  - (v) tarp/canvas covered structure.

(9) **Unsightly Premises**

- (a) No person shall keep an unsightly property to the extent that it would detrimentally affect the repose, amenities, use, value or enjoyment of the surrounding lands in reasonable proximity to the unsightly premises, or is otherwise detrimental to the surrounding area or in an unsightly condition as defined by the *Municipal Government Act*.

(10) **Additional Regulations**

- (a) Permitted and discretionary uses shall adhere to PART 6 – GENERAL REGULATIONS.

LACOMBE  
COUNTY



# RESIDENTIAL CONSERVATION (CLUSTER) DISTRICT



**R-RCC**

LACOMBE  
COUNTY

## 7.17 RESIDENTIAL CONSERVATION (CLUSTER) DISTRICT (R-RCC)

### 1 PURPOSE

The purpose of the Residential Conservation (Cluster) 'R-RCC' District is to allow clustering of smaller lots to encourage a developer to preserve ecologically sensitive areas, historic sites, agricultural land or other unique characteristics of the land being subdivided.

### 2 USES

PERMITTED	DISCRETIONARY
Dwelling, single detached	Alternative energy, personal
Accessory building and use where the total building area for all such buildings on the lot shall not exceed 92.90 m <sup>2</sup> (1,000 ft <sup>2</sup> )	Community facility
Home based business, minor	Dwelling, secondary suite
Show home	Home based business, major
	Public use
	Public utility
	Public utility building
	Tourist home

### 3 REGULATIONS

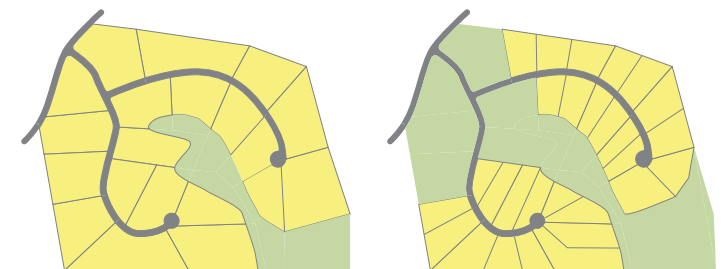
#### (1) Minimum Site Area

- (a) A lot that is to be used as a site for a residential dwelling which is not serviced by communal, municipal or regional water and wastewater systems shall have an area of at least 0.51 ha (1.25 ac) but less than 1.01 ha (2.50 ac), unless the Subdivision Authority has approved a varied parcel size.

- (b) A lot that is to be used as a site for a residential dwelling which is serviced by communal, municipal or regional water and wastewater systems shall have an area of at least 0.10 ha (0.25 ac) but less than 0.51 ha (1.25 ac), unless the Subdivision Authority has approved a varied parcel size.
- (c) Lots that are to be used for non-residential purposes shall have an area as approved by the Subdivision Authority.

#### (2) Density

- (a) The allowable density shall be no greater than is permitted in the Country Residential 'R-CR' District which is 2.5 units per hectare or 1 unit per acre of the titled area.
- (b) Council at its discretion may provide a density bonus if additional open space is provided in excess of the 10% municipal reserve dedication provided for in the Act in order to preserve the primary and secondary conservation areas. This density bonusing shall be calculated as follows:
  - (i) for every 1 ha (2.47 ac) of additional open space beyond the normal 10% municipal reserve requirement, an additional two (2) lots will be allowed over the density limit where the subdivision is not serviced by communal or municipal water or wastewater systems.
  - (ii) for every 1 ha (2.47 ac) of additional open space, beyond the normal 10% municipal reserve requirement, an additional four (4) lots will be allowed over the density limit where the subdivision is serviced by communal or municipal water or wastewater systems.



Typical Development

Cluster Development

- (c) The Subdivision Authority may not wish to have all or any of the additional open space dedicated as municipal reserve. Where the Subdivision Authority chooses not to do so, the open space shall be protected in perpetuity from any further multi-lot subdivision. This may be done by one or more of the following methods:
  - (i) ownership by a condominium or residents association of the owners of dwelling units within the development with restrictive covenants on the open space;
  - (ii) ownership by a condominium or residents association of the owners of dwelling units within the development with a conservation easement granted to the County or a recognized conservation organization; or
  - (iii) the transfer of the open space, with permanent restrictions, to a land trust or other recognized conservation organization acceptable to the County.

**(3) Floor Area**

- (a) The minimum floor area for a dwelling unit shall be:

<i>one-storey dwelling</i>	111.48 m <sup>2</sup> (1,200 ft <sup>2</sup> )
<i>two-storey dwelling</i>	148.64 m <sup>2</sup> (1,600 ft <sup>2</sup> )

- (b) Standards for other uses shall be as required by the Development Authority

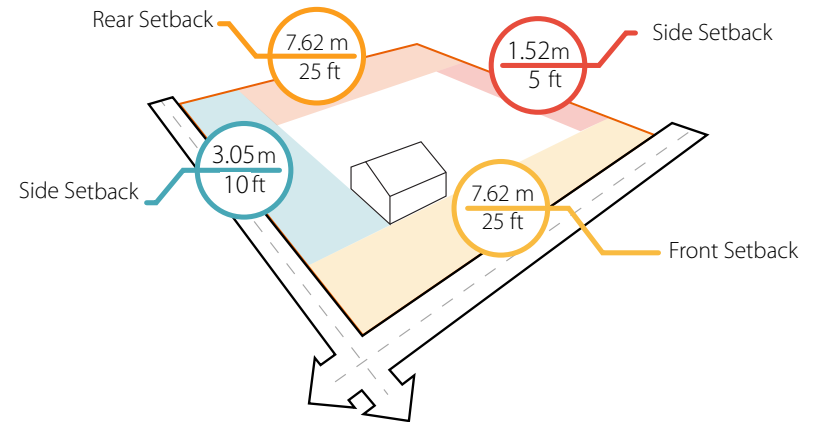
**(4) Site Coverage**

- (a) The area of land covered by buildings (incl. garages and other accessory buildings) shall not exceed 30% of the total site area.

**(5) Setbacks**

- (a) The setback from property lines adjoining a right-of-way shall be in accordance with the District in which the right-of-way is located.
- (b) Where a right-of-way is situated in the Residential Conservation (Cluster) 'R-RCC' District, the setback from the right-of-way and other property lines shall be as follows:

Front Line	7.62 m (25 ft)
Side Line	1.52 m (5 ft) 3.05 m (10 ft) from a side line adjacent to a right-of-way other than a lane
Rear Line	7.62 m (25 ft)



**(6) Height of Buildings**

- (a) The maximum height for a main building shall be 10.06 m (33 ft), unless otherwise approved by the Development Authority.

(7) **Servicing**

**Water Servicing**

- (a) Unless directed otherwise by an Intermunicipal Development Plan or local plan, residential conservation (cluster) lots that are 0.51 ha (1.25 acres) or larger in size may be serviced by individual water wells. However, smaller sized lots shall be serviced only by a communal water supply system or alternatively, may be connected directly to a municipal or regional water system.

**Wastewater Servicing**

- (b) All residential conservation (cluster) lots that are less than 0.51 ha (1.25 ac) in size shall also be serviced by a communal wastewater system or alternatively, may be directly connected to a municipal or regional wastewater system. Larger lots may have private sewage systems, unless directed otherwise by an Intermunicipal Development Plan or local plan.
- (c) Where a communal wastewater system is required, the proposed development shall be serviced by a system that complies with the National Sanitation Foundation International Standard for Wastewater Technology, NSF-40 Standard for Residential Wastewater Treatment Systems or the CAN/BNQ 3680-910 Standard for Wastewater Treatment Systems.

**Wastewater Servicing (Sylvan Lake)**

- (d) Notwithstanding subsection (c), all residential conservation (cluster) lots that form part of a subdivision conditionally approved by the County prior to October 14, 2010 within the plan area of the *Sylvan Lake Area Structure Plan*, shall be serviced by only a communal wastewater holding tank system, unless the development can be connected directly to a municipal or regional wastewater system.

- (e) All residential conservation (cluster) lots that form part of a subdivision conditionally approved by the County after October 14, 2010 within the plan area of the *Sylvan Lake Area Structure Plan*, shall be serviced by the regional wastewater system.

**General Regulations**

- (f) Where a communal water system is required to service a development, details shall be provided to the County as to how the system will be managed and operated. A communal system must be designed and built in accordance with provincial standards, and shall be licensed by the Province.
- (g) No new multi-lot subdivision will be approved unless an evaluation by a qualified professional confirms there is a sufficient groundwater supply available to meet the needs of the proposed development, and not interfere with any existing surrounding water users.
- (h) Developers of new multi-lot subdivisions may be required to register a caveat on each residential lot regarding a deferred services agreement notifying each future lot owner of the requirement to contribute to the cost of a municipal or regional water and/or wastewater system and, at their own cost, connect the lot to such system or systems when such services become available. Such connection costs may include offsite as well as onsite costs.
- (i) Utility rights-of-way and/or easement agreements may also be required as a condition of approval for new multi-lot subdivisions to allow for connection to a municipal or regional water and/or wastewater system.

(8) **Keeping of Animals**

**Domestic Pets**

- (a) The keeping of domestic pets, such as dogs, cats and others as are typically kept indoors, is allowed.

- (b) Not more than two (2) dogs, excluding unweaned pups, shall be kept on a lot in this District.
- (c) Any dogs, cats and other domestic animals kept on a lot must be controlled so that they do not create a nuisance.
- (d) No pets or domestic animals are to be kept on a commercial basis.

### **Livestock**

- (e) No livestock are allowed on lots in this District.

### **Chickens (or Other Poultry)**

- (f) The maximum number of poultry (hens, ducks, turkeys, pheasants, geese or similar fowl at the Development Authority's discretion) permitted on a lot is six (6)
- (g) No person shall keep a rooster on a lot in this District.
- (h) Conditions of keeping chickens (or other poultry):
  - (i) A person must register with the Province and obtain a Premise Identification Number (PID) and abide by any Provincial or Federal regulations or legislation. This includes, but is not limited to, following the regulations as required under the Alberta *Animal Health Act* and *Animal Protection Act*.
  - (ii) A person must follow biosecurity procedures recommended by the Canadian Food Inspection Agency to reduce potential for disease outbreak.
  - (iii) All poultry must be housed in a secure enclosure (a coop with outdoor enclosure) to prevent predation and escape; no chickens or poultry are permitted to be at large.
  - (iv) Coops shall follow the same setbacks for Accessory Buildings.

- (v) Coops must be maintained in good repair and sanitary condition, with waste managed to prevent odors and pests.
- (vi) A person must provide food, water, shelter, light, ventilation, care, and opportunities for essential behaviours such as scratching, dust-bathing, and roosting, all sufficient to maintain the poultry in good health.
- (vii) All deceased poultry must be removed from the property and disposed of in accordance with Alberta's *Disposal of Dead Animals Regulation*.
- (viii) No poultry are to be kept on a commercial basis.

### **Bee Keeping**

- (i) The maximum number of beehives or apiaries permitted on a lot in this District is one (1)
- (j) Beehives or apiaries must be located:
  - (i) in the rear yard of the property;
  - (ii) at least 9.14 m (30 ft) from any dwelling; and
  - (iii) at least 3.05 m (10 ft) from any property boundaries.
- (k) Beehive or apiary entrances must be directed away from adjacent residential properties.
- (l) Conditions of bee keeping:
  - (i) A person must abide by any Provincial or Federal regulations or legislation. This includes, but is not limited to, following the regulations as required under the Alberta *Bee Act* and the *Animal Health Act*.
  - (ii) A person must register with the Province through the Premise Identification Number (PID) program.

- (iii) A person must register annually with the Provincial Apiculturist as required under the Alberta *Bee Act*.
- (i) Beekeepers must maintain the bees in such a condition so as to reasonably prevent undue swarming or aggressive behavior by bees; and ensure that the bees are requeened if they are subject to undue swarming or aggressive behavior.
- (ii) Beekeepers must provide water sources for bees.
- (iii) Beehives or apiaries must be maintained to ensure that they do not pose a health hazard to residents or neighbours.
- (iv) No beekeeping is to be on a commercial basis.

**(9) Objects Prohibited or Restricted in Yards**

- (a) A recreational vehicle shall not be kept on a vacant lot, except as to provide temporary accommodation for the registered owner(s) of the lot or their building contractor for a period not exceeding one (1) year following the issue of a development permit for the construction of a development on the lot and where arrangements, satisfactory to the Development Officer, have been made for the disposal of wastewater effluent.
- (b) If a dwelling already exists on a lot, a recreational vehicle may only be used for living and sleeping accommodation by visitors on a temporary, short term basis, not exceeding two (2) weeks.
- (c) Not more than one (1) recreational vehicle shall be stored or parked on a lot with a dwelling.
- (d) No person shall keep in their yards:
  - (i) any unlicensed, dismantled, wrecked or dilapidated vehicle, unless it is suitably housed or screened from view to the satisfaction of the Development Officer;

- (ii) any object or chattel which, in the opinion of the Development Officer, is unsightly or tends to adversely affect the amenities of the area;
- (iii) building materials or supplies other than what the Development Officer considers is necessary for the completion of construction work on the site;
- (iv) sea containers (sea-can); or
- (v) tarp/canvas covered structure.

**(10) Unsightly Premises**

- (a) No person shall keep an unsightly property to the extent that it would detrimentally affect the repose, amenities, use, value or enjoyment of the surrounding lands in reasonable proximity to the unsightly premises, or is otherwise detrimental to the surrounding area or in an unsightly condition as defined by the *Municipal Government Act*.

**(11) Additional Regulations**

- (a) Permitted and discretionary uses shall adhere to PART 6 – GENERAL REGULATIONS.

LACOMBE  
COUNTY



# RESIDENTIAL LAKE AREA DISTRICT



**R-RLA**

LACOMBE  
COUNTY

## 7.18 RESIDENTIAL LAKE AREA DISTRICT (R-RLA)

### 1 PURPOSE

The purpose of the Residential Lake Area 'R-RLA' District is to provide an area for the development of residential land uses in proximity to a lake.

### 2 USES

PERMITTED	DISCRETIONARY
Accessory building and use where the total building area for all such buildings on the parcel is 111.48 m <sup>2</sup> (1,200 ft <sup>2</sup> ) or less	Accessory building and use where the total building area for all such buildings on the parcel is over 111.48 m <sup>2</sup> (1,200 ft <sup>2</sup> )
Dwelling, single detached	Alternative energy, personal
Guest house	Bed and breakfast
Home based business, minor	Community facility
Show home	Dwelling, mobile/manufactured home
	Dwelling, moved-in residence
	Public use
	Public utility
	Public utility building
	Tourist home

### 3 REGULATIONS

#### (1) Minimum Site Area

- (a) A lot that is to be used as a site for a residential dwelling shall have an area of at least 0.51 ha (1.25 ac) but less than 1.01 ha (2.50 ac), unless the Subdivision Authority has approved a varied parcel size.

- (b) Council may at its discretion reduce the minimum lot size requirement if additional open space is provided in excess of the maximum reserve dedications under the Act. Any reduction of lot size shall be calculated on the basis that a decrease of 0.02 ha (0.05 ac) may be permitted for every additional 1% of the **gross developable land** which is provided as open space to the extent that no lot shall be smaller than 0.30 ha (0.75 ac) in size.
- (c) For the purpose of this Bylaw, **gross developable land** shall be considered as the land that is available for development after road widening; environmental reserve (or reserve easement) and public utility lots are deducted from the titled area.
- (d) All proposed lots shall have an environmentally suitable developable area of not less than 0.20 ha (0.50 ac).
- (e) Boundary adjustments or the re-subdivision of lots created prior to June 1, 2002 may be allowed at the discretion of Council.
- (f) No dwelling shall be permitted on a lot the area of which is less than the minimum prescribed for this District, except that a lot with separate title in the Land Titles Office may be used at the discretion of the Development Authority provided that the development complies with all other requirements of this Bylaw.
- (g) Lots that are to be used for non-residential purposes shall have an area as approved by the Subdivision Authority.

#### (2) Floor Area

- (a) The minimum floor area for a dwelling unit shall be not less than 83.61 m<sup>2</sup> (900 ft<sup>2</sup>).
- (b) Standards for other uses shall be as required by the Development Authority.

**(3) Site Coverage**

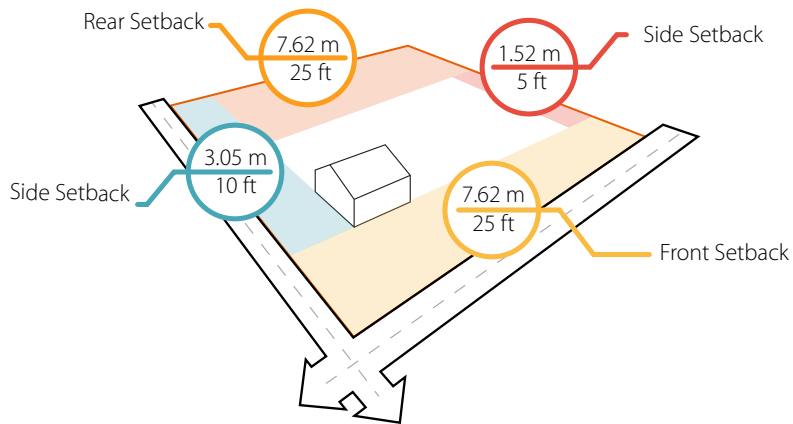
- (a) The area of land covered by buildings (inc. garages and other accessory buildings) shall not exceed 30% of the total site area.

**(4) Setbacks**

- (a) The setback from property lines adjoining a right-of-way shall be in accordance with the District in which the right-of-way is located.
- (b) Where a right-of-way is situated in the Residential Lake Area 'R-RLA' District, the setback from the right-of-way and other property lines shall be as follows:

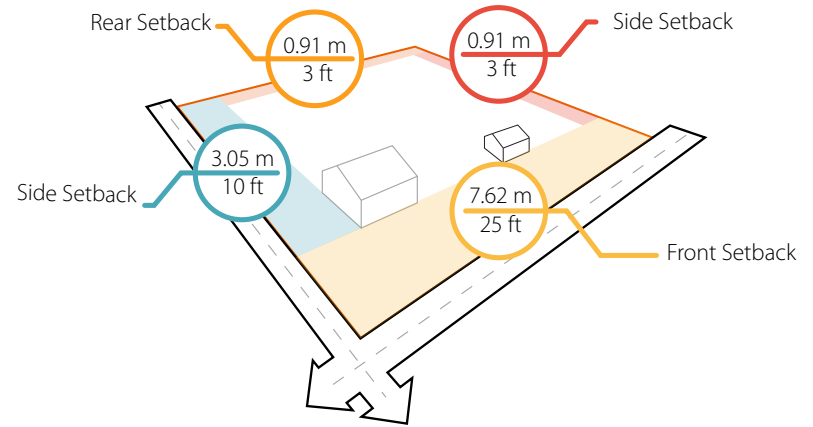
*All dwellings*

Front Line	7.62 m (25 ft)
Side Line	1.52 m (5 ft) 3.05 m (10 ft) from a side line adjacent to a right-of-way
Rear line	7.62 m (25 ft)



*Accessory buildings to such dwellings*

Front Line	7.62 m (25 ft)
Side Line	0.91 m (3 ft) 3.05 m (10 ft) from a side line adjacent to a right-of-way
Rear Line	0.91 m (3 ft)



*All other uses*

Front Line	As required by the Development Authority
Side Line	As required by the Development Authority
Rear Line	As required by the Development Authority

- (c) Notwithstanding the preceding, any building into which a vehicle may enter shall have a driveway on the lot of not less than 6.10 m (20 ft) in length in front of the entranceway to the building.

- (d) Where a property line has been adjusted due to a change in a natural boundary, the setback shall be applied from the original property boundary and any development must be contained within the development area of the original boundary. The Development Authority may make an exception where provision has been made for development on accreted land in a Municipal Development Plan, an Intermunicipal Development Plan or other local plan approved by Council.

(5) **Height of Buildings**

- (a) The maximum height for a main building shall be 10.06 m (33 ft), unless otherwise approved by the Development Authority.

(6) **Servicing**

**Water Servicing**

- (a) Residential lake area lots may be serviced by individual water wells. However, if the lot is part of a subdivision conditionally approved by the County after May 11, 2004, the lot shall be serviced only by a communal water supply system or alternatively, may be connected directly to a municipal or regional water system.

**Wastewater Servicing (Gull Lake)**

- (b) The Development Authority may approve at their discretion the use of individual, onsite advanced wastewater treatment systems that comply with the National Sanitation Foundation International Standard for Wastewater Technology, NSF-40 Standard for Residential Wastewater Treatment Systems or the CAN/BNQ 3680-910 Standard for Stand Alone Wastewater Treatment Systems for developments in the *Gull Lake Intermunicipal Development Plan* boundaries that were given first reading prior to June 30, 2004.

- (c) Subject to clause (i), in other residential area lake subdivisions that were conditionally approved by the County before March 11, 2004, individual, onsite advanced wastewater treatment systems that comply with the National Sanitation Foundation International Standard for Wastewater Technology, NSF-40 Standard for Residential Wastewater Treatment Systems or the CAN/BNQ 3680-910 Standard for Stand Alone Wastewater Treatment Systems shall be required where a detached dwelling, mobile/manufactured home or moved-in residence is proposed to be built or located on a lot, or any addition to an existing dwelling as the Development Authority may direct.

- (i) The Development Authority may allow a holding tank to be used on a lot within a residential lake area subdivision that was conditionally approved by the County before March 11, 2004 if it is satisfied that site conditions require an alternate method of sewage treatment and disposal.

**Wastewater Servicing (Sylvan Lake)**

- (d) All residential lake area lots that form part of a subdivision conditionally approved by the County prior to October 14, 2010 within the plan area of the *Sylvan Lake Area Structure Plan*, shall be serviced by only a communal wastewater holding tank system, unless the development can be connected directly to a municipal or regional wastewater system.
- (e) Notwithstanding subsection (d), all residential lake area lots that form part of a subdivision as described in the *Sylvan Lake Communal Sewage Bylaw* shall be serviced by a municipal wastewater system, as described by the bylaw.
- (f) All residential lake area lots that form part of a subdivision conditionally approved by the County after October 14, 2010 within the plan area of the *Sylvan Lake Area Structure Plan* shall be serviced by the regional wastewater system.

## General Regulations

- (g) Where a communal wastewater system is required, the County will require an evaluation by a qualified professional that confirms the proposed system is capable of servicing the development, and would not adversely affect the lake or other water sources. Details must also be provided describing how the system will be managed and operated. The system must be designed and built in accordance with provincial standards, and shall be licensed by the Province.
- (i) Where a communal water system is required to service a development, details shall be provided to the County as to how the system will be managed and operated. A communal system must be designed and built in accordance with provincial standards, and shall be licensed by the Province and the County's *Standards Manual*.
- (j) No new multi-lot subdivision will be approved unless an evaluation by a qualified professional confirms there is a sufficient groundwater supply available to meet the needs of the proposed development, and not interfere with any existing surrounding water users.
- (k) Developers of new multi-lot subdivisions will be required to register a caveat on each residential lot regarding a deferred services agreement notifying each future lot owner of the requirement to contribute to the cost of a municipal or regional water and/or wastewater system and, at their own cost, connect the lot to such system or systems when such services become available. Such connection costs may include offsite as well as onsite costs.
- (l) Utility rights-of-way and/or easement agreements may also be required as a condition of approval for new multi-lot subdivisions to allow for connection to a municipal or regional water and/or wastewater system.

## (7) Guest Houses

- (a) Not more than one guest house per parcel shall be permitted.
- (b) Sleeping accommodation above a detached garage shall be deemed to be a guest house.

## (8) Placement of Buildings

- (a) Buildings shall be located such that the exterior wall is parallel to the front line of the site or to the chord of the front line of the site, unless otherwise approved by the Development Authority.

## (9) Keeping of Animals

### Domestic Pets

- (a) The keeping of domestic pets, such as dogs, cats and others as are typically kept indoors, is allowed.
- (b) Not more than two (2) dogs, excluding unweaned pups, shall be kept on a lot in this District.
- (c) Any dogs, cats and other domestic animals kept on a lot must be controlled so that they do not create a nuisance.
- (d) No pets or domestic animals are to be kept on a commercial basis.

### Livestock

- (e) No livestock are allowed on lots in this District.

### Chickens (or Other Poultry)

- (f) The maximum number of poultry (hens, ducks, turkeys, pheasants, geese or similar fowl at the Development Authority's discretion) permitted on a lot is six (6)
- (g) No person shall keep a rooster on a lot in this District.

(h) Conditions of keeping chickens (or other poultry):

- (i) A person must register with the Province and obtain a Premise Identification Number (PID) and abide by any Provincial or Federal regulations or legislation. This includes, but is not limited to, following the regulations as required under the Alberta *Animal Health Act* and *Animal Protection Act*.
- (ii) A person must follow biosecurity procedures recommended by the Canadian Food Inspection Agency to reduce potential for disease outbreak.
- (iii) All poultry must be housed in a secure enclosure (a coop with outdoor enclosure) to prevent predation and escape; no chickens or poultry are permitted to be at large.
- (iv) Coops shall follow the same setbacks for Accessory Buildings.
- (v) Coops must be maintained in good repair and sanitary condition, with waste managed to prevent odors and pests.
- (vi) A person must provide food, water, shelter, light, ventilation, care, and opportunities for essential behaviours such as scratching, dust-bathing, and roosting, all sufficient to maintain the poultry in good health.
- (vii) All deceased poultry must be removed from the property and disposed of in accordance with Alberta's *Disposal of Dead Animals Regulation*.
- (viii) No poultry are to be kept on a commercial basis.

### Bee Keeping

- (i) The maximum number of beehives or apiaries permitted on a lot in this District is one (1)

(j) Beehives or apiaries must be located:

- (i) in the rear yard of the property;
- (ii) at least 9.14 m (30 ft) from any dwelling; and
- (iii) at least 3.05 m (10 ft) from any property boundaries.

(k) Beehive or apiary entrances must be directed away from adjacent residential properties.

(l) Conditions of bee keeping:

- (i) A person must abide by any Provincial or Federal regulations or legislation. This includes, but is not limited to, following the regulations as required under the Alberta *Bee Act* and the *Animal Health Act*.
- (ii) A person must register with the Province through the Premise Identification Number (PID) program.
- (iii) A person must register annually with the Provincial Apiculturist as required under the Alberta *Bee Act*.
- (i) Beekeepers must maintain the bees in such a condition so as to reasonably prevent undue swarming or aggressive behavior by bees; and ensure that the bees are requeened if they are subject to undue swarming or aggressive behavior.
- (ii) Beekeepers must provide water sources for bees.
- (iii) Beehives or apiaries must be maintained to ensure that they do not pose a health hazard to residents or neighbours.
- (iv) No beekeeping is to be on a commercial basis.

**(10) Objects Prohibited or Restricted in Yards**

- (a) A recreational vehicle shall not be kept on a vacant lot, except as to provide temporary accommodation for the registered owner(s) of the lot or their building contractor for a period not exceeding one (1) year following the issue of a development permit for the construction of a development on the lot and where arrangements, satisfactory to the Development Officer, have been made for the disposal of wastewater effluent.
- (b) If a dwelling already exists on a lot, a recreational vehicle may only be used for living and sleeping accommodation by visitors on a temporary, short term basis, not exceeding two (2) weeks.
- (c) Not more than two (2) recreational vehicles shall be stored or parked on a lot with a dwelling.
- (d) No person shall keep in their yards
  - (i) any unlicensed, dismantled, wrecked or dilapidated vehicle, unless it is suitably housed or screened from view to the satisfaction of the Development Officer;
  - (i) any object or chattel which, in the opinion of the Development Officer, is unsightly or tends to adversely affect the amenities of the area;
  - (iii) building materials or supplies other than what the Development Officer considers is necessary for the completion of construction work on the site;
  - (iv) sea containers (sea-can); or
  - (v) tarp/canvas covered structure.

**(11) Basement Development**

- (a) Development below grade, including basement development but, excluding footings, pilings and crawl spaces is prohibited in the Birch Bay Subdivision.

**(12) Unsightly Premises**

- (a) No person shall keep an unsightly property to the extent that it would detrimentally affect the repose, amenities, use, value or enjoyment of the surrounding lands in reasonable proximity to the unsightly premises, or is otherwise detrimental to the surrounding area or in an unsightly condition as defined by the *Municipal Government Act*.

**(13) Additional Regulations**

- (a) Permitted and discretionary uses shall adhere to PART 6 – GENERAL REGULATIONS.

# HIGHER DENSITY RESIDENTIAL DISTRICT



**R-HDR**

LACOMBE  
COUNTY

## 7.19 HIGHER DENSITY RESIDENTIAL DISTRICT (R-HDR)

### 1 PURPOSE

The purpose of the Higher Density Residential 'R-HDR' District is to allow for higher density, multi-unit housing with associated commercial uses, in return for the dedication of publicly accessible open space.

### 2 USES

PERMITTED	DISCRETIONARY
Accessory building and use	Accommodation and convention services
Dwelling, apartment	Alternative energy, personal
Dwelling, duplex	Bed and breakfast
Dwelling, fourplex	Community facility
Dwelling, row housing	Eating and drinking establishment
Home based business, minor	Marina and/or boat rental
Show home	Park
	Public use
	Public utility
	Public utility building
	Recreation facilities, indoor
	Recreation facilities, outdoor
	Tourist home

### 3 REGULATIONS

#### (1) Minimum Site Area

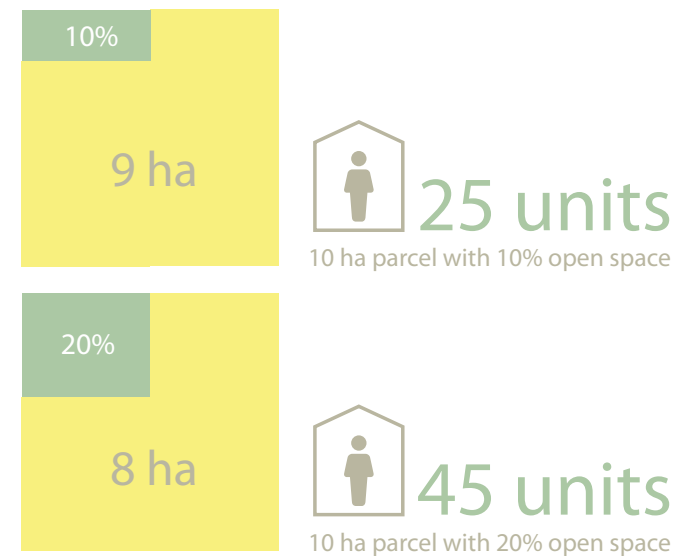
- (a) All of the land contained in the existing titled area, unless otherwise approved by the Subdivision Authority.

#### (2) Floor Area

- (a) The minimum floor area for non-residential uses shall be as required by the Development Authority.

#### (3) Residential Density

- (a) The basic allowable density shall be no greater than 2.5 units per hectare or 1 unit per acre of the titled area.
- (b) A density transfer/bonus system shall be used to provide additional publicly accessible open space in excess of the 10% municipal reserve dedication provided for in the Act. If the subject lands are adjacent to the lakeshore then the open space must be allocated along the lakeshore in addition to the municipal reserve. This density transfer/bonusing shall be calculated as follows:
  - (i) for every 1 ha (2.47 ac) provided as publicly accessible open space, 20 additional dwelling units will be allowed as illustrated below.



#### (4) Site Coverage

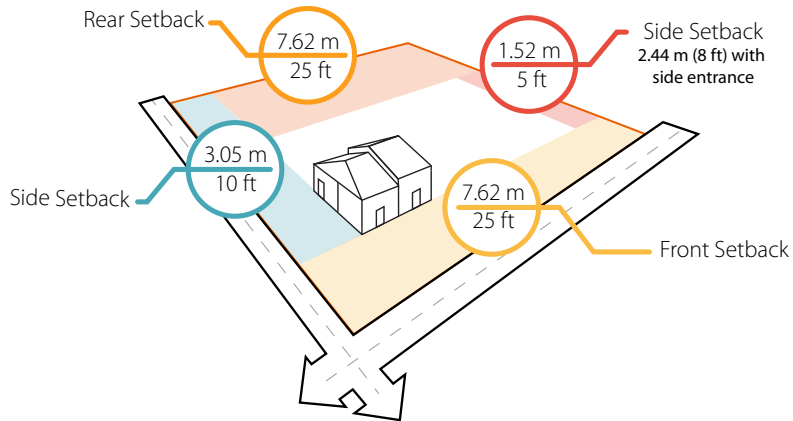
- (a) The area of land covered by buildings (incl. garages and other accessory buildings) shall be at the discretion of the County.

(5) **Setbacks**

- (a) The setback from property lines adjoining a right-of-way shall be in accordance with the District in which the right-of-way is located.
- (b) Where a right-of-way is situated in the Higher Density Residential 'R-HDR' District, the setback from the right-of-way and other property lines shall be as follows:

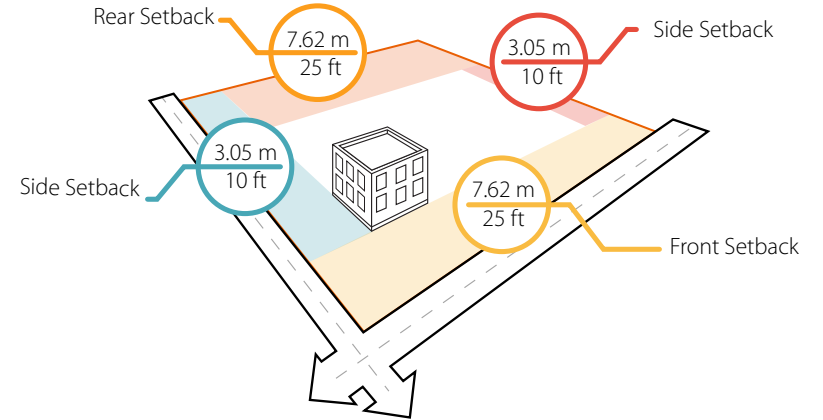
*Row Housing, Duplex, Fourplex*

Front Line	7.62 m (25 ft)
Side Line	1.52 m (5 ft) without a side entrance 2.44 m (8 ft) with side entrance 3.05 m (10 ft) from a side line adjacent to a right of way
Rear Line	7.62 m (25 ft)



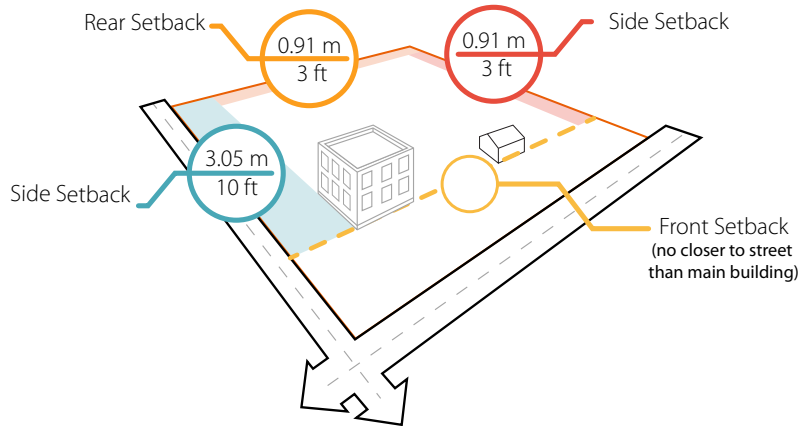
*Apartment*

Front Line	7.62 m (25 ft)
Side Line	0.91 m (3 ft) for each storey or partial storey, but not less than 3.05 m (10 ft)
Rear Line	7.62 m (25 ft)



*Accessory buildings to such dwellings*

Front Line	no closer to the street than the main building
Side Line	0.91 m (3 ft) for each storey or partial storey, but not less than 3.05 m (10 ft)
Rear Line	0.91 m (3 ft) for each storey or partial storey, but not less than 3.05 m (10 ft)



All other uses

Front Line	As required by the Development Authority
Side Line	As required by the Development Authority
Rear Line	As required by the Development Authority

- (c) Where a right-of-way is situated in the Higher Density Residential 'R-HDR' District, the setback from the right-of-way and other property lines for all other non-residential uses shall be as required by the Development Authority.
- (d) Notwithstanding the preceding, any building into which a vehicle may enter shall have a driveway on the lot of not less than 6.10 m (20 ft) in length in front of the entranceway to the building.

(6) **Height of Buildings**

- (a) The maximum height for row housing shall be 10.06 m (33 ft), unless otherwise approved by the Development Authority.

- (b) The maximum height for an apartment shall be 4 storeys (15.24 m/50 ft), and 6.10 m (20 ft) for an accessory building, unless otherwise approved by the Development Authority.

(7) **Servicing**

**Water Servicing**

- (a) A Higher Density Residential development shall be serviced only by a communal water supply system or alternatively, may be directly connected to a municipal or regional water system.
- (b) Details of the communal water system proposed to service a development shall be provided to the County to show how the system will be managed and operated. A communal system must be designed and built in accordance with provincial standards, the County's *Standards Manual*, and shall be licensed by the Province.

**Wastewater Servicing**

- (c) The proposed development shall be serviced by a communal wastewater holding tank system or alternatively, may be connected directly to a municipal or regional wastewater system.

**Wastewater Servicing (Sylvan Lake)**

- (d) All higher density residential lots that form part of a subdivision conditionally approved by the County after October 14, 2010, within the plan area of the *Sylvan Lake Area Structure Plan*, shall be serviced by the regional wastewater system.

**General Regulations**

- (e) No development will be approved unless an evaluation by a qualified professional confirms there is sufficient groundwater supply available to meet the needs of the proposed development, and not interfere with any existing surrounding water users.

- (f) Developers will be required to register a caveat on each lot regarding a deferred services agreement notifying the lot owner of the requirement to contribute to the cost of a municipal or regional water and/or wastewater system and, at their own cost, connect the lot to such system or systems when such services become available. Such connection costs may include offsite as well as onsite costs.
- (g) Utility rights-of-way and/or easement agreements may also be required as a condition of approval for the development to allow for connection to a municipal or regional water and/or wastewater system.

**(8) Parking and Loading**

- (a) Off-street parking and/or loading areas for residential uses shall either be underground or screened from view of the lake and adjacent roadways and shall be provided as required by the Development Authority.
- (b) Off-street parking and/or loading areas for non-residential uses shall be either be underground or screened from view of the lake and adjacent roadways and shall be provided as required by the Development Authority.

**(9) Design, Character and Appearance of Buildings**

- (a) Buildings shall be of new construction unless otherwise approved by the Development Authority.
- (b) The architectural treatment shall be of high quality with regard to architectural detailing, use of materials and colours and the Development Authority shall be satisfied that the design, finish and appearance of a building have regard for the amenities and character of existing development in the surrounding area. The building should include the following design elements to reduce the perceived mass and add architectural interest:
  - (i) articulation of the façade and a variety of building elevations;

- (i) creation of architectural pattern;
- (ii) the use of recessions and projections such as porches, bay windows, and entrances features; and
- (iii) the use of exterior wall finishing materials, predominantly comprised of muted colours, with strong colours limited to use of accents.

- (c) Monotonous building facades that lack human scale proportions, large expanses of flat wall plains, and tall building foundation walls that are exposed above ground shall be avoided.
- (d) Garages/car ports should be designed to minimize adverse visual impacts on the site and streetscape and should reflect the design, materials and colours of the principal buildings.
- (e) Building materials should be durable, require low maintenance, and relate a sense of quality and permanence.
- (f) Development in this District should utilize infrastructure and building practices, and site designs that reduce the consumption of water, energy and materials.

**(10) Keeping of Animals**

**Domestic Pets**

- (a) The keeping of domestic pets, such as dogs, cats and others as are typically kept indoors, is allowed.
- (b) Not more than two (2) dogs, excluding unweaned pups, shall be kept on a lot in this District.
- (c) Any dogs, cats and other domestic animals kept on a lot must be controlled so that they do not create a nuisance.
- (d) No pets or domestic animals are to be kept on a commercial basis.

## Livestock

- (e) No livestock are allowed on lots in this District.

## Chickens (or Other Poultry)

- (f) The maximum number of poultry (hens, ducks, turkeys, pheasants, geese or similar fowl at the Development Authority's discretion) permitted on a lot is six (6)
- (g) No person shall keep a rooster on a lot in this District.
- (h) Conditions of keeping chickens (or other poultry):
  - (i) A person must register with the Province and obtain a Premise Identification Number (PID) and abide by any Provincial or Federal regulations or legislation. This includes, but is not limited to, following the regulations as required under the Alberta *Animal Health Act* and *Animal Protection Act*.
  - (ii) A person must follow biosecurity procedures recommended by the Canadian Food Inspection Agency to reduce potential for disease outbreak.
  - (iii) All poultry must be housed in a secure enclosure (a coop with outdoor enclosure) to prevent predation and escape; no chickens or poultry are permitted to be at large.
  - (iv) Coops shall follow the same setbacks for Accessory Buildings.
  - (v) Coops must be maintained in good repair and sanitary condition, with waste managed to prevent odors and pests.
  - (vi) A person must provide food, water, shelter, light, ventilation, care, and opportunities for essential behaviours such as scratching, dust-bathing, and roosting, all sufficient to maintain the poultry in good health.

- (vii) All deceased poultry must be removed from the property and disposed of in accordance with Alberta's *Disposal of Dead Animals Regulation*.

- (viii) No poultry are to be kept on a commercial basis.

## Bee Keeping

- (i) The maximum number of beehives or apiaries permitted on a lot in this District is one (1)
- (j) Beehives or apiaries must be located:
  - (i) in the rear yard of the property;
  - (ii) at least 9.14 m (30 ft) from any dwelling; and
  - (iii) at least 3.05 m (10 ft) from any property boundaries.
- (k) Beehive or apiary entrances must be directed away from adjacent residential properties.
- (l) Conditions of bee keeping:
  - (i) A person must abide by any Provincial or Federal regulations or legislation. This includes, but is not limited to, following the regulations as required under the Alberta *Bee Act* and the *Animal Health Act*.
  - (ii) A person must register with the Province through the Premise Identification Number (PID) program.
  - (iii) A person must register annually with the Provincial Apiculturist as required under the Alberta *Bee Act*.
- (i) Beekeepers must maintain the bees in such a condition so as to reasonably prevent undue swarming or aggressive behavior by bees; and ensure that the bees are requeened if they are subject to undue swarming or aggressive behavior.
- (ii) Beekeepers must provide water sources for bees.

(iii) Beehives or apiaries must be maintained to ensure that they do not pose a health hazard to residents or neighbours.

(iv) No beekeeping is to be on a commercial basis.

(11) **Objects Prohibited or Restricted in Yards**

(a) No person shall keep any recreational vehicle(s) stored or parked on a lot.

(b) No person shall keep in their yards:

(i) any unlicensed, dismantled, wrecked or dilapidated vehicle, unless it is suitably housed or screened from view to the satisfaction of the Development Officer;

(ii) any object or chattel which, in the opinion of the Development Officer, is unsightly or tends to adversely affect the amenities of the area;

(iii) building materials or supplies other than what the Development Officer considers is necessary for the completion of construction work on the site;

(iv) sea containers (sea-can); or

(v) tarp/canvas covered structure.

(12) **Unsightly Premises**

(a) No person shall keep an unsightly property to the extent that it would detrimentally affect the repose, amenities, use, value or enjoyment of the surrounding lands in reasonable proximity to the unsightly premises, or is otherwise detrimental to the surrounding area or in an unsightly condition as defined by the *Municipal Government Act*.

(13) **Additional Regulations**

(a) Permitted and discretionary uses shall adhere to PART 6 – GENERAL REGULATIONS.

# URBAN FRINGE RESIDENTIAL DISTRICT



**R-UFR**

LACOMBE  
COUNTY

## 7.20 URBAN FRINGE RESIDENTIAL DISTRICT (R-UFR)

### 1 PURPOSE

The purpose of the Urban Fringe Residential 'R-UFR' District is to allow for higher density, single family and multi-unit housing which may include commercial uses in areas identified in an Intermunicipal Development Plan for such purpose.

### 2 USES

PERMITTED	DISCRETIONARY
Accessory building and use	Alternative energy, personal
Dwelling, single detached	Bed and breakfast
Dwelling, duplex	Community facility
Dwelling, fourplex	Daycare facility
Home based business, minor	Dwelling unit above the ground floor
Show home	Eating and drinking establishment
	Neighbourhood convenience store
	Park
	Personal service establishment
	Public use
	Public utility
	Public utility building
	Recreation facilities, indoor
	Recreation facilities, outdoor
	Tourist home

## 3 REGULATIONS

### (1) Minimum Site Area

- (a) A lot to be used for a site of a residential dwelling shall have an area of at least 0.07 ha (0.18 ac) in interior parcels and 0.08 ha (0.2 ac) on corner parcels, unless the Subdivision Authority has approved a varied parcel size.
- (b) No lot shall have an area greater than 0.10 ha (0.25 ac), unless the Subdivision Authority has approved a varied parcel size.
- (c) Within the area identified as the Barnett Lands in the *Lacombe Intermunicipal Development Plan* the basic allowable density shall be 15 units per hectare or six (6) units per acre.

### (2) Floor Area

- (a) The minimum floor area for non-residential uses shall be as required by the Development Authority.

### (3) Site Coverage

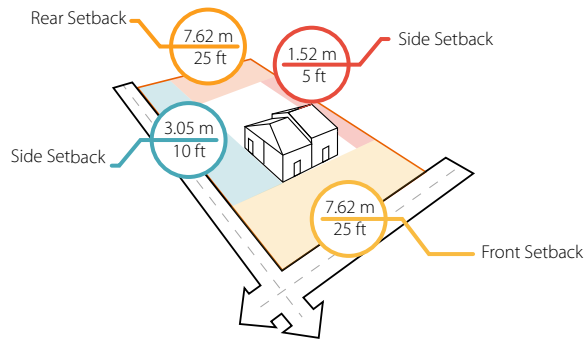
- (a) The area of land covered by buildings (incl. garages and other accessory buildings) shall be at the discretion of the County.

### (4) Setbacks

- (a) The setback from property lines adjoining a right-of-way shall be in accordance with the District in which the right-of-way is located.
- (b) Where a right-of-way is situated in the Urban Fringe Residential 'R-UFR' District, the setback from the right-of-way and other property lines shall be as follows:

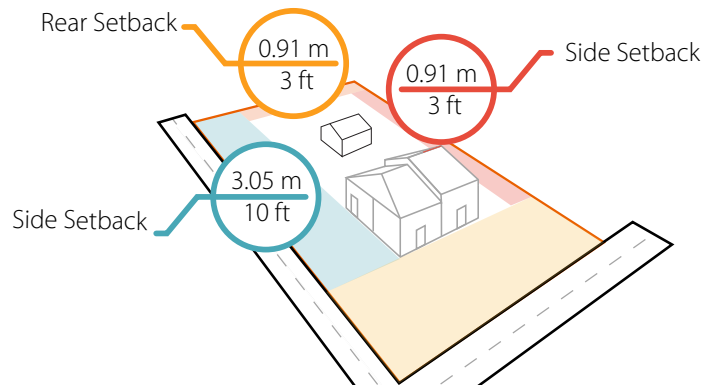
*All dwellings, including, Row Housing, Duplex, Fourplex*

Front Line	7.6 m (25 ft)
Side Line	1.5 m (5 ft)
	2.44 m (8 ft) with side entrance
	2.75 m (10 ft) from a side line adjacent to a right of way
Rear Line	7.62 m (25 ft)



*Accessory buildings to such dwellings*

Front Line	no accessory building is permitted in the front yard
Side Line	0.91 m (3 ft)
Rear Line	0.91 m (3 ft)



*All other uses*

Front Line	As required by the Development Authority
Side Line	As required by the Development Authority
Rear Line	As required by the Development Authority

(c) Where a right-of-way is situated in the Urban Fringe Residential 'R-UFR' District, the setback from the right-of-way and other property lines for all other non-residential uses shall be as required by the Development Authority.

**(5) Height of Buildings**

- (a) The maximum height of a principal building shall be 6 m (33 ft), unless otherwise approved by the Development Authority.
- (b) The maximum height of an accessory building shall be 4.6 m (20 ft), unless otherwise approved by the Development Authority.

**(6) Servicing**

**Water Servicing**

- (a) An Urban Fringe Residential development shall be serviced only by a communal water supply system where identified in an Intermunicipal Development Plan or alternatively, must be directly connected to a municipal or regional water system.
- (b) Details of the communal water system proposed to service a development shall be provided to the County to show how the system will be managed and operated. A communal system must be designed and built in accordance with provincial standards, and shall be licensed by the Province and the County's *Standards Manual*.

## **Wastewater Servicing**

- (c) The proposed development shall be serviced by a communal wastewater holding tank system where identified in an Intermunicipal Development Plan or alternatively, must be connected directly to a municipal or regional wastewater system.

## **General Regulations**

- (d) Developers will be required to register a caveat on each lot regarding a deferred services agreement notifying the lot owner of the requirement to contribute to the cost of a municipal or regional water and/or wastewater system and, at their own cost, connect the lot to such system or systems when such services become available. Such connection costs may include offsite as well as onsite costs.
- (e) No development will be approved unless an evaluation by a qualified professional confirms there is sufficient groundwater supply available to meet the needs of the proposed development, and not interfere with any existing surrounding water users.
- (f) Utility rights-of-way and/or easement agreements may also be required as a condition of approval for the development to allow for connection to a municipal or regional water and/or wastewater system.

## **(7) Parking and Loading**

- (a) Off-street parking and/or loading areas for residential uses shall be screened from view of the adjacent roadways and shall be provided as required by the Development Authority.
- (b) Off-street parking and/or loading areas for non-residential uses shall be either be underground or screened from view and adjacent roadways and shall be provided as required by the Development Authority.

## **(8) Design, Character and Appearance of Buildings**

- (a) Buildings shall be of new construction unless otherwise approved by the Development Authority.
- (b) The architectural treatment shall be of high quality with regard to architectural detailing, use of materials and colours and the Development Authority shall be satisfied that the design, finish and appearance of a building have regard for the amenities and character of existing development in the surrounding area. The building should include the following design elements to reduce the perceived mass and add architectural interest:
  - (i) articulation of the façade and a variety of building elevations;
  - (i) creation of architectural pattern;
  - (ii) the use of recessions and projections such as porches, bay windows, and entrances features; and
  - (iii) the use of exterior wall finishing materials, predominantly comprised of muted colours, with strong colours limited to use of accents.
- (c) Monotonous building facades that lack human scale proportions, large expanses of flat wall plains, and tall building foundation walls that are exposed above ground shall be avoided.
- (d) Garages/car ports should be designed to minimize adverse visual impacts on the site and streetscape and should reflect the design, materials and colours of the principal buildings.
- (e) Building materials should be durable, require low maintenance, and relate a sense of quality and permanence.
- (f) Development in this District should utilize infrastructure and building practices, and site designs that reduce the consumption of water, energy and materials.

(9) **Keeping of Animals**

**Domestic Pets**

- (a) The keeping of domestic pets, such as dogs, cats and others as are typically kept indoors, is allowed.
- (b) Not more than two (2) dogs, excluding unweaned pups, shall be kept on a lot in this District.
- (c) Any dogs, cats and other domestic animals kept on a lot must be controlled so that they do not create a nuisance.
- (d) No pets or domestic animals are to be kept on a commercial basis.

**Livestock**

- (e) No livestock are allowed on lots in this District.

**Chickens (or Other Poultry)**

- (f) The maximum number of poultry (hens, ducks, turkeys, pheasants, geese or similar fowl at the Development Authority's discretion) permitted on a lot is six (6)
- (g) No person shall keep a rooster on a lot in this District.
- (h) Conditions of keeping chickens (or other poultry):
  - (i) A person must register with the Province and obtain a Premise Identification Number (PID) and abide by any Provincial or Federal regulations or legislation. This includes, but is not limited to, following the regulations as required under the Alberta *Animal Health Act* and *Animal Protection Act*.
  - (ii) A person must follow biosecurity procedures recommended by the Canadian Food Inspection Agency to reduce potential for disease outbreak.

- (iii) All poultry must be housed in a secure enclosure (a coop with outdoor enclosure) to prevent predation and escape; no chickens or poultry are permitted to be at large.
- (iv) Coops shall follow the same setbacks for Accessory Buildings.
- (v) Coops must be maintained in good repair and sanitary condition, with waste managed to prevent odors and pests.
- (vi) A person must provide food, water, shelter, light, ventilation, care, and opportunities for essential behaviours such as scratching, dust-bathing, and roosting, all sufficient to maintain the poultry in good health.
- (vii) All deceased poultry must be removed from the property and disposed of in accordance with Alberta's *Disposal of Dead Animals Regulation*.
- (viii) No poultry are to be kept on a commercial basis.

**Bee Keeping**

- (i) The maximum number of beehives or apiaries permitted on a lot in this District is one (1)
- (j) Beehives or apiaries must be located:
  - (i) in the rear yard of the property;
  - (ii) at least 9.14 m (30 ft) from any dwelling; and
  - (iii) at least 3.05 m (10 ft) from any property boundaries.
- (k) Beehive or apiary entrances must be directed away from adjacent residential properties.
- (l) Conditions of bee keeping:

- (i) A person must abide by any Provincial or Federal regulations or legislation. This includes, but is not limited to, following the regulations as required under the Alberta *Bee Act* and the *Animal Health Act*.
- (ii) A person must register with the Province through the Premise Identification Number (PID) program.
- (iii) A person must register annually with the Provincial Apiculturist as required under the Alberta *Bee Act*.
- (i) Beekeepers must maintain the bees in such a condition so as to reasonably prevent undue swarming or aggressive behavior by bees; and ensure that the bees are requeened if they are subject to undue swarming or aggressive behavior.
- (ii) Beekeepers must provide water sources for bees.

**(10) Objects Prohibited or Restricted in Yards**

- (a) No person shall keep any recreational vehicle(s) stored or parked on a lot.
- (b) No person shall keep in their yards:
  - (i) any unlicensed, dismantled, wrecked or dilapidated vehicle, unless it is suitably housed or screened from view to the satisfaction of the Development Officer;
  - (ii) any object or chattel which, in the opinion of the Development Officer, is unsightly or tends to adversely affect the amenities of the area;
  - (iii) building materials or supplies other than what the Development Officer considers is necessary for the completion of construction work on the site;
  - (iv) sea containers (sea-can); or
  - (v) tarp/canvas covered structure.

**(11) Unsightly premises**

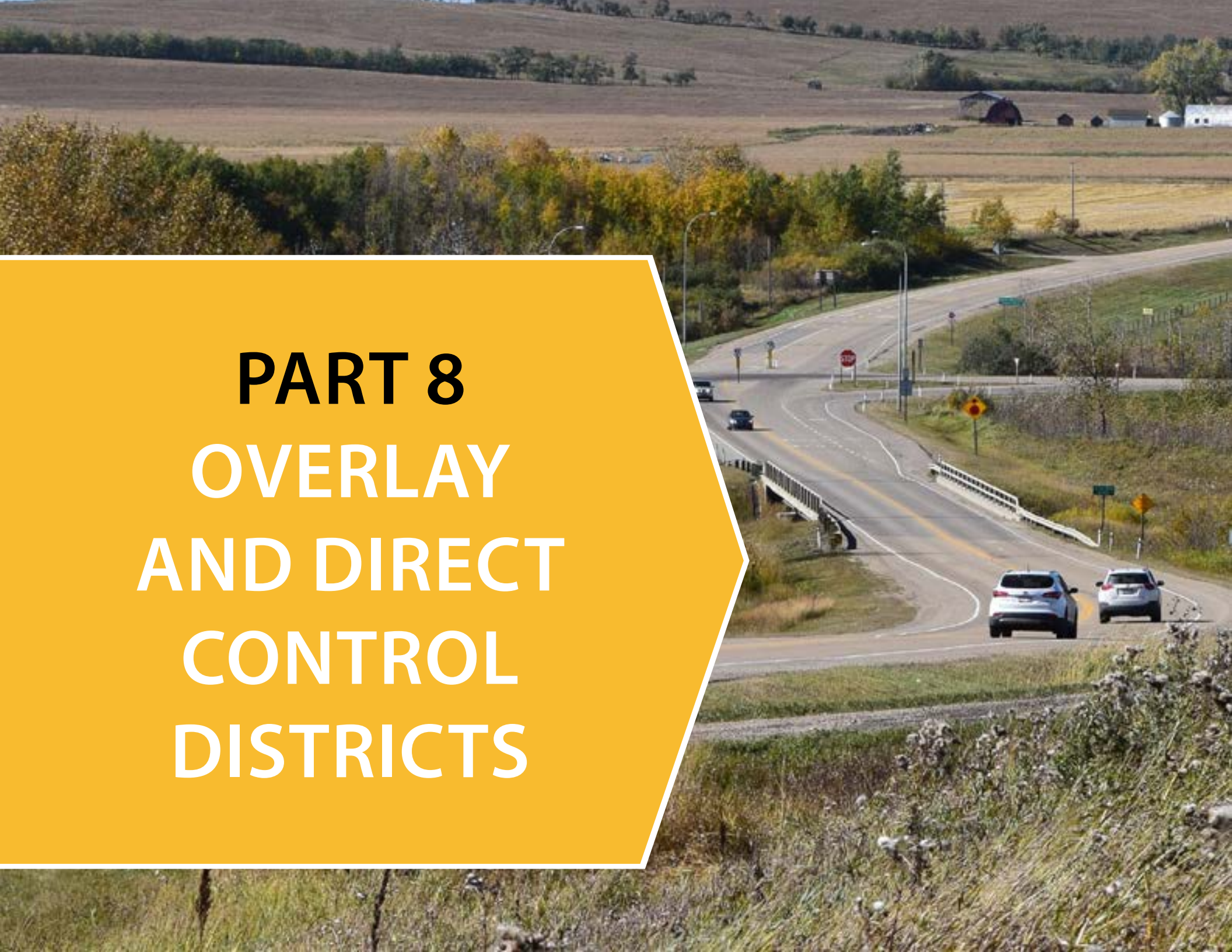
- (a) No person shall keep an unsightly property to the extent that it would detrimentally affect the repose, amenities, use, value or enjoyment of the surrounding lands in reasonable proximity to the unsightly premises, or is otherwise detrimental to the surrounding area or in an unsightly condition as defined by the *Municipal Government Act*.

**(12) Additional Regulations**

- (a) Permitted and discretionary uses shall adhere to PART 6 – GENERAL REGULATIONS.

LACOMBE  
COUNTY





**PART 8**  
**OVERLAY**  
**AND DIRECT**  
**CONTROL**  
**DISTRICTS**



SPECIFIC -  
DIRECT  
CONTROL  
DISTRICT



DC

LACOMBE  
COUNTY

## 8.1 SPECIFIC – DIRECT CONTROL DISTRICT (DC)

### 1 PURPOSE

The purpose of the Direct Control ‘DC’ District is to provide for specific developments that, due to unique characteristics, innovative ideas or unusual site constraints, require specific regulations unavailable in other land use districts. This District is not intended as a substitution for any other land use district in the Bylaw that could be used to achieve the same result.

### 2 DISTRICT BOUNDARIES

- (1) This District shall apply only where all the following conditions are met:
  - (a) That the proposed development is considered in the opinion of Council appropriate for the site having regard to this Bylaw, the Municipal Development Plan, other applicable statutory plans, and the scale and character of the proposed development in relation to the surrounding area; and
  - (b) That the application be initiated through a bylaw amendment procedure outlined in Part 5 of the Bylaw.

### 3 REGULATIONS

- (1) In considering a request for a Direct Control ‘DC’ District, staff will prepare a tentative new District with subdivision and/or development regulations for review by Council.
- (2) All DC land use rezoning and development permit applications shall be evaluated on their own merits by Council which will establish the appropriate development standards with regard to Part 6 of the Bylaw.
- (3) Each new Direct Control ‘DC’ District will be identified by DC after it is adopted by bylaw by Council.

- (4) A development permit may only be issued for those uses prescribed in the Direct Control ‘DC’ District applicable to the site.

### 4 ADDITIONAL REGULATIONS

- (1) Lands may be designated as Direct Control ‘DC’ District with or without having attached thereto a set of additional regulations unless otherwise prescribed in the Direct Control ‘DC’ District, permitted and discretionary land uses shall adhere to the general regulations in Part 6 of this Bylaw.

### 5 DELEGATION OF AUTHORITY

- (1) Where Council deems that there are sufficient and appropriate regulations within a Direct Control ‘DC’ District, authority to approve development permit applications within the Direct Control ‘DC’ District may be delegated to the Development Officer and/or the MPC.

LACOMBE  
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# SANDY POINT - DIRECT CONTROL DISTRICT



**DC-1**

LACOMBE  
COUNTY

## 8.2 SANDY POINT – DIRECT CONTROL DISTRICT (DC-1)

### 1 PURPOSE

The purpose of this Direct Control ‘DC-1’ District is to provide direction for the use of those lands within the Sandy Point RV Resort development, which lie below the 1:100 year flood elevation, to protect the environmentally sensitive and ecologically important area in perpetuity.

### 2 DISTRICT BOUNDARIES

- (1) This District shall apply to approximately 55 hectares (137 acres) of land, as outlined in ‘7 - Context Map’.

### 3 USES

PERMITTED	DISCRETIONARY
Day use area	Automotive gas bar
Naturalized walking trails	Marina and/or boat rental
Open space	Park
	Public utility
	Recreation equipment storage
	Sign

## 4 REGULATIONS

### (1) Minimum Site Area

- (a) All of the land contained in the existing titled area, unless otherwise approved by the Development Authority.

### (2) Setbacks

- (a) The setback from property lines shall be determined by the Development Authority.

### (3) Height of Buildings

- (a) The maximum height of a building shall be determined by the Development Authority.

### (4) Servicing

- (a) Any development will be required to connect to the communal water and wastewater facilities on the site.

## 5 DEVELOPMENT REGULATIONS

- (1) An evaluation of the proposed development and construction management plan prepared by a qualified professional is required to confirm that all aspects of the development can be undertaken in a manner that protects the environmental sensitivity of the lands.
- (2) Permanent structures in this District shall not be developed unless suitable flood proofing techniques are employed to permanently protect new developments from damage
- (3) Structures shall be evaluated relative to their perceived massing, articulated building facades and rooflines and effective use of colour and finishing materials. Specified construction methods, consistent with an architectural theme may be required.
- (4) Screening may be required as a condition of development, which may include landscaping and/or fencing.

- (5) Vegetative alterations will require the issuance of a development permit. A landscaping plan shall be submitted detailing all aspects of hard and soft landscape features, including but not limited to trails, boardwalks, viewing platforms and signage. Natural features of the site shall be maintained or enhanced wherever reasonable to do so. Exterior lighting may be allowed to provide security provided it does not interfere or detract from the natural setting. Only vegetative materials, including but not limited to aquatic plants, semi-aquatic plants, field layer plants including grasses and herbaceous plants, shrubs and trees native to the site shall be used.
- (6) Unless otherwise authorized by a development permit, outdoor storage is prohibited in this District.

## 6 ADDITIONAL REGULATIONS

- (1) Unless otherwise directed in this District, permitted and discretionary land uses shall adhere to the general regulations in Part 6 of the Bylaw.
- (2) Permission from the County for any change of use or other improvements on lands in this District does not relieve responsibility from complying with any other municipal, provincial and federal statute, regulation or bylaw, which may affect the use or development.

## 7 CONTEXT MAP



# HIGHWAYS & COUNTY MAIN ROADS OVERLAY DISTRICT



**OD-1**

LACOMBE  
COUNTY

## 8.3 HIGHWAYS AND COUNTY MAIN ROADS OVERLAY DISTRICT (OD-1)

### 1 PURPOSE

To establish a positive visual impression of commercial and industrial developments adjacent to the Queen Elizabeth II (QEII) Highway and Highway 2A corridor as well as other highways and county main roads in Lacombe County.

### 2 APPLICATION

- (1) The Overlay 'OD-1' District generally applies to the development or redevelopment of lands that are used or are proposed to be used for industrial or commercial purposes (excluding home based businesses and bed and breakfasts), visible from a highway or a county main road and located within 0.80 km (0.50 mi) of the right of way of the Queen Elizabeth II (QEII) Highway or Highway 2A and within 0.40 km (0.25 mi) of other highways and county main roads within Lacombe County.
- (2) The Overlay 'OD-1' District regulations are to be satisfied as a condition of development approval.
- (3) The Overlay 'OD-1' District applies to the redevelopment of existing buildings and facilities as well as all new development.
- (4) Wherever possible, trees existing on the site shall be preserved and protected or replaced. Notwithstanding the status of existing vegetation, landscaping of the site shall be subject to the provisions of the Overlay 'OD-1' District.
- (5) Where the provisions of the Overlay 'OD-1' District conflict with other regulations of this Bylaw, the more restrictive provisions shall take precedence.

## 3 GENERAL LANDSCAPING

- (1) Where applicable, a development permit application shall be accompanied by a landscaping plan completed by a landscape architect or another person qualified to perform such work. No development permit shall be issued prior to the approval of the required landscaping plan.
- (2) All required yards and all open spaces on the site, driveways, outdoor storage and service areas, shall be landscaped in accordance with the approved landscaping plan. The landscaping plan shall include the following:
  - (a) boundaries and dimensions of the subject site;
  - (b) location and dimensions of all the buildings;
  - (c) location of parking areas, driveways and entrances;
  - (d) location of all exterior lights on the site and their projected light patterns in relation to adjacent public roadways and developments;
  - (e) location of existing plant materials to be retained;
  - (f) location of new plant materials;
  - (g) plant material list identifying the name, quantity and size of plant material;
  - (h) all other physical features, existing or proposed, including berms, walls, fences, outdoor furniture, lighting and decorative paving; and
  - (i) a location plan showing the proposed development and landscaping relative to the landscaping and improvements on adjacent properties.

- (3) Landscaping may include hard elements such as decorative rock, brick, ceramic, wood and/or concrete; as well as soft elements grass, trees, shrubs and/or flower gardens. Earthen berms, ponds, ornaments, decorative walls, and fences may also be incorporated into landscaping designs.

## 4 PLANTING STANDARDS

- (1) Trees and shrub species are to follow the Lacombe County *Guide to Suitable Landscaping Species*. All species used must be capable of healthy growth in Lacombe County and be resilient to the specific site location factors present (ie. sun, excessive wind, shade, gravel and reasonable maintenance practices).
- (2) Trees or shrubs should be clustered or arranged in planting beds within the site.
- (3) Trees and shrubs shall be evenly placed at regular intervals when used for screening.
- (4) Each planting bed shall consist of an odd number of trees mixed 50% coniferous and 50% deciduous with shrubs in a mulched medium such as bark, chips, rocks or similar materials. Mulch shall not be used as a substitute for plant materials.
- (5) As required by the Development Authority, the undeveloped portion of the site must be graded, contoured and seeded, if not utilized for other purposes.
- (6) The following planting requirements shall be met in all landscaped areas:
  - (a) a tree mix of approximately 50% coniferous and 50% deciduous shall be provided to provide year round colour and interest;
  - (b) 50% of required deciduous trees shall be at least 65 mm (2.5 in) calliper and 50% shall be a minimum of 76 mm (3 in) calliper above the root ball;

- (c) 75% of coniferous trees shall be a minimum of 2.5 m (8.2 ft) in height and 25% shall be a minimum of 3.5 m (11.5 ft) in height above the root ball;
  - (d) coniferous shrubs must be a minimum spread of 450 mm (17.7 in) at the time of planting; and
  - (e) deciduous shrubs must be a minimum height of 450 mm (17.7 in) at the time of planting.
- (7) Tree or shrub counts shall be provided in required front, side or rear yards determined on the following basis:
    - (a) one (1) tree for every 3.05 m (10 ft) and one (1) shrub for each 1.83 m (6 ft) of linear frontage abutting the right-of-way shall be required;
    - (b) one (1) tree for every 3.05 m (10 ft) and one (1) shrub for each 1.83 m (6 ft) of linear side or rear yard may be required; and
    - (c) at a minimum, a planting bed shall be composed of a mix of three (3) coniferous trees and two (2) deciduous trees or shrubs.
  - (8) On the advice of a qualified landscape architect or arborist only, planting standards may be altered to suit unique site topography, soils or micro-climatic conditions.

## 5 LANDSCAPE ISLANDS WITHIN PARKING AREAS

- (1) Landscape islands shall be required within at-grade parking areas with a capacity of twenty-five (25) or more vehicles:
  - (a) Must be provided at a ratio of 2.0 m<sup>2</sup> (21 ft<sup>2</sup>) of landscaped island for every parking stall provided.
- (2) Tree or shrub counts shall be provided in required parking area islands determined on the following basis:
  - (a) One (1) tree for each 15 m<sup>2</sup> (162 ft<sup>2</sup>) and one (1) shrub for each 10 m<sup>2</sup> (107 ft<sup>2</sup>) of required parking area islands.

- (b) In no case shall there be less than one (1) tree per required parking area island.
- (3) Parking islands shall be placed to provide visual relief and to organize large areas of parking into smaller cells. The number of islands provided shall be to the satisfaction of the Development Authority.

## 6 SECURITY

- (1) The owner of the property, or his/her successor or assignees, shall be responsible for landscaping and proper maintenance. As a condition of a development permit, an irrevocable letter of credit shall be required, up to a value of the estimated cost of the proposed landscaping/planting to ensure that such landscaping/planting is carried out with reasonable diligence. The conditions of the security being that:
  - (a) if the landscaping is not completed in accordance with this Bylaw and the landscaping plan within one year after occupying the building or site, then the County shall use the security to complete the approved landscape development;
  - (b) if the landscaping does not survive a two-year maintenance period, the applicant must replace it with a similar type of species and with a similar calliper width or forfeit the portion of the amount fixed equal to the cost of replacing the affected landscaping materials; and
  - (c) the letter of credit will be released when the landscaping and other improvements have been completed to the satisfaction of the Development Authority and the two-year maintenance period has expired.

## 7 ADDITIONAL AESTHETIC REGULATIONS

- (1) Additional landscaping may be required, if in the opinion of the Development Authority:

- (a) there is a likelihood that the proposed development will generate undesirable impacts on surrounding sites, such as poor appearance, excessive noise, light, odours, traffic, litter, or dust; or
- (b) there is a likelihood that undesirable impacts may be generated on the site, and cause conflicts with other businesses within the development.

- (2) The additional landscaping that may be required at the discretion of the Development Authority may include, but is not limited to, the following:
  - (a) additional separation space between incompatible use classes;
  - (b) the use of trees, shrubs, fences, walls, and berms to buffer or screen uses of negative impact; and
  - (c) the use of trees, shrubs, planting beds, street furniture and surface treatments to enhance the appearance of a proposed development.

## 8 SIGNS & LIGHTING

- (1) Refer to Part 6, Section 15 and 23.

## 9 ACCESS

- (1) Vehicular entrances and exits, as well as on-site pedestrian and vehicular routes, shall be designed in a manner that provides a safe and clearly defined circulation pattern.
- (2) Loading bays shall be located in such a manner as to not impede the efficient flow of traffic and pedestrian movement and to minimize impacts on adjacent land uses.

- (3) To provide opportunities for convenient and free flowing traffic movements between lots, development on adjoining lots may be integrated by direct on site access connections.

## 10 ARCHITECTURAL FEATURES

- (1) All buildings on a site shall follow the same theme and exhibit a high standard of appearance. Exceptions may be made to accommodate corporate images.
- (2) Rooflines and facades of large buildings with a single wall greater than 29.87 m (98 ft) in length shall be designed to reduce the perceived mass by the inclusion of design elements, such as arches, columns or gables with exterior finish materials composed of predominantly muted colours.
- (3) Mechanical equipment (including roof top mechanical equipment) shall be screened from view. Screening should be compatible with the theme and character of the site.
- (4) All waste collection areas, visible from the corridor, shall be screened. Screening shall take the form of berming, landscaping or solid fencing or any combination of the foregoing.

## 11 BUILDING SETBACK

- (1) Development setbacks will be established with input from Alberta Transportation and Economic Corridors as part of an outline plan or area structure plan, or at the time of subdivision or development.

# HISTORICAL PRESERVATION OVERLAY DISTRICT



LACOMBE  
COUNTY

## 8.4 HISTORICAL PRESERVATION OVERLAY DISTRICT (OD-2)

### 1 PURPOSE

The purpose of the Historical Preservation Overlay 'OD-2' District is to maintain the historical character of the designated Municipal Historic Resource in terms of building appearance, and to ensure the use of the site would not be incompatible with its historical preservation.

### 2 USES

PERMITTED	DISCRETIONARY
Those uses listed as permitted in the underlying land use district	The uses listed as discretionary in the underlying land use district, which in the opinion of the Development Authority, will maintain and achieve the general purpose of the District

### 3 REGULATIONS

- (1) In accordance with the *Alberta Historical Resources Act*, no person shall destroy, disturb, alter, restore, or repair a building or structure on a site that has been designated:
  - (a) a Municipal Historic Resource without written approval from the Development Officer in consultation with relevant experts;
  - (b) a Provincial Historic Resource without written approval from the Minister responsible for the *Alberta Historical Resources Act*;

- (2) Any development or the carrying out of works of maintenance or repair on a designated Municipal Historic Resource must respect the historic character of the regulated portions of the resource outlined in the Statement of Significance and conform to the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

## 4 HISTORICAL PRESERVATION BUILDINGS AND SITES

The buildings and/or sites, which are included in this District, are listed as the following:

HISTORICAL SITE DESIGNATION BUILDING	LEGAL DESCRIPTION
St. Monica's Anglican Church	Hamlet of Mirror

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A scenic view of a rural landscape during autumn. In the foreground, there are trees with yellow and orange leaves. In the middle ground, a dark barn and several hay bales are visible in a green field. The background shows rolling hills with more trees and a clear blue sky.

# **PART 9**

# **LAND USE**

# **DISTRICT MAPS**

*PART 9 IS AVAILABLE FOR DOWNLOAD AT  
[WWW.LACOMBECOUNTY.COM](http://WWW.LACOMBECOUNTY.COM)*





# LACOMBE COUNTY



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