
COUNTY OF NORTHERN LIGHTS

LAND USE BYLAW NO. 12-61-290

Prepared By:



April 2025

Note

Those making use of this office consolidation of the Land Use Bylaw are reminded that all amendments in force as of April 2, 2025 have been included for convenience only. The original Bylaw (No. 12-61-290) and amending Bylaws should be consulted for purposes of interpreting and applying the regulations of the Land Use Bylaw.

TABLE OF CONTENTS

| | |
|---|-----------|
| SECTION A GENERAL | 1 |
| A1 Title..... | 1 |
| A2 Purpose..... | 1 |
| A3 Application of Bylaw | 1 |
| A4 Conformity with Bylaw..... | 1 |
| A5 Other Legislative Requirements..... | 1 |
| A6 Severability..... | 1 |
| A7 Transition | 1 |
| SECTION B DEFINITIONS | 2 |
| SECTION C DUTIES OF DEVELOPMENT AUTHORITIES | 15 |
| C1 Establishment of Development Authorities | 15 |
| C2 Duties and Powers of Development Authorities | 15 |
| C3 Development Authority's Discretion | 16 |
| SECTION D NEED FOR A DEVELOPMENT PERMIT | 18 |
| D1 When Development Permits are Required | 18 |
| D2 When Development Permits are not Required | 18 |
| D3 Non-Conforming Buildings and Uses..... | 19 |
| D4 Compliance Certificates | 20 |
| SECTION E DEVELOPMENT PERMIT APPLICATIONS | 21 |
| E1 Forms and Notices | 21 |
| E2 Contents of a Development Permit Application | 21 |
| SECTION F PROCESSING A DEVELOPMENT PERMIT | 22 |
| F1 Permit Referrals | 22 |
| F2 Conditions of a Development Permit | 22 |
| F3 Notification of Permit Approval or Refusal (Bylaw 21-61-466) | 23 |
| F4 Contravention..... | 23 |
| SECTION G APPEALING A DECISION | 25 |
| G1 Method of Appeal..... | 25 |
| G2 The Appeal Process..... | 25 |
| SECTION H AMENDING THE BYLAW | 26 |
| H1 Contents of An Amendment Application | 26 |
| H2 The Amendment Process | 26 |
| SECTION I GENERAL REGULATIONS | 28 |
| I1 Accessory Buildings and Uses..... | 28 |
| I2 Bed and Breakfast Accommodation..... | 28 |

TABLE OF CONTENTS (Continued)

| | | |
|---|---|-----------|
| I3 | Borrow Pits | 29 |
| I4 | Corner Site Restrictions | 29 |
| I5 | Dangerous Goods | 29 |
| I6 | Dugouts | 29 |
| I7 | Dwelling Units Per Lot..... | 29 |
| I8 | Environmental Standards..... | 30 |
| I9 | Fencing and Screening | 32 |
| I10 | Garage and Garden Suites | 32 |
| I11 | Home Based Businesses | 32 |
| I12 | Industrial Camps | 33 |
| I13 | Land Farms | 34 |
| I14 | Landscaping..... | 34 |
| I15 | Lighting..... | 34 |
| I16 | Lot Grading and Drainage..... | 34 |
| I17 | Manufactured Homes..... | 35 |
| I18 | Moved-In Buildings..... | 35 |
| I19 | Objects Prohibited or Restricted in Yards | 35 |
| I20 | Oilfield Facilities | 35 |
| I21 | Parking Requirements | 36 |
| I22 | Projections Over Yards | 37 |
| I23 | Public Utilities | 37 |
| I24 | Railways | 38 |
| I25 | Removal of Topsoil | 39 |
| I26 | Residential Care Facilities | 39 |
| I27 | Secondary Suites | 39 |
| I28 | Sewage Disposal Systems | 40 |
| I29 | Signs | 40 |
| I30 | Solar Panels (Bylaw 20-61-458) | 40 |
| I31 | Transportation..... | 41 |
| I32 | Wind Energy Systems (WES) | 42 |
| I33 | Cannabis Facility | 45 |
| I34 | Campgrounds and Recreational Vehicle Parks | 45 |
| I35 | Natural Resource Extraction Industry (Sand and Gravel Operation)..... | 46 |
| I36 | Geothermal Energy Systems | 48 |
| I37 | Cannabis Store | 49 |
| I38 | Sawmill, Portable and Wood Chipper, Portable..... | 49 |
| I39 | Demolition or Removal of a Building (Bylaw 21-61-458 and Bylaw 22-61-468) | 50 |
| SECTION J ESTABLISHMENT OF DISTRICTS | | 51 |
| J1 | Land Use Districts | 51 |
| J2 | District Symbols | 51 |
| J3 | District Maps | 51 |
| SECTION K DISTRICT RULES | | 52 |
| K1 | Agriculture General (A) District | 52 |
| K2 | Agriculture Restricted (AR) District | 54 |
| K3 | Country Residential General (CR1) District | 56 |
| K4 | Country Residential Agricultural (CR2) District..... | 58 |
| K5 | Country Residential Estate (CR3) District..... | 60 |
| K6 | Country Residential Restricted (CR4) District..... | 61 |
| K7 | Hamlet (H) District..... | 62 |
| K8 | Highway Development (HD) District | 65 |
| K9 | General Industrial (M1) District | 66 |

TABLE OF CONTENTS (Continued)

| | | |
|-----|--|----|
| K10 | Heavy Industrial (M2) District..... | 67 |
| K11 | Recreation (R) District..... | 69 |
| K12 | Airport Protection (AP) District | 71 |
| K13 | Crown Land (CL) District..... | 79 |
| K14 | Direct Control (DC) District | 80 |

SECTION L DIRECT CONTROL DISTRICTS..... 81

| | | |
|-----|---|----|
| L.1 | Direct Control 1 Carcajou (DC.1) District..... | 81 |
| L.2 | Direct Control 2 Kulyna Flats (DC.2) District | 82 |
| L.3 | Direct Control 3 (DC.3) District | 83 |
| L.4 | Direct Control 4 (DC.4) District | 85 |
| L.5 | Direct Control 5 (DC.5) District | 87 |

SCHEDULES

| | |
|------------|--|
| SCHEDULE 1 | LAND USE BYLAW FORMS – <i>REPEALED</i> |
| SCHEDULE 2 | LAND USE BYLAW MAPS |

SECTION A GENERAL

A1 TITLE

This Bylaw may be cited as the "County of Northern Lights Land Use Bylaw".

A2 PURPOSE

The purpose of this Bylaw is to regulate the use and development of land and buildings within the County of Northern Lights.

A3 APPLICATION OF BYLAW

The purpose of the Bylaw is to regulate and control the uses and development of land and buildings within the County to achieve fair, orderly and economic development of land.

A4 CONFORMITY WITH BYLAW

A4.1 No person shall commence any development within the County unless it is in accordance with the provisions of this Land Use Bylaw.

A4.2 Compliance with the requirements of this Bylaw does not exempt any person from the requirements of any adopted Statutory Plan.

A5 OTHER LEGISLATIVE REQUIREMENTS

A5.1 In addition to meeting the requirements of this Bylaw, it is the responsibility of the applicant/developer to obtain other such permits, approvals or licenses that may be required by the municipality or other applicable federal or provincial authority.

A5.2 The applicant is also responsible for complying with the conditions of any caveat, covenant, easement or other instrument affecting a building or land.

A5.3 The County is not responsible for, nor does the County have any obligation to determine what other legislation may apply to a development, nor to monitor or enforce compliance with such legislation.

A5.4 The Development Authority shall not approve an application for a development permit that is not in conformity with the County's Statutory Plans.

A6 SEVERABILITY

In the event any portion of this Bylaw is found invalid by a Court of Law or is overturned by a superior jurisdiction, the validity of the remaining portions of the Bylaw shall not be affected.

A7 TRANSITION

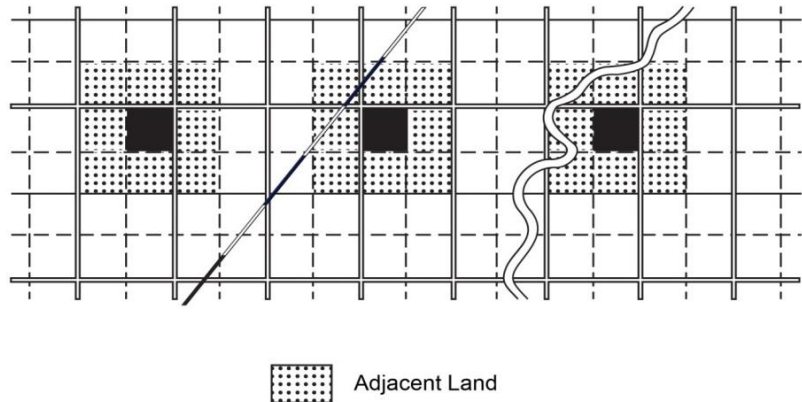
An application for an amendment to this Bylaw, a Subdivision, or a Development Permit commenced prior to this Bylaw coming into force shall be evaluated under the provisions of the County's Land Use Bylaw No. 98-61-060, as amended.

SECTION B DEFINITIONS

"ACCESSORY BUILDING OR USE" means a building or use which, in the opinion of the Development Authority, is subordinate to, exclusively devoted to, and located on the same site as the principle building or use. (*Bylaw 20-61-458*)

"ACT" means the Municipal Government Act, SA 1994, as amended.

"ADJACENT" means land or portion of land that shares a property line with another site and includes land or a portion of land that would be contiguous if not for a river, stream, railway, road or utility right-of-way or reserve land.



"AGRICULTURE (EXTENSIVE)" means the raising or production of any cultivated crops or livestock which utilizes relatively large areas of land and in which the use of buildings and confinement areas is auxiliary to the use of the land itself. This constitutes an agricultural operation pursuant to the Agricultural Operation Practices Act, but does not include (an intensive livestock) operation.

"AGRICULTURE (INTENSIVE CULTIVATION)" means the raising or production of any cultivated crops which relies generally on the confinement of plants, and includes such uses as market gardens, nurseries, tree farms, berry farms and greenhouses.

"AGRICULTUR INDUSTRY" means an industrial use related to agriculture involving the processing of storage of farm products and without restricting the generality of the above may include a grain elevator, seed cleaning plant, abattoir, meat processing and packing plant, pelletizing plant, bulk storage tank or area, auction market, livestock holding station, sales yard or a use similar to those listed, but does not include Fertilizer Storage & Sales. (*Bylaw 23-61-482*)

"AIRCRAFT SALES/RENTALS" means development used for the sale, charter or rental of aircraft together with incidental maintenance services, and the sale of parts and accessories.

"AIRPORT" means an area of land, or other supporting surface used or designed, prepared, equipped or set apart for use either in whole or in part for the arrival and departure, movement or servicing of aircraft and includes any building, installations and equipment in connection therewith, and for which is operated by the Department of National Defence or for which an airport licence has been issued by the Ministry of Transport.

"AIRSTRIP" means an unimproved surface which has been adapted for takeoff or landing of private aircraft, usually having minimum facilities and does not include an airport.

"APIARY" means all permanent structures related to the commercial raising and keeping of bees.

"ANIMAL HEALTH CARE SERVICES" means a development such as a hospital or shelter used for the temporary accommodation, care, treatment or impoundment of animals. This use includes pet clinics, animal veterinary clinics and veterinary offices.

"APARTMENT" means a residential building consisting of at least three dwelling units each with an entrance either directly from the outside or through a common entrance hall.

"ASPHALT/CEMENT PLANT" means a facility used for the manufacture of asphalt, macadam and other forms of coated roadstone, or cement,

"AUTOMOTIVE AND EQUIPMENT REPAIR SHOPS" means development used for the servicing and mechanical repair of automobiles, motorcycles, snowmobiles and similar vehicles or the sale, installation or servicing of related accessories and parts. This use class includes transmission shops, muffler shops, tire shops, automotive glass shops, and upholstery shops. This use class does not include Industrial Service Shops.

"BASEMENT" means that portion of a building between two floor levels which is partially underground but which has two feet of its height from finished floor to finished ceiling above the adjacent finished grade.

"BED AND BREAKFAST" means an establishment that provides breakfast together with the rental of up to 3 bedrooms and the bath facilities of a private single detached dwelling that is permanently occupied by the owner of the establishment.

"BOARD" means the Peace Regional Subdivision and Development Appeal Board, as established and regulated by the Intermunicipal Subdivision and Development Appeal Board Bylaw, Bylaw No. 19-61-430, and any subsequent amending bylaws, to act as the Subdivision and Development Appeal Board for the County of Northern Lights and other municipalities in the Peace River region. (*Bylaw 19-61-431*)

"BOAT LAUNCH" means a ramp beside a body of water, constructed to allow boats to be launched or hauled out.

"BORROW PIT" means an excavated area from which soil and unconsolidated materials are removed for use without further processing or handling as fill for activities such as landscaping, levees or, highway construction and/or maintenance, either on-site or off-site. This use is not a Natural Resource Extraction Industry. (*Bylaw 16-61-352*)

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

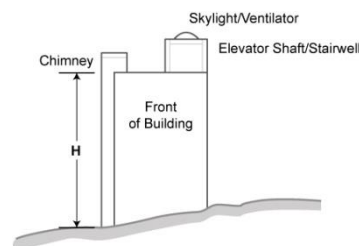
"BUILDING HEIGHT" means the vertical distance between the adjacent finished grade and the highest point of a building that is not: a roof stairway entrance, a ventilating fan, a skylight, a steeple, a chimney, a smoke stack, a tire wall, or a parapet wall and flagpole or similar device not structurally essential to the building.

"BULK FUEL DEPOT" means a facility for the bulk storage and distribution of petroleum products and may include card lock retail sales.

"BUS DEPOT" means a development using a building, structure or land for the loading and unloading of passengers, and passenger related items, onto and off of buses.

"CAMPGROUND" means a recreational development for the purpose of providing short-term or occasional accommodation for recreational vehicles or tents. A campground is not construed to mean a development for

Building Height



the purpose of accommodating long term, i.e. longer than fourteen (14) consecutive days of permanent occupancy. *(Bylaw 17-61-369)*

“CANNABIS” means cannabis plant, fresh cannabis, dried cannabis, cannabis oil and cannabis plant seeds and any other substance defined as cannabis in the Cannabis Act (Canada) and its regulations, as amended. *(Bylaw 18-61-391)*

“CANNABIS ACCESSORY” means cannabis accessory as defined in the Cannabis Act (Canada) and its regulations, as amended. *(Bylaw 18-61-391)*

“CANNABIS FACILITY” means development used principally for one or more of the following activities as it relates to medicinal or recreational cannabis:

- a. the production, cultivation, and growth of cannabis;
- b. the processing of raw materials;
- c. the making, testing, manufacturing, assembling or in any way altering the chemical or physical properties of semi-finished or finished goods and products;
- d. the storage or transshipping of materials, goods and products; or
- e. the distribution and sale of materials, goods and products to Cannabis Store or to individual customers; and
- f. where a licence for all activities has been issued by federal (Health Canada) and/or provincial regulators (Alberta Gaming and Liquor Commission).

A Cannabis Facility shall not be developed as an accessory use to any other use. This use class does not include any of the following: Agriculture (Extensive), Agriculture (Intensive Cultivation), Agricultural Industry, General Industrial, Minor Agricultural Pursuit, or any similar industrial or agricultural use. *(Bylaw 18-61-391)*

CANNABIS FACILITY, MAJOR means a Cannabis Facility with a plant surface area greater than 200m² as defined by the Federal Government's Cannabis Regulations (SOR/2018-144) and any subsequent amendments. *(Bylaw 19-61-418)*

CANNABIS FACILITY, MICRO means a Cannabis Facility with a plant surface area no greater than 200m² as defined by the Federal Government's Cannabis Regulations (SOR/2018-144) and any subsequent amendments. *(Bylaw 19-61-418)*

“CANNABIS STORE” means a store licensed by the Alberta Gaming and Liquor Commission, and all cannabis that is offered for sale or sold must be from a federally approved and licensed facility. A Cannabis Store shall not be developed as an accessory use to any other use. This use class does not include any of the following: Convenience Store, Country Store, Home Based Business, or any similar use. Cannabis Accessories may be sold or rented, and counselling services may be provided. Consumption is off-site. *(Bylaw 18-61-391)*

"CARETAKER'S RESIDENCE" means a residence that is secondary or accessory to the principal industrial or commercial use on the same lot, and is used for the purposes of providing living accommodation for the owner, operator or caretaker of the principal use.

“CHICKEN COOP” means a structure where chickens are kept safe and secure. *(Bylaw 20-61-458)*

“CLERK” means the Clerk of the Peace Regional Subdivision and Development Appeal Board. *(Bylaw 22-61-468)*

“COMMERCIAL SCHOOL” means development for the provision of education, training and instruction in a specific trade, skill, service or artistic endeavour. This Use does not include schools defined as Public Use or Private School. Typical Uses include business, aesthetics, dancing or music schools. (*Bylaw 18-61-392*)

“CONTRACTOR (GENERAL)” means a service provider or development used for industrial service support and construction. Typical uses include laboratories, cleaning and maintenance contractors, building construction, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require on-site storage space for materials, construction 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.

“CONVENIENCE STORE” means development used for the retail sale of those goods required by area residents or employees on a day to day basis. Typical Uses include small food stores, drug stores, and variety stores selling confectionery, tobacco, groceries, beverages, pharmaceutical and personal care items, hardware or printed matter.

“CONVENIENCE VEHICLE RENTALS” means development used for the rental of new or used vehicles. This use class includes those establishments which are not strictly office in nature, but include, as an integral part of the operation, minor vehicle servicing, storing, fuelling or car washing facilities.

“COTTAGE” means a dwelling unit intended for recreational purposes that is generally limited to occupancy through the summer months.

"COUNCIL" means the Council of the County of Northern Lights.

"COUNTRY RESIDENTIAL" means the use of land in the rural area, not situated in a hamlet, for residential purposes and excluding farm buildings.

“COUNTRY RESIDENTIAL PARCEL” means the subdivision of a parcel of land on which there is no development at the time of subdivision, from an unsubdivided quarter section or river lot, for the purposes of accommodating a residence.

“COUNTRY STORE” means a building located in the rural area where merchandise and foodstuffs are offered for retail sale.

“DEVELOPED ROAD” means a road that is defined as a Provincial Highway, Resource Road, Collector Road, or a Residential Road in the County's Level of Service policy. (*Bylaw 23-61-479*)

“DEVELOPMENT” means: (a) an excavation or stockpile and the creation of either of them; (b) a building or an addition to, or replacement or repair of a building and the construction or placing in, on, over or under land of any of them; (c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or (d) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

"DEVELOPMENT AUTHORITY" means the Development Officer or Municipal Planning Commission, as the case may be.

“DEVELOPMENT OFFICER” means the person appointed by a resolution of Council to the office established by Section C.1 of this Bylaw. (*Bylaw 22-61-468*)

"DEVELOPMENT PERMIT" means a document authorizing a development issued pursuant to this Bylaw.

"DISCRETIONARY USE" means the use of land or of a building which is listed in the column captioned "Discretionary Uses" in a table of uses for certain districts in this Bylaw, and for which a development permit may be issued subject to the provisions of this Bylaw.

"DRINKING ESTABLISHMENT" means an establishment, licensed by the Alberta Gaming and Liquor Commission, in which alcoholic beverages are served for consumption on the premises, and any preparation or serving of food is accessory thereto, and includes a licensed lounge that is ancillary to a restaurant.

"DUPLEX DWELLING" means a residential building used or intended to be used for two dwelling units, located one above the other.

"DWELLING UNIT" means one or more rooms used as or designed to be used as a residence and containing sleeping, cooking and sanitary facilities and with an independent entrance either directly from outside a building or from a common hallway inside a building.

"EQUIPMENT RENTALS" means development used for the rental of tools, appliances, recreation craft, office machines, furniture, light construction equipment, or similar items.

"FARM BUILDING" means a non-residential building, structure or other improvement used in connection with the raising or production of crops, livestock or poultry and situated on land used in connection with such farming operations. (*Bylaw 23-61-479*)

"FARMSTEAD" means the first parcel out of an unsubdivided quarter section containing an existing, habitable dwelling unit and associated buildings and related improvements.

"FERTILIZER STORAGE & SALES" means development for the bulk storage, distribution and sale of chemical fertilizer products that may include and not be limited to associated facilities such as product storage tanks and/or bins, accessory administration offices, storage buildings and/or space, weigh scales but does not include the storage or processing of livestock waste meant for conversion to fertilizer. (*Bylaw 23-61-482*)

"FLOOR AREA" means the total floor area of every room and passageway contained in a building but not including the floor area of basements, attached garages, sheds, open porches, patios, open decks or verandas, or breezeways.

"FRAGMENTED PARCEL" means a parcel of land that is separated from the balance of the quarter section by a watercourse, railway, road or highway, embankment, or other physical or man-made features such that it is impractical, in the opinion of the Development Authority, to farm or graze the fragmented parcel proposed to be subdivided either independently or as part of the larger farm operation.

"GARAGE SUITE" means a Dwelling Unit located above a Garage; or a single-storey dwelling attached to the side or rear of, a Garage. A Garage Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling Unit located on the site. A Garage Suite has an entrance separate from the vehicle entrance to the detached Garage, either from a common indoor landing or directly from the exterior of the structure. This use class does not include a Secondary Suite or a Garden Suite.

"GARDEN SUITE" means a single-storey Dwelling Unit, which is located in a building separate from the principal Single Detached Dwelling on a lot. A Garden Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling Unit located on the Site. This use class does not include a Secondary Suite or a Garage Suite.

"GRAIN ELEVATOR/TERMINAL" means a structure or development that receives grain directly from producers for storage, or transfer, or both, receives and stores grain for direct manufacture or processing into other products, or receives grain on or after official inspection and weighing and clean, store, and treat grain

before moving it forward. This structure or development may include receiving and testing offices, and/or weighbridges.

“GENERAL INDUSTRIAL” means the following activities: (a) the processing of raw, value added or finished materials; (b) the manufacturing or assembling of goods, products or equipment; (c) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial business or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial districts; (d) the storage or transshipping of materials, goods and equipment, including petrochemical products and supplies, and (e) the training of personnel in general industrial operations. It may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the general industrial uses. This use class does not include the preparation of food and beverages.

General Industrial shall be classified as follows:

- i. “General Industrial Type I” means those developments where activities and uses are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building. Any development, even though fully enclosed, where, in the opinion of the Development Authority there is significant risk of interfering with the amenity of adjacent sites because of the nature of the site, materials or processes, shall not be considered a General Industry Type 1;
- ii. “General Industrial Type II” means those developments in which all or a portion of the activities and uses are carried on outdoors, without any significant nuisance or environmental factors such as noise, appearance, or odour, extending beyond the boundaries of the site. Any development where the risk of interfering with the amenity of adjacent or nearby sites, because of the nature of the site, materials or processes, cannot be successfully mitigated shall not be allowed.

“GEOTHERMAL 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. (*Bylaw 16-61-352*)

“GOLF COURSE” means the playing 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, clubhouse, restaurant, licensed dining area or lounge, and driving range.

“HAMLET” means any settlement declared to be a hamlet by an order of the Minister of Municipal Affairs, or designated as a hamlet by Council pursuant to the Act.

“HAMLET CHICKENS” means the keeping of up to 10 chickens (no roosters), in a secured Chicken Coop in the Hamlet of Dixonville. (*Bylaw 20-61-458*)

“HIGHWAY” means a primary highway or secondary road that is under the direction, control and management of the Provincial Government pursuant to the Public Highways Development Act.

“HOME BASED BUSINESS (MAJOR)” means the use of a building and/or site that is incidental to the principal residential use of the building and/or site. For the purposes of clarification this includes such uses as the storage of equipment, trucks and related vehicles, trucking operations, construction equipment storage, and other similar uses. This use shall be limited to up to five (5) employees other than the occupants of the principal on-site residential building.

“HOME BASED BUSINESS (MINOR)” means the use of a residential building to conduct a business or commercial enterprise. The business portion shall be incidental or subordinate to the primary residential function and shall be limited to the confines of the residence. This use shall not have any employees other than the resident and the resident’s family who permanently reside in the dwelling, and shall not include any outside storage or commercial vehicles associated with the business.

"HOTEL" means a building providing accommodation for the public containing guest rooms served by a common entrance as well as general kitchen and dining or other public rooms.

"INDUSTRIAL CAMP" means a residential complex used to house camp workers by various contracting firms on a temporary basis, and without restricting the generality of the above, the camp is usually made up of a number of mobile units, clustered in such fashion as to provide sleeping, eating, recreation, and other basic living facilities. The units may be dismantled and removed from the site from time to time.

"INDUSTRIAL SERVICE SHOP" means a development used for assembly, fabricating, rental or repair of goods or products. Typical uses associated with these shops include electrical, heating, metal, plumbing, welding, woodworking, cabinet makers, upholstery, furniture repair, equipment repair, painting, ornamental metal and stone works, and similar uses. Limited product display, retail sales and offices accessory to the principal use may be permitted in this use class.

"KENNEL" means premises used or intended to be used for the commercial breeding, raising, or boarding of cats or dogs.

"LAND FARM" means a site used for the treatment of soils contaminated by hydrocarbons and non-hazardous organic oilfield waste, whereby the soil in question is remediated through aeration or cultivation into agricultural or other suitable lands.

"LANE" means a public right-of-way which provides a secondary means of access to a lot or lots and which is registered in the Land Titles Office.

"LANDFILL (INDUSTRIAL)" means a site used for the disposal of non-domestic or industrial solid wastes which may not be disposed of at a sanitary landfill and is not intended for use of the public at large.

"LANDFILL (SANITARY)" means a site used for the disposal of domestic solid wastes which can be utilized by the public at large.

"LIVESTOCK" means cattle, horses, sheep, goats and swine and includes domestic fowl, rabbits, mules, donkeys, buffalo and other domesticated animals.

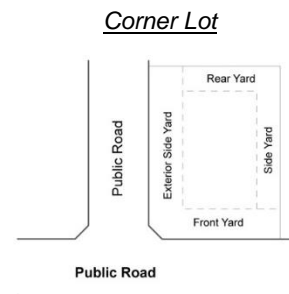
"LIVESTOCK SALES YARD" means any enclosed area of land, with or without accessory buildings or structures, upon which livestock is collected for sale or for market distribution.

"LOT" means (a) a quarter section, (b) a river lot or settlement lot shown on an official plan, as defined in the Surveys Act, that is file or lodged in a land titles office, (c) a part of a parcel of land described in a certificate of title if the boundaries of the part are described in a certificate of title by reference to a plan of subdivision, or described in the certificate of title other than by reference to a legal subdivision.

"LOT AREA" means the area contained within the boundaries of a lot shown on a plan of subdivision or described in a Certificate of Title.

"LOT, CORNER" means a lot having a frontage on two or more streets at their intersection or junction.

"LOT COVERAGE" means the percentage of the area of any lot which is covered by buildings or structures excepting driveways, parking areas, and sidewalks.



"LOT DEPTH" means the length of a straight line joining the middle of the front lot line with the middle of the rear lot line.

"LOT, INTERIOR" means any lot other than a corner lot.

"LOT LINE" means a legally defined limit of any lot.

"LOT LINE, FRONT" means the boundary dividing the lot from an abutting public roadway. In the case of a corner lot the shorter lot line shall be the front lot line.

"LOT LINE, REAR" means the lot line of a lot that is directly opposite to the front line.

"LOT LINE, SIDE" means any lot line other than the front or rear lot line.

"LOT, THROUGH" means a lot that abuts two parallel public roadways, not including lanes.

"LOT WIDTH" means the distance between the side lot lines at a point midway between the front and rear of the lot and approximately parallel to the street line.

"MANUFACTURED HOME" means a prefabricated dwelling unit that meets Canadian Standards Association (CSA) Z240 and A277 standards, and meets the requirements of the Alberta Building Code, and when placed on foundation supports and connected to utilities, is ready for occupancy. A manufactured home may also be referred to as a mobile home.

"MANUFACTURED HOME PARK" means a development on a lot under single ownership and managed by a park operator that is designed to accommodate numerous manufactured homes on leased sites in a community setting.

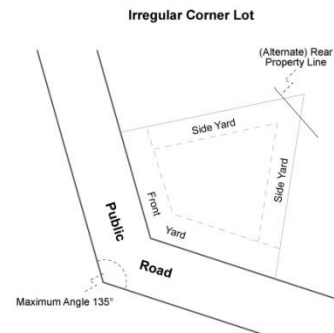
"MANUFACTURING" means a use where all the materials or components are combined to create a product and where all of the processes and functions associated with the use are completely contained within a building.

"MEDICAL MARIJUANA" means a substance used for medical purposes authorized by a licence issued under the federal government's legislation. (*Bylaw 14-61-334*)

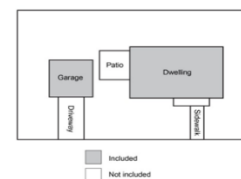
"MINOR AGRICULTURAL PURSUIT" means the non-commercial rearing of a small number of livestock on a country residential parcel. (*Bylaw 20-61-458*)

"MODULAR HOME" means a prefabricated Dwelling Unit of one or more sections that meets the Alberta Building Code, and is transported to a building site for assembly. For the purpose of this Bylaw this does not include a Manufactured Home.

"MOTEL" means a building or group of buildings designed for the accommodation of the public containing guest rooms, each of which has a separate entrance directly from outside the building.



Lot Coverage



"MOTOR VEHICLE DEALERSHIP" means premises for the display and sale of motor vehicles including automobiles, farm equipment, heavy equipment designed for specialized purposes, and purpose built recreational vehicles.

"MUNICIPALITY" means the County of Northern Lights.

"MUNICIPAL DEVELOPMENT PLAN" means a statutory plan, prepared pursuant to the Act, which provides a general planning policy framework for the County.

"MUNICIPAL PLANNING COMMISSION" means the Municipal Planning Commission of the County of Northern Lights as established by the Development Authority and Municipal Planning Commission Bylaw.

"NATURAL RESOURCE EXTRACTION INDUSTRY" means an enterprise engaged in the extraction of natural resources such as timber, clay, sand, gravel, coal, limestone, and other similar minerals including petroleum and natural gas and which may include bringing these together with other elements such as power or water into integrated processes for the purpose of primary treatment into a marketable form.

"OFFICE" means development primarily used for the provision of services to businesses, professional, management, administrative, consulting and financial services. These services may include the use of minor mechanical equipment for printing, duplicating, binding or photographic processing, the provision of office maintenance or custodial services, the sale, rental, repair or servicing of office equipment and furniture. Typical uses include the offices of lawyers, accountants, engineers, architects, real estate and insurance firms, banks or credit unions or similar financial uses, clerical or other office support, printing and copying establishments, and janitorial services.

"OIL OR GAS PROCESSING PLANT" means a plant for the production, process or transport, including a pipeline, or battery, of oil from hydrocarbons or for the extraction of gas from hydrocarbon sulphide, helium, natural gas liquids or other substances.

"PARK" means development of public land specifically designed or reserved for the general public for active or passive recreational use and includes all natural and man-made landscaping, facilities, playing fields, buildings and other structures that are consistent with the general purposes of public parkland, whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangements with the public authority owning the park. Typical Uses include tot lots, band shells, picnic grounds, pedestrian trails and paths, landscaped buffers, playgrounds and water features.

"PARTICIPANT RECREATION (INDOOR)" means development providing facilities within an enclosed building for sports and active recreation where patrons are predominantly participants and any spectators are incidental and attend on a nonrecurring basis. Typical Uses include bowling alleys, curling, hockey and roller skating rinks, health and fitness clubs, racquet clubs, rifle and pistol ranges, swimming pools.

"PARTICIPANT RECREATION (OUTDOOR)" means development providing facilities in an outdoor setting for sports and active recreation. Typical Uses include athletic fields, boating facilities, bowling greens, driving ranges, fair grounds, fitness trails, golf courses, outdoor swimming pools, outdoor tennis courts, race tracks, riding stables, ski hills, ski jumps, sports fields, swimming pools and unenclosed ice surfaces or rinks.

"PERMANENT BUILDING" means any building placed on a foundation structure which cannot be readily relocated without significant expense. It may also include any building not on a permanent foundation which has utility servicing to the building, resulting in difficulty in moving such structures. For the purpose of this definition all residences, including manufactured homes are considered permanent buildings.

"PERMITTED USE" means the use of land or of a building which is listed in the column captioned "Permitted Uses" in a table of uses for most districts in this Bylaw, and for which a development permit shall be issued subject to the provisions of this Bylaw.

"PERSONAL SERVICES ESTABLISHMENT" means a development used for the provision of services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects. This use includes, but is not limited to barber shops, hairdressers, beauty salons, tailors, dressmakers, shoe repair shops, and dry cleaners.

"PRINCIPAL BUILDING OR USE" means a building or use which, in the opinion of the Development Authority, is the main purpose for which the building or site is ordinarily used.

"PRIVATE SCHOOL" means development for the provision of education services that are not maintained at public expense by a municipality, or by any department, commission or agency of the Government of Alberta or Canada and which may or may not offer courses of study equivalent to those offered in a public school. This Use includes dormitory and Accessory buildings. This Use does not include a Commercial School or Public Use. (*Bylaw 18-61-392*)

"PUBLIC USE" means a building, structure, or site used for public administration and services by a municipality, by any board or agency of a municipality, by any department, commission or agency of the Government of Alberta or Canada, or by a community organization and may include a community hall, school, park, cemetery, or similar use. This Use does not include Commercial School or Private School. (*Bylaw 18-61-392*)

"PUBLIC UTILITY" means a public utility as defined in Part 17 of the Act.

"PULP MILL" means a manufacturing facility that converts wood chips or other plant fibre source into a thick fibre board which can be shipped to a paper mill for further processing.

"RAIL STATION/YARD" means a development using a building, structure or land for the loading and unloading of passengers, passenger related items, and goods, onto and off of trains.

"RECREATION (EXTENSIVE)" means a recreational development conducted on a unified basis on a single site where the prime reason for location in rural areas is to take advantage of natural physical features including the availability of large areas of land to provide for non-facility oriented recreational activities such as fishing, hunting, trail riding, snowmobiling, hiking or other similar activities.

"RECREATION RESORT" means a commercial development which offers a combination of fixed roof guest accommodation and recreational opportunities. The resort may be located to benefit from specific natural or built amenities and generally includes dining and beverage facilities, concessions, pro shops and picnic areas.

"RECREATIONAL CABIN" means a structure where a building is used for recreational activity on a seasonal basis, and subject to District regulations may or may not be attached to a permanent foundation.

"RECREATIONAL VEHICLE" means a unit designed to be transported on its own wheels or by other means (including units mounted permanently or otherwise on trucks), designed or constructed or reconstructed or added to by means of accessories in such a manner as will permit its use for sleeping or living purposes for one or more persons and is used on a generally short term basis. (*Bylaw 17-62-369*)

"RECREATIONAL VEHICLE PARK" means any parcel of land on which three or more recreational vehicles are harboured, without regard to whether a fee or charge is paid or made and shall include any building, structure, tent, vehicle or enclosure used or intended for use as part of the equipment of such recreational vehicle park in compliance with relevant Government regulations. (*Bylaw 16-61-369*)

"REGULATION" means the Subdivision and Development Regulation AR 43/2002.

“RELIGIOUS ASSEMBLY” means development used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms, food preparation and service facilities, classrooms, dormitories and other buildings. Typical Uses include churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries.

“RESIDENTIAL CARE FACILITY” means the use of a residential building as a facility which is recognized, authorized, licensed or certified by a public authority as a social care facility intended to provide room and board for 4 residents or more, excluding staff, for foster children or disabled persons, or for persons or families with physical, mental, social or behavioral problems, and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance, counseling, and supervision. The residential character of the development shall be primary with the occupants living together as a single housekeeping group and using cooking facilities shared in common. This use does not include facilities such as detoxification centres, halfway houses, or detention centres.

“RESTAURANT” means an establishment where food is prepared and served on the premises for sale to the public, may be licensed for the serving of alcohol, and may include entertainment which is ancillary to the preparation and service of food.

“RETAIL STORE” means a facility where goods, wares or merchandise are kept and offered for sale to the general public.

“ROAD” means land shown as a road on a plan of survey that has been filed or registered in a land titles office, or used as a public road, and includes a bridge forming part of a public road and any structure incidental to a public road, but does not include a highway.

“ROW HOUSING” means a residential use where a building or buildings on a lot consist of at least three dwelling units with each unit having direct access to the outside grade, but shall not mean "apartment".

“SALVAGE YARD” means land and associated buildings used to store, dismantle, salvage, and recycle components from discarded vehicles, industrial equipment, demolished buildings and other large items.

“SAND AND GRAVEL OPERATIONS ON PRIVATE LAND” means a surface mine or excavation used for the removal of sand or gravel for sale. Sand and gravel operations are part of the Natural Resource Extraction Industry land use class and all regulations pertaining to it apply. Private Sand and Gravel Operations are classified into two classes:

- a. Class I Pits cover areas greater than or equal to 5.0 ha on private land and are subject to the requirements of the Province of Alberta's Code of Practice for Pits.
- b. Class II Pits cover areas less than 5.0 ha on private lands and are subject to the requirements of the Environmental Protection and Enhancement Act and the Conservation and Reclamation Regulation. (*Bylaw 16-61-352*)

“SAND AND GRAVEL OPERATIONS ON PUBLIC LAND” include only those pits that are on provincial Crown land and beds and shores of surface water bodies. These pits are regulated by the Province of Alberta's Environment and Parks Land Management Branch. (*Bylaw 16-61-352*)

“SAWMILL, FIXED” means a non-mobile machine used to cut logs into boards.

“SAWMILL, PORTABLE” means a mobile machine used for a specified amount of time to cut logs into boards.

“SECONDARY SUITE” means development consisting of a dwelling located within, and Accessory to, a structure in which the principal use is a Single Detached Dwelling. A Secondary Suite has cooking facilities,

food preparation, sleeping and sanitary facilities which are physically separate from those of the principal dwelling within the structure. A Secondary Suite also has an entrance separate from the entrance to the principal dwelling, either from a common indoor landing or directly from the side or rear of the structure. This use class includes the Development or Conversion of Basement space or above-grade space to a separate Dwelling, or the addition of new floor space for a Secondary Suite to an existing Single Detached Dwelling. This use class does not include Duplex Housing, Semi-detached Housing, Apartment Housing, Garage Suites, or Garden Suites.

"SEMI-DETACHED DWELLING" means two attached dwelling units that share a common wall.

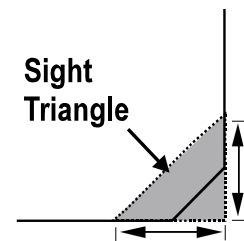
"SERVICE STATION" means a facility for the service and repair of motor vehicles and/or for the retail sale of gasoline, lubricants, automotive accessories and associated petroleum products. This use may include accessory uses, such as a restaurant or carwash.

"SHORELINE" means the line or contour between the ordinary high water mark and the low water mark of a water body or watercourse.

"SIGN" means any structure, device, light or fixture, or any part thereof, used to identify, advertise or attract attention to any person, object, product, event, place, organization, institution, development, business, group, profession, enterprise or industry and is intended to be seen from on or off the site where the sign is located.

"SIGHT TRIANGLE" means that triangle formed by a straight line drawn between two points on the lot lines of a lot from the point where the lot lines intersect.

"SIMILAR USE" means a specific use of land or of a building that is not expressly mentioned in this bylaw but which the Development Authority has determined to be similar in character and purpose to a use listed as a Permitted or Discretionary Use in the District in which the use is proposed.



"SINGLE DETACHED DWELLING" means a stick-built or modular (factory constructed) residential building containing only one dwelling unit, but does not include a manufactured home.

"SOLAR PANELS (GROUND MOUNT)" means a ground-mounted solar installation that converts light into energy, which is set upon the ground and may be intended for onsite use or scaled up for industrial purposes. *(Bylaw 20-61-458)*

"SOLAR PANELS (ROOF MOUNT)" means a roof-mounted solar installation that converts light into energy, intended for onsite use. *(Bylaw 20-61-458)*

"SOLAR PANELS (WALL MOUNT)" means a wall-mounted solar installation that converts light into energy, intended for onsite use. *(Bylaw 20-61-458)*

"STATUTORY PLAN" means a Municipal Development Plan, Intermunicipal Development Plan, Area Structure Plan, or Area Redevelopment Plan approved in accordance with the Act.

"STORAGE, PROCESSING AND PRODUCTION OF DANGEROUS GOODS" means those goods or products, as defined by provincial regulation, which must be located in isolation from incompatible land uses.

"STORAGE YARD" means an enclosed site utilized for the storage of any goods deemed not to be noxious, odorous, or detrimental to the appearance of the surrounding area by the Development Authority.

"TRANSPORTATION TERMINAL" means a development that may include facilities related to transportation oriented business. This use would normally require a large area to accommodate the parking of large commercial vehicles including tractor/trailer units.

"UNSUBDIVIDED QUARTER SECTION" means a quarter section, lake lot, river lot or settlement lot that has not been subdivided except for fragmented parcels, public uses, or public utilities, and that constitutes more than half of the area that was originally constituted by that quarter section, lake lot, river lot or settlement lot.

"VARIANCE" means an alteration or change to a standard prescribed by this Bylaw that is authorized by the Development Authority or the Peace Regional Subdivision and Development Appeal Board. (*Bylaw 19-61-431*)

"WAREHOUSE" means the use of a building or portion thereof for the storage and distribution of materials, goods or products.

"WATERCOURSE" means the bed and shore of a river, stream, creek or other natural body of water, and/or a canal, ditch or other man-made surface feature whether or not it contains water continuously or intermittently.

"WIND ENERGY SYSTEM, LARGE" means a wind energy conversion system for on-site use and consisting of a wind turbine, a tower, and associated control or conversion electronics which has a rated capacity that exceeds 1 kW.

"WIND ENERGY SYSTEM, SMALL" means a wind energy conversion system for on-site use consisting of a wind turbine and associated control or conversion electronics, which has a rated capacity that does not exceed the allowable rated capacity of 1 kW.

"WOOD CHIPPER, FIXED" means a non-mobile machine used to create wood chip products

"WOOD CHIPPER, PORTABLE" means a mobile machine used for a specified amount of time to create wood chip products.

"YARD, FRONT" means that portion of land extending across the full width of a lot and situated between the front lot line and nearest exterior wall of the principal building.

"YARD, REAR" means that portion of land extending across the full width of a lot from the rear property line to the closest wall of the principal building.

"YARD, SIDE" means a yard extending from the front yard to the rear yard and situated between the side lot line and the nearest exterior wall of the principal building.

SECTION C DUTIES OF DEVELOPMENT AUTHORITIES

C1 ESTABLISHMENT OF DEVELOPMENT AUTHORITIES

- C1.1 The office of the Development Officer is hereby established and such office shall be filled by a person or persons to be appointed by resolution of Council, and is authorized to act as a "Development Authority".
- C1.2 The Municipal Planning Commission is hereby authorized to act as a "Development Authority" for those matters specified in this Bylaw.

C2 DUTIES AND POWERS OF DEVELOPMENT AUTHORITIES

- C2.1 The Development Officer shall:
- (a) receive and process all applications for development permits;
 - (b) keep and maintain for inspection of the public during office hours, a copy of this Bylaw and all amendments thereto, and ensure that copies are available to the public at a reasonable charge; and
 - (c) keep a register of all applications for development, including the decisions therein and the reasons therefore, for a minimum period of seven (7) years.
- C2.2 The Development Officer:
- (a) shall issue decisions for development permit applications for those uses listed as "Permitted Uses" in the subject land use district;
 - (b) shall refer all applications for "Discretionary Uses" to the Municipal Planning Commission;
 - (c) shall refer all applications for development located in a Direct Control District to Council;
 - (d) may refer development permit applications to the Municipal Planning Commission for:
 - (i) those uses not listed either as "Permitted Uses" or "Discretionary Uses" in the subject land use district,
 - (ii) those uses listed as "Permitted Uses", and
 - (iii) those uses listed as "Permitted Uses" which require a variance in excess of 20% pursuant to Section C3.6.
- C2.3 The Municipal Planning Commission shall decide upon all applications for "Discretionary Uses" and any other applications for "Permitted Uses" referred to it by the Development Officer.
- C2.4 (a) the Development Authority shall consider and decide on applications for development permits within forty (40) days of the receipt of the application in its complete form. If a decision is not made within forty (40) days, the application shall at the option of the applicant be deemed refused.

- (b) if a decision is not made within the forty (40) days specified in subsection (a), the applicant may enter into an agreement with the Development Authority to extend the forty (40) day period using the prescribed form, contained in Schedule 1.

C3 DEVELOPMENT AUTHORITY'S DISCRETION

- C3.1 A development permit application for a use which is not listed as a "Permitted Use" or a "Discretionary Use" in the subject land use district shall be refused.
- C3.2 In making a decision on an application for a "Permitted Use", the Development Authority:
 - (a) shall approve with or without conditions a development permit application where the proposed development conforms with this Bylaw; or
 - (b) shall refuse a development permit application if the proposed development does not conform with this Bylaw.
- C3.3 In making a decision on an application for a "Discretionary Use", the Municipal Planning Commission:
 - (a) may approve, either permanently or for a limited period of time, a development permit application which meets the requirements of this Bylaw, with or without conditions;
 - (b) may refuse a development permit application even though it meets the requirements of this Bylaw;
 - (c) shall refuse a development permit application if the proposed development does not conform with this Bylaw.
- C3.4 In reviewing a development permit application for a "Discretionary Use", the Municipal Planning Commission shall have regard to:
 - (a) the purpose and intent of the Act, as well as any statutory plans adopted by the municipality; and
 - (b) the circumstances and merits of the application, including but not limited to
 - (i) the impact of such nuisance factors as smoke, airborne emissions, odours and noise on nearby properties,
 - (ii) the design, character and appearance of the development being compatible with and complementary to the surrounding properties, and
 - (iii) the servicing requirements for the proposed development.
- C3.5 Notwithstanding any provisions or requirements of this Bylaw, the Development Authority may establish a more stringent standard for "Discretionary Uses" when deemed necessary to do so.
- C3.6 Notwithstanding Sections C3.2(b) and C3.3(c), the Development Officer may allow a variance not exceeding twenty percent (20%) to any prescribed development standard, if in the opinion of the Development Officer:
 - (a) the proposed variance would not result in a development that will
 - (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.
- C3.6.1 Notwithstanding Sections C3.2(b) and C3.3(c), and subject to C3.6(a) and (b), the Municipal Planning Commission may allow a variance to any prescribed standard.
- C3.7 Notwithstanding Section C3.6, the Development Authority shall not vary
 - (a) the setback requirements contained in Section I8 (Environmental Standards), unless the applicant provides a site assessment prepared by a qualified professional confirming that the property is suitable for the proposed development, or prescribing preventative engineering and construction measures that can be taken to make the site suitable for the proposed development or the proposed development suitable for the site; or
 - (b) the building height requirements in Section K12 (Airport Protection District).
- C3.8 Notwithstanding Sections C2.2(c) and C3.1, if a proposed use of land or a building is not listed as a “Permitted Use” or “Discretionary Use” in the Bylaw, the Municipal Planning Commission may determine that such a use is similar in character and purpose to a use listed under that land use district and may issue a development permit.
- C3.9 Notwithstanding any other provisions of this Bylaw, a vacant lot held in separate ownership from adjoining parcels on the effective date of this Bylaw, having less than the minimum area or width may, at the discretion of the Development Authority, be used for any purpose allowed for in the District in which the lot is located and a building may be erected on the lot provided that all other applicable provisions in this Bylaw are satisfied.
- C3.10 A variance will not be allowed if the granting of the variance results in a development which does not meet the requirements of the Subdivision and Development Regulation.
- C3.11 In the event that a variance is granted pursuant to Section C3.6, the Development Authority shall specify the nature of the approved variance in a development permit.

SECTION D NEED FOR A DEVELOPMENT PERMIT

D1 WHEN DEVELOPMENT PERMITS ARE REQUIRED

Except as provided in Section D2, no person shall undertake any development in the County unless a development permit has first been issued pursuant to this Bylaw, and the development is in accordance with the terms and conditions of a development permit issued pursuant to this Bylaw.

D2 WHEN DEVELOPMENT PERMITS ARE NOT REQUIRED

A development permit is not required for the following developments provided they comply with the requirements of Sections I and K of this Bylaw:

- (a) works of maintenance or repair to any building provided that such works do not include structural alterations or major works of renovation (structural alterations being those which, in the opinion of the Development Authority, would result in substantial changes to the roof, foundation, or exterior walls of a structure, or alterations that result in an expansion of the usable floor area of a structure to serve to reduce existing setback distances);
- (b) the completion of a building which is lawfully under construction at the date this Bylaw comes into effect provided that the building is completed in accordance with the terms of any permit granted in respect of it;
- (c) the use of any building identified in D2(b) for the purpose for which construction was commenced;
- (d) the construction and maintenance of gates, fences, walls or other means of enclosure less than 0.9 m (3 ft) in height in front yards and less than 1.8 m (6 ft) in height in side and rear yards;
- (e) a temporary building, the sole purpose of which is incidental to the erection or alteration of a permanent building or structure, for which a development permit has been issued;
- (f) public works, services and utilities carried out by or for government authorities on land which is publicly owned or controlled;
- (g) the agricultural use of a lot which is assessed as farmland and used for extensive agricultural uses, including farm buildings. Intensive agricultural operations require development permits for the use of the land as defined in this Bylaw, but not for specific structures associated with such operations;
- (h) one temporary on-site sign which does not exceed 1.0 m² (11 ft²) in area nor 1.5 m (5 ft) in height and is intended for
 - (i) advertising the sale or lease of a dwelling unit or property, or
 - (ii) identifying a construction or demolition project for which a development permit has been issued, or
 - (iii) identifying a political or charitable campaign;
- (i) one permanent on-site sign which is intended for use as
 - (i) a commemorative plaque of a non-advertising nature, or

- (ii) the identification of a farm residence or the advertising of farm products;
- (j) any signage for which approval from Alberta Transportation is required;
- (k) the stripping of top soil if required for site preparation for an approved development;
- (l) antennae and supporting structures installed in accordance with Section I23 which do not exceed 4.6 m (15 ft) in height from grade;
- (m) A Solar Collector Panel (Ground Mount) that is smaller than 56 m² (602.8 ft²) in Agricultural and Industrial Districts and smaller than 28 m² (301.4 ft²) in all other Districts, provided that all setbacks and height regulations for the required land use district are met and is developed in accordance with Section I30; (*Bylaw 22-61-468*)
- (n) a Geothermal Energy System provided it is developed in conformance with Section I35; (*Bylaw 16-61-352*)
- (o) Borrow Pits in any Agricultural, Industrial, Crown Land or Direct Control District provided that:
 - (i) the maximum area of excavation does not exceed 500 m² and the amount of topsoil or fill being added or excavated does not exceed 40 m³; and
 - (ii) no watercourse or drainage easement is affected and water is not directed onto adjacent lands. (*Bylaw 16-61-352*)
- (p) A Solar Panel (Roof Mount) that is in compliance with the Alberta Building Code and Section I30. (*Bylaw 22-61-468*)

D3 NON-CONFORMING BUILDINGS AND USES

Developments which are considered as a non-conforming building or use shall be dealt with as provided for under the Act. For convenience, the following extracts are provided:

- (a) a non-conforming use of land or a building may be continued but if that use is discontinued for a period of six (6) consecutive months or more, any future use of the land or building shall conform with the provisions of this Bylaw;
- (b) a non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, may not be enlarged or added to and no structural alterations shall be made to it or in it;
- (c) a non-conforming use of part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot while the non-conforming use continues;
- (d) a non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt or structurally altered except
 - (i) to make it a conforming building, or
 - (ii) for routine maintenance of the building, if the Development Authority considers it necessary;
- (e) if a non-conforming building is damaged or destroyed to the extent of more than 75 percent of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with this Bylaw;

- (f) the land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

D4 COMPLIANCE CERTIFICATES

- D4.1 The Development Authority, upon request, and if the use(s) or development(s) or building(s) located on a lot comply with the requirements of this Bylaw shall certify that the use(s) or development(s) located on a lot comply with this Bylaw.
- D4.2 A request for a compliance certificate shall be accompanied by:
 - (a) a non-refundable fee as established by resolution of Council;
 - (b) a Real Property Report or Surveyor's Certificate, signed by an Alberta Land Surveyor, showing the location of the subject use(s), development(s) or building(s) in relation to public roadways and/or lot lines; and
 - (c) an additional fee, established by resolution of Council, where a site inspection is required.
- D4.3 If the use(s) or development(s) or building(s) located on the lot do not comply with the requirements of this Bylaw, the owner, applicant, purchaser, vendor, or occupant, as the case may be, may submit a development permit application to the Development Authority in accordance with this Bylaw for the purpose of making the use(s) or development(s) or building(s) located on the lot conform with the requirements of this Bylaw.
- D4.4 The development permit applications referred to in Section D4.3 shall be processed and decided upon in accordance with this Bylaw.

SECTION E DEVELOPMENT PERMIT APPLICATIONS

E1 FORMS AND NOTICES

For the purpose of administering the provisions of this Bylaw, Council by resolution may authorize the preparation and use of such forms and notices as in its discretion it may deem necessary. Such forms or notices as contained in Schedule 1 are deemed to have the full force and effect of this Bylaw in execution of the purpose for which they were designed, authorized and issued.

E2 CONTENTS OF A DEVELOPMENT PERMIT APPLICATION

E2.1 A development permit application shall be made to the Development Officer in writing on the prescribed form, and shall be signed by the applicant or his agent. The Development Officer may require any or all of the following information with the application:

- (a) a site plan in duplicate showing the legal description and front, rear, and side yards, if any, and any provision for off-street loading and vehicle parking and access and egress to the site;
- (b) a floor plan and elevations and sections in duplicate, where applicable at the discretion of the Development Officer;
- (c) a statement of uses;
- (d) a statement of ownership of land and interest of the applicant therein;
- (e) the estimated commencement and completion dates;
- (f) the estimated cost of the project or contract price;
- (g) the extent of existing treed areas and an indication of the trees which are proposed for removal; and
- (h) such additional information as the Development Officer may require to evaluate the application, including but not limited to soils tests, hydrologic analysis, geo-technical reports, site topography and drainage patterns.

E2.2 Each development permit application shall be accompanied by a non-refundable processing fee, the amount of which shall be established by resolution of Council.

E2.3 When, in the opinion of the Development Authority, sufficient details have not been included with a development permit application, it may be returned to the applicant for further details. The application so returned shall be deemed not to have been in its complete and final form until all required details have been submitted.

SECTION F PROCESSING A DEVELOPMENT PERMIT

F1 PERMIT REFERRALS

- F1.1 The Development Officer may refer a development permit application to any agency in order to receive comment and advice.
- F1.2 The Development Officer may refer development permit applications for “Discretionary Uses” to adjacent landowners for review.

F2 CONDITIONS OF A DEVELOPMENT PERMIT

- F2.1 The Development Authority may require that as a condition of issuing a development permit, the applicant enter into an agreement with the County to do any or all of the following:
- (a) to construct or pay for the construction of a road required to give access to the development;
 - (b) to construct or pay for the construction of a pedestrian walkway system to serve the development, or 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;
 - (c) to install or pay for the installation of public utilities, other than telecommunications systems or works, that are necessary to serve the development;
 - (d) to construct or pay for the construction of off-street or other parking facilities and loading and unloading facilities; and
 - (e) to pay an off-site levy or redevelopment levy imposed by Bylaw.
- F2.2 The County may register a caveat pursuant to the provisions of the Act and the Land Titles Act in respect of an agreement under Section F2.1 against the Certificate of Title for the land that is the subject of the development. Said caveat shall be discharged when the agreement has been complied with.
- F2.3 A development permit comes into effect twenty-one (21) days after its issuance. Where an appeal has been lodged with the Board, no development shall be commenced pursuant to the development permit until all appeals are finally determined and the issuance of the development permit has been upheld. (*Bylaw 21-61-466*)
- F2.4 A development permit lapses and is automatically void if the development authorized is not commenced within twelve (12) months from the date of issuing the permit or within such longer period not exceeding three (3) months as may be granted by the Development Authority.
- F2.5 When a development permit application has been refused pursuant to this Bylaw or ultimately after appeal, the submission of another application for a development permit on the same parcel of land for the same or similar use shall not be accepted by the Development Officer until six (6) months after the date of the refusal.
- F2.6 If, in the opinion of the Development Authority, satisfactory arrangements have not been made by a developer for the supply of water, electrical power, sewage, or access, and the development is located in a hamlet or intended for use by the general public, the Development Authority shall refuse to issue a development permit.

F3 NOTIFICATION OF PERMIT APPROVAL OR REFUSAL (BYLAW 21-61-466)

F3.1 A Notice of Decision for an approved development permit shall:

- (a) be provided to the applicant or his agent in writing by way of letter mail or email; and
- (b) be published on the County of Northern Light's official website for a period of 21 days, and on any one or more of the County of Northern Light's official media sites as provided for by Bylaw 20-11-439, indicating the legal description of the property for which the application has been made, the nature of the approval, and decision of the Development Authority.

F3.2 When a development permit for a "Permitted Use" with a variance or a "Discretionary Use" is approved, the Development Officer or designate shall, in addition to F3.1(b):

- (a) mail or email a notice of decision to all adjacent property owners; and
- (b) publish a notice of decision in the local newspaper.

F3.3. When a development permit application is refused, the Development Officer or designate shall mail or email a notice of decision to the applicant or his agent stating the reasons for the refusal.

F3.4 For the purposes of this Bylaw, issuance of the notice of the decision of the Development Authority is deemed to have been given on the day when the notice of decision has been published in accordance with Section F3.1(b).

F3.5 When a development permit application for a residential use is approved in the Agriculture (A) or Agriculture Restricted (AR) District, the Development Officer or designate shall include in the written notice an advisory that the approved residence is located adjacent to agricultural operations. In addition, the Municipality shall provide printed notice respecting the presence of agricultural operations to all landowners in accordance with Council policy.

F4 CONTRAVENTION

F4.1 Where the Development Authority finds that a development or use of land is not in accordance with the Act, this Bylaw, or an issued development permit, the Development Authority may, by written notice, order the owner, the person in possession of the land or buildings, or the person responsible for the contravention, or all or any of them to:

- (a) stop the development or use of the land or building in whole or in part as directed by the notice;
- (b) demolish, remove or replace the development; or
- (c) carry out any other actions required by the notice so that the development or use of the land or building complies with the Act, a development permit or a subdivision approval, or this Bylaw as the case may be, within the time set out in the notice.

F4.2 If a person fails or refuses to comply with an order directed to him under Section F4.1 or an order of the Peace Regional Subdivision and Development Appeal Board under the Act, Council or a person appointed by it may, in accordance with the Act, enter upon the land or building and take such action as is necessary to carry out the order. (*Bylaw 19-61-431*)

F4.3 When Council or a person appointed by it carries out an order, Council shall cause the costs and expenses incurred in carrying out the order to be placed on the tax roll as an additional tax against the property concerned and that amount shall be collected in the same manner as taxes on land.

F4.4 For the purpose of entering and inspecting land or buildings as described in the Act, the Development Authority is hereby declared to be a "designated officer".

SECTION G APPEALING A DECISION

G1 METHOD OF APPEAL

- G1.1 The Board shall perform such duties and follow such procedures as specified in the Act and the Intermunicipal Subdivision and Development Appeal Board Bylaw. (*Bylaw 19-61-431*)
- G1.2 A decision on a development permit application may be appealed by serving a written notice of appeal to the Clerk within twenty-one (21) days of the date on the Notice of Decision. (*Bylaw 22-61-468*)

G2 THE APPEAL PROCESS

- G2.1 The Clerk shall ensure that a notice of appeal is given to all persons required to be notified under the provisions of the Act. (*Bylaw 19-61-431 and Bylaw 22-61-468*)
- G2.2 When a notice has been served on the Clerk with respect to a decision to approve a development permit application, the development permit shall not be effective before (*Bylaw 22-61-468*):
- (a) the decision on the permit has been upheld by the Board; or
 - (b) the Clerk has received written notification from the appellant that the appeal has been abandoned. (*Bylaw 22-61-468*)
- G2.3 If the decision to approve a development permit application is reversed by the Board, the development permit shall be null and void.
- G2.4 If the decision to refuse a development permit application is reversed by the Board, the Board shall direct the Development Officer to issue a development permit in accordance with the decision of the Board.
- G2.5 If the decision to approve a development permit application is varied by the Board, the Board shall direct the Development Officer to issue a development permit in accordance with the terms of the decision of the Board.

SECTION H AMENDING THE BYLAW

H1 CONTENTS OF AN AMENDMENT APPLICATION

- H1.1 A Land Use Bylaw amendment application shall be made to the Development Officer in writing on the prescribed form, and shall be signed by the applicant or his agent. The Development Officer may require any of the following information to accompany an application to amend this Bylaw:
- (a) if the amendment involves the redesignation of land to a different land use district:
 - (i) a copy of the Certificate of Title for the lands affected, or any other documentation satisfactory to the Development Officer verifying that the applicant has a legal interest in the land;
 - (ii) where the applicant is an agent acting for the owner, a letter from the owner verifying the agent's authority to make the application; and
 - (iii) a properly dimensioned map indicating the affected site, and its relationship to existing land uses within a 91.5 metre (300 ft) radius of the boundaries of the site;
 - (b) a statement of the reasons for the request to amend the Bylaw; and
 - (c) such additional information as the Development Officer may require to evaluate the application, including but not limited to soils tests, hydrologic analysis, geo-technical reports, site topography and drainage patterns.
- H1.2 Each amendment application shall be accompanied by a non-refundable processing fee, the amount of which shall be established by resolution of Council.
- H1.3 The Development Officer may refuse to process a Land Use Bylaw amendment application if the information required has not been supplied or if, in his opinion, it is of inadequate quality to properly evaluate the application.
- H1.4 Council, on its own initiative, may proceed to undertake an amendment to this Bylaw by directing the Development Officer to initiate an application.

H2 THE AMENDMENT PROCESS

- H2.1 Upon receipt of a complete application, it shall be referred to:
- (a) the County administration for the drafting of a proposed Land Use Bylaw amendment; and
 - (b) Council for first reading and to establish a date for a public hearing to be held prior to second reading.
- H2.2 The Development Officer may refer an amendment application to any agency in order to receive comment and advice.
- H2.3 A notice of the application shall be published in two (2) issues of the local newspaper, or published and advertised by other means as enabled in section 606.1(1) of the Act and provided for by Bylaw 20-11-439, at least 10 days prior to the public hearing. Written notice shall also be provided to the assessed owner and adjacent landowners at the name and address shown on the assessment roll of the municipality. This notice shall contain:

- (a) the legal description of the land;
- (b) the purpose of the proposed amendment;
- (c) the one or more places where a copy of the proposed amending order may be inspected by the public during reasonable hours;
- (d) the date, place, and time that Council will hold a public hearing on the proposed amendment;
- (e) an outline of the procedures to be followed by anyone wishing to be heard at the public hearing; and
- (f) an outline of the procedures by which the public hearing will be conducted.

H2.4 Council, after considering

- (a) any representations made at the public hearing; and
- (b) any municipal development plan, area structure plan, and area redevelopment plan affecting the application and the provisions of this Bylaw may
 - (i) make such changes as it considers necessary to the proposed amendment, if any, and proceed to pass the proposed amendment, or
 - (ii) defeat the proposed amendment.

H2.5 Where an application for an amendment has been refused by Council, the Development Officer shall refuse to accept another application on the same land for the same or similar purpose until six (6) months have passed from the date of such refusal.

SECTION I GENERAL REGULATIONS

I1 ACCESSORY BUILDINGS AND USES

- I1.1 No accessory building or any portion thereof or any accessory use shall be erected or placed within the front yard of any parcel with the exception of farm building where approved by the Development Authority. (*Bylaw 23-61-479*)
- I1.2 In a hamlet, an accessory building shall be situated on an interior lot so that the exterior wall shall be at least 0.9 m (3 ft) from the side and rear lines of the parcel.
- I1.3 Where an accessory building is attached to the principal building on a site by a roof or an open or enclosed structure, it is to be considered a part of the principal building
- I1.4 An accessory building on a corner lot shall be so situated that its side yard which borders on a road shall be not less than the side yard of the main building.
- I1.5 Notwithstanding Section I1.2, a private garage shall be located so that the vehicle entrance doors shall be no closer than 5.5 m (18 ft) to the lot line upon which they open.
- I1.6 An accessory building shall be not more than 6.1 m (20 ft) in height, unless otherwise approved by the Development Authority.
- I1.7 With the exception of a caretaker's residence or a second dwelling on lot, an accessory building erected on a site shall not be used as a dwelling.
- I1.8 At the discretion of the Development Authority, an accessory building may be constructed on a lot in the absence of a principal building if the proposed accessory building is required to accommodate the storage of vehicles or equipment.

I2 BED AND BREAKFAST ACCOMMODATION

- I2.1 The proprietor of the Bed and Breakfast Accommodation must be a member in good standing in the Alberta Bed and Breakfast Association (ABBA) and possess a valid business license.
- I2.2 A Development Authority may permit a Bed and Breakfast Accommodation use only if in the opinion of the Development Authority it will:
 - (a) be restricted to the dwelling unit;
 - (b) not change the principal character or external appearance of the dwelling involved; except where minimal exterior modification of the structure or grounds are compatible with the character of the area or neighbourhood and pursuant to a Development Permit;
 - (c) not create a nuisance by way of noise, parking or traffic generation;
 - (d) be limited to one (1) identification sign; and
 - (e) comply with all applicable provincial regulations.

I3 BORROW PITS

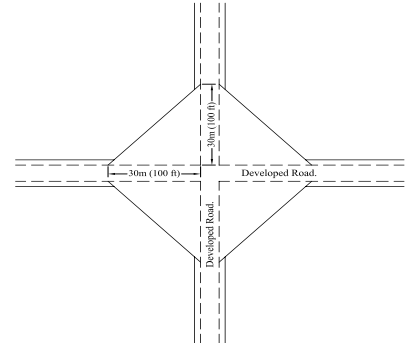
All Borrow Pits shall be set back 41 m (131 ft) from any public roadway.

I4 CORNER SITE RESTRICTIONS

I4.1 On any corner site in a hamlet, no finished grade within the area defined as a sight triangle shall exceed the general elevation of the road by more than 0.6 m (2 ft).

I4.2 Notwithstanding any other provision contained in this Bylaw, no person shall place or maintain any object, structure, fence, hedge, shrub, or tree within a sight triangle if, in the opinion of the Development Officer, such objects or structures interfere with traffic safety.

I4.3 On a lot located at the intersection of two roads or a road and a highway, no permanent development shall be permitted within the sight triangles as illustrated below.



I5 DANGEROUS GOODS

I5.1 The Development Authority may issue a development permit for a use involving the manufacture or storage of dangerous goods or products provided that the use is located:

- (a) in an area suitable for heavy industrial activities;
- (b) at least 1,000 m (3,280 ft) from an urban centre, hamlet, or other populated area unless within a recognized rural industrial park; or
- (c) at least 1,000 m (3,280 ft) from any recreation area.

I5.2 All development permit applications respecting dangerous goods shall be referred to Alberta Environment and Health Authority for comment. Applicants for such uses are also required to obtain the applicable licenses or permits pursuant to the Alberta Environmental Protection and Enhancement Act.

I6 DUGOUTS

All dugouts shall be set back a minimum of 15.2 m (50 ft) from any lot line, or 41m (131 ft) from a provincial highway.

I7 DWELLING UNITS PER LOT

I7.1 No person in the County shall construct or cause to be constructed more than one dwelling unit per lot. (*Bylaw 20-61-458*)

I7.2 Section I7.1 does not apply to: (*Bylaw 20-61-458*)

- (a) Duplexes;
- (b) Semi-Detached Dwellings;

- (c) Garage Suites;
- (d) Garden Suites;
- (e) Row Housing;
- (f) Secondary Suites;
- (g) dwellings that are located within an approved Manufactured Home Park;
- (h) a second or additional dwelling on an agricultural lot over 32.4 ha (80 ac) in size;

17.3 Notwithstanding 17.2(d) and (h), a Manufactured Home can be considered a Garden Suite on parcels larger than 2 ha (5ac) subject to I10.4, I10.9 and I17.4. (*Bylaw 20-61-458*)

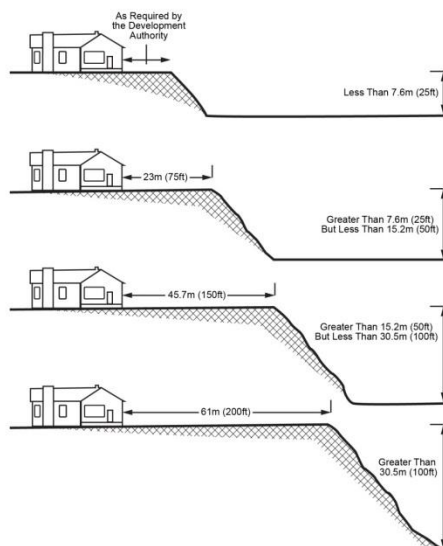
18 ENVIRONMENTAL STANDARDS

18.1 Where a parcel of land abuts or contains a coulee, ravine or valley, with or without a watercourse, the following setbacks from the upper break of the coulee, ravine or valley shall apply:

| Valley Depth | Setback Requirement |
|--------------------------------------|---|
| <7.6 m (25 ft) | At the discretion of the Development Authority, but no less than setback requirements for the applicable Land Use District. |
| >7.6 m (25 ft) and <15.2 m (50 ft) | 23 m (75 ft) |
| >15.2 m (50 ft) and <30.5 m (100 ft) | 45.7 m (150 ft) |
| > 30.5 m (100 ft) | 61 m (200 ft) |

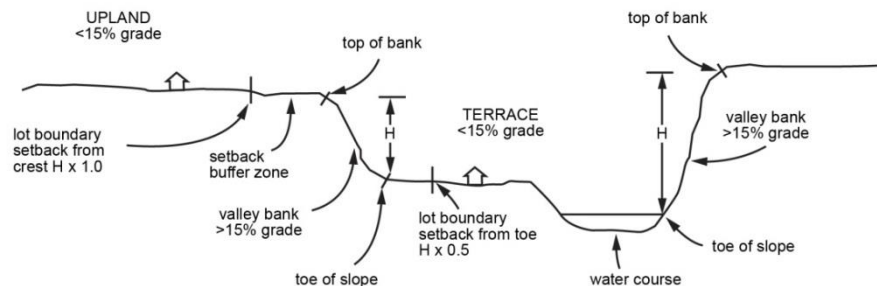
The Development Authority may vary the above setbacks based on the comments and recommendations of Alberta Environment, or if supported by engineering studies. The following graphic illustrates how the setbacks are applied.

Environmental Standards: Setback Requirements



- 18.1.1 For the purpose of determining the setback under Section 18.1, the valley depth is the vertical distance measured between the top of bank and the toe of the slope. For valleys that are composed of one or more benches, the valley depth is the vertical distance measured between the top of bank of the bench on which the development is to be located and the top of bank of the lower bench. The following graphic illustrates a valley cross-section, the location of development, setbacks, and valley depth.

Environmental Standards: Valley Cross-section



- 18.2 Notwithstanding Section 18.1, developments located adjacent to lakes in excess of 8.1 ha (20 ac) in size shall be set back a minimum of 30.5 m (100 ft) from the high water mark.
- 18.3 Notwithstanding that a proposed development conforms in all respects with this Bylaw, the Development Authority shall not issue a development permit for any permanent building or structure that is located within a 1:100 year flood plain.
- 18.4 Notwithstanding Section 18.3, when considering an application for a development on lands that may be prone to flooding, erosion, subsidence or other naturally occurring hazard, the Development Officer may require the applicant to provide a site assessment prepared by a qualified professional confirming that the property is suitable for the proposed development or prescribing the preventative engineering and construction measures which can be taken to make the site suitable for the proposed development or the proposed development suitable for the site.
- 18.5 Developments must adhere to the following land management practices:
- (a) stripping of vegetation or grading shall be done in a manner which will minimize soil erosion by ensuring that the extent of the disturbed area and the duration of its exposure is minimized, and that all grading work should be designed to blend with the natural contours of the land;
 - (b) natural vegetation shall be retained and protected wherever possible;
 - (c) natural drainage patterns should not be disturbed and changes to watercourses shall be avoided except where controlled improvements are warranted subject to approval from Alberta Environment; and
 - (d) developments shall not adversely affect groundwater resources or increase stormwater runoff velocity in a way that water levels on other lands are substantially raised or the danger from flooding increased.

I9 FENCING AND SCREENING

- I9.1 Salvage Yards, Storage Yards and all outside storage areas shall be screened from view of adjacent sites and public thoroughfares to the satisfaction of the Development Authority.
- I9.2 Fences shall complement the character and quality of the principal building and shall consist of quality construction materials, including standard wood or chain link fencing.
- I9.3 Screening in the form of fences, hedges, landscaped berms or other means is required within property lines of all commercial and industrial lots where such lines are coterminous with a residential lot line or are adjacent to lanes that abut a neighbouring residential lot. Such screening shall be at least 1.8 m high. Length and width of the screening shall be at the discretion of the Development Authority.

I10 GARAGE AND GARDEN SUITES

- I10.1 Where Garage Suite or Garden Suites are Discretionary within the applicable District, the Development Authority may exercise discretion in considering a Garage or Garden Suite having regard to:
- (a) compatibility of the use with the siting, grade elevations, height, roof slopes and building types and materials characteristic of surrounding dwellings and development; and
 - (b) the effect on the privacy of adjacent properties.
- I10.2 The maximum height and setbacks shall be provided in accordance with the applicable District, or as required by the Development Authority.
- I10.3 The minimum Floor Area of a Garage Suite or Garden Suite shall be 30 m².
- I10.4 The minimum distance between a detached Garage containing a Garage Suite, and a Garden Suite and a Single Detached Dwelling or Manufactured Home on the same Site, shall be 5 m. (*Bylaw 20-61-458*)
- I10.5 Windows contained within the Garage Suite portion of the detached Garage or the Garden Suite shall be placed and sized such that they minimize overlook into yards and windows of abutting properties.
- I10.6 No decks on Garage Suite or Garden Suite roofs shall be allowed.
- I10.7 Only one Garage Suite or Garden Suite may be developed on a site.
- I10.8 Garage Suites or Garden Suites shall not be allowed within the same site containing a Major Home Based Business.
- I10.9 A Garage Suite or Garden Suite shall not be subject to separation from a Single Detached Dwelling or Manufactured Home through a condominium conversion or subdivision. (*Bylaw 20-61-458*)

I11 HOME BASED BUSINESSES

- I11.1 Home Based Businesses shall be limited to those uses which are approved by the Development Authority. Those uses shall not interfere with the rights of other residents to the quiet enjoyment of their properties, or create a nuisance by way of dust, noise, smell, smoke or traffic generation.
- I11.2 Home Based Businesses (Minor) shall be incidental and subordinate to the principal residential use and shall be restricted to the dwelling unit. In addition, such home occupations shall:

- (a) not employ any person other than the resident and the resident's family who permanently reside in the dwelling;
 - (b) not require alterations to the principal building unless approved by the Development Authority;
 - (c) not include commercial vehicles or have outside storage of materials, goods or equipment on or off the site; and
 - (d) limit on-site advertising to one (1) sign affixed to the exterior of the building.
- I11.3 Home Based Business proposals respecting such uses as personal service establishments, food preparation (including bottling of water), child care facilities, and bed and breakfast establishments are required to conform to the standards administered by the Health Authority and to obtain all necessary licenses required under the applicable legislation.
- I11.4 Home Based Business (Major) shall be incidental and subordinate to the residential use and shall be restricted to the residential yard site. In addition such Home Based Business shall:
- (a) not employ any more than five (5) persons other than the occupants of the principal on-site residential building;
 - (b) not store or maintain any goods, materials, or equipment not directly related to the operation;
 - (c) not create a nuisance by way of dust, noise, smell, smoke or traffic generation;
 - (d) limit on-site advertising to one (1) unlighted sign not to exceed 1.0 m² (11 ft²).

I12 INDUSTRIAL CAMPS

- I12.1 All Industrial Camps shall be required to conform to Provincial safety code and health standards and shall be inhabited only by employees of the associated industrial operation.
- I12.2 All development permit applications for Industrial Camps shall:
- (a) contain a statement specifying the need for the establishment of such a camp;
 - (b) be accompanied by a dimensioned site diagram indicating proposed building locations and uses, utilities, existing natural features, site grading, setbacks, site access, fencing, parking areas, and adjacent land uses;
 - (c) state the hours of operation and expected start and end dates; and
 - (d) specify provisions being made for security, power and water supply, sewage, stormwater management, lighting, visual screening, noise attenuation, garbage disposal, and reclamation measures once the camp is no longer needed.
- I12.3 A development permit for an Industrial Camp shall only be valid for a period of one (1) year from its date of issuance, at which time a new development permit application shall be made for a continuance of the use. Applicants, if interested in a permit renewal, are advised to meet with the County in advance of re-application to evaluate the performance of the development against its conditions of approval, and any other performance measures that the Development Authority considers.

I13 LAND FARMS

- I13.1 Subject to the provisions of this Bylaw, land farming is supported for the remediation of non-hazardous oilfield waste and soils contaminated by biodegradable petroleum hydrocarbons. They shall not be utilized for the disposal of materials classified as hazardous waste, and shall only be permitted on agricultural lands on a temporary basis.
- I13.2 Land Farms are required to locate in areas that:
- (a) have soils that are clay-based or of a fine-grain;
 - (b) are slightly sloped to ease site drainage, and are bermed to prevent runoff to adjacent lands;
 - (c) have a minimum separation of 1.0 m (3.3 ft) between the base materials and the highest point of the seasonally high water table.
- I13.3 Land Farm operations are encouraged to locate in proximity to existing landfill sites wherever possible.
- I13.4 Land Farm operations are required to comply with the applicable standards of the Energy Resources Conservation Board, Alberta Environment, and the Health Authority.

I14 LANDSCAPING

- I14.1 An area required to be landscaped may, at the discretion of the Development Officer, be left in its natural state or be loamed and planted with grass, trees, shrubs, and/or flowers, or similar materials or a combination thereof which enhance the appearance of the site and which complement the development thereon.
- I14.2 The Development Officer may require a landscape plan must be prepared by a Landscape Architect registered with the Alberta Association of Landscape Architects and submitted as part of each development permit application. The Landscape Plan may be required.

I15 LIGHTING

- I15.1 Outdoor lighting shall be located so that rays of light:
- (a) are not directed at an adjacent site or skyward;
 - (b) do not adversely affect an adjacent site; and,
 - (c) do not adversely affect traffic safety.
- I15.2 On commercial, industrial, public service and multi-unit residential sites the developer may be required to provide a plan indicating the location of all exterior lights, including the projected light patterns in relation to any adjacent low density residential sites.

I16 LOT GRADING AND DRAINAGE

- I16.1 All development shall be graded in accordance with any drainage plan approved by the County.
- I16.2 In all cases, site grades shall be established with regard to preventing drainage from one site to the next except where drainage conforms to an acceptable local or subdivision drainage plan.

I17 MANUFACTURED HOMES

- I17.1 All manufactured homes shall be of sound construction and appearance to the satisfaction of the Development Authority.
- I17.2 All manufactured homes shall be attached to a permanent foundation conforming to the requirements of the Alberta Building Code. Prior to attachment to the foundation, all axles, wheels, running gear and towing tongues shall be removed.
- I17.3 All manufactured homes shall be adequately skirted and serviced by a water supply, sewage system, and utilities to the satisfaction of the Development Authority.
- I17.4 A Manufactured Home can be considered a Garden Suite on A, AR and CR1 parcels larger than 2 ha (5ac). (*Bylaw 20-61-458*)

I18 MOVED-IN BUILDINGS

- I18.1 With the exception of a farm building in an agricultural district, or an accessory building in a residential district, a Development Permit shall be required prior to the relocation of a building.
- I18.2 With the exception of manufactured homes, where a development permit has been granted for the relocation of a residential building on the same site or from another site, the Development Authority may require the applicant to provide:
- (a) a performance security of such amount to ensure completion of any renovations set out as a condition of approval of a development permit; and/or
 - (b) an engineer's certificate to confirm that the building is structurally sound.

I19 OBJECTS PROHIBITED OR RESTRICTED IN YARDS

- I19.1 No dugout, septic tank or cesspool serving a development shall be located within 41 m (131 ft) of the property line of any road other than a lane.
- I19.2 No effluent discharge to the ground surface shall be located within 90.0 m (300 ft) of a property line or road unless otherwise permitted in the Alberta Private System Sewage Systems Standard of Practice 2009 or successor documents.
- I19.3 One (1) recreational vehicle may be parked on a lot in a residential district for living and sleeping accommodation by a bona fide tourist for a period not to exceed thirty (30) days within any given six (6) month period.
- I19.4 Not more than one (1) recreational vehicle shall be stored or parked on a lot in a Hamlet District, and not more than two (2) recreational vehicles shall be stored or parked on a lot in all other Districts, except where approved by the Development Authority.

I20 OILFIELD FACILITIES

- I20.1 Residential subdivisions or developments with a density of eight (8) or less units per quarter section shall be set back the following distances from:
- (a) Sweet or sour gas well: 100 m (328 ft).
 - (b) Sweet or Level 1 sour gas pipeline: Width of pipeline right-of-way.

- (c) Level 2, 3 or 4 sour gas facility: 100 m (328 ft).
- I20.2 Residential subdivisions or developments with a density of more than eight (8) units per quarter section shall be set back the following distances from:
 - (a) Sweet or sour gas well: 100 m (328 ft).
 - (b) Sweet or Level 1 sour gas pipeline: Width of pipeline right-of-way.
 - (c) Level 2, 3, or 4 sour gas facility: 100 m (328 ft).
- I20.3 Subdivisions or developments for public uses, school uses, recreational uses, or commercial uses containing overnight accommodation shall be set back the following distances from:
 - (a) Sweet or Level 1 sour gas well: 100 m (328 ft).
 - (b) Sweet or Level 1 sour gas pipeline: Width of pipeline right-of-way.
 - (c) Level 2 sour gas well or facility: 500 m (1,640 ft).
 - (d) Level 3 or 4 sour gas well or facility: 1.5 km (0.9 miles). (*Bylaw 18-61-392*)
- I20.4 The Development Officer shall refer the following subdivision or development applications to the Energy Resources Conservation Board for review:
 - (a) residential developments with a density of eight (8) or less units per quarter section if located within 100 m (328 ft) of the centre line of a pipeline, the head of a well, a battery or a gas processing plant of unknown level of sourness;
 - (b) residential developments with a density of more than eight (8) units per quarter section if located within 500 m (1,640 ft) of the centre line of a pipeline, the head of a well, a battery or a gas processing plant of unknown level of sourness;
 - (c) public uses, school uses, recreational uses, or commercial uses containing overnight accommodation if located within 1.5 km (0.9 miles) of the centre line of a pipeline, the head of a well, a battery or a gas processing plant of unknown level of sourness. (*Bylaw 18-61-392*)

No decisions shall be made on these applications until such time as comments are received from the Energy Resources Conservation Board.

I21 PARKING REQUIREMENTS

- I21.1 All developments located in an industrial or commercial Land Use district, or a hamlet shall be required to provide adequate on-site parking to the satisfaction of the Development Authority.
- I21.2 All parking spaces shall be located on the same site as the building or use for which it is required shall be designed, located and constructed so that it is easily accessible and can be properly maintained.
- I21.3 All off-street parking shall be provided in the manner shown on an approved site plan with the entire area to be graded so as to ensure that drainage will be disposed of in a manner satisfactory to the Development Authority.
- I21.4 Notwithstanding the above, where allowed by the Development Authority, on-street parking may be utilized to meet the parking needs of that development.

- I21.5 For all commercial, public and recreational uses, a portion of the parking area nearest the principal building shall be designated for use by the handicapped to the satisfaction of the Development Authority.

I22 PROJECTIONS OVER YARDS

The portions of and attachments to a main building which may project over or on a minimum yard are:

- (a) on a site in a residential district, a cornice, sill, a canopy or eaves which project for a distance not exceeding one-half of the minimum side yard required for the site.
- (b) a chimney which projects 0.6 m (2 ft) or less provided that in each case it is not less than 0.9 m (3 ft) from the side boundary of the site.
- (c) unenclosed steps with or without a landing and above the surface to the yard if they do not project more than 2.4 m (8 ft) over or on a minimum front or rear yard.

I23 PUBLIC UTILITIES

- I23.1 Public Utility, as defined in Part 17 of the Act, includes the development of telecommunications facilities, such as communication towers.
- I23.2 Industry Canada is responsible for regulating radio communication in Canada and for authorizing the location of telecommunications facilities. In making its decision, Industry Canada considers the following:
- (a) the input provided by the land-use authority and public consultation;
 - (b) compliance with Transport Canada's painting and lighting requirements for aeronautical safety;
 - (c) Health Canada's safety guidelines respecting limits of exposure to radio frequency fields; and
 - (d) an environmental assessment may be required in order to comply with the Canadian Environmental Assessment Act
- I23.3 The participation of the County in the approval process is part of the consultation process mandated by Industry Canada and is not a delegation of any federal decision-making authority to the County, nor does it confer a right on the County to refuse the location of a communication facility.
- I23.4 The requirements of this Section shall apply to the antenna and supporting structures for the following uses; ham radio; citizen band radio; a communication device that only receives signals (e.g. satellite dishes); radio and television transmission; two-way radio; common carriers; land-mobile systems; and, fixed point microwave.
- I23.5 Unless demonstrated to be impractical, transmission antennae shall be mounted on existing structures (including buildings or towers) or within transportation and utility corridors.
- I23.6 Any tower base shall be setback from abutting parcels and roadways by a minimum distance equal to the yard requirements of each Land Use District, or as required by the Development Authority.
- I23.7 Guy wire anchors shall be setback at least 1.0 m (3 ft) from the property line.

- I23.8 The visual effect of antenna and supporting structures may be mitigated through landscaping, as required by the County.
- I23.9 Sites for antenna and supporting structures shall be fenced with suitable protective fencing, as required by the County.
- I23.10 An application for a development permit for an antennae and supporting structures shall include a site plan drawn to scale and identifying the site boundary; tower; guy wire anchors; existing and proposed structures; vehicular parking and access; existing vegetation to be retained, removed, or replaced; and uses and structures on the site and abutting properties.
- I23.11 Antennae and supporting structures shall not be illuminated unless required by Transport Canada regulations, and except for a manufacturer's logo, shall not exhibit or display any advertising.
- I23.12 All satellite dish and amateur radio antennas shall be located on the same site as the intended signal user.
- I23.13 Satellite dishes that conform to all other provisions of the Land Use Bylaw do not require a development permit.
- I23.14 No satellite dish antenna which is accessory to the principal use of a site shall be located in, or encroach onto, a front or side yard in any residential district.
- I23.15 Except in the Agricultural General (A) District and the Agricultural Restricted (AR) District an applicant for a development permit for an antennae and supporting structures (ie. communication tower or amateur radio antenna) shall notify the affected parties, being each assessed owner of land wholly or partly located within a distance of 75 m (250 ft) within the distance described above prior to submission of a Development Permit Application. The applicant shall: outline to the affected parties, the details of the application and solicit their comments on the application; document any opinions or concerns, expressed by the affected parties, and what modifications were made to address their concerns; and submit the documentation as part of the Development Permit Application.

I24 RAILWAYS

- I24.1 The Development Officer shall refer subdivision and development applications that are located within 1,000 m (3,280 ft) of a railway yard, corridor or line to the appropriate rail operator for review.
- I124.2 The Development Officer may require a noise and/or vibration study using an approved prediction model, prepared by a qualified professional, to determine appropriate mitigation measures such as setbacks and berms if a residential subdivision or a development application for a residential use or other sensitive land use is located within:
- (a) 1,000 m (3,280 ft) of rail yards;
 - (b) 300 m (984 ft) of mainline rail corridors; or
 - (c) 250 m (820 ft) of branch lines and spur lines.
- I24.3 Notwithstanding other provisions of this Land Use Bylaw the Development Officer may require the following setbacks and berms when development is adjacent to railway yards, corridors or lines (setbacks shall be measured from the rail property line):

(a)

| Type of Railway Development | Setback (m/ft) | Berm Height (m/ft) |
|-----------------------------|----------------|--------------------|
| Rail Yards | 300 (984) | |
| Mainline Rail Corridor | 30 (98) | 2.5 (8) |
| Branch Lines and Spur Lines | 15 (50) | 2.0 (6.5) |

- (b) The Development Officer may vary the setback distances and berm heights if a noise and/or vibration study, prepared by a qualified professional, is submitted to the County;
- (c) The Development Officer shall require a minimum 1.83 m (6 ft) high chain link fence, within private property, when development is located along a rail corridor or yard to reduce trespass; and
- (d) The Development Officer may require restrictive covenants to be registered on title to provide notifications of the nature of rail operations, the potential for increased rail activities, and the potential for annoyance or disruptions.

I25 REMOVAL OF TOPSOIL

A development permit for the removal of topsoil that is not being undertaken as part of an approved development shall only be granted where it is shown to the satisfaction of the Development Officer that the land will not be made derelict by its removal. The Development Officer may refer any application for removal of topsoil to the Soil Conservation Officer acting under the Soil Conservation Act, for approval.

I26 RESIDENTIAL CARE FACILITIES

I26.1 All applications for residential care facilities shall be reviewed on the individual merits of each application. In reviewing the proposed location for a residential care facility, the Development Authority shall consider:

- (a) the compatibility of the facility with development on adjacent properties;
- (b) the proposed separation distance from neighbouring developments;
- (c) proposed servicing;
- (d) potential traffic generation; and
- (e) accessibility.

Depending on the specific nature of the facility being proposed, the Development Authority may require that the site be fenced and other measures be taken to ensure the security of the site.

I26.2 A residential care facility shall not generate pedestrian or vehicular traffic in excess of that which is characteristic of the Land Use District in which it is located.

I27 SECONDARY SUITES

I27.1 A Secondary Suite shall comply with the following regulations:

- (a) the Floor Area of a Secondary Suite shall not exceed 75% of the Floor Area of the main floor of the associated principal Dwelling;

- (b) a Secondary Suite shall be developed in such a manner that the exterior of the principal building containing the Secondary Suite shall appear as a single Dwelling;
- (c) only one of a Secondary Suite, a Garage Suite or Garden Suite may be developed in conjunction with a principal Dwelling;
- (d) a Secondary Suite shall not be developed within the same principal Dwelling containing a Major Home Based Business; and
- (e) the Secondary Suite shall not be subject to separation from the principal Dwelling through a condominium conversion or subdivision.

I28 SEWAGE DISPOSAL SYSTEMS

All developments serviced by a private sewage disposal system are required to meet the Alberta Private System Sewage Systems Standard of Practice 2009 or successor documents.

I29 SIGNS

- 29.1 Except where provided in Section D2, no sign of an advertising, directional or information nature shall be erected on land or affixed to any building or structure unless approved by the Development Authority.
- I29.2 In applying for a development permit for a sign, the applicant shall provide complete sign details (i.e. dimensions, colour, layout, construction materials, and location).
- I29.3 No signs or advertising structures shall be erected on or affixed to private property or public property without the prior written consent of the property owner or appropriate public body. A copy of the consent shall be submitted with the development permit application.
- I29.4 Any signage proposed to be located within 300 m (984 ft) of a highway right-of-way or 800 m (2624 ft) of the centre line of an intersection of a highway and a public roadway, shall require a permit from Alberta Transportation.
- I29.5 An application for one or more signs shall not be approved if, in the opinion of the Development Authority the sign would:
 - (a) unduly interfere with the amenities of the area;
 - (b) materially interfere with or affect the use, enjoyment or value of neighbouring properties;
 - (c) create a safety hazard; or
 - (d) display lighting of an intensity and colour which may interfere with or be confused with an authorized traffic sign or traffic control device.
- I29.6 All signs shall be kept in good repair and maintained in a manner satisfactory to the Development Authority.

I30 SOLAR PANELS (BYLAW 20-61-458)

- I30.1 Solar Panels (Ground Mount)

- (a) Solar Panels (Ground Mount) shall not be located in the front yard or side yard of a parcel smaller than 1.2 ha,
- (b) Installations of Solar Panels (Ground Mount) larger than 5MW (approximately 8 hectares (19.8 ac.) in size) shall be circulated to adjacent landowners and require Alberta Utilities Commission (AUC) approval,
- (c) A Development Permit is not required for Solar Panels (Ground Mount) provided they are smaller than 56 m² (602.8 ft²) in Agricultural and Industrial Districts and smaller than 28 m² (301.4 ft²) in all other Districts, so long as they comply with the above requirements and all setbacks and height regulations for the required land use district, and
- (d) A Development Permit is required for Solar Panels (Ground Mount) that are larger than 56 m² (602.8 ft²) in Agricultural and Industrial Districts and larger than 28 m² (301.4 ft²) in all other Districts, and a Development Permit application will respond to the above noted requirements and all setbacks and height regulations for the required land use district.

I30.2 Solar Panels (Roof Mount)

- (a) May project a maximum of 1.3 m from the surface of the roof without exceeding the maximum height requirements of the applicable District,
- (b) Shall not extend beyond the outermost edge of the roof, and
- (c) A Development Permit is not required for Solar Panels (Roof Mount) so long as they comply with the above requirements.

I30.3 Solar Panels (Wall Mount)

- (a) May project a maximum of 1.8 m from the surface of the wall, when the wall faces the front or rear property line, subject to the setback requirements of the applicable District,
- (b) May project a maximum of 0.6 m from the surface of the wall when the wall faces the side property line, subject to the setback requirements of the applicable District,
- (c) Shall be located a minimum of 2.4 m above grade, and
- (d) A Development Permit application will respond to the above noted Requirements.

I30.4 Any variances to the above regulations shall result in the interpretation of the Solar Panels as a Discretionary Use in the applicable District.

I31 TRANSPORTATION

I31.1 No person shall erect any building or structure in any land use district unless the building or structure is set back from the adjacent roadway as follows:

- (a) Highway: 41 m (131 ft) from right-of-way boundary or 70 m (230 ft) from centre line of highway, whichever is greater.
- (b) Local Road: 41 m (131 ft) from right-of-way boundary (property line), unless otherwise required by the Development Authority. (*Bylaw 22-61-468*)
- (c) Internal Subdivision Road: 7.6 m (25 ft) unless otherwise specified in Land Use District.

- I31.2 Notwithstanding Section I31.1, setbacks in hamlets shall be in accordance with those established in the Hamlet District, and setbacks on airport lands shall be in accordance with those established in the Airport Protection (AP) District.
- I31.3 Pursuant to the Public Highways Development Act, developments occurring adjacent to highways will require a Development Permit from Alberta Transportation.
- I31.4 The construction of approaches is required to conform to the following standards:
- (a) approaches to be located on the same side of a local road must be separated a minimum distance of 152 m (500 ft). Approaches on a highway shall be limited to one per quarter section or as required by Alberta Transportation;
 - (b) the driving surface shall be at least 10 m (33 ft) in width;
 - (c) a minimum of 2:1 side slopes must be provided; and
 - (d) a metal culvert of at least 500 mm (20 inches) in diameter shall be installed on approaches to local roads. Culverts installed on approaches to highways shall be a minimum of 600 mm (24 inches) or as required by Alberta Transportation.
- I31.5 An approach to a highway shall not be permitted where it would be located less than 152 m (500 ft) from a bridge or an at-grade railway crossing.

I32 WIND ENERGY SYSTEMS (WES)

- I32.1 For the purpose of this Section the following definitions shall apply, in addition to those contained in Section B:
- “BLADE”** means an element of a wind energy system rotor, which acts as a single airfoil, thereby extracting kinetic energy directly from the wind.
- “ROTOR’S ARC”** means the largest circumferential path travelled by a blade.
- “TOTAL HEIGHT”** means the height from the grade at the base of the building on which a WES is mounted to the highest vertical extension of a WES, the highest point of the rotor’s arc.
- “TOWER”** means the structure which supports the rotor.
- I32.2 A Wind Energy System (Large) or Wind Energy System (Small) shall require a development permit.
- I32.3 In addition to the requirements of Section E, applications for a WES shall include the following information:
- (a) the manufacturer’s specifications indicating: the WES rated output in kilowatts; safety features and sound characteristics; type of material used in tower, blade, and/or rotor construction; and Canadian Standards Association approval;
 - (b) a visual representation of the WES, including scale elevations, photographs and/or digital information showing total height, tower height, rotor diameter, colour and the landscape;
 - (c) potential for electromagnetic interference;

- (d) nature and function of over speed controls which are provided;
- (e) specifications on the foundations and/or anchor design, including location and anchoring of any guy wires;
- (f) information demonstrating that the system will be used to reduce on-site consumption of electricity;
- (g) location of existing buildings or improvements;
- (h) appropriate letter of approval from NAV Canada;
- (i) noise data indicating noise levels at the property line does not exceed 30 dB;
- (j) an analysis for noise to any residences that may be located on adjacent properties within a 200m radius;
- (k) an accurate site plan showing and labeling the information including the exact location of each WES including setbacks and building locations;
- (l) a report regarding any public information meetings or other process conducted by the applicant/ developer;
- (m) other information that may be required by the Development Authority; and
- (n) The Development Authority may require a public meeting prior to consideration of the permit.

I32.4 The Development Authority may approve a WES having regard for:

- (a) information provided in the application;
- (b) proximity to other land uses in the immediate area;
- (c) consideration of the cumulative effect of all WES approved or proposed in the immediate area;
- (d) existing and proposed transmission network;
- (e) information received from the circulation of the application and the public; and
- (f) may receive comments from the Energy Resources Conservation Board, Transport Canada, Navigation Canada, Alberta Environment, Alberta Transportation, Alberta Sustainable Resource Development, and/or Adjacent Municipalities.

I32.5 Wind Energy Systems shall comply with the following provisions:

- (a) the total height of a WES (Large) shall be provided in accordance with the applicable District, or as required by the Development Authority;
- (b) a WES (Large) shall be located four times the height of the tower from the property line;
- (c) the total height of a WES (Small) may exceed the maximum allowable building height of a district by a maximum of 2.0 m, or as required by the Development Authority;
- (d) a WES (Small) may only be located on the roof of a building;

- (e) there shall be a limit of one (1) WES per lot;
- (f) the WES (Large) tower shall be:
 - (i) located and may be screened by landforms, natural vegetation or other means to minimize visual impacts on neighbouring residences and public roads, public trails and other public areas;
 - (ii) shall be painted a single, neutral, non-reflective, non-glossy (for example, earth-tones, gray, black) that, to the extent possible, visually blends the system with the surrounding natural and built environments; and
 - (iii) the WES (Large) shall be equipped with manual and automatic over speed controls. The conformance of rotor and over speed control design and fabrication to good engineering practices shall be certified by a licensed mechanical, structural or civil engineer.
- (g) the WES shall be operated such that no electro-magnetic interference is caused;
- (h) the WES shall comply with all the setbacks related to roadways that govern the principle use in the district in which it is located;
- (i) where, in the opinion of the Development Authority, the setbacks referred to in this Section or in the District are not sufficient to reduce the impact of a WES from a public roadway or a primary highway, the Development Authority may increase the required setback;
- (j) the minimum setback related to an Alberta Highway right-of-way shall be determined by Alberta Transportation;
- (k) to ensure public safety, the Development Authority may require that:
 - (i) a security fence with a lockable gate shall surround a WES (Large) not less than 1.8m (5.9ft.) in height;
 - (ii) no ladder or permanent tower access device shall be located less than 3.7m (12.1ft.) from grade;
 - (iii) a locked device shall be installed on the tower to preclude access to the top of the tower;
 - (iv) all of the above be provided or such additional safety mechanisms or procedures be provided as the Development Authority considers reasonable and appropriate; and
 - (v) the use of tubular towers, with locked door access, will preclude the above requirements.
- (l) all power lines on the site of the approved WES to the substation or grid will be underground except where the Development Authority approves overhead installations; and
- (m) should a WES discontinue producing power for two years or more, the WES operator shall provide a status report to the Development Authority. A review of the status report by the Development Authority may result in a request for the WES to be decommissioned. Failure to comply with a decommissioning request may result in the issuance of a stop order by the designated officer in accordance with the provisions of the Municipal Government Act.

I33 CANNABIS FACILITY

- I33.1 A development permit application for a Cannabis Facility, either Major or Micro, shall include a copy of the applicant's Health Canada application to operate a Cannabis Facility. (*Bylaw 19-61-418*)
- I33.2 An application for a Cannabis Facility may include the submission of a waste management plan (including the incineration of waste products), a water/waste water (including the quantity and characteristics of discharge material) and stormwater management plan, and a ventilation plan prepared by a qualified professional.
- I33.3 A Cannabis Facility shall be located a minimum distance of 400 m from any residential District, Hamlet District, Recreation District, daycare facility, playground, community centre, school, public park, or any use catering to individuals under the age of 18, including youth centres, indoor play facilities, tutoring services and other facilities offering cultural, recreational, or education programming or services for individuals under the age of 18. The minimum distance is measured from the property line of the Site containing the Cannabis Facility to the adjacent District boundary. (*Bylaw 18-61-403*)
- I33.4 The Cannabis Facility use shall not operate in conjunction with or accessory to any other use;
- I33.5 The Cannabis Facility shall be located in a stand-alone building(s). An accessory structure for security purposes may be located on the lot containing the use;
- I33.6 All processing, loading, receiving and shipping of Medical Marihuana and other goods, materials or supplies, garbage containers, storage containers and waste material must be contained within the building containing the use.
- I33.7 The Cannabis Facility shall include equipment installed and functioning that remove odours from the air where it is discharged from the building as part of a ventilation system.
- I33.8 A Cannabis Facility that has been closed for a period of one (1) year shall be decommissioned in accordance with any remediation legislation. (*Bylaw 14-61-334, Bylaw 18-61-391*)
- I33.9 The applicant shall acquire the necessary approval from Health Canada and/or the Province of Alberta and operate in conformance with Health Canada's or the Province's approval for a cannabis cultivation and/or processing facility. (*Bylaw 19-61-418*)

I34 CAMPGROUNDS AND RECREATIONAL VEHICLE PARKS

- I34.1 In determining the suitability of a site for a Campground or Recreational Vehicle Park, the Development Authority shall consider the following:
- (a) site accessibility and serviceability;
 - (b) compatibility with adjacent land uses;
 - (c) the presence of natural amenities, quantity and type of vegetation, and sensitivity of terrain; and
 - (d) the proposed maximum length of stay.
- I34.2 Submission Requirements
- (a) a) A site plan shall be provided with the Development Permit application that provides details respecting the layout and number of proposed recreational vehicle stalls and/or campsites, internal vehicle and pedestrian circulation, road widths, site access and egress, emergency access, parking areas, waste and storage areas, toilet and laundry areas, and recreational areas.

- (b) The applicant/owner shall provide a sanitary system and water network plan to the County to identify the proposed method of sewage disposal and water supply.
- (c) The applicant/owner may be required to submit a Traffic Impact Assessment (TIA) to the County to determine off-site transportation network impacts and identify infrastructure improvements for any development in excess of 30 campsites and/or recreational vehicle stalls.
- (d) Campground and/or Recreational Vehicle Park design and maintenance shall comply with Wildland/Urban Interface recommendations described in the Province of Alberta FireSmart Manual.

I34.3 Site Development

- (a) A minimum of 5% of the total area of a Campground and/or Recreational Vehicle Park shall be set aside for amenity or recreational space.
- (b) All sites shall be accessible by means of an internal road with a minimum width of 3.0 m (10 ft) for one-way traffic, or 6.1 m (20 ft) for two-way traffic.
- (c) One (1) picnic table and one (1) garbage can (or an equivalent central garbage disposal area) shall be provided for each campsite.

I34.4 Storage Facility

- (a) Campground and/or Recreational Vehicle Park shall only be used as a storage facility for Recreational Vehicles during non-operational months from November to May. (*Bylaw 16-61-352*)

I35 NATURAL RESOURCE EXTRACTION INDUSTRY (SAND AND GRAVEL OPERATION)

I35.1 Class I Pits. Notwithstanding the requirements of Section E2.1, a Development Permit application for a Class I Sand and Gravel Operation or the expansion of an existing operation, shall include the following information:

- (a) An Activity Plan illustrating: the location of buildings; the location of the excavation area; the location of access roads, power lines, and pipeline rights-of-way; all significant topographic features such as watercourses and wetlands; proposed locations of topsoil, gravel and overburden stockpiles, crushing equipment and washing sites; adjacent land uses; and all well sites and pipelines located within 91.4 m of the boundary of the proposed excavation pit;
- (b) A description of the type of operation (i.e. dry pit, wet pit, crushing and screening, sand and gravel washing or other) and the type of equipment to be used for each activity;
- (c) The proposed days and hours of operation;
- (d) A description of the proposed hauling activities and roads that will be used;
- (e) A description of the measures that will be undertaken on the site to minimize dust and emissions including: proposed dust suppressant materials or methods; estimated frequency for the application of dust suppressant material; and the average annual daily traffic count of trucks that will be used for gravel hauling operations;
- (f) A description of the measures that will be used to mitigate noise levels of the operation. The measures should follow Section 6.7.1 of A Guide to the Code of Practice for Pits;

- (g) A reclamation plan prepared in accordance with the Code of Practice for Pits and approved by Alberta Environment and Parks;
 - (h) Measures to be used to restrict public access to the site and to protect wildlife, neighbouring livestock, and domestic animals from pit operations;
 - (i) Cross-sections illustrating the original ground level, the proposed depth of any excavation, the finished grade elevation, the depth of the over-burden and depth to water table;
 - (j) An Environment Construction Operations (ECO) Plan prepared in accordance with County requirements that details how used oil, filters and accidental spills will be addressed;
 - (k) Measures for storm water management, water supply and sewage disposal; and
 - (l) A Traffic Impact Assessment (TIA) prepared by a qualified professional, if required by Alberta Transportation or the County's Public Works Director.
- I35.2 Class II Pits. Notwithstanding the requirements of Section E2.1 a Development Permit application for a new Class II Sand and Gravel Operation or the expansion of an existing operation shall include the following information:
- (a) How the operation shall mitigate adverse impacts on neighbouring land uses and water resources by way of noxious toxic emissions, increased traffic, noise, dust, water pollution, freshwater depletion, or permanent damage to the landscape;
 - (b) A Reclamation Plan prepared in accordance with provincial requirements; and
 - (c) Security for reclamation, if required by the County.
- I35.3 Regulations for Class I and Class II Pits. Class I Pits shall and Class II Pits may conform to the following:
- (a) Sand and Gravel Operations shall not be permitted within 100 m (328 ft) of an existing dwelling, nor shall a dwelling be permitted within 100 m (328 ft) of a Sand and Gravel Operation, which may be reduced at the discretion of the Development Officer;
 - (b) A minimum landscaped or vegetation buffer of 3.0 m (9.84 ft) in width shall be provided adjacent to the property line;
 - (c) The applicant/owner of the Sand and Gravel Operation shall enter into a Road Use Agreement with the County as a condition of development approval. The hours of operation for hauling activities and routes are to be set out in the Road Use Agreement, and shall consider residences along the route that may be affected;
 - (d) The Sand and Gravel Operation shall be landscaped in such a manner as to limit noise from the development and operations to ensure the safety of the public, which may include the installation of a fence around the perimeter of the excavation area;
 - (e) The Development Officer, for safety reasons, may require that specific signs be placed on the development and/or the road allowance to warn of dangerous conditions;
 - (f) Operations located in the Grimshaw Gravel Aquifer Area, and where Sand and Gravel Operations are proposed shall maintain a minimum 3.0 m unmined buffer shall be maintained between the high water level of the Grimshaw Gravels Aquifer and the bottom of the excavation pit. A hydrogeological assessment prepared by qualified engineer shall identify the depth to the aquifer, adequate mitigation measures to ensure that the aquifer will not be negatively affected, and piezometers shall be used as a form of measurement and monitoring. Less separation between

the bottom of the pit and the high water level of the aquifer may be allowed, to the satisfaction of the Development Authority, provided that the assessment contains mitigative measures to ensure that the aquifer will not be negatively affected;

- (g) An annual report, including a groundwater monitoring plan, advising that the 3.0 m buffer has been maintained shall be submitted by the applicant/operator to the County for review. Where mining has occurred within the 3.0 m unmined buffer the annual report shall identify how the applicant/operator will re-establish the buffer, and the type and source of the aggregate buffer to be used;
- (h) The Development Officer may approve the development of a caretaker's residence as an accessory use to a Sand and Gravel Operation. Such residences shall be temporary in nature and removed at such time as the sand and gravel operation ceases to operate;
- (i) Fuel storage tanks shall be located a minimum of 2.75 m outside the pit excavation area and shall be located on top of clay overburden or a synesthetic liner. Fuel storage tanks may be located inside the pit, at the discretion of the Development Authority, provided proper spill containment measures have been taken. Asphalt Plants, Cold Mix Sites, Spraying of Gravel Box Liners, and Salt Mixing must occur outside of the pit excavation in an area stripped of topsoil overlain with a synthetic liner. A surface drainage control system that includes a method of containment must be installed for the area of activity; (*Bylaw 21-61-457*)
- (j) The County may require security for reclamation;
- (k) The applicant/owner shall not use imported materials during the reclamation of the pit unless approved by the Development Authority. All reclamation materials being used at the pit must originate from the same pit to reduce the risk of contamination. Reclamation material originating within the pit must be salvaged as per the Code of Practice for Pits;
- (l) The applicant/owner shall obtain all required registrations, approvals and licenses from Alberta Environment and Parks prior to commencing operations; (*Bylaw 22-61-468*)
- (m) The applicant/owner shall, as a condition of permit approval, pay to the County all required levy fees in accordance with the Community Aggregate Payment Levy Bylaw; (*Bylaw 22-61-468*)
- (n) The applicant/owner shall provide a drainage plan that addresses the full life-cycle of the project including construction, operation, and reclamation. Verification of compaction shall be provided by an independent third-party report to the County; (*Bylaw 22-61-457 and Bylaw 22-61-468*)
- (o) The applicant/owner shall provide information on the proposed methods to eliminate groundwater contamination; and (*Bylaw 22-61-457 and Bylaw 22-61-468*)
- (p) Subdivision and development proposals located within the Grimshaw Gravels Aquifer area may be referred to the Grimshaw Gravels Aquifer Management Advisory Association for comment and advice at the discretion of the Development Officer. (*Bylaw 21-61-457*)

I36 GEOTHERMAL ENERGY SYSTEMS

- I36.1 A Geothermal Energy System must be constructed to ensure no nuisance effects, such as light reflection or noise, extend beyond the site.
- I36.2 There shall be no aboveground portion of a Geothermal Energy System located in a Front or Side Yard, and any aboveground portion of the structure in the Rear Yard shall comply with all regulations of the Land Use Bylaw. (*Bylaw 16-61-352*)

I37 CANNABIS STORE

- I37.1 An application for a Cannabis Store shall include, in addition to the requirements of Section E2.1:
- (a) a copy of the current application to the Alberta Gaming, Liquor and Cannabis Commission;
 - (b) a landowner consent letter;
 - (c) an interior floor plan identifying access/egress and loading areas;
 - (d) a site plan that includes a land use map identifying adjacent industrial, commercial and residential uses to demonstrate minimum separation distances have been met; and
 - (e) an engagement report. The applicant shall contact landowners and schools adjacent to the site, outline the details of the application and solicit their comments on the application, document any opinions or concerns and what modifications were made to address their concerns. The applicant shall then submit the documentation.
- I37.2 A Cannabis Store use shall meet the following requirements:
- (a) A Cannabis Store shall only be approved if located within a Direct Control (DC) District.
 - (b) A Cannabis Store shall not be located within 200 m of any other Cannabis Store, private or public school, provincial health care facility, or parcel of land that is designated as school reserve or municipal and school reserve under the Municipal Government Act;
 - (c) A Cannabis Store shall not be located within 50 m of a residential property line in a Hamlet (H) District;
 - (d) A Cannabis Store shall not be located within 400 m of a residential property line in any district other than the Hamlet (H) District;
 - (e) The separation distance between a Cannabis Store and other uses shall be measured from the exterior wall of the Cannabis Store to lot line;
 - (f) A Cannabis Store use shall not operate in conjunction with or accessory to any other use;
 - (g) Customer access to a Cannabis Store shall be visible from the main street.
 - (h) All parking areas and shipping/receiving areas located on-site shall be well lit during operating hours to the satisfaction of the Development Authority; and
 - (i) Parking shall be provided to the satisfaction of the Development Authority. (*Bylaw 18-61-391 and Bylaw 18-61-403*)

I38 SAWMILL, PORTABLE AND WOOD CHIPPER, PORTABLE

- I38.1 All development permit applications for a Sawmill, Portable or Wood Chipper, Portable shall:
- (a) be accompanied by a dimensioned site diagram indicating proposed buildings, equipment, log storage locations, existing natural features, site grading, setbacks, site access, fencing, parking areas, and adjacent land uses;
 - (b) state the hours of operation and expected start and end dates; and

- (c) specify provisions being made for security, power and water supply, sewage, stormwater management, lighting, visual screening, noise attenuation, garbage disposal, and reclamation measures once the Sawmill or Wood Chipper is no longer needed.

I38.2 A development permit for a Sawmill, Portable or Wood Chipper, Portable shall only be valid for a period of one (1) year from its date of issuance, at which time a new development permit application shall be made for a continuance of the use. Applicants, if interested in a permit renewal, are advised to meet with the County in advance of re-application to evaluate the performance of the development against its conditions of approval, and any other performance measures that the Development Authority considers.

I39 DEMOLITION OR REMOVAL OF A BUILDING (BYLAW 21-61-458 AND BYLAW 22-61-468)

I39.1 The demolition or removal of a building is allowed in all Land Use Districts.

I39.2 Prior to the demolition or removal of a building, a Development Permit must be approved by the Development Authority.

I39.3 Notwithstanding I39.2, a Development Permit is not required where:

- (a) The demolition or removal of a building is a result of a development for which a Development Permit has already been approved and issued, and/or
- (b) The building that is being demolished or removed does not require a Development Permit as noted in Section D2 'When Development Permits are Not Required', and

I39.4 A Building Permit shall be required, per the Safety Codes Act, for the demolition or removal of any building.

SECTION J ESTABLISHMENT OF DISTRICTS

J1 LAND USE DISTRICTS

For the purpose of this Bylaw, lands within the boundaries of the County of Northern Lights shall be divided into the following districts:

| <u>District</u> | <u>Symbol</u> |
|----------------------------------|---------------|
| Agriculture General | A |
| Agriculture Restricted | AR |
| Country Residential General | CR1 |
| Country Residential Agricultural | CR2 |
| Country Residential Estate | CR3 |
| Country Residential Restricted | CR4 |
| Hamlet | H |
| Highway Development | HD |
| General Industrial | M1 |
| Heavy Industrial | M2 |
| Recreation | R |
| Airport Protection | AP |
| Crown Land | CL |
| Direct Control | DC |

J2 DISTRICT SYMBOLS

Throughout this Bylaw, or any amendments to it, a district may be referred to either its full name or by its symbol as set out in Section J1.

J3 DISTRICT MAPS

- J3.1 The District maps, as may be amended or replaced from time to time, are those maps attached and forming part of this Bylaw as Schedule 2.
- J3.2 Where uncertainty exists as to the location of a Land Use District boundary, the following rules shall apply:
- (a) where a District boundary follows a ditch, canal or lane, it shall be deemed to follow the centre line thereof;
 - (b) where a District boundary follows a highway or road, it shall be deemed to follow the right-of-way limit that abuts the subject District; and
 - (c) where a District boundary is shown as approximately following an existing or proposed lot line, it shall be deemed to follow the lot line established by a subdivision plan registered at Alberta Land Titles at the date the District boundary is established, or such future subdivision plan registered at Alberta Land titles as was contemplated by a rezoning bylaw that is included in the District Map prior to the registration of the subdivision plan at Alberta Land Titles, as the case may be. (*Bylaw 17-61-373*)

SECTION K DISTRICT RULES

K1 AGRICULTURE GENERAL (A) DISTRICT

K1.1 Purpose

The purpose of this District is to provide for the development of a wide range of uses that are compatible with the agricultural community.

| (a) Permitted Uses | (b) Discretionary Uses |
|---|--|
| <ul style="list-style-type: none">- Accessory Building or Use- Agriculture, Extensive- Agriculture, Intensive Cultivation- Apiary- Cottage- Farm Building (<i>Bylaw 23-61-479</i>)- Fertilizer Storage & Sales (<i>Bylaw 23-61-482</i>)- Home Based Business, Minor- Manufactured Home, if the building site has access to a developed road- Public Use- Recreation, Extensive- Sign- Single Detached Dwelling, if building site has access to a developed road- Wind Energy System, Small | <ul style="list-style-type: none">- Agricultural Industry- Airstrip- Animal Health Care Services- Bed and Breakfast- Campground, maximum 15 sites/stalls- Commercial School- Contractor, General- Country Store- Garage Suite- Garden Suite- Golf Course- Home Based Business, Major- Industrial Camp- Kennel- Land Farm- Landfill, Sanitary- Manufactured Home, if the building site does not have access to a developed road- Natural Resource Extraction Industry- Oil or Gas Processing Plant- Participant Recreation, Indoor- Participant Recreation, Outdoor- Private School- Public Utility- Sawmill, Portable- Recreation Resort- Recreation Vehicle Park, maximum 15 sites/stalls- Religious Assembly- Residential Care Facility- Retail Store- Single Detached Dwelling, if the building site does not have access to a developed road- Salvage Yard- Semi-Detached Dwellings (<i>Bylaw 21-61-458</i>)- Storage Yard- Solar Panels (Ground Mount) greater than 56 m² (602.8 ft²) in area (<i>Bylaw 21-61-458</i>)- Solar Panels (Wall Mount) (<i>Bylaw 21-61-458</i>)- Wind Energy System, Large- Wood Chipper, Portable |

K1.2 Site Provisions

In addition to the General Regulations contained in Section I, the following standards shall apply to every development in this district.

(a) Lot Area:

| | | |
|--|----------|---|
| (i) Farmstead or Country Residential Parcel: | Maximum: | 4.0 ha (10 ac) or at the discretion of the Development Authority, based on the need to accommodate related farm buildings and improvements. |
|--|----------|---|

| | | |
|-----------------------------|----------|--|
| (ii) Extensive Agriculture: | Minimum: | One (1) quarter section or as approved by the Development Authority. |
|-----------------------------|----------|--|

| | |
|-----------------------|---|
| (iii) All Other Uses: | As required by the Development Authority. |
|-----------------------|---|

| | |
|---------------------------|------------------|
| (b) Front Yard (minimum): | See Section I31. |
|---------------------------|------------------|

| | |
|----------------------------------|---|
| (c) Side Yard (minimum): yard | 15.2 m (50 ft) unless a corner parcel where the minimum side yard shall be the same as the front yard unless otherwise required by the Development Authority. |
|----------------------------------|---|

| | |
|--------------------------|--|
| (d) Rear Yard (minimum): | 15.2 m (50 ft) unless otherwise required by the Development Authority. |
|--------------------------|--|

| | |
|----------------------------|--|
| (e) Lot Density (maximum): | One (1) lot plus the balance per unsubdivided quarter section. |
|----------------------------|--|

K2 AGRICULTURE RESTRICTED (AR) DISTRICT

K2.1 Purpose

The purpose of this District is to accommodate rural development in close proximity to urban centres, and in environmentally sensitive areas.

| (a) Permitted Uses | (b) Discretionary Uses |
|---|---|
| <ul style="list-style-type: none">- Accessory Building or Use- Agriculture, Extensive- Agriculture, Intensive Cultivation- Cottage- Farm Building (<i>Bylaw 23-61-479</i>)- Fertilizer Storage & Sales (<i>Bylaw 23-61-482</i>)- Home Based Business, Minor- Manufactured Home- Recreation, Extensive- Sign- Single Detached Dwelling- Wind Energy System, Small | <ul style="list-style-type: none">- Apiary- Bed and Breakfast- Commercial School- Garage Suite- Garden Suite- Home Based Business, Major- Kennel- Natural Resource Extraction Industry, on SE 25-84-24 W5M- Participant Recreation, Indoor- Participant Recreation, Outdoor- Private School- Public Use- Public Utility- Recreation Resort- Religious Assembly- Residential Care Facility- Semi-Detached Dwellings (<i>Bylaw 21-61-458</i>)- Storage Yard- Solar Panels (Ground Mount) greater than 56 m² (602.8 ft²) in area (<i>Bylaw 21-61-458</i>)- Solar Panels (Wall Mount) (<i>Bylaw 21-61-458</i>)- Wind Energy System, Large |

K2.2 Site Provisions

In addition to the General Regulations contained in Section I, the following standards shall apply to every development in this district.

(a) Lot Area:

- | | | |
|--|----------|---|
| (i) Farmstead or Country Residential Parcel: | Maximum: | 4.0 ha (10 ac) or at the discretion of the Development Authority, based on the need to accommodate related farm buildings and improvements. |
| (ii) Extensive Agriculture: | Minimum: | One (1) quarter section or as approved by the Development Authority. |
| (iii) All Other Uses: | | As required by the Development Authority. |

(b) Front Yard (minimum): See Section I31.

(c) Side Yard (minimum): 15.2 m (50 ft) unless a corner parcel where the minimum side yard

shall be the same as the front yard unless otherwise required by the Development Authority.

(d) Rear Yard (minimum): 15.2 m (50 ft) unless otherwise required by the Development Authority.

(e) Lot Density (maximum): One (1) lot plus the balance per unsubdivided quarter section.

K2.3 The Development Authority may decide on such other requirements as are necessary, having due regard to the nature of a proposed development and the purpose of this District.

K3 COUNTRY RESIDENTIAL GENERAL (CR1) DISTRICT

K3.1 Purpose

The purpose of this District is to provide for country residential development with opportunities to accommodate minor agricultural pursuits and major home occupations.

| (a) Permitted Uses | (b) Discretionary Uses |
|--|---|
| <ul style="list-style-type: none">- Accessory Building or Use- Manufactured Home- Home Based Business, Minor- Park- Single Detached Dwelling | <ul style="list-style-type: none">- Bed and Breakfast- Family Care Dwelling- Garage Suite- Garden Suite- Home Based Business, Major- Kennel- Minor Agricultural Pursuit- Public Use- Public Utility- Residential Care Facility- Sign- Solar Panels (Ground Mount) greater than 28 m² (301.4 ft²) in area (<i>Bylaw 21-61-458</i>)- Solar Panels (Wall Mount) (<i>Bylaw 21-61-458</i>)- Wind Energy System, Small |

K3.2 Site Provisions

In addition to the General Regulations contained in Section I, the following standards shall apply to every development in this district.

(a) Lot Area:

- | | |
|--------------------------|--------------------------|
| (i) Country Residential: | Minimum: 2.0 ha (5 ac). |
| | Maximum: 4.0 ha (10 ac). |

- | | |
|----------------------|---|
| (ii) All Other Uses: | At the discretion of the Development Authority. |
|----------------------|---|

- | | |
|---------------------------|--|
| (b) Front Yard (minimum): | 30.5 m (100 ft) or as required by the Development Authority. |
|---------------------------|--|

- | | |
|--------------------------|---|
| (c) Side Yard (minimum): | 15.2 m (50 ft) or as required by the Development Authority. |
|--------------------------|---|

- | | |
|--------------------------|--|
| (d) Rear Yard (minimum): | 30.5 m (100 ft) or as required by the Development Authority. |
|--------------------------|--|

K3.3 Additional Requirements: Minor Agricultural Pursuits

In this District, no person shall keep any livestock except in conformity with the following:

- (a) Livestock shall be limited to no more than one (1) animal unit per acre or part thereof, to a maximum of three (3) animal units to be calculated in accordance with Section K4.3(b).
- (b) The following chart is to be used to determine the appropriate number of livestock that may be accommodated:

| | |
|---------|------------------------------|
| Type of | Number of Animals Equivalent |
|---------|------------------------------|

| <u>Livestock</u> | <u>to One Animal Unit</u> |
|--|---------------------------|
| Dairy Cow (plus calf under 6 months) | 1 |
| Beef Cow (plus calf under 6 months) | 1 |
| Horse (plus foal under 6 months) | 1 |
| Sheep/Goats (plus lambs/kids under 6 months) | 2 |
| Pigs (plus offspring under 2 months) | 2 |
| Fowl | 50 |
| Rabbits | 30 |

- (c) Adequate fencing and/or buffering shall be constructed to the satisfaction of the Development Authority to ensure the on-site confinement of animals and to reduce the impact of noise or visual presence on surrounding properties.
- (d) Adequate measures, if required by Alberta Agriculture and Rural Development and/or the Health Authority, to provide for the disposal of animal wastes shall be provided to the satisfaction of the Development Authority.

K4 COUNTRY RESIDENTIAL AGRICULTURAL (CR2) DISTRICT

K4.1 Purpose

The purpose of this District is to provide for country residential development in the form of single family dwellings with opportunities to accommodate minor agricultural pursuits and major home occupations.

| (a) Permitted Uses | (b) Discretionary Uses |
|--|---|
| <ul style="list-style-type: none">- Accessory Building or Use- Home Based Business, Minor- Park- Single Detached Dwelling | <ul style="list-style-type: none">- Bed and Breakfast- Family Care Dwelling- Garage Suite- Garden Suite- Home Based Business, Major- Kennel- Minor Agricultural Pursuit- Public Use- Public Utility- Residential Care Facility- Sign- Solar Panels (Ground Mount) greater than 28 m² (301.4 ft²) in area (<i>Bylaw 21-61-458</i>)- Solar Panels (Wall Mount) (<i>Bylaw 21-61-458</i>)- Wind Energy System, Small |

K4.2 Site Provisions

In addition to the General Regulations contained in Section I, the following standards shall apply to every development in this district.

- (a) Lot Area: Minimum: 2.0 ha (5 ac).
Maximum: 4.0 ha (10 ac).
- (b) Front Yard (minimum): 30.5 m (100 ft) or as required by the Development Authority.
- (c) Side Yard (minimum): 15.2 m (50 ft) or as required by the Development Authority.
- (d) Rear Yard (minimum): 30.5 m (100 ft) or as required by the Development Authority.

K4.3 Additional Requirements: Minor Agricultural Pursuits

In this District, no person shall keep any livestock except in conformity with the following:

- (a) Livestock shall be limited to no more than one (1) animal unit per acre or part thereof, to a maximum of three (3) animal units to be calculated in accordance with Section K5.3(b).
- (b) The following chart is to be used to determine the appropriate number of livestock that may be accommodated:

| Type of <u>Livestock</u> | Number of Animals Equivalent <u>to One Animal Unit</u> |
|--------------------------------------|---|
| Dairy Cow (plus calf under 6 months) | 1 |
| Beef Cow (plus calf under 6 months) | 1 |
| Horse (plus foal under 6 months) | 1 |

| | |
|--|----|
| Sheep/Goats (plus lambs/kids under 6 months) | 2 |
| Pigs (plus offspring under 2 months) | 2 |
| Fowl | 50 |
| Rabbits | 30 |

- (c) Adequate fencing and/or buffering shall be constructed to the satisfaction of the Development Authority to ensure the on-site confinement of animals and to reduce the impact of noise or visual presence on surrounding properties.
- (d) Adequate measures, if required by Alberta Agriculture and Rural Development and/or the Health Authority, to provide for the disposal of animal wastes shall be provided to the satisfaction of the Development Authority.

K4.4 Design, Character and Appearance of Buildings

- (a) Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Development Authority. The finish and appearance should complement other structures and natural site features.
- (b) All single family dwellings shall be constructed on a permanent foundation meeting the requirements of the Alberta Building Code.

K5 COUNTRY RESIDENTIAL ESTATE (CR3) DISTRICT

K5.1 Purpose

The purpose of this District is to provide for country residential development in the form of single family dwellings and manufactured homes.

| (a) Permitted Uses | (b) Discretionary Uses |
|---|---|
| <ul style="list-style-type: none">- Accessory Building or Use- Manufactured Home- Park- Single Detached Dwelling | <ul style="list-style-type: none">- Bed and Breakfast- Family Care Dwelling- Garage Suite- Garden Suite- Home Based Business, Minor- Public Use- Public Utility- Sign- Solar Panels (Ground Mount) greater than 28 m² (301.4 ft²) in area (<i>Bylaw 21-61-458</i>)- Solar Panels (Wall Mount) (<i>Bylaw 21-61-458</i>)- Wind Energy System, Small |

K5.2 Site Provisions

In addition to the General Regulations contained in Section I, the following standards shall apply to every development in this district.

- (a) Lot Area: Minimum: 1.2 ha (3 ac).
Maximum: 2.0 ha (5 ac).
- (b) Front Yard (minimum): 30.5 m (100 ft) or as required by the Development Authority.
- (c) Side Yard (minimum): 15.2 m (50 ft) or as required by the Development Authority.
- (d) Rear Yard (minimum): 30.5 m (100 ft) or as required by the Development Authority.

K5.3 Design, Character and Appearance of Buildings

- (a) Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Development Authority. The finish and appearance should complement other structures and natural site features.
- (b) All single family dwellings shall be constructed on a permanent foundation meeting the requirements of the Alberta Building Code.

K6 COUNTRY RESIDENTIAL RESTRICTED (CR4) DISTRICT

K6.1 Purpose

The purpose of this District is to provide for the development of single family dwellings in a rural setting.

| (a) Permitted Uses | (b) Discretionary Uses |
|---|---|
| <ul style="list-style-type: none">- Accessory Building or Use- Park- Single Detached Dwelling | <ul style="list-style-type: none">- Bed and Breakfast- Family Care Dwelling- Garage Suite- Garden Suite- Home Based Business, Minor- Public Use- Public Utility- Sign- Solar Panels (Ground Mount) greater than 28 m² (301.4 ft²) in area (<i>Bylaw 21-61-458</i>)- Solar Panels (Wall Mount) (<i>Bylaw 21-61-458</i>)- Wind Energy System, Small |

K6.2 Site Provisions

In addition to the General Regulations contained in Section I, the following standards shall apply to every development in this district.

- (a) Lot Area: Minimum: 1.2 ha (3 ac).
Maximum: 2.0 ha (5 ac).
- (b) Front Yard (minimum): 30.5 m (100 ft) or as required by the Development Authority.
- (c) Side Yard (minimum): 15.2 m (50 ft) or as required by the Development Authority.
- (d) Rear Yard (minimum): 30.5 m (100 ft) or as required by the Development Authority.

K6.3 Design, Character and Appearance of Buildings

- (a) Exterior finish to be wood, metal or similar siding, brick or stucco to the satisfaction of the Development Authority. The finish and appearance should complement other structures and natural site features.
- (b) All single family dwellings shall be constructed on a permanent foundation meeting the requirements of the Alberta Building Code.

K7 HAMLET (H) DISTRICT

K7.1 Purpose

The purpose of this District is to provide for a variety of compatible land uses in established Hamlets.

| (a) Permitted Uses | (b) Discretionary Uses |
|--|---|
| <ul style="list-style-type: none">- Accessory Buildings and Uses- Agriculture, Extensive- Apartment- Cottage- Duplex Dwelling- Manufactured Home- Park- Row Housing- Semi-detached Dwelling- Single Detached Dwelling | <ul style="list-style-type: none">- Animal Health Care Services- Automotive and Equipment Repair Shop (<i>Bylaw 24-61-496</i>)- Bed and Breakfast- Bus Depot- Campground, maximum 15 sites/stalls- Commercial School- Contractor, General- Convenience Vehicle Rentals- Country Store- Drinking Establishment- Family Care Dwelling- Garage Suite- Garden Suite- Hamlet Chickens (Dixonville) (<i>Bylaw 21-61-458</i>)- Home Based Business, Major- Home Based Business, Minor- Hotel- Office- Participant Recreation, Indoor- Participant Recreation, Outdoor- Private School- Public Use- Public Utility- Recreation, Extensive- Recreation Resort- Recreation Vehicle Park, maximum 15 sites/stalls- Religious Assembly- Residential Care Facility- Restaurant- Retail Store- Secondary Suite- Service Station- Sign- Wind Energy System, Small |

K7.2 Site Provisions

In addition to the General Regulations contained in Section I, the following standards shall apply to every development in this district.

(a) Lot Area (minimum):

- (i) Apartment: 930 m² (10,000 ft²)

- | | |
|------------------------------|--|
| (ii) Row Housing: | 156 m ² (1,680 ft ²) for internal unit; 186 m ² (2,000 ft ²) for end unit |
| (iii) Semi-Detached: | 232 m ² (2,500 ft ²) |
| (iv) Single Detached/Duplex: | 370 m ² (4,000 ft ²) |
| (v) All Other Uses: | As determined by the Development Authority based on the nature of the proposed use, servicing requirements, and impacts on adjacent land uses. |
- (b) Front Yard (minimum): 7.6 m (25 ft).
- (c) Side Yard (minimum):
- | | |
|---|---|
| (i) Apartment: | 0.9 m (3 ft) for each storey or partial storey, but not less than 3.0 m (10 ft) |
| (ii) Row Housing: | 1.8 m (6 ft) |
| (iii) Semi-Detached/ Single Detached/Duplex: | 1.5 m (5 ft) both sides if access via lane; 1.5 m (5 ft) one side and 3.0 m (10 ft) one side if access via front street; 3.0 m (10 ft) if flanking a street |
| (iv) All Other Uses: | 1.5 m (5 ft). |
- (d) Rear Yard (minimum): 7.6 m (25 ft).
- (e) Building Height (maximum):
- | | |
|----------------------------------|--|
| (i) Apartment: | 3 storeys |
| (ii) All Other Residential Uses: | 2 storeys |
| (iii) All Other Uses: | As determined by the Development Authority based on the nature of the proposed use, servicing requirements, and impacts on adjacent land uses. |

K7.3 Additional Requirements: Hamlet Chickens (*Bylaw 20-61-458*)

- (a) Hamlet Chickens are a Discretionary Use within the Hamlet of Dixonville only.
- (b) Up to 10 Chickens are permitted.
- (c) Notwithstanding (b), Roosters are not allowed.
- (d) Chickens must always be kept within an enclosed Chicken Coop.
- (e) Hamlet Chickens are restricted to the Rear Yard of Single Detached or Semi-Detached Dwellings only.
- (f) A Chicken Coop shall follow the height limitation, side and rear yard setbacks as a standard Accessory Building.

- (g) A Development Permit application will respond to the above noted regulations and:
 - (i) Applicants must register online at the Government of Alberta Identification website to receive their unique Premises Identification (PID) number as a condition of their Development Permit application.
 - (h) The maximum term of a Development Permit issued is one (1) year, shall be reviewed on an annual basis, and may be renewed.
 - (i) An application for a renewal of a Development Permit for a Hamlet Chicken use shall take into consideration a review of complaints or comments from adjacent landowners.

K8 HIGHWAY DEVELOPMENT (HD) DISTRICT

K8.1 Purpose

The purpose of this district is to regulate commercial development adjacent to highways that cater to the travelling public.

| (a) Permitted Uses | (b) Discretionary Uses |
|--|--|
| <ul style="list-style-type: none">- Accessory Building or Use- Automotive and Equipment Repair Shop (<i>Bylaw 24-61-496</i>)- Convenience Store- Fertilizer Storage & Sales (<i>Bylaw 23-61-482</i>)- Recreation, Extensive- Restaurant- Wind Energy System, Small | <ul style="list-style-type: none">- Animal Health Care Services- Campground- Cannabis Facility, Micro (<i>Bylaw 19-61-418</i>)- Caretaker's Residence- Commercial School- Convenience Vehicle Rentals- Drinking Establishment- Industrial Camp- Hotel- Motel- Office- Park- Private School- Public Use- Public Utility- Recreation Vehicle Park- Religious Assembly- Service Station- Sign- Solar Panels (Ground Mount) greater than 28 m² (301.4 ft²) in area (<i>Bylaw 21-61-458</i>)- Solar Panels (Wall Mount) (<i>Bylaw 21-61-458</i>)- Truck Stop |

K8.2 Site Provisions

In addition to the General Regulations contained in Section I, the following standards shall apply to every development in this district.

- | | |
|---------------------------|---|
| (a) Lot Area (minimum): | As required by the Development Authority. |
| (b) Front Yard (minimum): | See Section I31. |
| (c) Side Yard (minimum): | 15 m (50 ft). |
| (d) Rear Yard (minimum): | 15 m (50 ft). |

K8.3 The Development Authority may decide on such other requirements as are necessary, having due regard to the nature of a proposed development and the purpose of this District.

K9 GENERAL INDUSTRIAL (M1) DISTRICT

K9.1 Purpose

The purpose of this district is to provide for industrial uses that require relatively large tracts of unserviced land and are intended to accommodate uses related to natural resource extraction and agricultural development.

| (a) Permitted Uses | (b) Discretionary Uses |
|--|--|
| <ul style="list-style-type: none">- Accessory Building or Use- Agriculture, Extensive- Automotive and Equipment Repair Shop (<i>Bylaw 24-61-496</i>)- Bulk Fuel Depot- Commercial School- Contractor, General- Equipment Rentals- Fertilizer Storage & Sales (<i>Bylaw 23-61-482</i>)- Industrial Service Shop- Office- Public Use- Public Utility- Service Station- Solar Panels (Wall Mount)- Storage Yard- Transportation Terminal- Warehouse- Wind Energy System, Small | <ul style="list-style-type: none">- Agricultural Industry- Asphalt/Cement Plant- Cannabis Facility, Micro (<i>Bylaw 19-61-418</i>)- Caretaker's Residence- Grain Elevator/Terminal- General Industrial- Industrial Camp- Landfill, Industrial- Manufacturing- Natural Resource Extraction Industry- Rail Station/Yard- Salvage Yard- Sawmill, Portable- Storage, Processing or Production of Dangerous Goods- Solar Panels (Ground Mount) greater than 56 m² (602.8 ft²) in area (<i>Bylaw 21-61-458</i>)- Wind Energy System, Large- Wood Chipper, Portable |

K9.2 Site Provisions

In addition to the General Regulations contained in Section I, the following standards shall apply to every development in this district.

- (a) Lot Area (minimum): 0.8 ha (2 ac). If designed as an industrial park, the majority of lots shall be an average of 2.0 ha (5 ac).
- (b) Front Yard (minimum): See Section I31. In the case of internal roads in an industrial park, 15.2 m (50 ft) or greater as required by the Development Authority.
- (c) Side Yard (minimum): Ten percent (10%) of lot width or 6.1 m (20 ft), whichever is less.
In the case of a corner site, the side yard adjoining the side street shall be as required by the Development Authority.
- (d) Rear Yard (minimum): 7.6 m (25 ft) unless otherwise required by the Development Authority.
- (e) The Development Officer may approve a Caretaker's Residence as an Accessory Use in this District, and may require the applicant to submit an Environmental Site Assessment (ESA) in accordance with the CSA Guide Z-768-94, and taking into account the advice of Alberta Environment and the Health Authority and all other relevant siting factors.

K10 HEAVY INDUSTRIAL (M2) DISTRICT

K10.1 Purpose

The general purpose of this district is to permit development of site specific large manufacturing and resource extraction industries.

| (a) Permitted Uses | (b) Discretionary Uses |
|--|---|
| <ul style="list-style-type: none">- Accessory Building or Use- Automotive and Equipment Repair Shop (<i>Bylaw 24-61-496</i>)- Equipment Rentals- Industrial Service Shop- Public Utility- Solar Panels (Wall Mount) (<i>Bylaw 21-61-458</i>)- Transportation Terminal- Wind Energy Conversation System, Small | <ul style="list-style-type: none">- Cannabis Facility, Major (<i>Bylaw 19-61-418</i>)- Caretaker's Residence- Commercial School- Fertilizer Storage & Sales (<i>Bylaw 23-61-482</i>)- Natural Resource Extraction Industry- Oil or Gas Processing Plant- Office- General Industrial- Petro-Chemical Processing Plant- Pulp Mill- Rail Station/Yard- Sawmill, Fixed- Sawmill, Portable- Sign- Solar Panels (Ground Mount) greater than 56 m² (602.8 ft²) in area (<i>Bylaw 21-61-458</i>)- Wind Energy System, Large- Wood Chipper, Fixed- Wood Chipper, Portable |

K10.2 Site Provisions

In addition to the General Regulations contained in Section I, the following standards shall apply to every development in this district.

- (a) Lot Area (minimum): 4.0 ha (10 ac).
- (b) Front Yard (minimum): See Section I31.
- (c) Side Yard (minimum): 30.5 m (100 ft) increasing to 41 m (134 ft) if adjacent to road.
- (d) Rear Yard (minimum): 30.5 m (100 ft) increasing to 41 m (134 ft) if adjacent to road.

K10.3 Additional Requirements

- (a) The developer shall clearly outline the source and availability of water and the method of distribution on the site for domestic and industrial purposes, as well as firefighting capabilities. An estimate of the amount of water required for all purposes shall be provided.
- (b) The developer shall clearly indicate the amount of sewage effluent to method of sewage disposal, the estimated demand, and the location on the site of the proposed system(s).
- (c) The developer shall provide information on the proposed methods to be used to eliminate potential for groundwater contamination.

- (d) The developer shall clearly identify the nature of waste material associated with the proposed use, the method of storage on site, and the method of removal from the site.
- (e) The Development Officer may approve a Caretaker's Residence as an Accessory Use in this District, and may require the applicant to submit an Environmental Site Assessment (ESA) in accordance with the CSA Guide Z-768-94, and taking into account the advice of Alberta Environment and the Health Authority and all other relevant siting factors.

K11 RECREATION (R) DISTRICT

K11.1 Purpose

The purpose of this district is to provide for the development of recreational facilities and uses while recognizing the need to preserve environmentally sensitive lands and natural areas.

| (a) Permitted Uses | (b) Discretionary Uses |
|---|---|
| <ul style="list-style-type: none">- Accessory Building or Use- Campground- Cottage- Park- Public Use- Recreation, Extensive- Recreational Vehicle Park- Sign | <ul style="list-style-type: none">- Caretaker's Residence- Participant Recreation, Indoor- Participant Recreation, Outdoor- Public Utility- Recreation Resort- Solar Panels (Ground Mount) greater than 28 m² (301.4 ft²) in area (<i>Bylaw 21-61-458</i>)- Solar Panels (Wall Mount) (<i>Bylaw 21-61-458</i>)- Wind Energy Conversation System, Small |

K11.2 Site Provisions

In addition to the General Regulations contained in Section I, the following standards shall apply to every development in this district.

(a) Lot Area (minimum):

- (i) Recreational Vehicle Park: 130 m² (1,400 ft²) per recreational vehicle to accommodate sufficient on-site vehicle parking, manoeuvring space, and amenity area.
- (ii) All Other Uses: As required by the Development Authority.

(b) Front Yard (minimum): See Sections I8 and I31.

(c) Side Yard (minimum): 15 m (50 ft). If adjacent to a road, Section I19 shall apply.

(d) Rear Yard (minimum): 15 m (50 ft).

K11.3 Additional Requirements

(a) A recreational development proposal may be allowed in an environmentally sensitive area when the resulting activity is not liable to:

- (i) impair surface water and groundwater quality or quantity;
- (ii) disrupt natural drainage patterns and flows;
- (iii) create erosion or siltation problems;
- (iv) remove significant wildlife habitat; and
- (v) negatively impact a recreational setting.

- (b) The management of woodlands in their natural state is intended to preserve not only trees, but the entire woodland ecology. Where developments are allowed, they shall be planned, constructed and maintained so that the existing healthy trees and native vegetation are preserved to the maximum extent feasible and are protected by adequate means during construction.
- (c) Applications to develop campgrounds and recreational resorts must be accompanied by the following information:
 - (i) a detailed site plan indicating campsite and/or cabin locations, topographic references, vegetation, proposed play areas, and proposed washroom facilities and food concessions;
 - (ii) the proposed method of water supply, sewage disposal and garbage collection (cottages and other developments located within 50 m (165 ft) of a lake or other watercourse are required to provide a sealed holding tank for sewage disposal);
 - (iii) the proposed road access, internal circulation pattern, and parking areas; and
 - (iv) any other information deemed necessary by the Development Authority.

K12 AIRPORT PROTECTION (AP) DISTRICT

K12.1 Purpose

The purpose of this district is to identify a protection area which recognizes lands surrounding the Manning airport, significant to the ongoing operation of the airport, and restrict development within the protection area that could cause land use conflict. The boundaries of the protection area are illustrated on Schedule A.

| (a) Permitted Uses (Zone 1) | Discretionary Uses (Zone 1) |
|---|--|
| <ul style="list-style-type: none"> - Accessory Building or Use - Aircraft Sales and Rentals - Airport - Bulk Fuel Depot - Commercial School - Equipment Rentals - Office - Public Use - Sign | <ul style="list-style-type: none"> - All Permitted Uses contained in the Agriculture General (A) District subject to the provisions of this District - All Permitted Uses contained in the CR1, CR2, CR3 and CR4 Districts subject to the provisions of this District - All Permitted Uses contained in the General Industrial (M1) and Highway Development (HD) District (limited to lots located adjacent to Highway 35) subject to the provisions of this District - Automotive and Equipment Repair Shop (<i>Bylaw 24-61-496</i>) - Cannabis Facility, Micro on NE 3-92-23-W5M (<i>Bylaw 20-61-290</i>) - Convenience Vehicle Rentals - Fertilizer Storage & Sales (<i>Bylaw 23-61-482</i>) - Home Based Business, Minor - Industrial Service Shop - Manufactured Home - Manufacturing - Private School - Public Utility - Recreation, Extensive - Restaurant - Single Detached Dwelling - Storage Yard - Solar Panels (Ground Mount) greater than 28 m² (301.4 ft²) in area (<i>Bylaw 21-61-458</i>) - Solar Panels (Wall Mount) (<i>Bylaw 21-61-458</i>) - Transportation Terminal |
| (b) Permitted Uses (Zone 2) | Discretionary Uses (Zone 2) |
| <ul style="list-style-type: none"> - Accessory Building or Use - Commercial School - Convenience Vehicle Rentals - Equipment Rentals - Public Use - Recreation, Extensive - Sign | <ul style="list-style-type: none"> - All Uses contained in the Agriculture General (A) District subject to the provisions of this District - All uses contained in the CR1, CR2, CR3 and CR4 Districts subject to the provisions of this District - All Uses contained in the General Industrial (M1) and Highway Development (HD) District subject to the provisions of this District - Private School - Public Utility |

| | |
|--|---|
| | <ul style="list-style-type: none"> - Solar Panels (Ground Mount) greater than 28 m² (301.4 ft²) in area (<i>Bylaw 21-61-458</i>) - Solar Panels (Wall Mount) (<i>Bylaw 21-61-458</i>) |
|--|---|

K12.2 Site Provisions

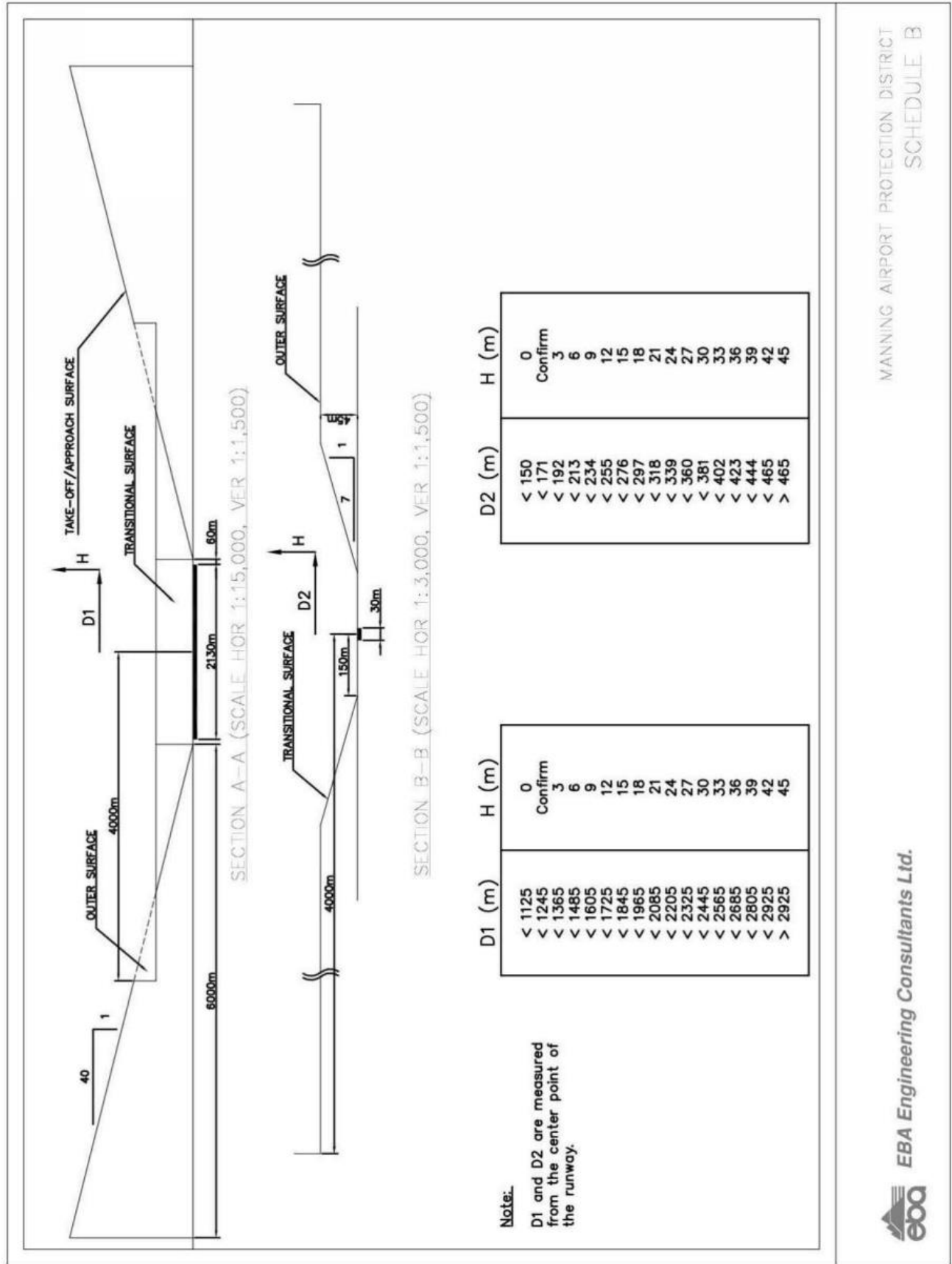
- | | | |
|--------------------------------|--|---|
| (a) Lot Area (minimum): | Airport Property: All Others: | 929 m ² (10,000 ft ²) As determined by the Development Authority based on the nature of the proposed use, servicing requirements, and impacts on adjacent land uses.. |
| (b) Front Yard (minimum): | 7.5 m (25 ft) or as required by the Development Authority. If adjacent to a road, Section I31 shall apply. | |
| (c) Side Yard (minimum): | 30.5 m (100 ft), or as required by the Development Authority. | |
| (d) Rear Yard (minimum): | 30.5 m (100 ft), or as required by the Development Authority. | |
| (e) Building Height (maximum): | | |
| (i) Zone 1: | As required by the Development Authority based on Schedule B. | |
| (ii) Zone 2: | 45 m (148 ft). | |

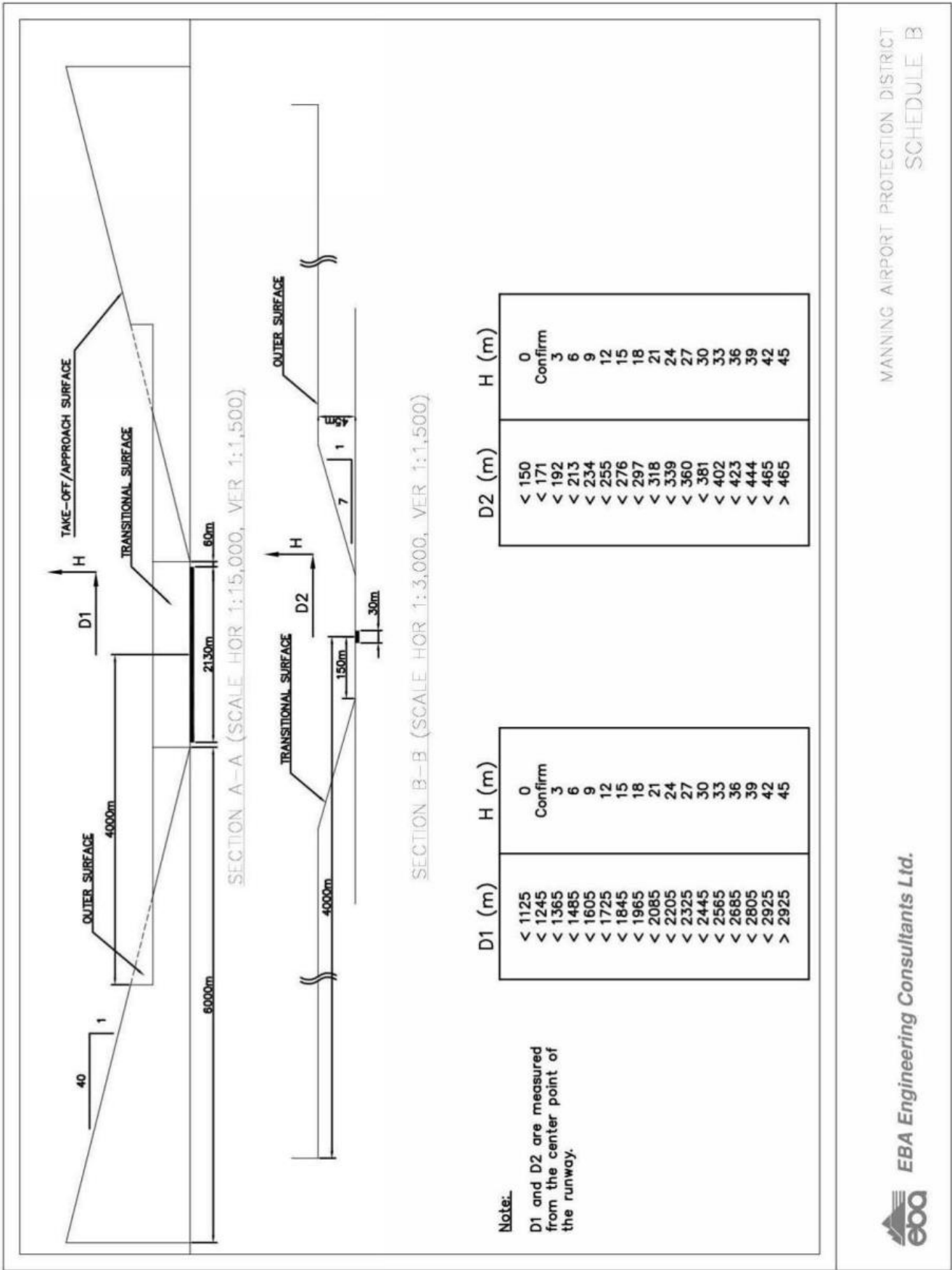
K12.3 Additional Requirements

(a) Definitions

For the purpose of this District, and in addition to Section B, the following definitions shall apply:

- (i) "Airport" means the Manning Airport,
- (ii) "Takeoff/Approach Surfaces" means the surfaces associated with each end of the runway and in each case the surface is imaginary and consists of an inclined plane that:
 - commences at and abuts the end of the runway;
 - rises as a slope ratio of 1:4 measured from the end of the runway;
 - diverges outward on each side as it rises, at a slope ratio of 1:7 measured from the respective projected lateral limits of the runway; and
 - ends at its intersection with the outer surface.
- (iii) "Transitional Surface" means the area associated with each lateral limit of the runway, and in each case the transitional surface is an imaginary plane that:
 - commences at and abuts the end of the runway;
 - rises at a slope ratio of 1:7 measured from the lateral limit of the runway; and
 - ends at its intersection with the outer surface or a takeoff/approach surface.
- (iv) "Outer Surface" means an imaginary surface consisting of a common plane established at a constant elevation of 45m above the airport reference point elevation, measured from the centre point of the runway, established at 491.3 m (1,612 ft) above sea level, with a radius of 4 km.





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MANNING AIRPORT PROTECTION DISTRICT
SCHEDULE B

- (b) Notwithstanding Section D2 of this Bylaw, all development on lands included in this District, including fencing and agricultural pursuits, requires a development permit, except for:
 - (i) carrying out of works of maintenance or repair to any building, if the works do not include structural alterations or major works of renovation, causing the raising of a roof line, add any structure, antennae or chimney to the roof, or during the act of repair or maintenance, place any equipment on the roof that exceeds the peak or the highest point of the roof; and
 - (ii) the erection or construction of gates, fences, walls or other means of enclosure less than 0.9 m (3 ft) in height, and the maintenance, improvement and other alterations of any gates, fences or walls or other means of enclosure.
- (c) A development permit for a development in this District may only be issued if the proposed development conforms to the uses and regulations of this District, and the requirements of Section C3 of this Bylaw.
- (d) Notwithstanding subsection (b), all development in excess of 5 m (16 ft) above the airport reference point elevation shall require a development permit. The airport reference point elevation shall be deemed to be 491m (1,612 feet) above sea level.
- (e) Any use which, in the opinion of the Development Authority, may attract concentrations of birds near the airport shall be discouraged from locating in this District.
- (f) No use may create smoke, dust, electronic interference or include misleading lighting.
- (g) A development permit shall not be issued for a proposed development in this District if the highest point of the development will exceed in elevation at the location of that point any of the following surfaces that project immediately above the surface of the land at that location, as illustrated on Schedule B:
 - (i) the take-off/approach surface of the runway of the airport and an extension to 6 km to the west to accommodate for precision landing in the future;
 - (ii) the transitional surfaces of the runway of the airport; and
 - (iii) the outer surface of the airport.
- (h) For the purpose of this District:
 - (i) for the development of a railway, the highest point of the development shall be deemed to be 6.1 m (20 ft) higher than the actual height of the rails; and
 - (ii) for the development of a roadway or highway, the highest point of the development shall be deemed to be 4 m (13 ft) higher than the centre line of the roadway.
- (i) No source of high level electromagnetic interference (EMI), such as heavy electrical equipment, electrical welding, or high tension power lines shall be permitted within the protection area.
- (j) All construction in this District shall conform to the exterior acoustic insulation requirements of Part II of the Alberta Building Code, (Alta.Reg.186/85).
- (k) Design, Character and Appearance of Buildings

Buildings shall be designed appropriately for the intended use. All structures proposed on the airport lands, shall be reviewed by the Development Authority. Exterior materials shall be wood, metal or similar siding, brick or stucco. Roof lines shall include peaks wherever possible. The

finish and appearance should complement other structures, natural site features and the aviation theme.

(l) Landscaping

In addition to other provisions of this Bylaw, permitted uses and any discretionary uses not hereby listed may be screened from view with a vegetated buffer strip and/or other screening of a visually pleasing nature as required by the Development Authority.

(m) Loading Space

One loading space opposite each loading door on the airport property.

(n) Lighting

All lighting within this area shall be directed at structures or low mast. They shall not be high intensity, high mast or upwardly reflective, and shall be subject to review by the Development Authority.

K13 Crown Land (CL) DISTRICT

K13.1 Purpose

The purpose of this district is to provide for a variety of land uses on Crown Lands.

| (a) Permitted Uses | (b) Discretionary Uses |
|--|--|
| <ul style="list-style-type: none">- Accessory Building or Use- Agriculture, Extensive- Cottage- Public Use- Public Utility- Recreation, Extensive- Wind Energy System, Small | <ul style="list-style-type: none">- Commercial School- Industrial Camp- Landfill, Industrial- Landfill, Sanitary- Manufactured Home- Natural Resource Extractive Industry- Oil or Gas Processing Plant- Participant Recreation, Indoor- Participant Recreation, Outdoor- Petro-Chemical Processing Plant- Private School- Recreation Resort- Sawmill, Portable- Single Detached Dwelling- Storage Yard- Solar Panels (Ground Mount) greater than 28 m² (301.4 ft²) in area (<i>Bylaw 21-61-458</i>)- Solar Panels (Wall Mount) (<i>Bylaw 22-61-458</i>)- Wind Energy System, Large- Wood Chipper, Portable |

K13.2 Site Provisions

In addition to the General Regulations contained in Section I, the following standards shall apply to every development in this district.

- (a) Lot Area (minimum): As required by the Development Authority.
- (b) Front Yard (minimum): See Section I31.
- (c) Side Yard (minimum): 15 m (50 ft). If adjacent to a road, Section I19 shall apply.

K13.3 Additional Requirements

- (a) The Development Authority may issue a development permit for proposed developments on Crown Land subject to the appropriate disposition (lease, license, disposition leading to a patent) being first obtained from the Public Lands Division.
- (b) In instances where privately owned lands are shown on the District Map to be located in this district, those lands shall be considered as part of the Agriculture General (A) District or the Agriculture Restricted (AR) District as deemed appropriate by the Development Authority.

K14 DIRECT CONTROL (DC) DISTRICT

K14.1 Purpose

The purpose of this district is to provide for land uses under individually unique circumstances where there is a need to provide site-specific controls.

| (a) Permitted Uses | (b) Discretionary Uses |
|--------------------|---|
| None | Those uses specifically listed by Council by Bylaw (Bylaw 18-61-397). |

K14.2 Site Provisions

- (a) District requirements will be established by Bylaw by Council and may include, but not be limited to, such items as density, minimum and maximum lot size, setback requirements, servicing standards, building size, landscaping, accessory buildings and uses, lot grading, and any other matter Council deems appropriate under the circumstances.
- (b) When deciding on District requirements, Council shall consider the application having regard to:
 - (i) the conformity of the proposed development to any statutory plan that may be in effect in the area;
 - (ii) the existing use of adjacent lands; and
 - (iii) the results of any geotechnical or engineering studies that are required to determine soil suitability, slope stability, flood risk, or other related matters.

SECTION L DIRECT CONTROL DISTRICTS

L.1 DIRECT CONTROL 1 CARCAJOU (DC.1) DISTRICT

L.1.1 Purpose

This District provides opportunities for limited residential and recreational development on a portion of NW 11-101-19-W5M, as defined in Schedule "A" of Bylaw 18-61-397.

L.1.2 Discretionary Uses

- (a) Accessory Buildings
- (b) Boat Launches
- (c) Recreational Cabins
- (d) Recreational Vehicles

L.1.3 Regulations

- (a) No building or structure shall be a permanent structure and/or be attached to a permanent foundation.
- (b) Density: 13 residential lots.
- (c) Lot area, depth and width shall be provided in accordance with the approved Plan of Subdivision.
- (d) Each lot shall provide on-site parking.
- (e) Additional development standards, such as but not limited to height, setbacks, fences, and decks to be determined by Council through the review and approval of individual development permits.
- (f) Vehicular access to each lot shall be provided from a local road.
- (g) Boat launch facilities shall be subject to approval from Provincial and Federal agencies.
- (h) There shall be no development on the lands identified as municipal reserve (MR), environmental reserve (ER), or removal of vegetation unless authorized by the municipality. (*Bylaw 18-61-397*)

L.2 DIRECT CONTROL 2 KULYNA FLATS (DC.2) DISTRICT

L.2.1 Purpose

This District provides opportunities for limited recreational development on a portion of NE 23-91-21-W5M, as defined in Schedule "A" of Bylaw 19-61-427.

L.2.2 Permitted Uses

- (a) None

L.2.3 Discretionary Uses

- (a) Accessory Buildings
- (b) Boat Launch
- (c) Recreational Cabins
- (d) Recreational Vehicles

L.2.4 Regulations

- (a) No building or structure shall be permanent and/or be attached to a permanent foundation.
- (b) Lot area, depth and width shall be provided in accordance with the approved Plan of Subdivision.
- (c) Each lot shall provide on-site parking.
- (d) Additional development standards, such as but not limited to height, setbacks, fences, and decks to be determined by Council through the review and approval of individual development permits.
- (e) Vehicular access to each lot shall be provided from a local road.
- (f) Boat launch facilities shall be subject to approval from Federal and Provincial agencies.
- (g) There shall be no development on the lands identified as environmental reserve, municipal reserve, or removal of vegetation unless authorized by the municipality. (*Bylaw 19-61-427*)

L.3 DIRECT CONTROL 3 (DC.3) DISTRICT

L.3.1 Purpose

The purpose of this District, which applies to Lot 19, Block 2, Plan 962 2795, as defined in "Schedule A" of Bylaw 20-61-445, is to:

- (a) enable the development of shop and storage uses on the southwest portion of the site;
- (b) enable the development of a Caretaker's Residence in the form of a Single Detached Dwelling on the northeast portion of the site to transition from the shop and storage yard uses to the existing and future country residential uses to the north and east of the site; and
- (c) maintain some of the commercial uses that were previously available in case the site is redeveloped in the long-term.

L.3.2 Permitted Uses

- (a) None

L.3.3 Discretionary Uses

- (a) Accessory Building or Use
- (b) Campground
- (c) Caretaker's Residence
- (d) Contractor (General)
- (e) Convenience Store
- (f) Home Based Business (Major)
- (g) Home Based Business (Minor)
- (h) Industrial Camp
- (i) Open or Covered Storage of Goods, Equipment, Vehicles, or Machinery
- (j) Public Use
- (k) Recreation (Extensive)
- (l) Recreational Vehicle Park
- (m) Service Station
- (n) Sign
- (o) Single Detached Dwelling
- (p) Truck Stop

L.3.4 Regulations

- (a) The following minimum yard standards shall apply to the development of a Single Detached Dwelling or Caretaker's Residence:
 - i. Front/West Yard (minimum): 75 m
 - ii. Side/North Yard (minimum): 15 m
 - iii. Side/South Yard (minimum): 80 m
 - iv. Rear/East Yard (minimum): 50 m
- (b) The following minimum yard standards shall apply to the development of a shop and/or any other permanent structures that are associated with a Contractor (General) or an Open or Covered Storage of Goods, Equipment, Vehicles or Machinery:
 - i. Front/West Yard (minimum): 15 m
 - ii. Side/North Yard (minimum): 45 m
 - iii. Side/South Yard (minimum): 20 m
 - iv. Rear/East Yard (minimum): 90 m
- (c) The following minimum yard standards shall apply to the development of outdoor storage and/or yard activities that are associated with a Contractor (General) or an Open or Covered Storage of Goods, Equipment, Vehicles or Machinery:
 - i. Front/West Yard (minimum): 10 m
 - ii. Side/North Yard (minimum): 30 m
 - iii. Side/South Yard (minimum): 10 m
 - iv. Rear/East Yard (minimum): 30 m
- (d) A minimum 15 m yard on all sides of the site shall apply to all other Discretionary Uses, excluding Accessory Building or Use.
- (e) The minimum yard standards for a proposed Accessory Building or Use shall be at the discretion of the Development Authority. If the proposed Accessory Building or Use is deemed accessory to the Single Detached Dwelling or Caretaker's Residence, the Development Authority shall consider the applicable yard standards listed under L.3.4.(a). If the proposed Accessory Building or Use is deemed accessory to the limited commercial/industrial opportunities, the Development Authority shall consider the applicable minimum yard standards listed under L.3.4.(b) and L.3.4.(c).
- (f) In keeping with the surrounding country residential character of the area, the development of a Caretaker's Residence may be permitted in advance of developing a commercial or industrial use on the site.
- (g) The development of a Single Detached Dwelling and a separate Caretaker's Residence shall not be approved. However, an approved Single Detached Dwelling may be used as a Caretaker's Residence or an approved Caretaker's Residence may be built as a Single Detached Dwelling.
- (h) A Convenience Store shall be limited to a single building no greater than 232 m², providing convenience goods only.
- (i) Water supply shall be of sufficient quantity and quality to provide for individual uses as well as for fire protection.
- (j) The Development Authority may decide on such other requirements as are necessary having due regard to the nature of a proposed development, its potential impacts on neighbouring lands, Highway 743 and the purpose of this District.
- (k) A Land Use Bylaw amendment application, administrative review and Council approval shall be required to amend DC.3. (*Bylaw 20-61-445*)

L.4 DIRECT CONTROL 4 (DC.4) DISTRICT

L.4.1 Purpose

This District accommodates the development of an Automotive and Equipment Repair Shop and uses compatible with the Country Residential General (CR1) District on a portion of SE1-85-22-W5M, as defined in "Schedule A" of Bylaw 20-61-446.

L.4.2 Permitted Uses

- (a) None

L.4.3 Discretionary Uses

- (a) Accessory Building or Use
- (b) Automotive and Equipment Repair Shops
- (c) Minor Agricultural Pursuit
- (d) Office
- (e) Sign
- (f) Wind Energy System, Small

L.4.4 Regulations

- (a) The General Regulations, Section I, of the Land Use Bylaw shall apply.
- (b) The maximum building height to the midpoint of the roof shall be 6.7 m.
- (c) Maximum Area: 2.6 ha, as defined in Schedule "A".
- (d) The following minimum yard standards shall apply to the development of an Automotive and Equipment Repair Shop in this District:
 - i. Front (South) Yard: 105 m
 - ii. Side (East) Yard: 60 m
 - iii. Side (West) Yard: 45 m
 - iv. Rear (North) Yard: 680 m
- (e) The Automotive and Equipment Repair Shop shall be limited to a single building up to a maximum floor area of 464 m² and may contain an office, no greater than a floor area of 115 m².
- (f) There shall be no outdoor storage of goods, materials or products except for vehicles related to business operations of the Automotive and Equipment Repair Shop.
- (g) The development of any Discretionary Use listed within this district shall not create a nuisance by way of dust, noise, smell, smoke or other as deemed appropriate by the Development Authority.
- (h) The Automotive and Equipment Repair Shop or any other Discretionary Use listed within this District shall not employ more than six (6) persons.

- (i) Limit on-site advertising to one (1) unlit fascia sign not to exceed 1.0 m².
- (j) The public operation of the Automotive and Equipment Repair Shop shall be limited to between the hours of 8:00 am and 5:00 pm on the weekdays of Monday through Friday inclusive.
- (k) The existing treestands surrounding the proposed development shall be kept in place to provide screening from adjacent residential land uses. A Restrictive Covenant shall be registered on title to ensure the trees surrounding the development area and related improvements are not removed.
- (l) That the proposed development be serviced by sealed holding tanks or other form of closed loop sewage disposal systems in accordance with the Alberta Private Sewage Systems Standard of Practice 2009 or successor documents. A Restrictive Covenant shall be registered on title in accordance with the policies of the County's Municipal Development Plan.
- (m) On-site water supply shall be of sufficient quantity and quality to provide for individual uses and fire protection.
- (n) At the time of application, the Development Authority may decide on other such requirements as are necessary having due regard to the nature of a proposed development, its potential impacts on neighbouring lands and the purpose of this District.
- (o) A Land Use Bylaw amendment application, administrative review and Council approval shall be required to amend DC.4. (*Bylaw 20-61-446*)

L.5 DIRECT CONTROL 5 (DC.5) DISTRICT

L.5.1 Purpose

This District provides opportunities to accommodate limited, non-permanent recreational development on four (4) residential lots on the portion of NE30-88-20-W5M subject to Registered Plans 182 1046 and 182 1047, as defined in "Schedule A" of Bylaw 20-61-447.

L.5.2 Permitted Uses

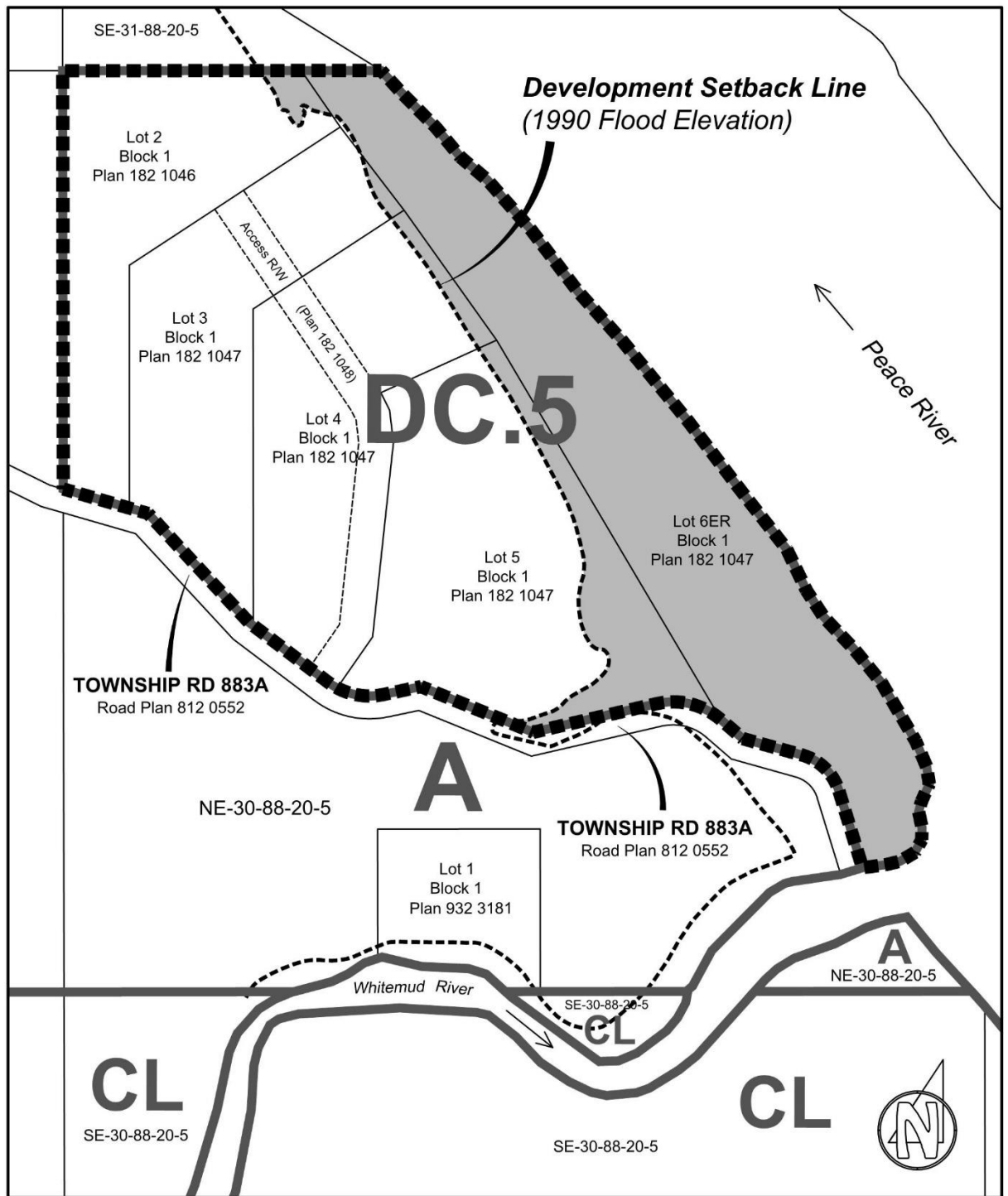
- (a) None

L.5.3 Discretionary Uses

- (a) Accessory Building or Use
- (b) Cottages

L.5.4 Regulations

- (a) Lot sizes shall be in accordance with Registered Plans 182 1046 and 182 1047.
- (b) No building or structure shall be erected on a permanent foundation.
- (c) No more than one Cottage shall be erected per lot.
- (d) Development standards to be determined by Council through the review and approval of individual development permits.
- (e) Development on the Peace River shall be subject to approval from the applicable Provincial and Federal agencies.
- (f) No development shall be constructed within the lands prone to flooding, as shown on Figure 1, provided below. (*Bylaw 20-61-447*)




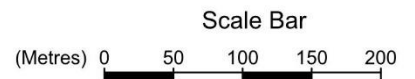
 Land Prone to Flooding

FIGURE 1



November 3, 2020

SCHEDULE 1 LAND USE BYLAW FORMS – REPEALED BY BYLAW 21-61-463. FORMS ARE NOW KEPT SEPARATE FROM THE LAND USE BYLAW FOR THE PURPOSE OF CLERICAL REVISIONS AND UPDATES THAT ARE IN LINE WITH BEST PRACTICES.

SCHEDULE 2 LAND USE BYLAW MAPS

INDEX AND COMMUNITY MAPS

| Map | Map Title |
|-----|------------------------|
| 1 | Overall Index |
| 2 | Hamlet of Deadwood |
| 3 | Hamlet of Dixonville |
| 4 | Hamlet of North Star |
| 5 | Hamlet of Notikewin |
| 6 | Peace River Area Index |
| 7 | Manning Area Index |
| 8 | South Index |
| 9 | North Index |
| 10 | Twin Lakes |
| 11 | Keg River |
| 12 | Carcajou |
| 13 | Northwest Index |

INSETS FOR MAP 6: PEACE RIVER AREA INDEX

| Inset Map | Rural Legal Description | | Location(s) |
|-----------|-------------------------|-------------|--|
| | Sections | Twp-Rge-Mer | |
| 6-002 | 1, 2, 11 & 12 | 84-22-W5M | Town of Peace River (Northwest) |
| 6-003 | 3, 4, 9 & 10 | 84-22-W5M | |
| 6-004 | 5, 6, 7 & 8 | 84-22-W5M | |
| 6-005 | 1, 2, 11 & 12 | 84-23-W5M | |
| 6-006 | 3, 4, 9 & 10 | 84-23-W5M | |
| 6-007 | 5, 6, 7 & 8 | 84-23-W5M | |
| 6-010 | 17, 18, 19 & 20 | 84-21-W5M | |
| 6-011 | 13, 14, 23 & 24 | 84-22-W5M | |
| 6-012 | 15, 16, 21 & 22 | 84-22-W5M | Westview Country Estates, Aspen Grove Estates |
| 6-013 | 17, 18, 19 & 20 | 84-22-W5M | |
| 6-015 | 15, 16, 21 & 22 | 84-23-W5M | |
| 6-016 | 17, 18, 19 & 20 | 84-23-W5M | |
| 6-017 | 13, 14, 23 & 24 | 84-24-W5M | Country Road Estates, Bunn Subdivision |
| 6-021 | 25, 26, 35 & 36 | 84-22-W5M | Weberville Country Estates, Dandoe Heights, Quarry Ridge Estates, White Tail Ridge Estates |
| 6-022 | 27, 28, 33 & 34 | 84-22-W5M | North Ridge Estates |
| 6-026 | 29, 30, 31 & 32 | 84-23-W5M | |
| 6-029 | 1, 2, 11 & 12 | 85-21-W5M | |
| 6-030 | 3, 4, 9 & 10 | 85-21-W5M | |
| 6-031 | 5, 6, 7 & 8 | 85-21-W5M | Sweet Water, Paradise Acres, Watson |
| 6-032 | 1, 2, 11 & 12 | 85-22-W5M | Weberville Industrial Park, Mitchell Subdivision |

| Inset Map | Rural Legal Description | | Location(s) |
|-----------|-------------------------|-------------|----------------|
| | Sections | Twp-Rge-Mer | |
| 6-033 | 3, 4, 9 & 10 | 85-22-W5M | |
| 6-037 | 5, 6, 7 & 8 | 85-23-W5M | |
| 6-040 | 13, 14, 23 & 24 | 85-21-W5M | |
| 6-041 | 15, 16, 21 & 22 | 85-21-W5M | |
| 6-043 | 13, 14, 23 & 24 | 85-22-W5M | |
| 6-044 | 15, 16, 21 & 22 | 85-22-W5M | |
| 6-052 | 25, 26, 35 & 36 | 85-21-W5M | |
| 6-057 | 29, 30, 31 & 32 | 85-22-W5M | |
| 6-066 | 5, 6, 7 & 8 | 86-21-W5M | |
| 6-072 | 5, 6, 7 & 8 | 86-23-W5M | |
| 6-086 | 13, 14, 23 & 24 | 86-24-W5M | Chinook Valley |
| 6-093 | 25, 26, 35 & 36 | 86-22-W5M | |
| 6-099 | 25, 26, 35 & 36 | 86-24-W5M | |

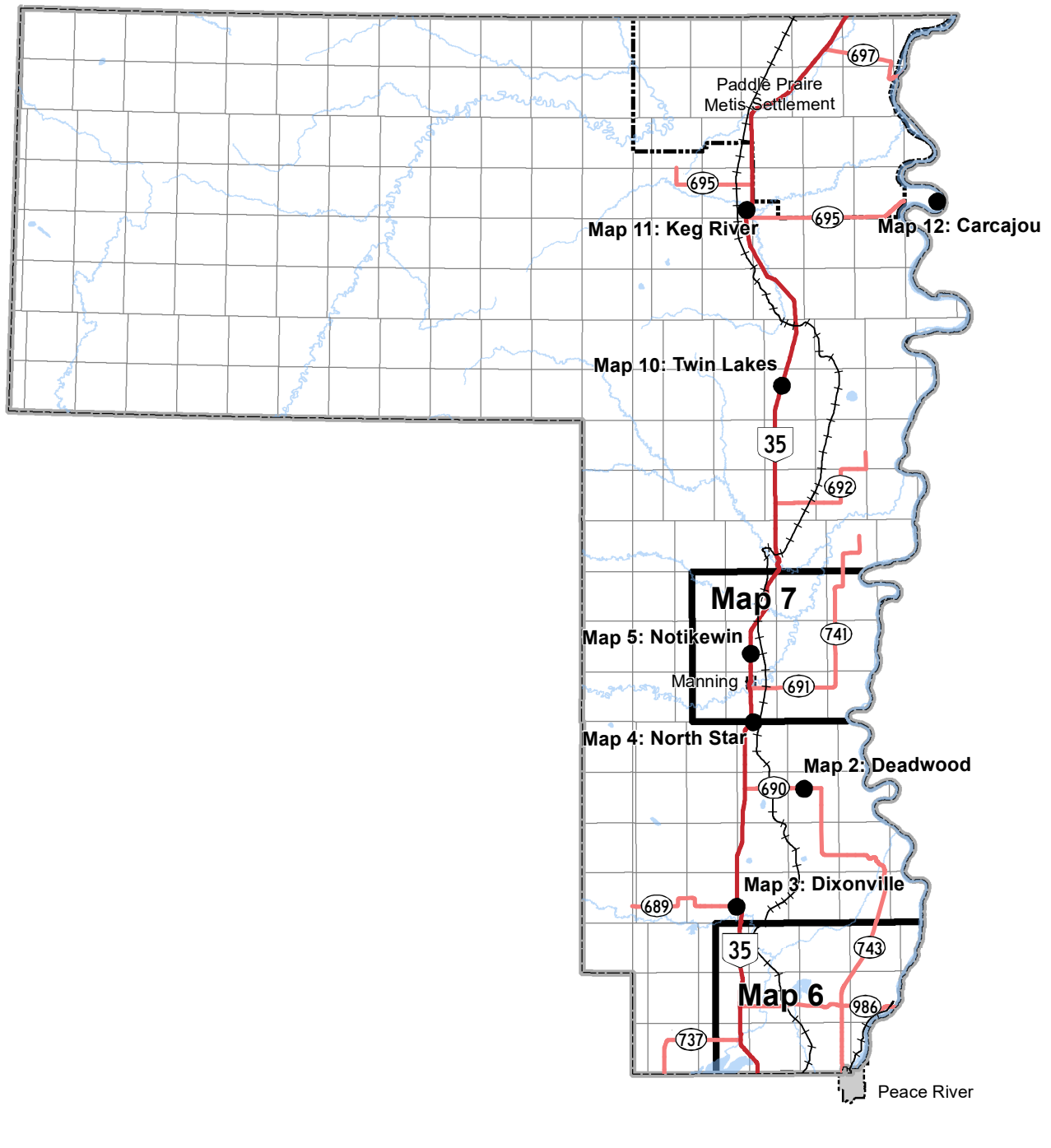
INSETS FOR MAP 7: MANNING AREA INDEX

| Inset Map | Rural Legal Description | | Location(s) |
|-----------|-------------------------|-------------|---|
| | Sections | Twp-Rge-Mer | |
| 7-009 | 5, 6, 7 & 8 | 91-23-W5M | |
| 7-012 | 13, 14, 23 & 24 | 91-21-W5M | Kulyna Flats |
| 7-019 | 15, 16, 21 & 22 | 91-23-W5M | Reinders Subdivision, May Subdivision (South) |
| 7-020 | 17, 18, 19 & 20 | 91-23-W5M | Grimm Subdivision |
| 7-021 | 13, 14, 23 & 24 | 91-24-W5M | Lovlin Subdivision |
| 7-029 | 25, 26, 35 & 36 | 91-23-W5M | |
| 7-030 | 27, 28, 33 & 34 | 91-23-W5M | Town of Manning, May Subdivision (North) |
| 7-031 | 29, 30, 31 & 32 | 91-23-W5M | |
| 7-041 | 3, 4, 9 & 10 | 92-23-W5M | Manning Airport |
| 7-052 | 15, 16, 21 & 22 | 92-23-W5M | Notikewin Area |
| 7-064 | 29, 30, 31 & 32 | 92-23-W5M | Jackson Subdivision |
| 7-073 | 1, 2, 11 & 12 | 93-23-W5M | |
| 7-095 | 29, 30, 31 & 32 | 93-22-W5M | |
| 7-096 | 25, 26, 35 & 36 | 93-23-W5M | West Fraser |

INSETS FOR MAP 8: SOUTH INDEX

| Inset Map | Rural Legal Description | | Location(s) |
|-----------|-------------------------|-------------|-------------|
| | Sections | Twp-Rge-Mer | |
| 8-001 | 29, 30, 31 & 32 | 84-24-W5M | |
| 8-002 | 2, 3, 10 & 11 | 88-24-W5M | |
| 8-003 | 29, 30, 31 & 32 | 88-20-W5M | |
| 8-004 | 27, 28, 33 & 34 | 90-21-W5M | |
| 8-005 | 3, 4, 9 & 10 | 88-21-W5M | |
| 8-006 | 25, 26, 35 & 36 | 86-26-W5M | |
| 8-007 | 29, 30, 31 & 32 | 90-22-W5M | |

R13 R12 R11 R10 R9 R8 R7 R6 R5 R4 R3 R2 R1 R25 R24 R23 R22 R21 R20 R19 R18 R17 R16



County of Northern Lights Land Use Bylaw Map 1: Overall Index



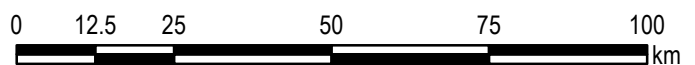
- County Boundary
- Township
- Metis Settlement
- Town

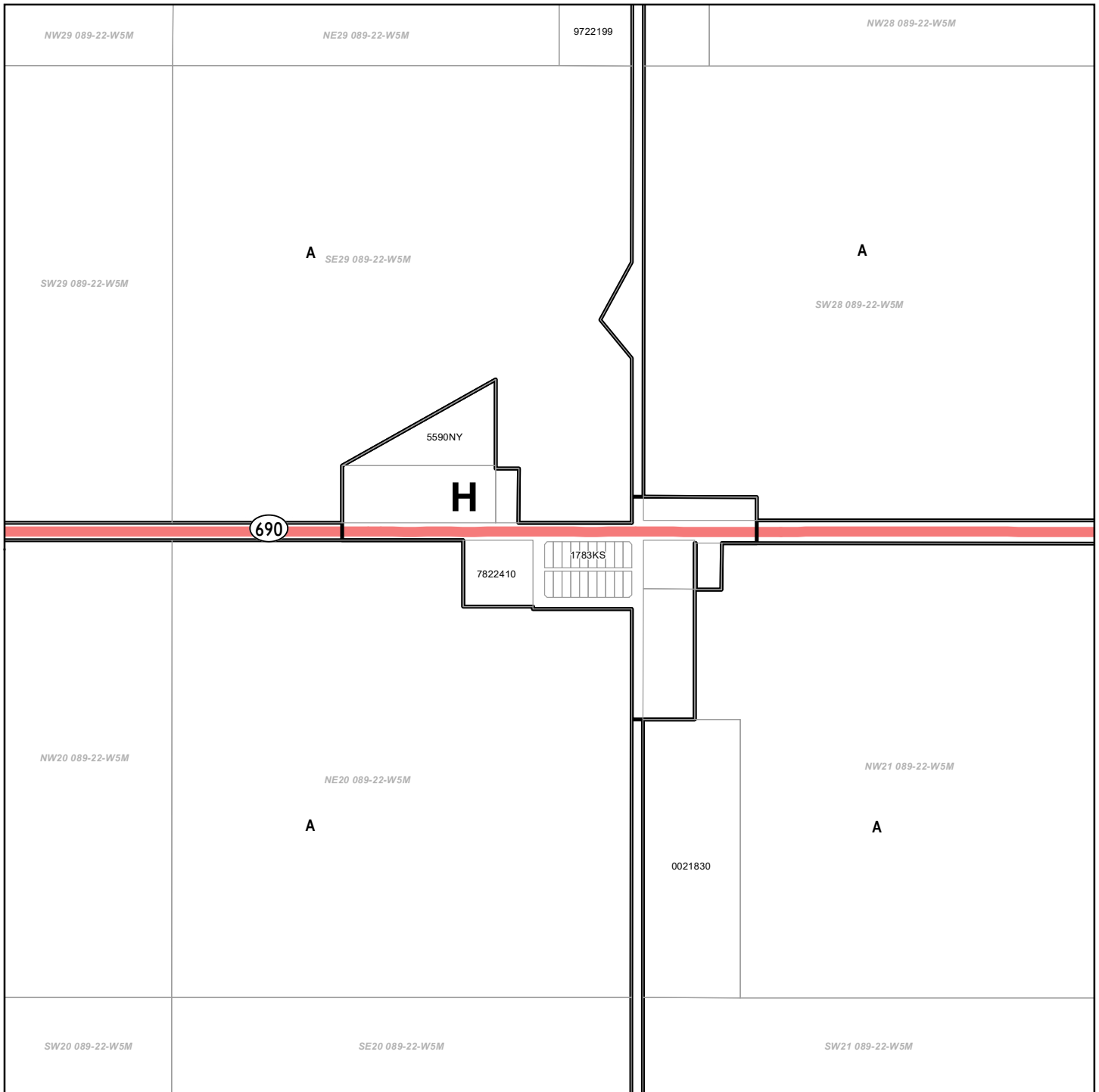
- Index Map
- Hamlet/Locality Map
- Water Body
- Watercourse

- Railway
- Highway (1 - 216 Series)
- Highway (500 - 986 Series)

1:1,200,000

Note: This map has been consolidated for convenience only. The original bylaw (Bylaw 12-61-290) and its subsequent amendments should be consulted for purposes of interpretation and application.





County of Northern Lights Land Use Bylaw Map 2: Hamlet of Deadwood



| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |



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County of Northern Lights Land Use Bylaw

Map 3: Hamlet of Dixonville

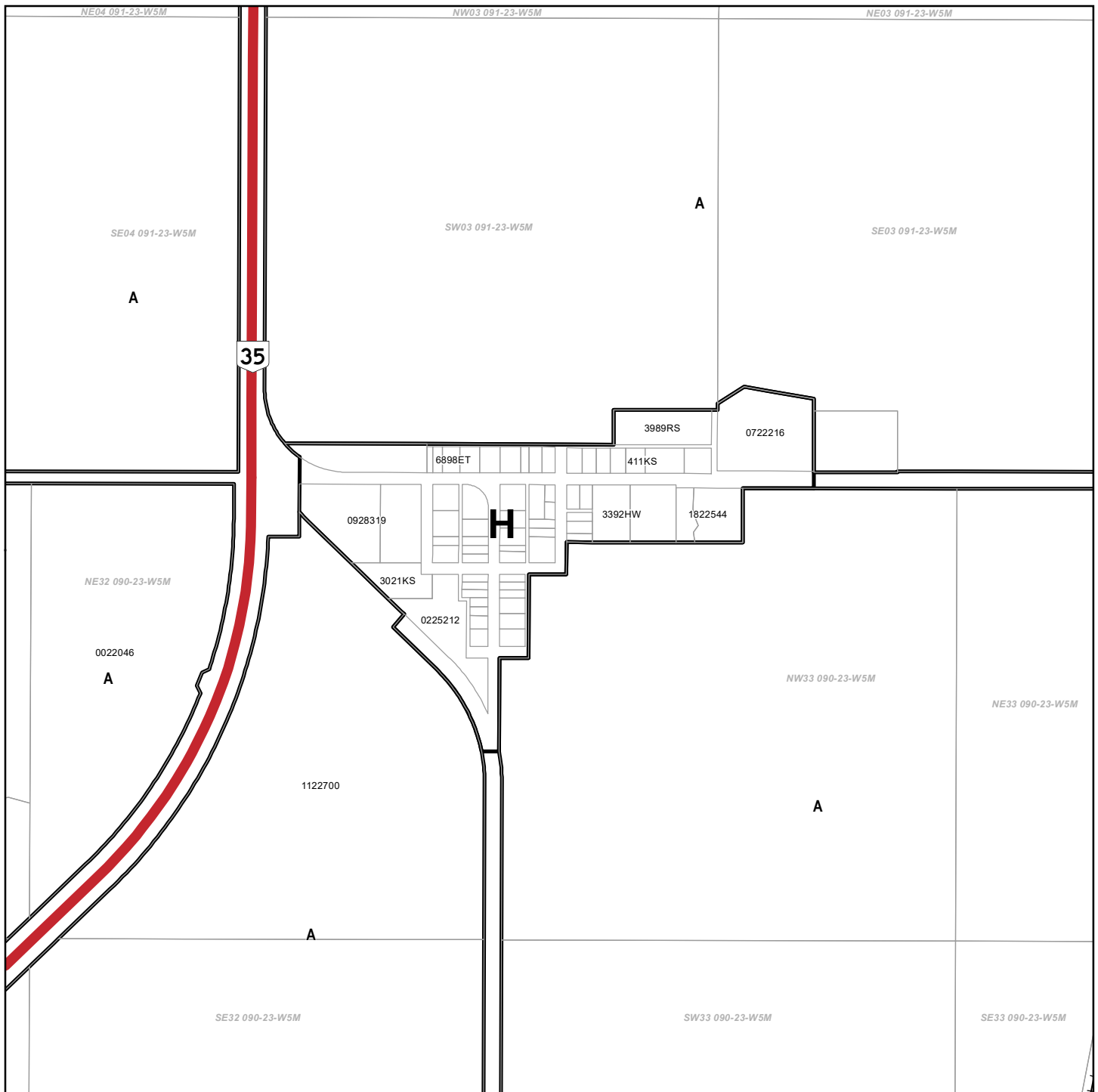


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |



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County of Northern Lights Land Use Bylaw Map 4: Hamlet of North Star



| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |



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County of Northern Lights Land Use Bylaw

Map 5: Hamlet of Notikewin

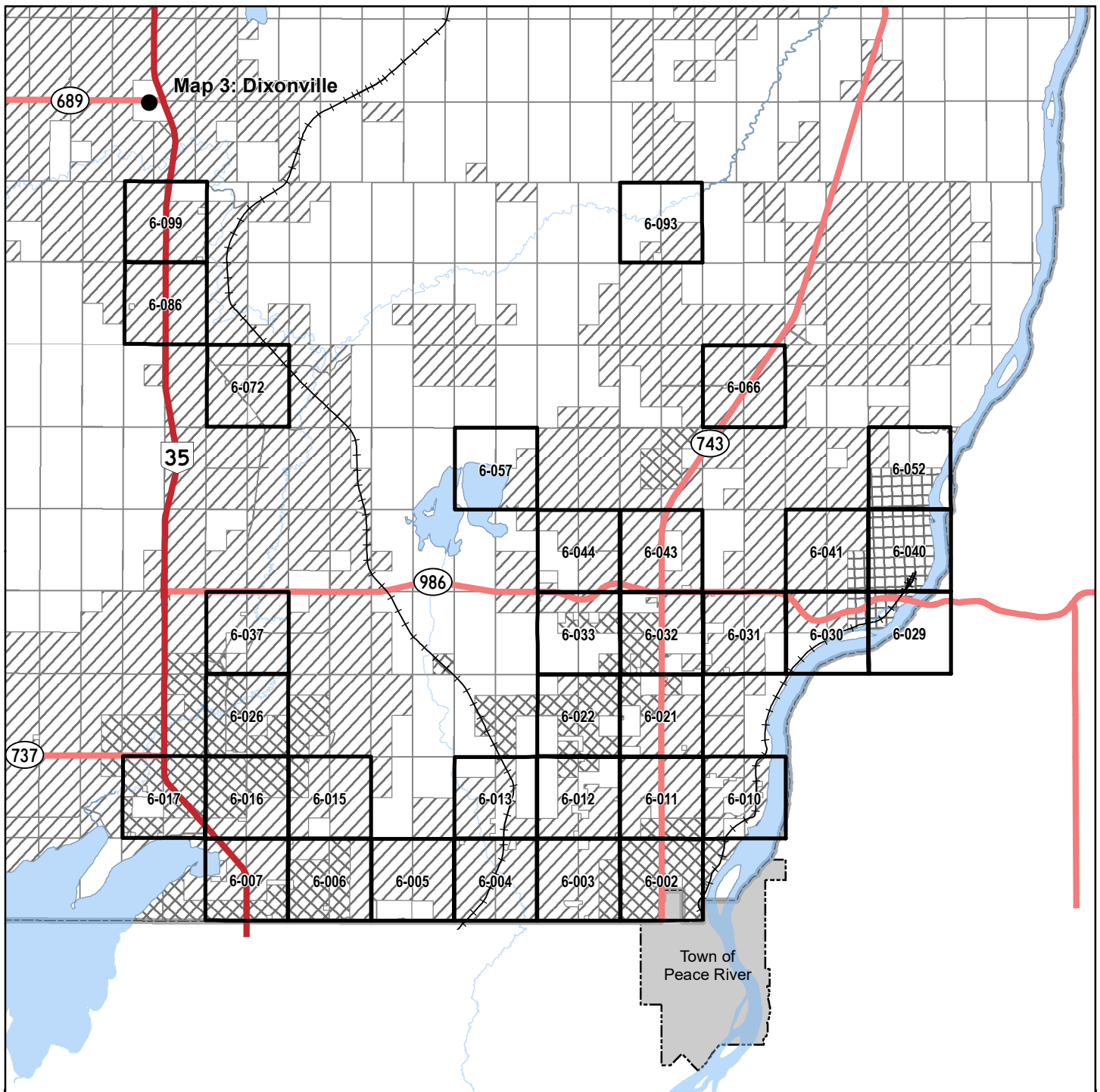


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |






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County of Northern Lights Land Use Bylaw Map 6: Peace River Area Index



-  **A** Agriculture General District
-  **AR** Agriculture Restricted District
-  **AP** Airport Protection District

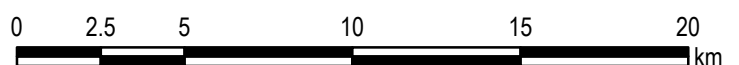
-  **CL** Crown Land District
-  **M2** Heavy Industrial District

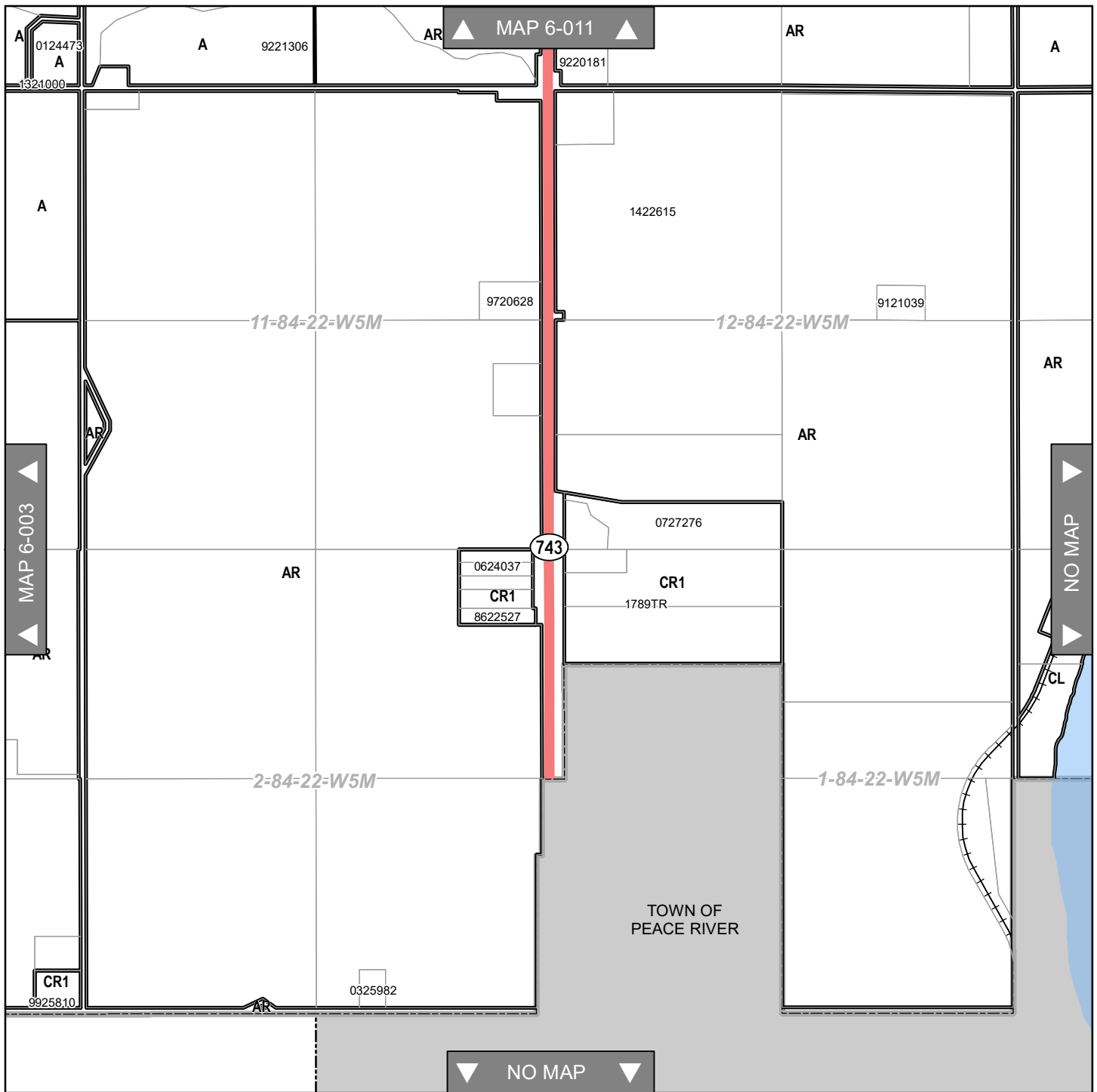
-  Inset Map *
-  Hamlet/Locality Map

* See Inset Maps for extent of other land use districts in effect.

1:225,000

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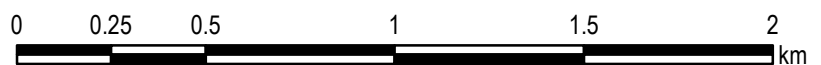
County of Northern Lights Land Use Bylaw Map 6-002

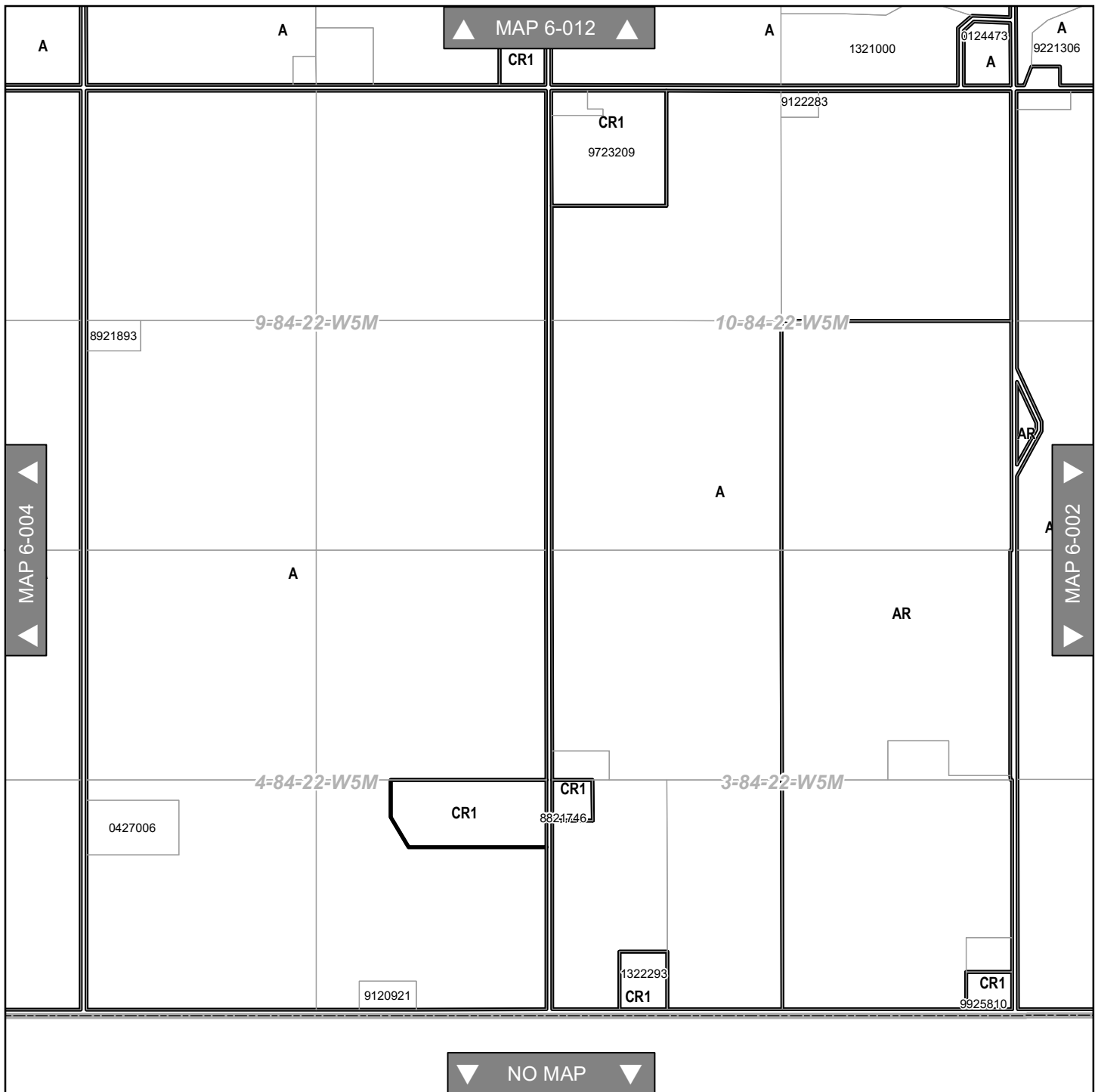


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
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| CR3 Country Residential Estate | M2 Heavy Industrial | |



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County of Northern Lights Land Use Bylaw Map 6-003

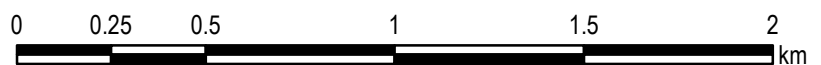


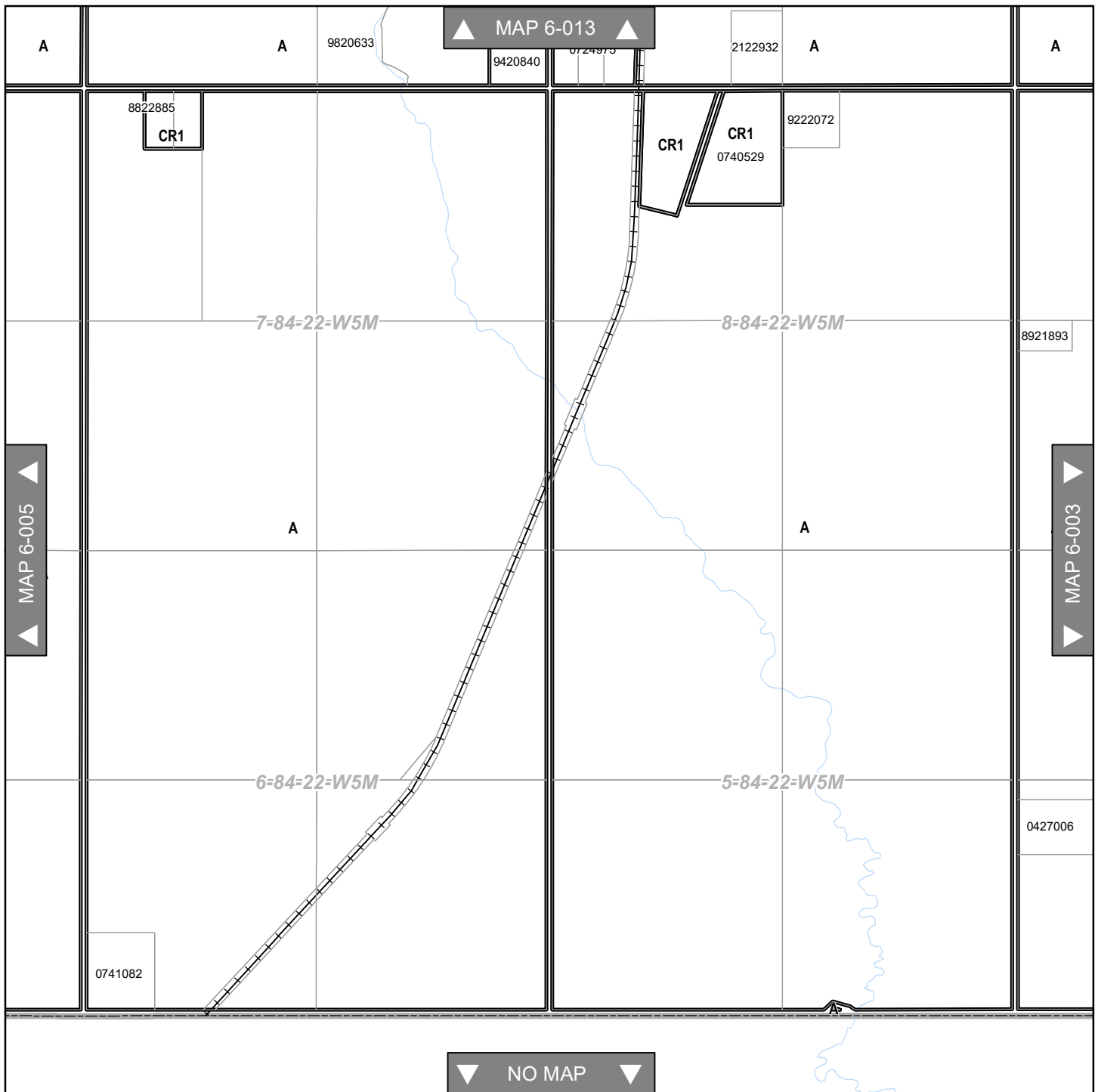
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|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
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1:20,000

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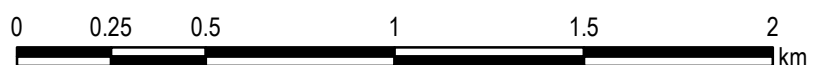
County of Northern Lights Land Use Bylaw Map 6-004



| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
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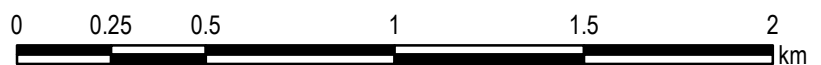
County of Northern Lights Land Use Bylaw Map 6-005

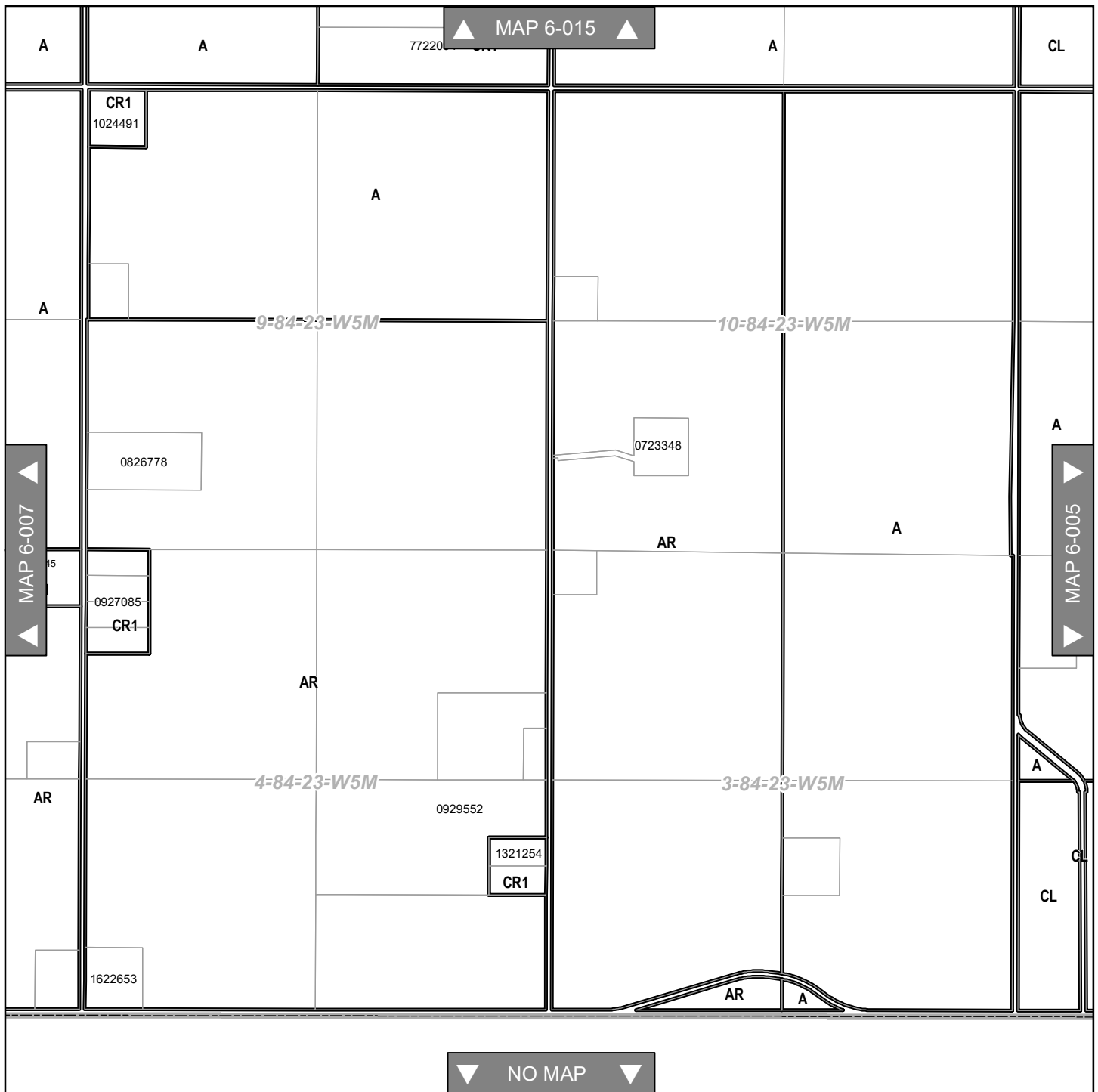


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
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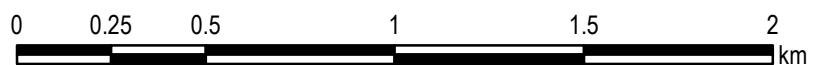
County of Northern Lights Land Use Bylaw Map 6-006

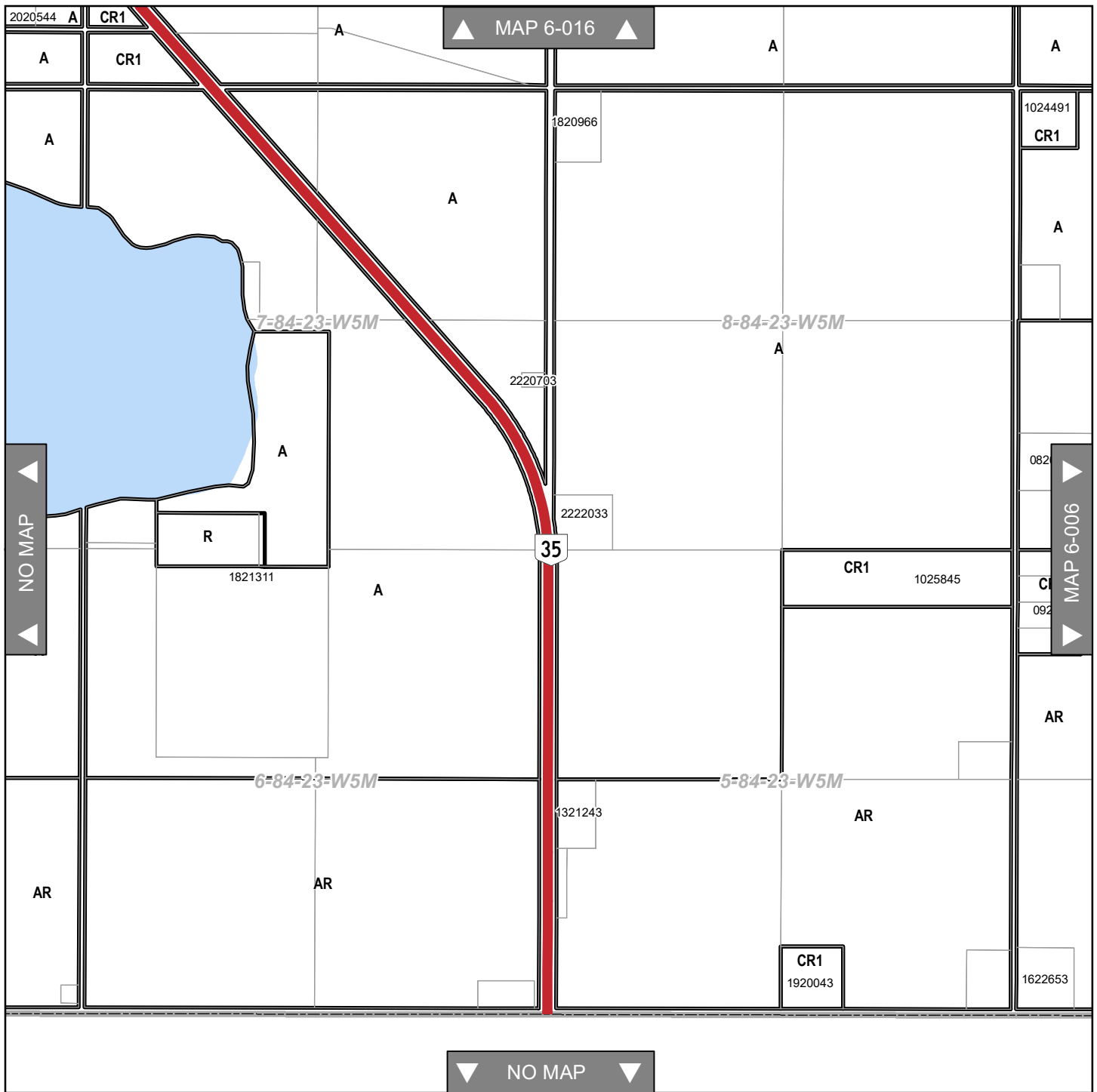


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
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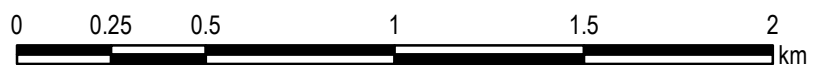
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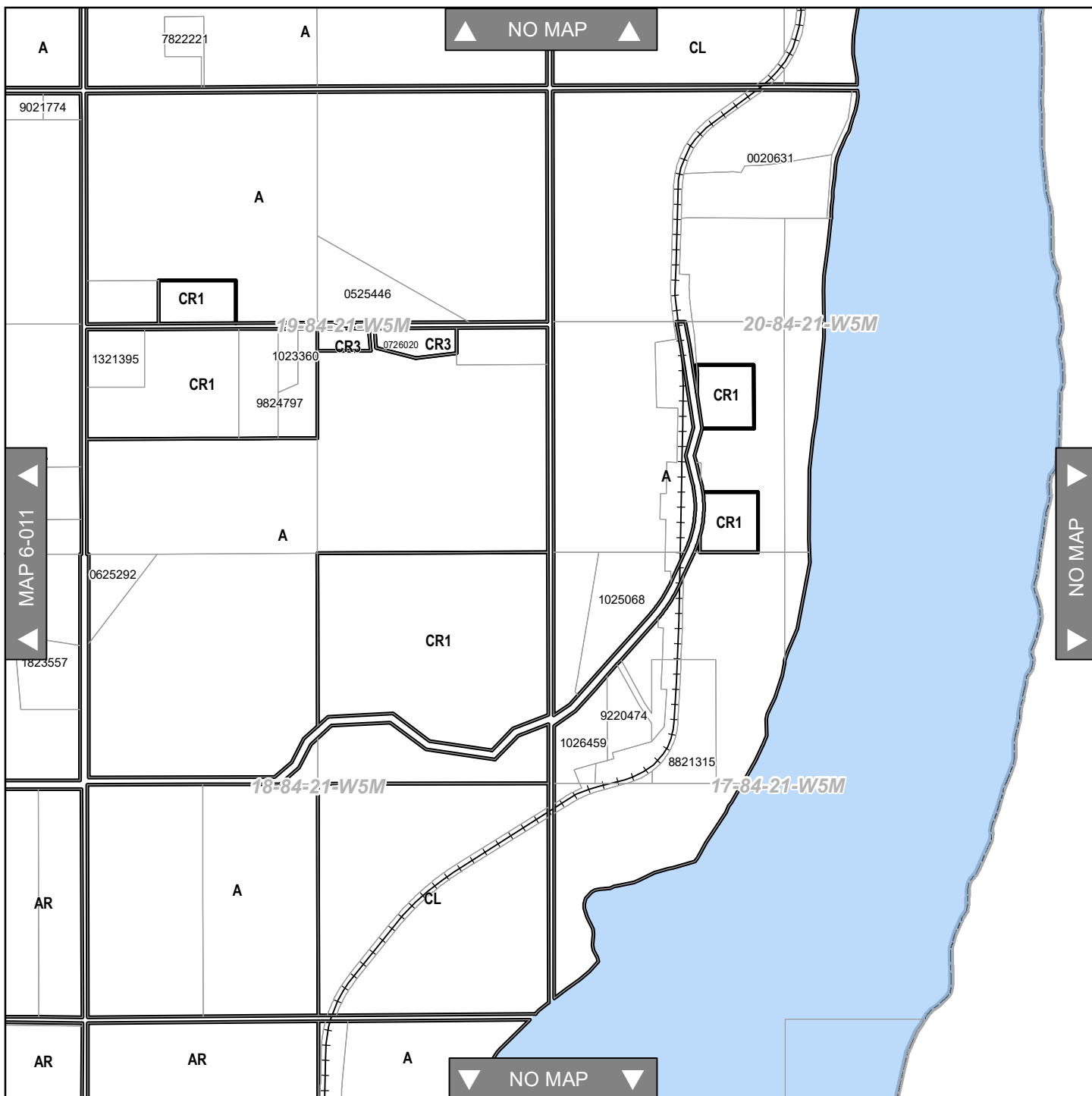


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
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County of Northern Lights Land Use Bylaw Map 6-010

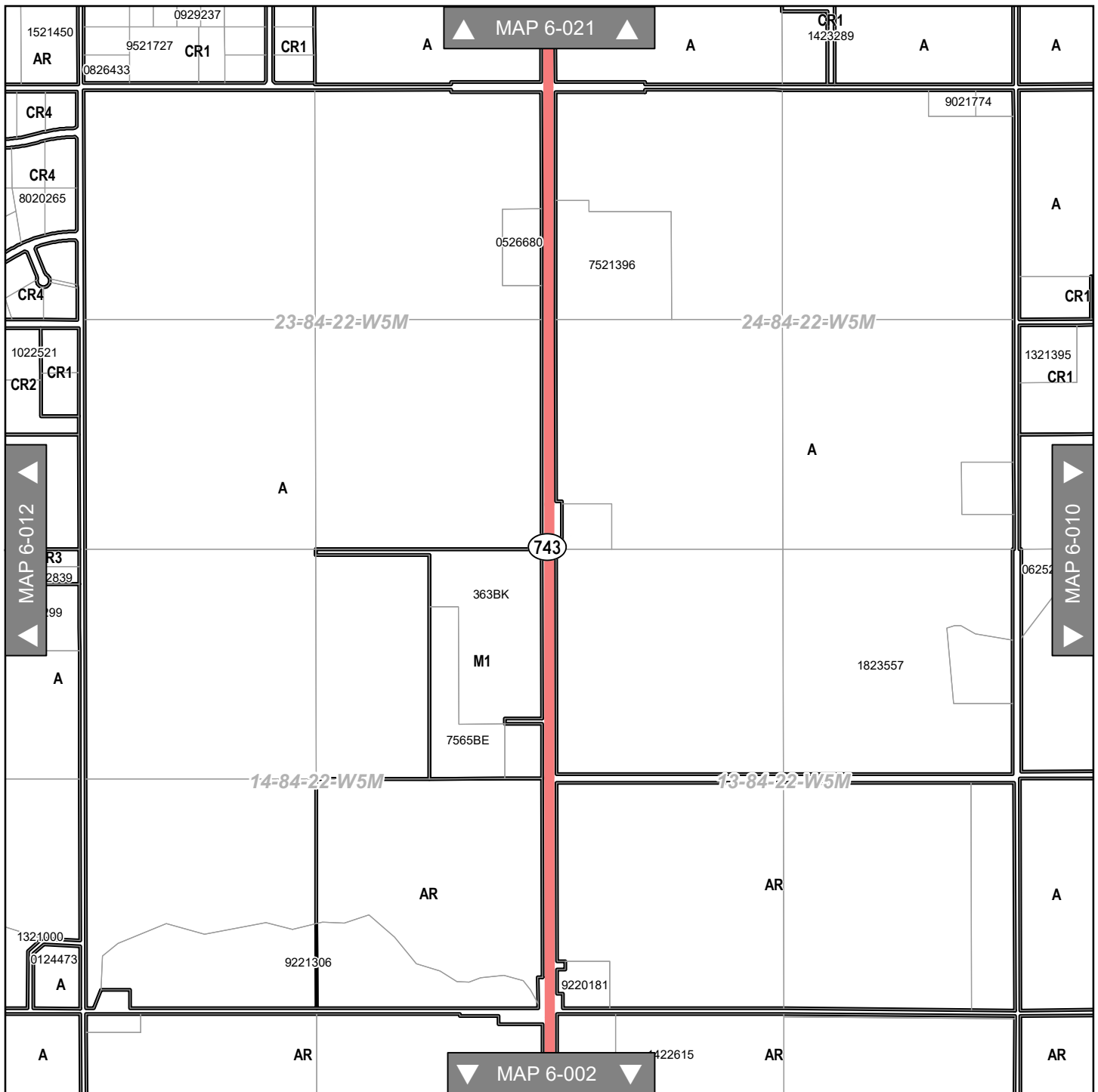


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
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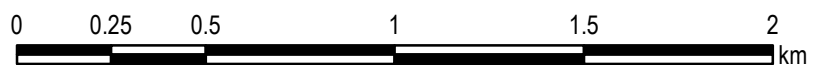
County of Northern Lights Land Use Bylaw Map 6-011

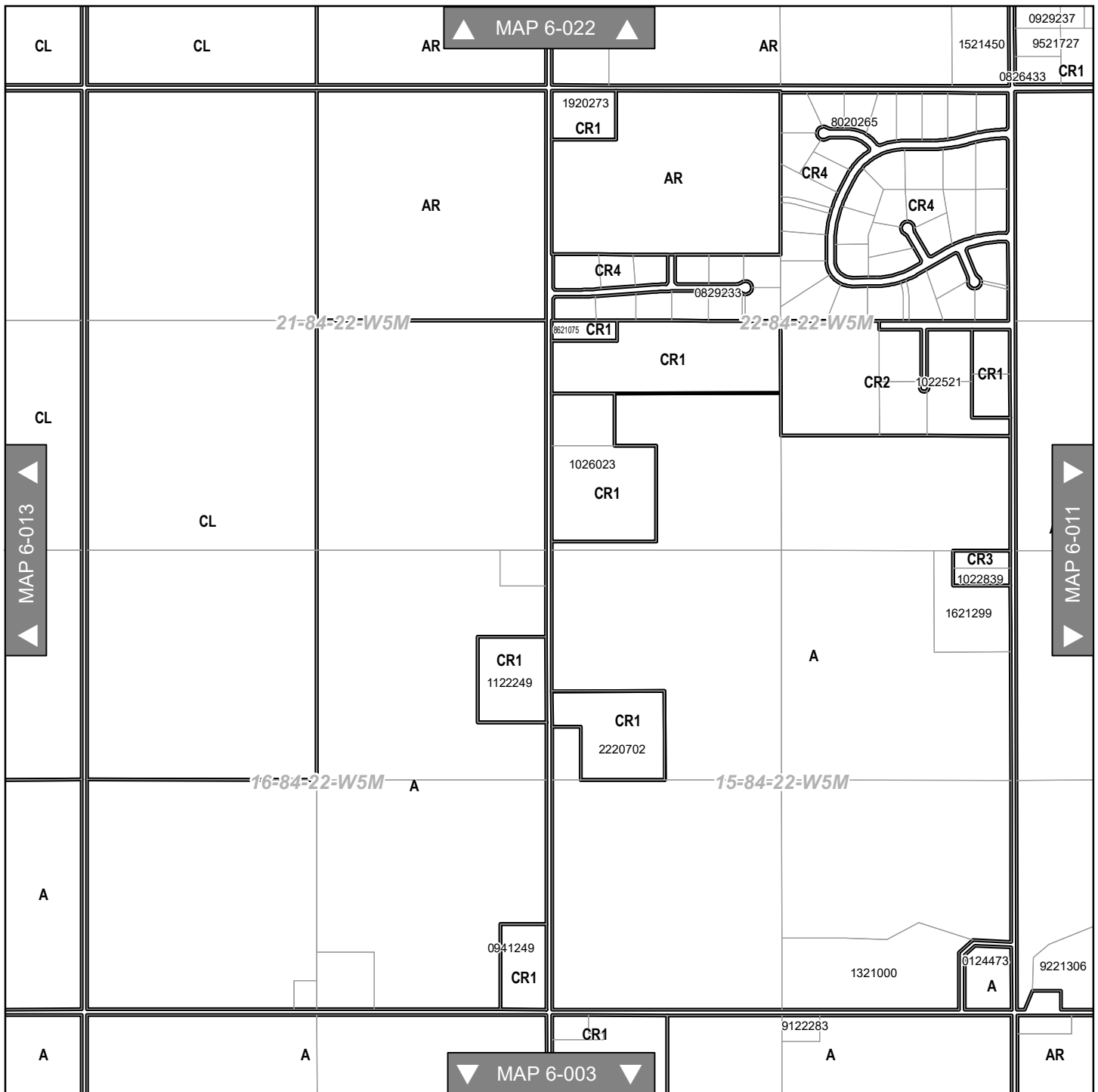


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|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
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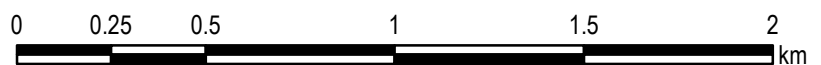
County of Northern Lights Land Use Bylaw Map 6-012

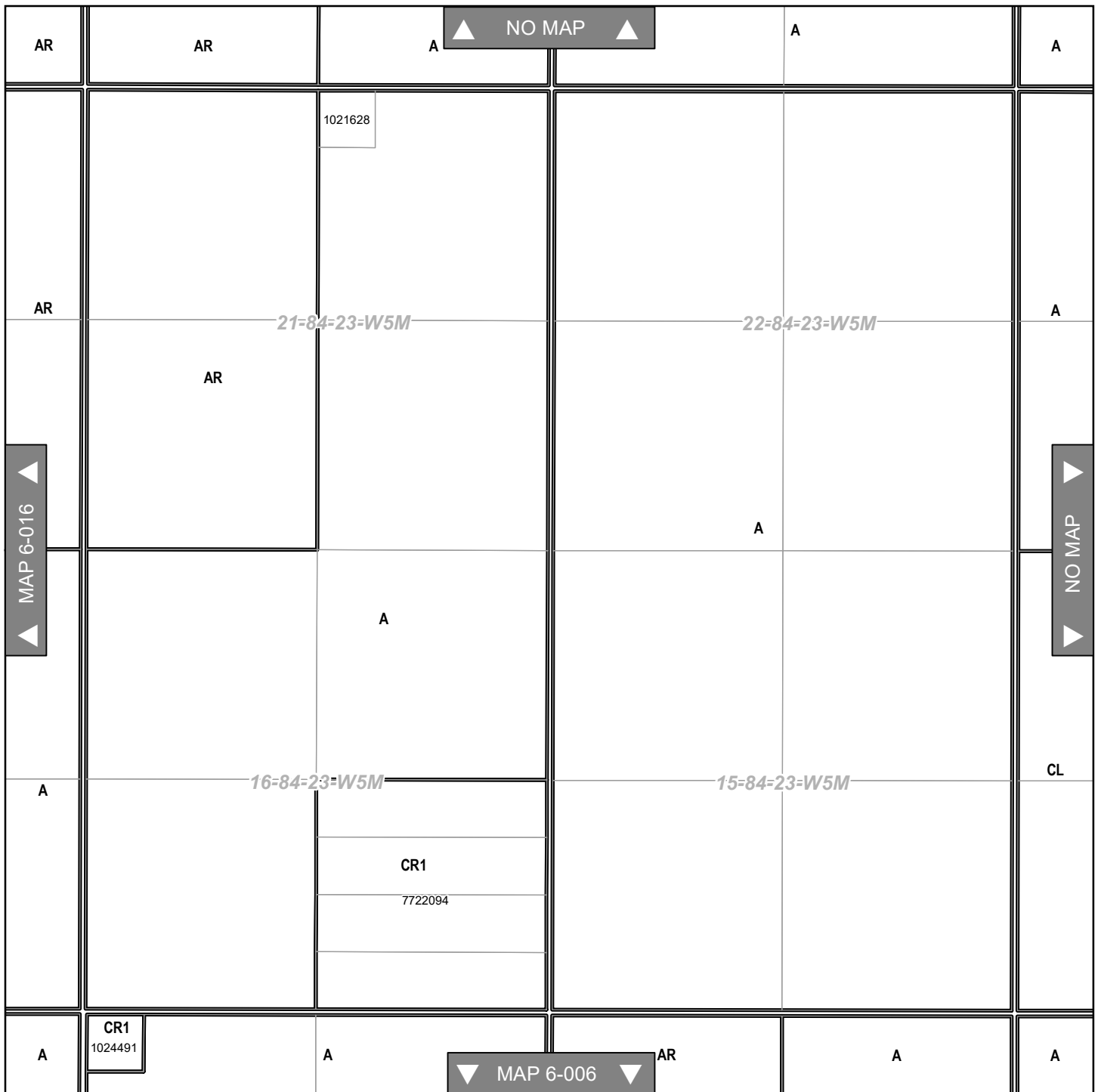


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
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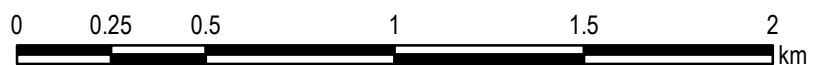
County of Northern Lights Land Use Bylaw Map 6-015



| | | |
|---|---|------------------------------|
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County of Northern Lights Land Use Bylaw Map 6-016

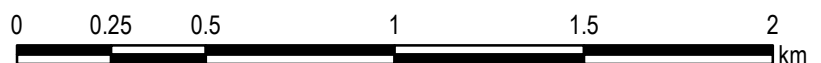


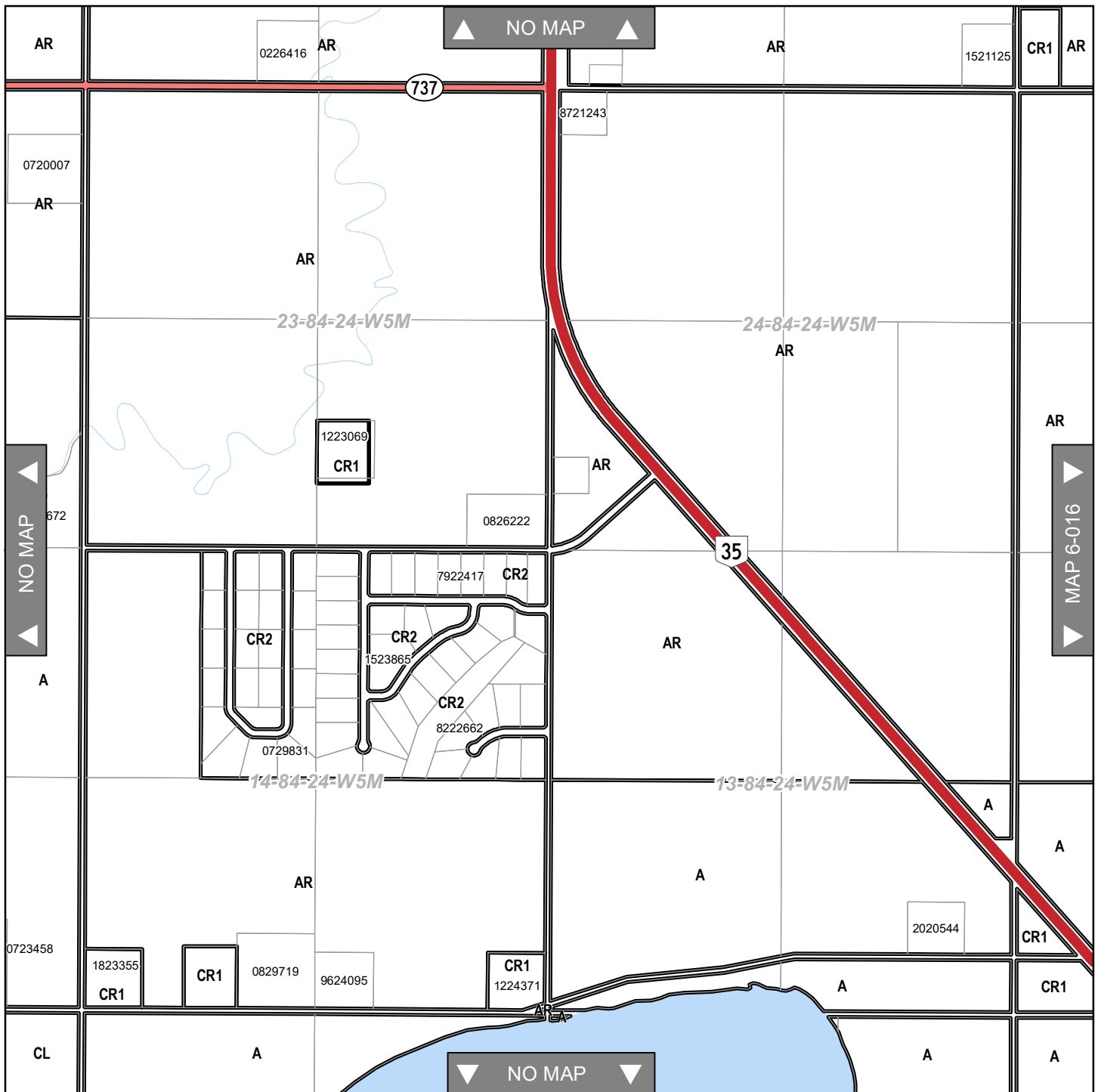
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|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
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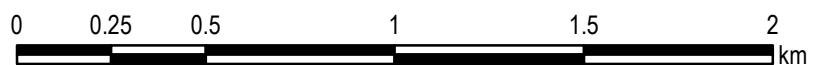
County of Northern Lights Land Use Bylaw Map 6-017

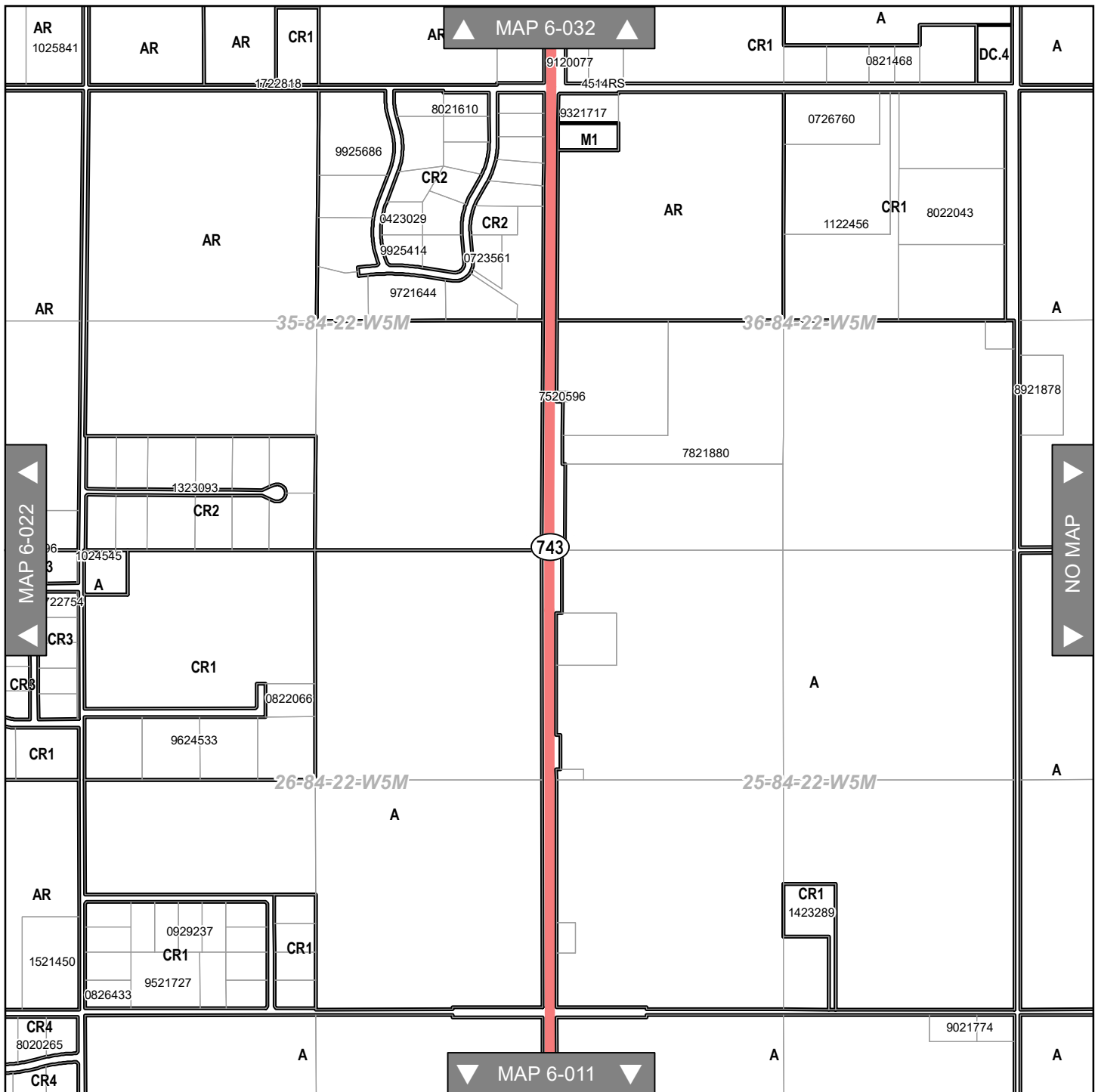


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
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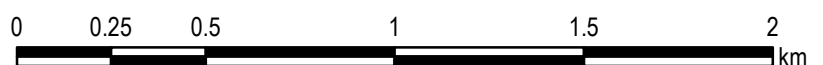
County of Northern Lights Land Use Bylaw Map 6-021

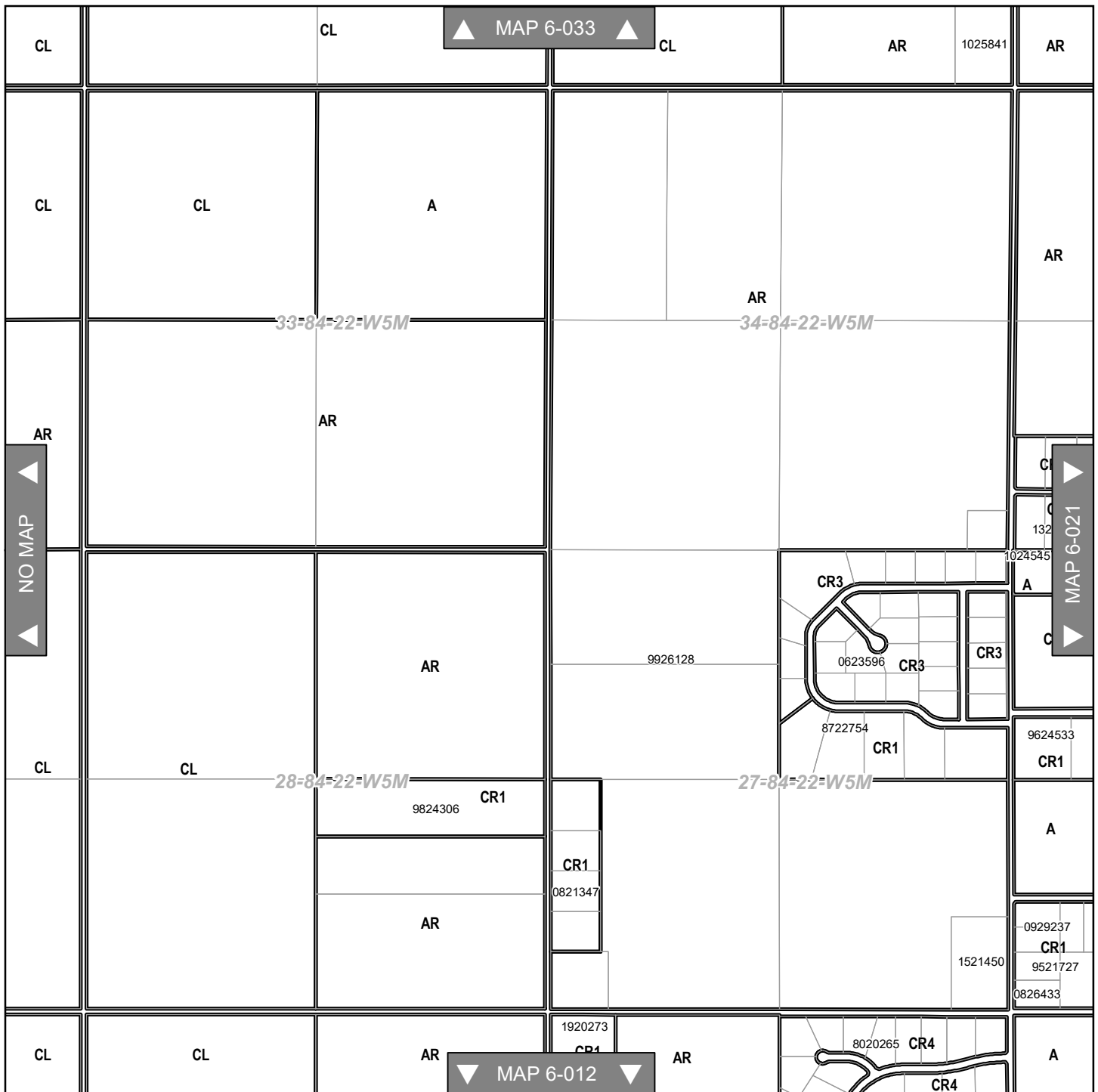


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
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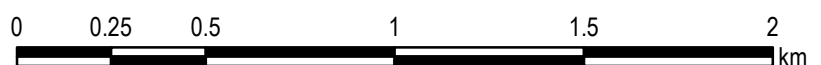
County of Northern Lights Land Use Bylaw Map 6-022

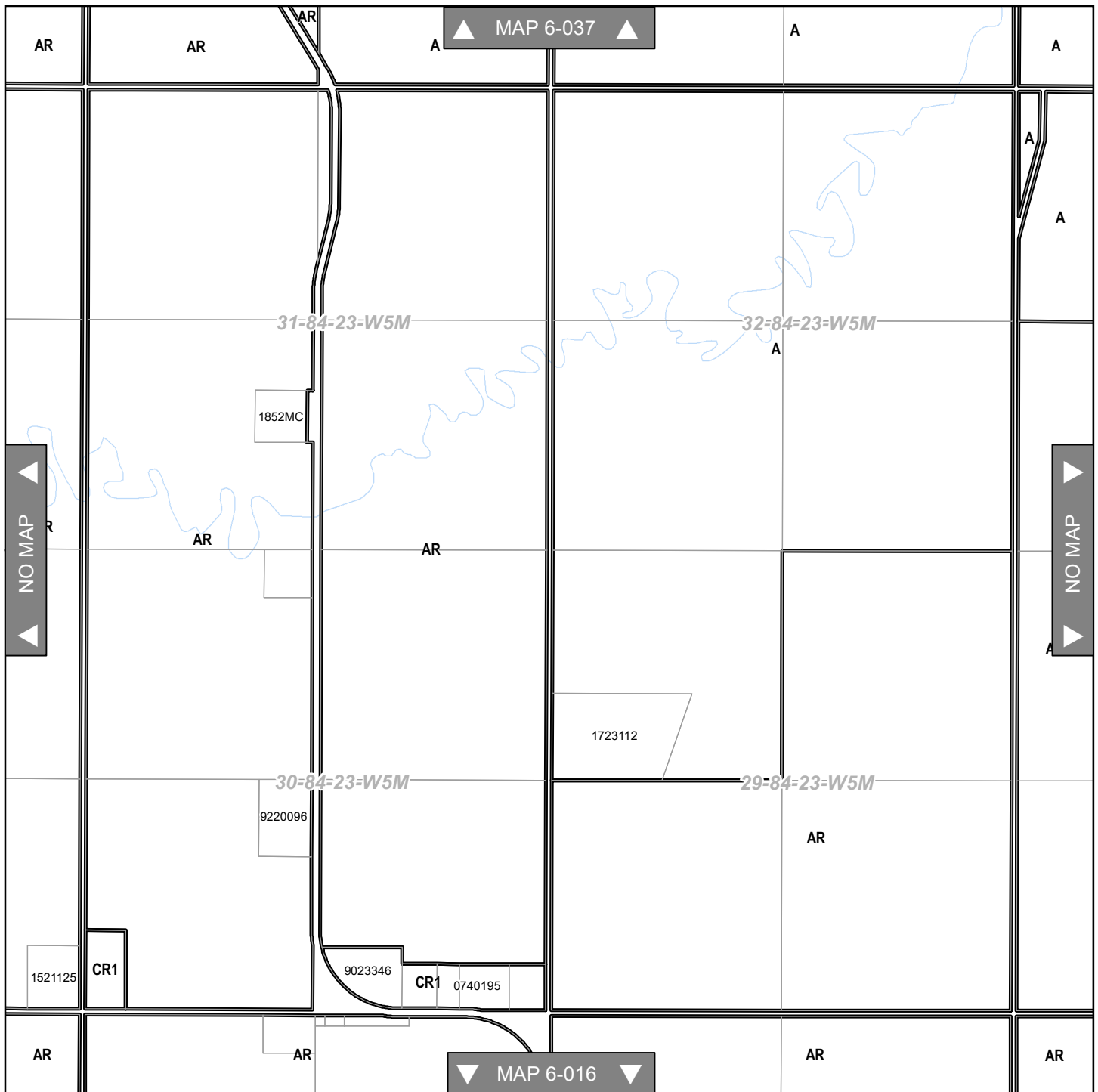


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
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| CR3 Country Residential Estate | M2 Heavy Industrial | |



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County of Northern Lights Land Use Bylaw Map 6-026

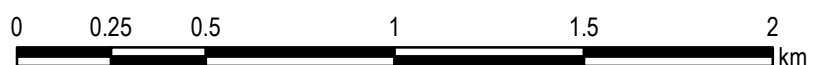


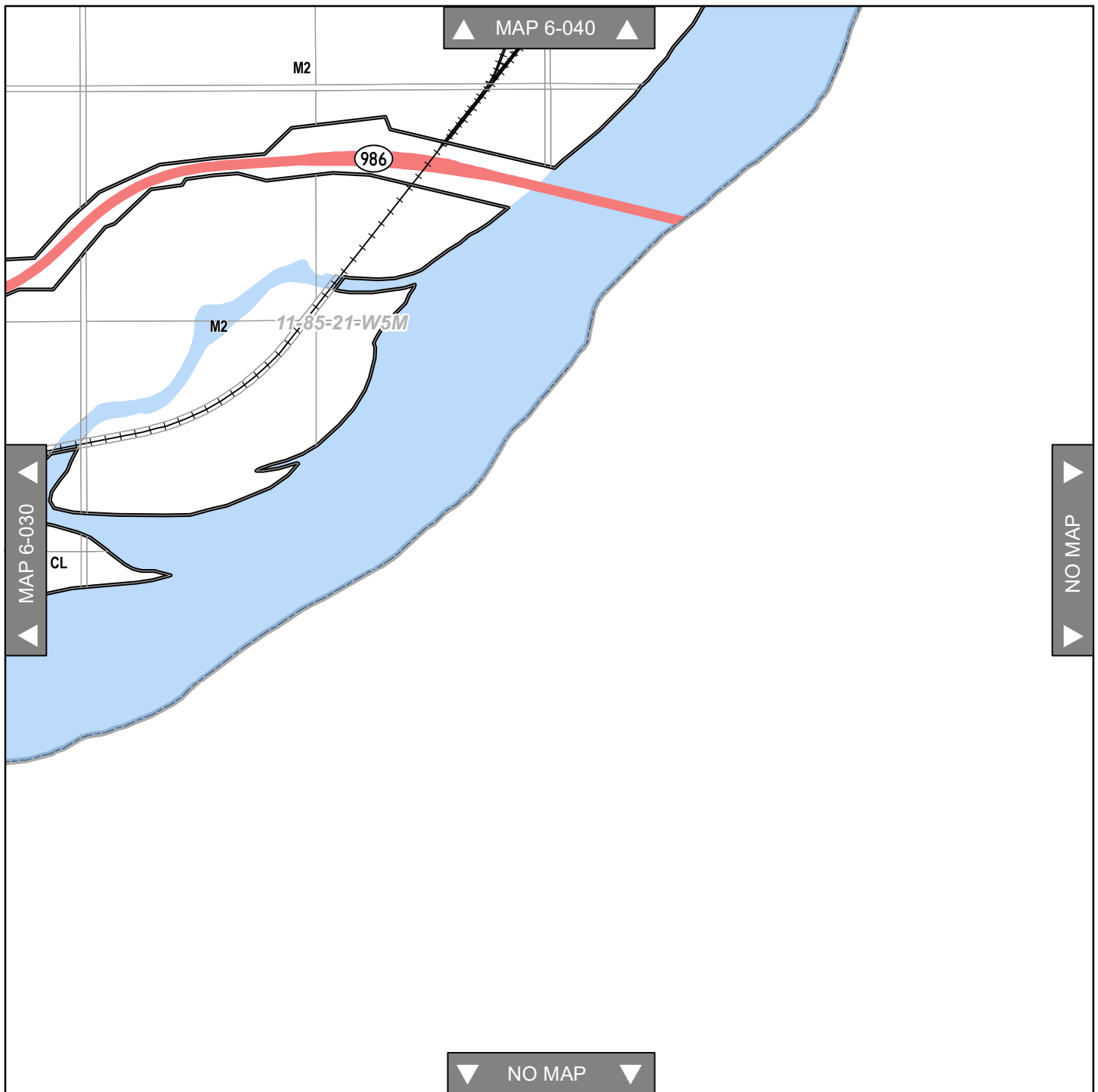
| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
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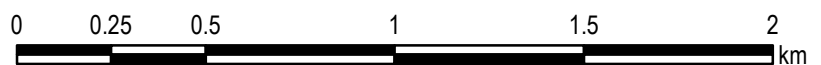
County of Northern Lights Land Use Bylaw Map 6-029



| | | |
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| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
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County of Northern Lights Land Use Bylaw Map 6-030

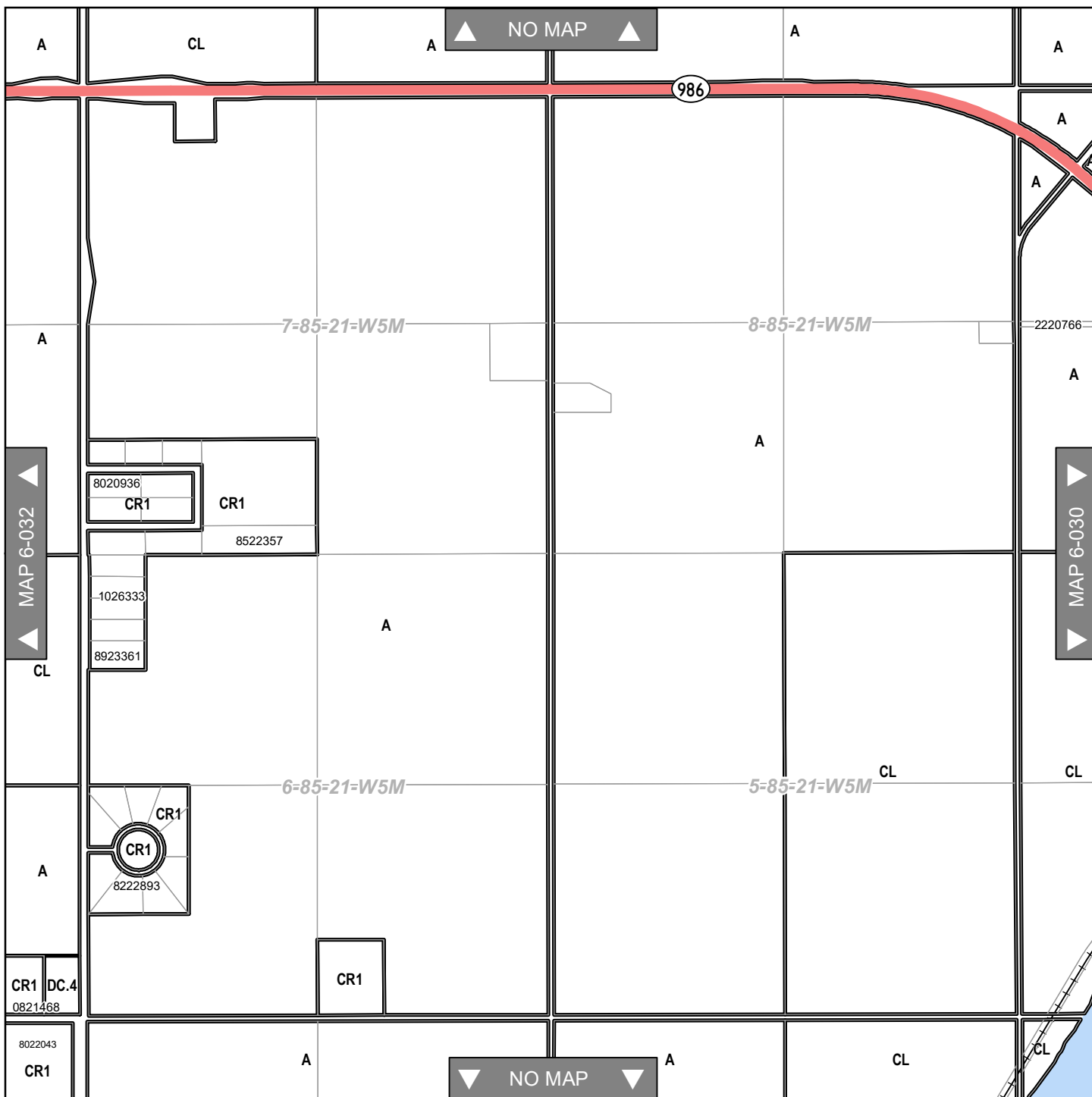


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| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
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County of Northern Lights Land Use Bylaw Map 6-031

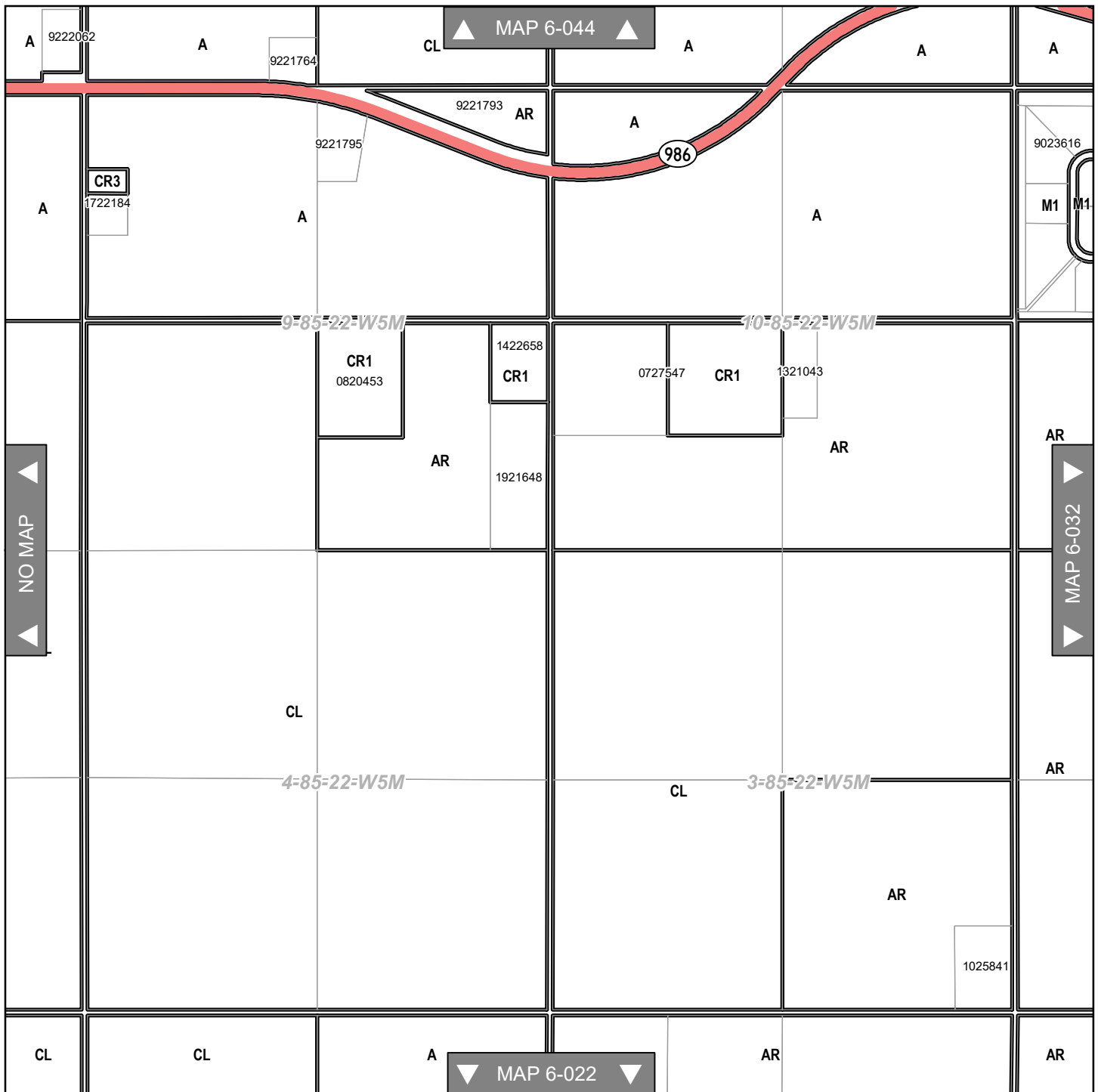


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| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
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County of Northern Lights Land Use Bylaw Map 6-033

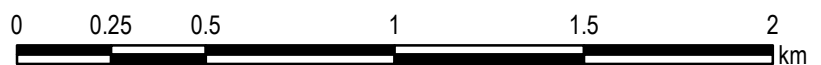


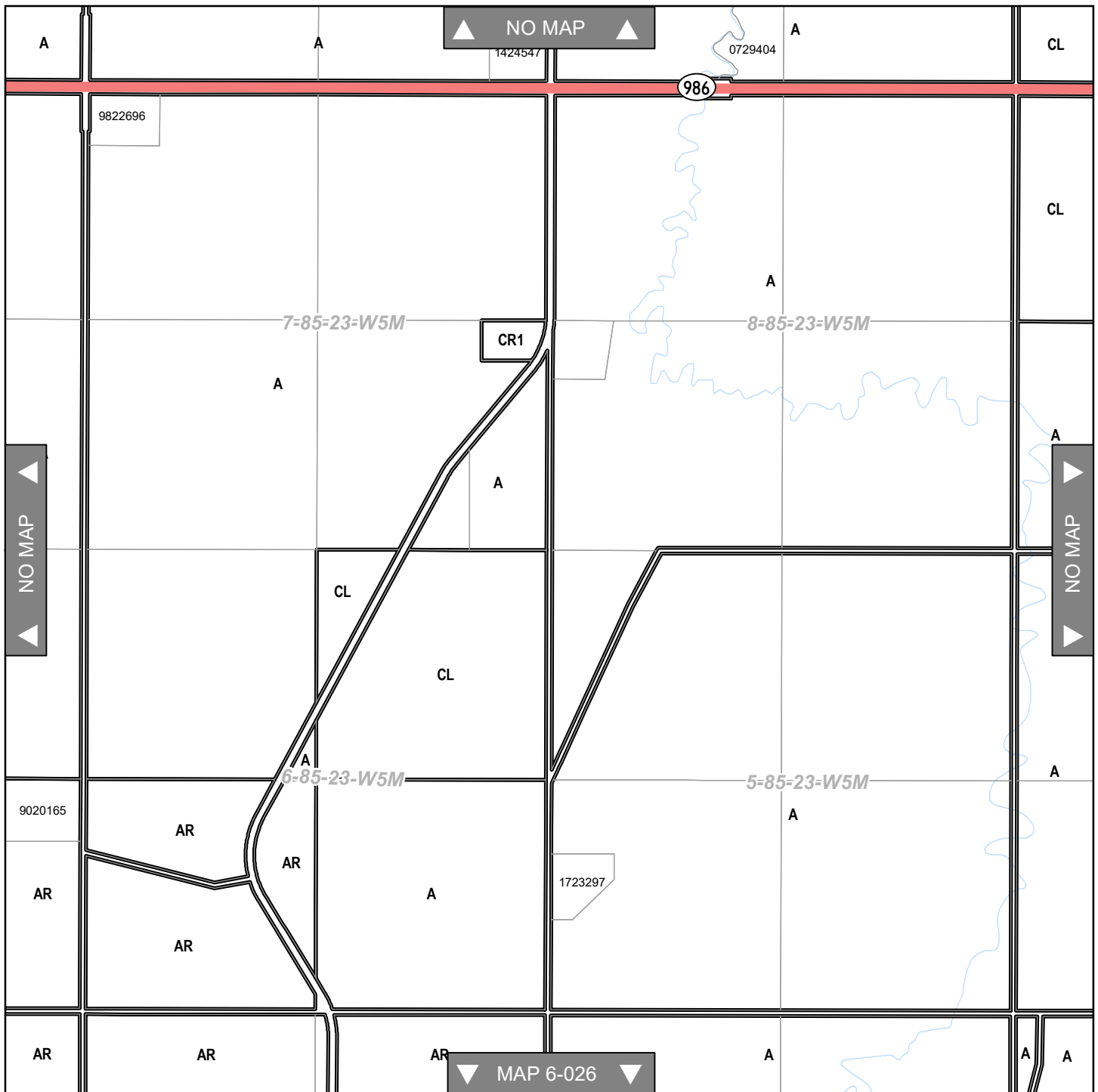
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| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
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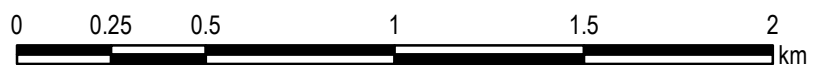
County of Northern Lights Land Use Bylaw Map 6-037

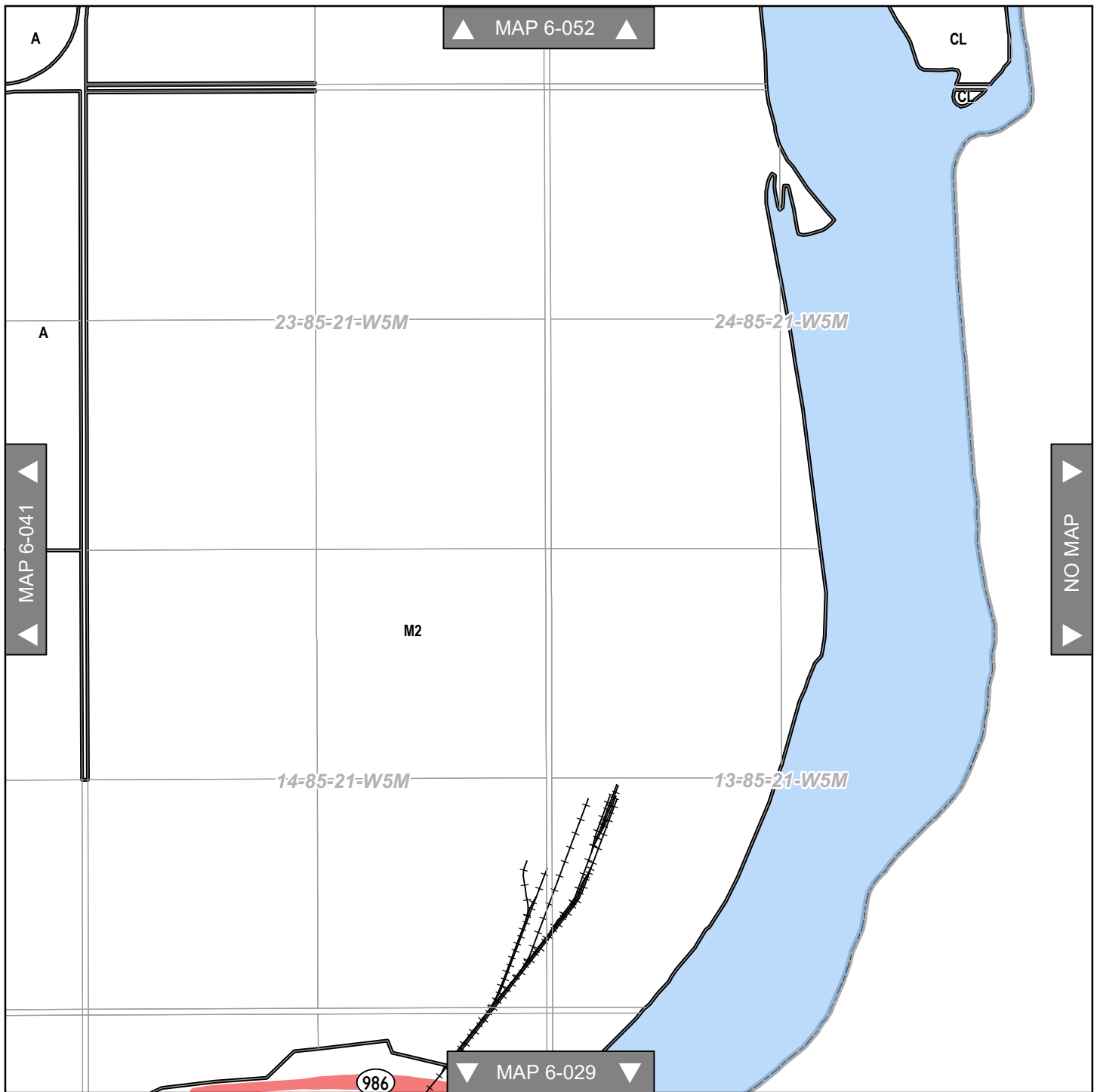


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
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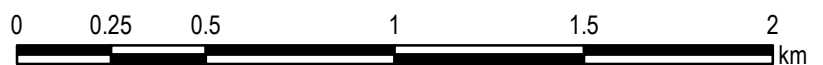
County of Northern Lights Land Use Bylaw Map 6-040

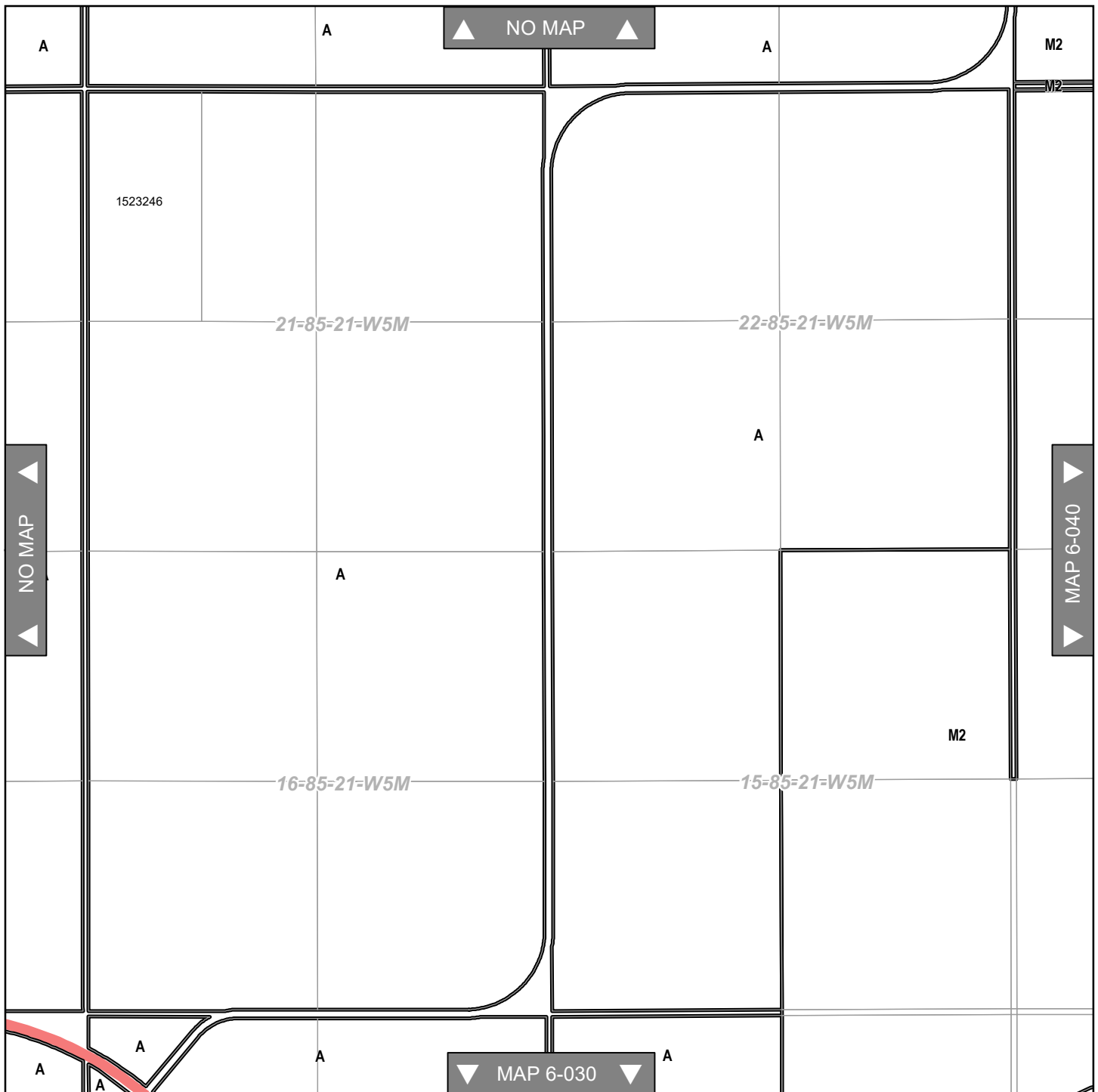


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |



Note: This map has been consolidated for convenience only. The original bylaw (Bylaw 12-61-290) and its subsequent amendments should be consulted for purposes of interpretation and application.





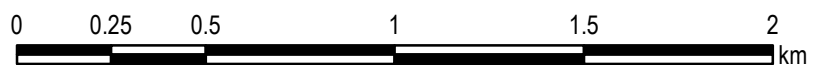
County of Northern Lights Land Use Bylaw Map 6-041

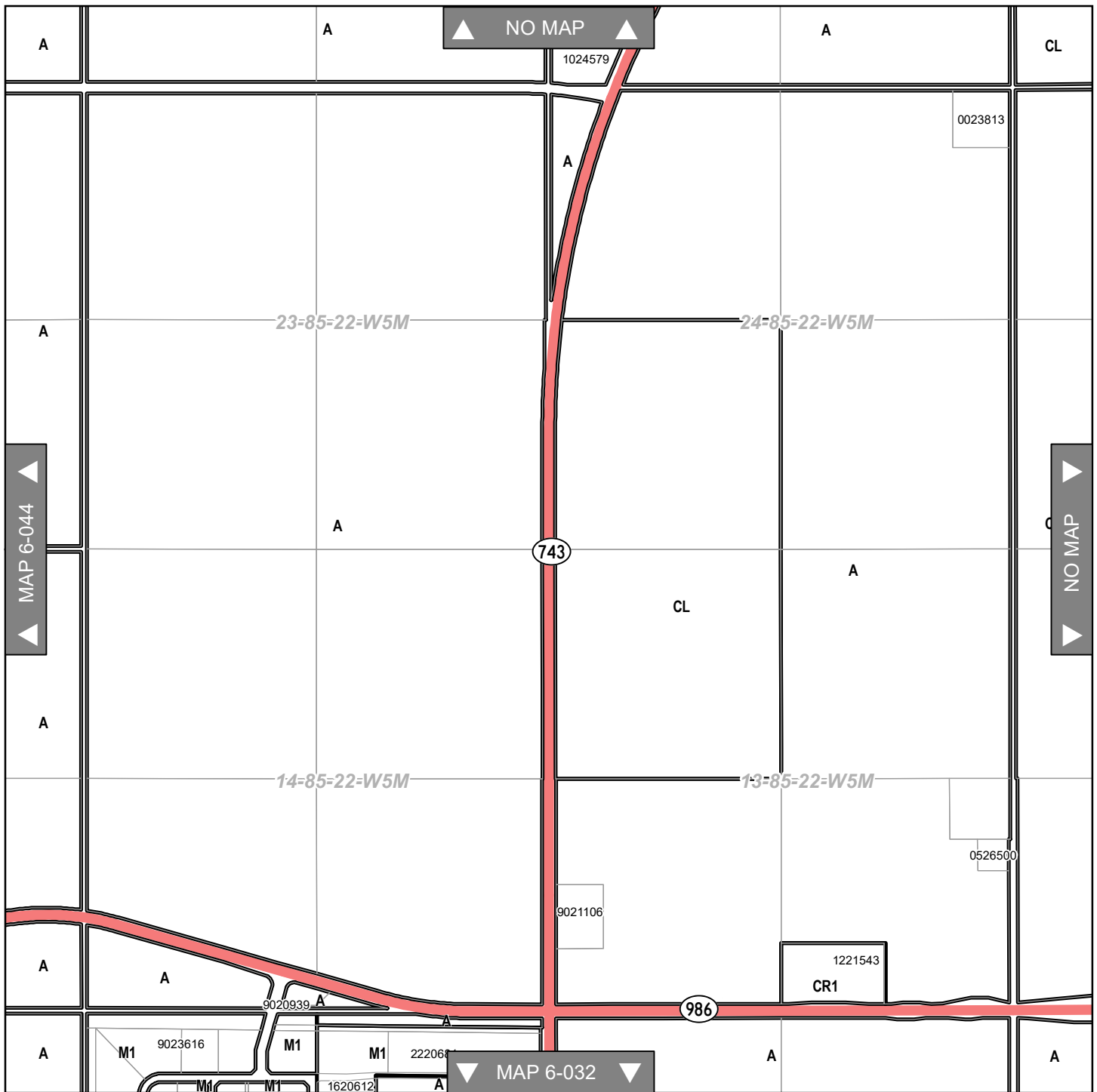


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
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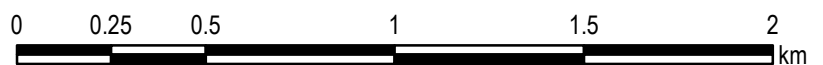
County of Northern Lights Land Use Bylaw Map 6-043



| | | |
|---|---|------------------------------|
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| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |



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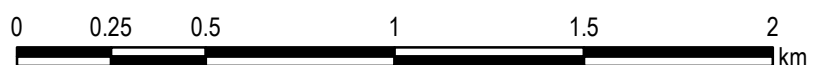
County of Northern Lights Land Use Bylaw Map 6-052

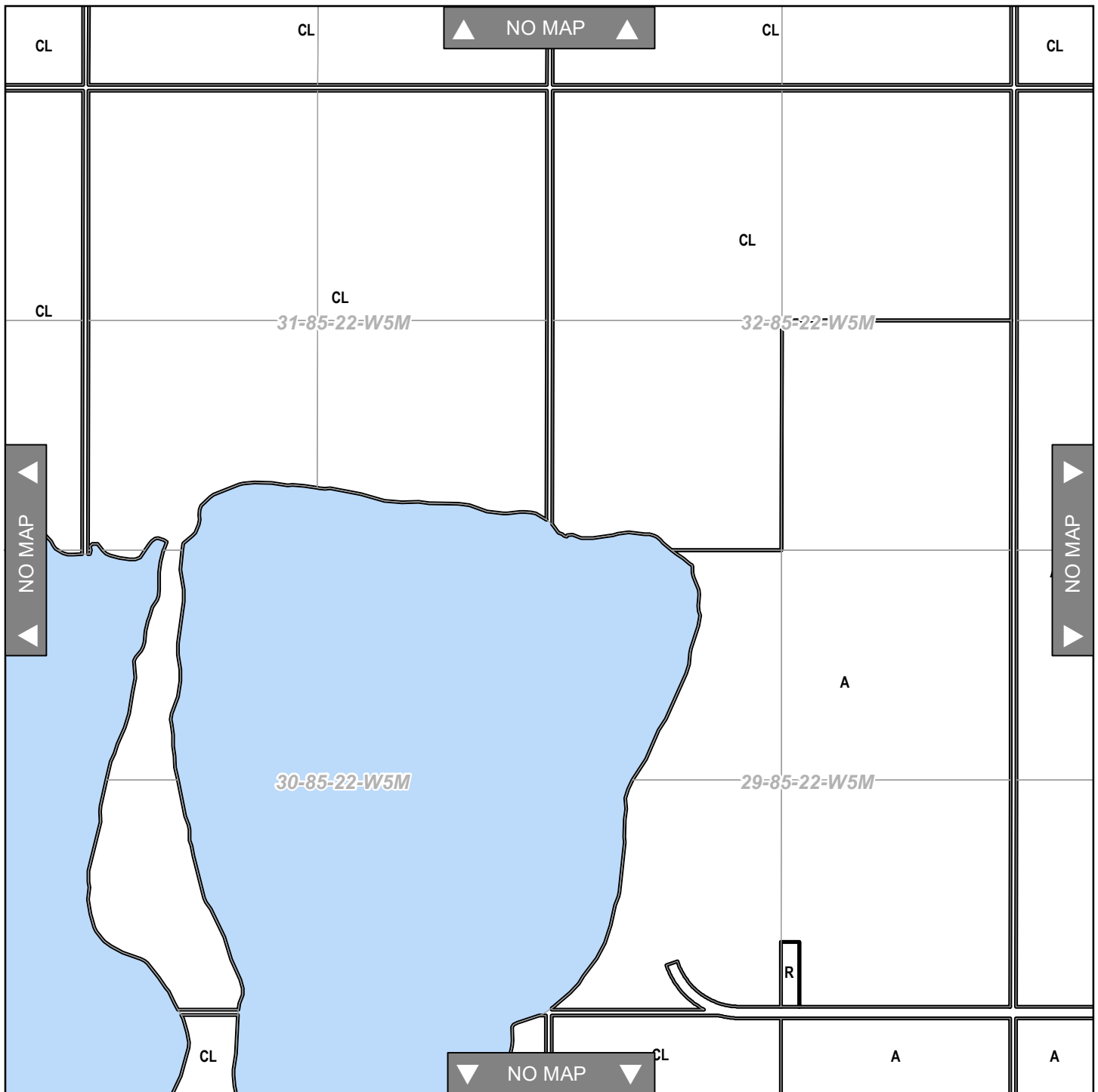


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |



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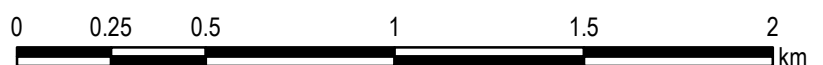
County of Northern Lights Land Use Bylaw Map 6-057

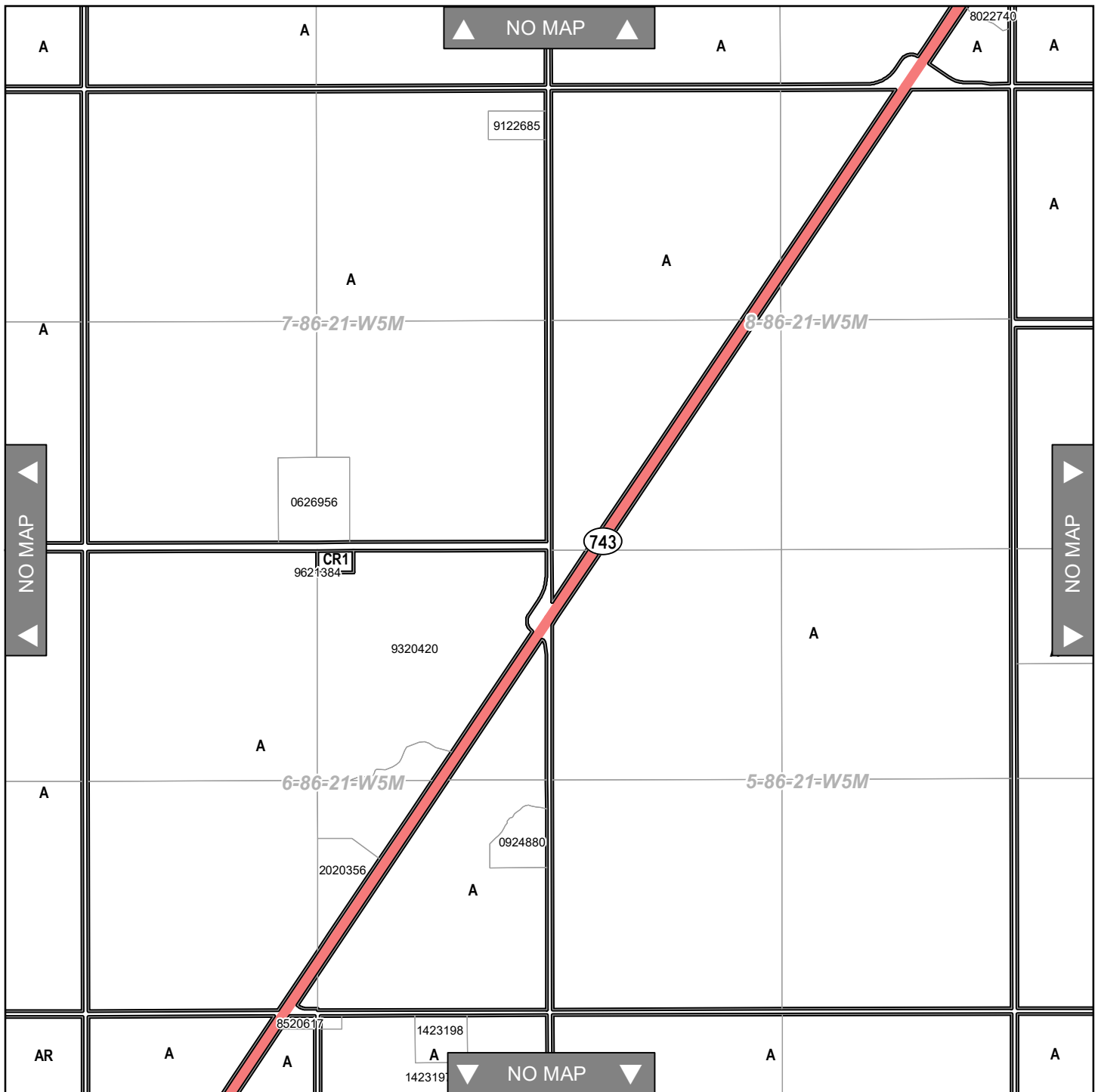


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |



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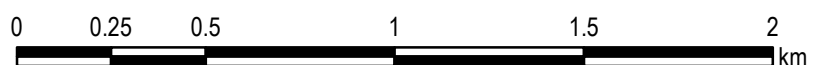
County of Northern Lights Land Use Bylaw Map 6-066

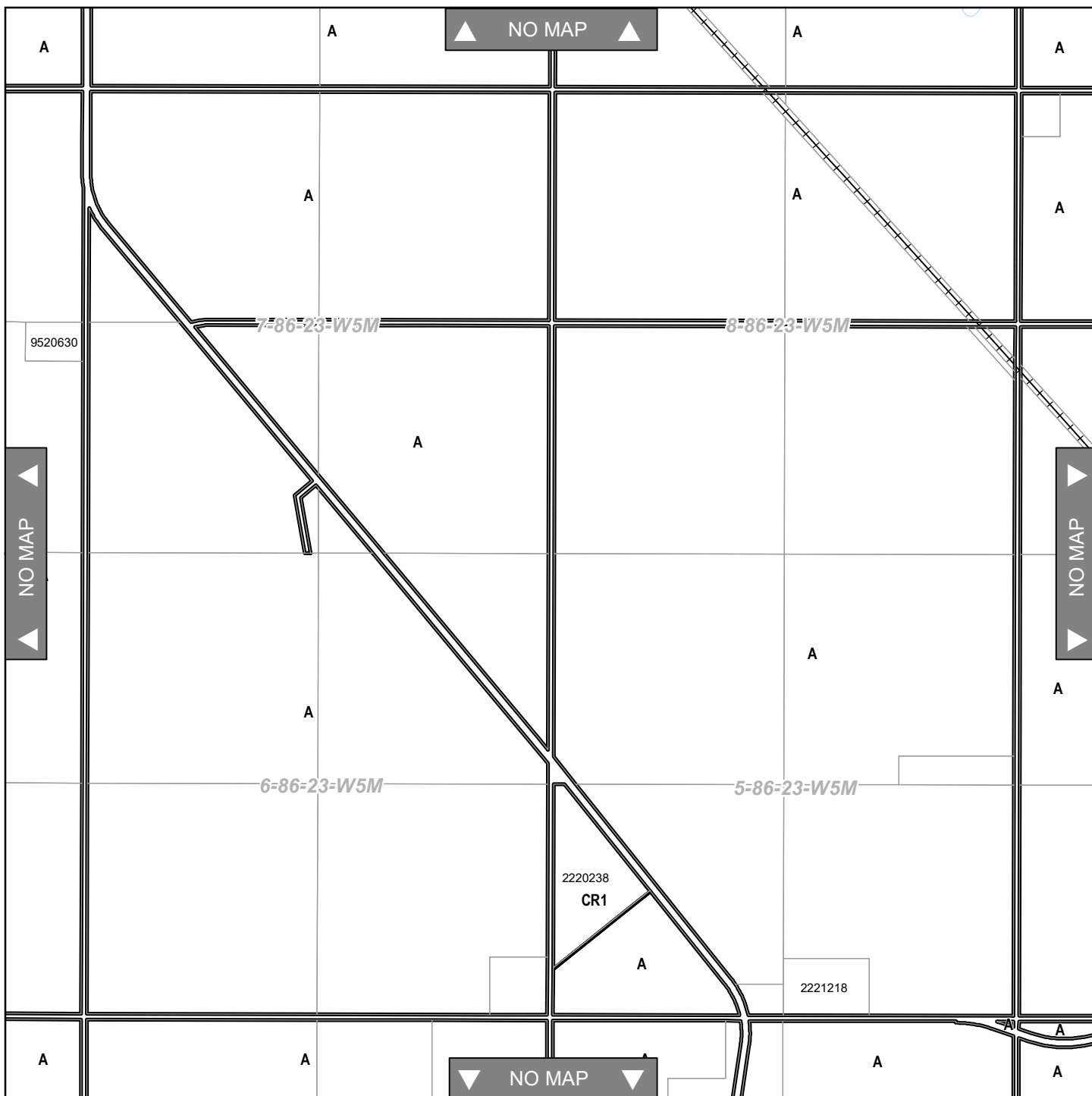


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |



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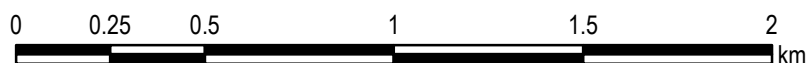
County of Northern Lights Land Use Bylaw Map 6-072

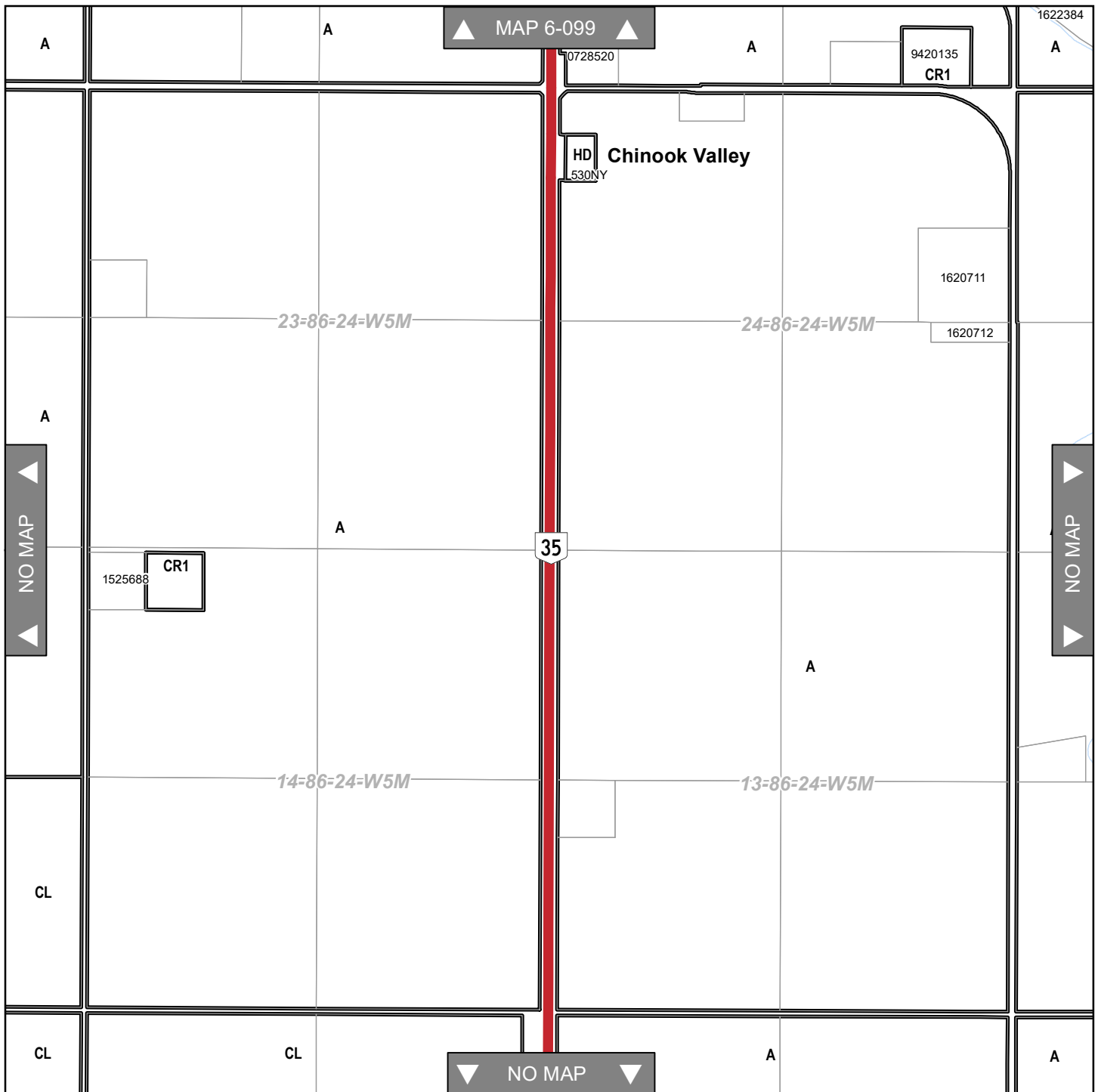


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |



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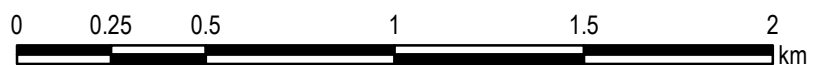
County of Northern Lights Land Use Bylaw Map 6-086

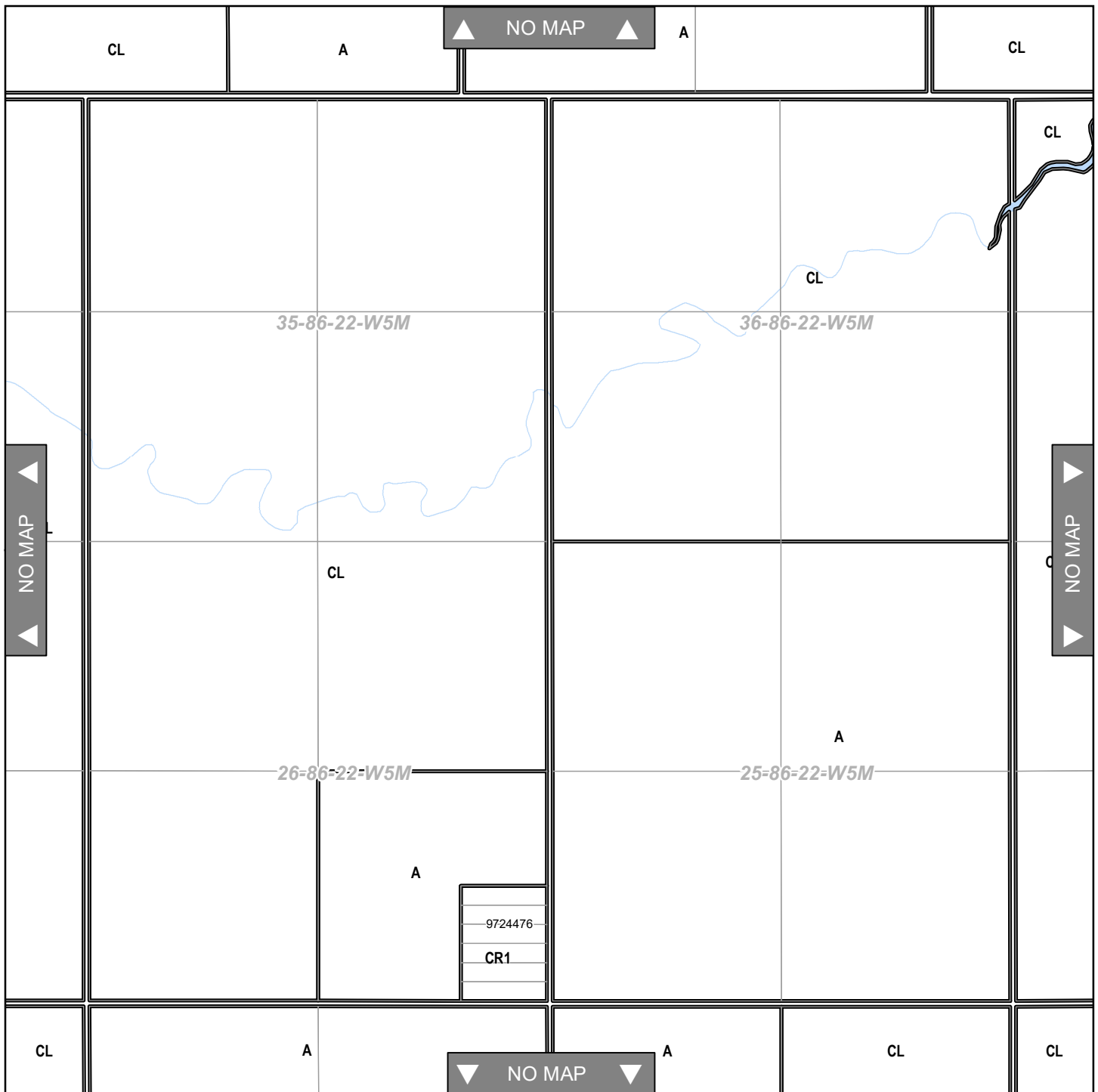


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |



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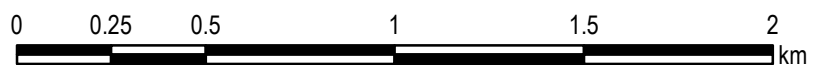
County of Northern Lights Land Use Bylaw Map 6-093

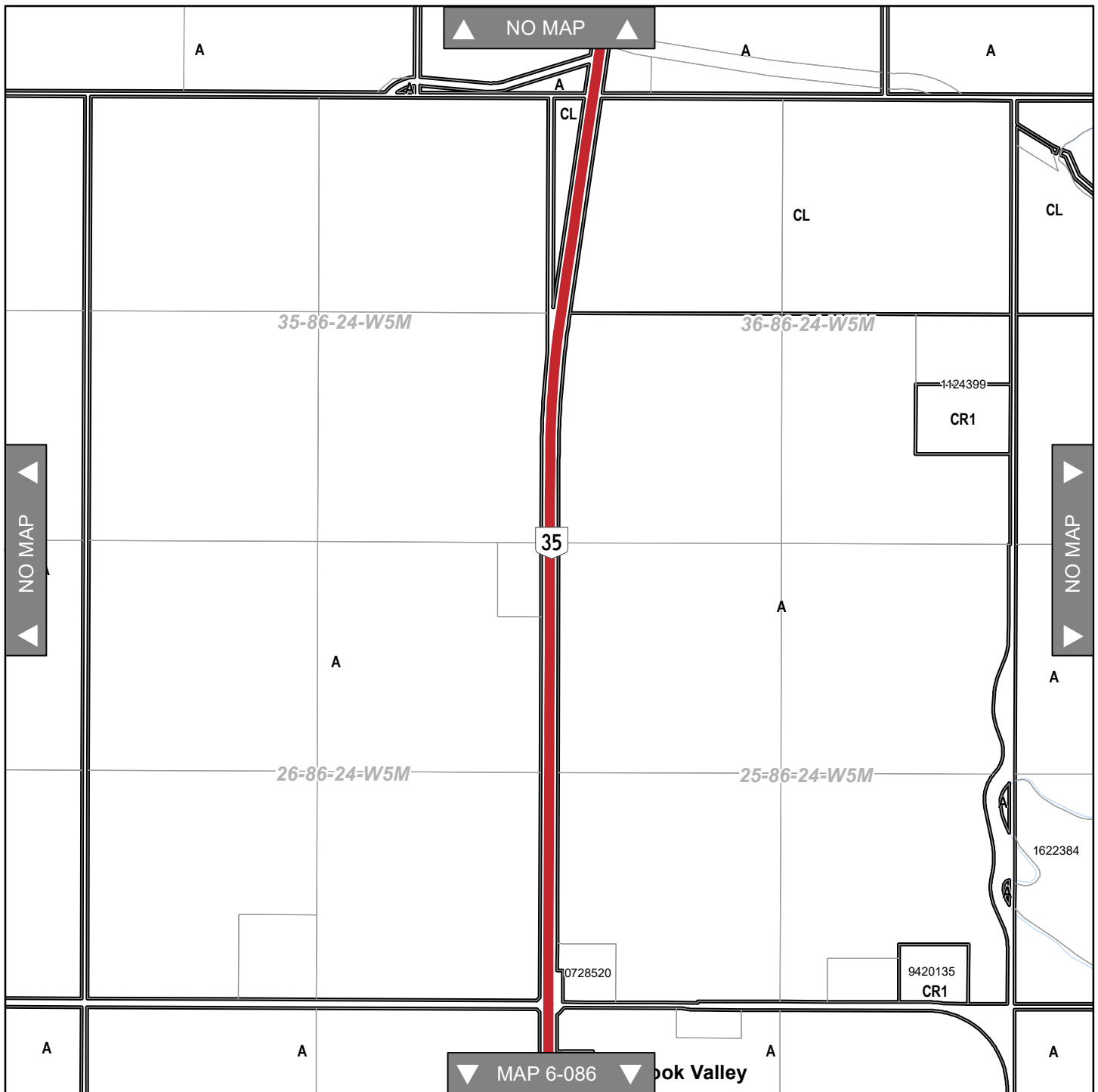


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |



Note: This map has been consolidated for convenience only. The original bylaw (Bylaw 12-61-290) and its subsequent amendments should be consulted for purposes of interpretation and application.





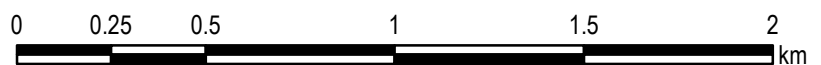
County of Northern Lights Land Use Bylaw Map 6-099

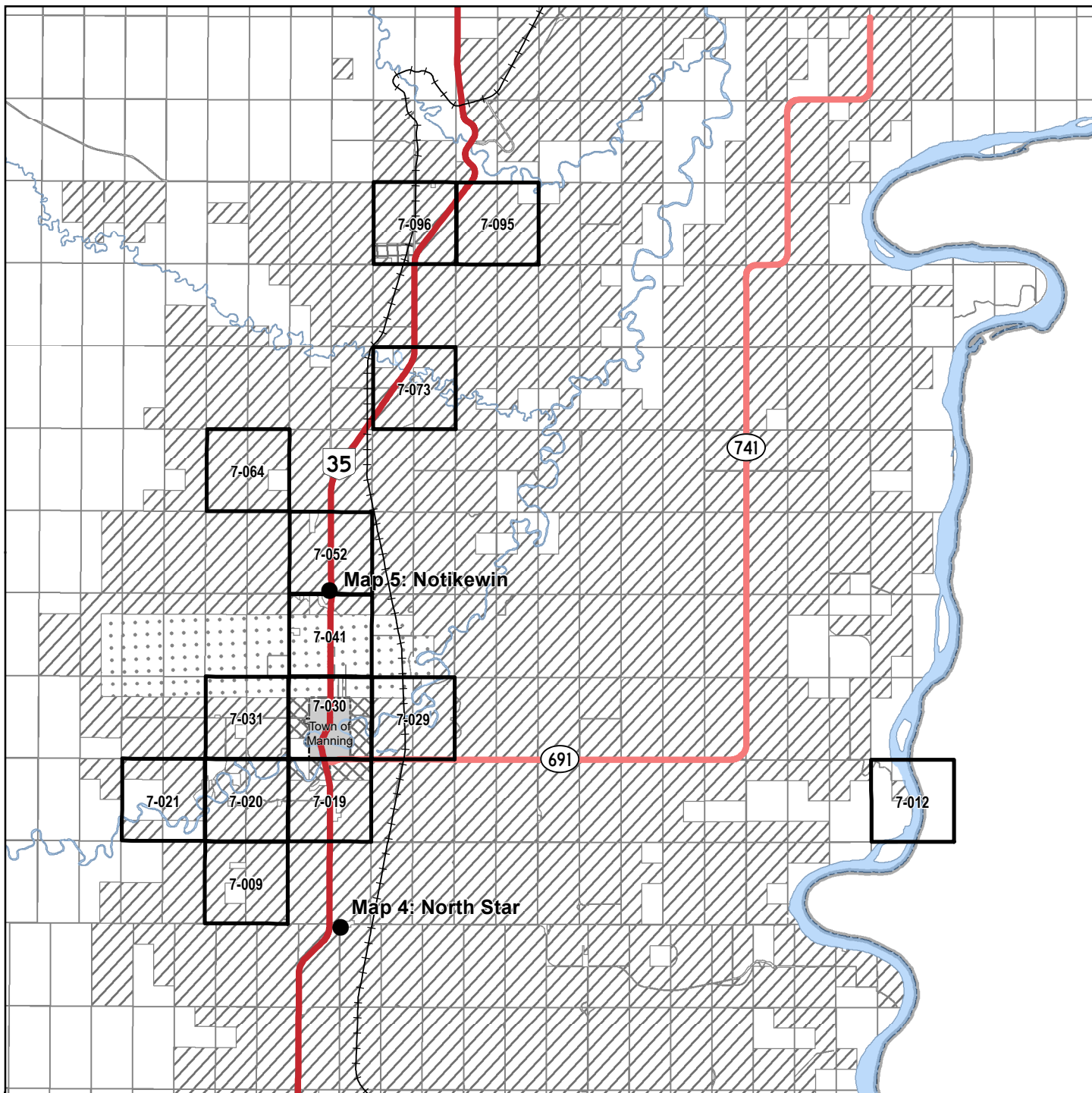


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |



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County of Northern Lights Land Use Bylaw

Map 7: Manning Area Index



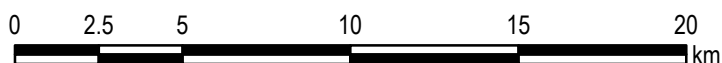
-  **A** Agriculture General District
-  **AR** Agriculture Restricted District
-  **AP** Airport Protection District

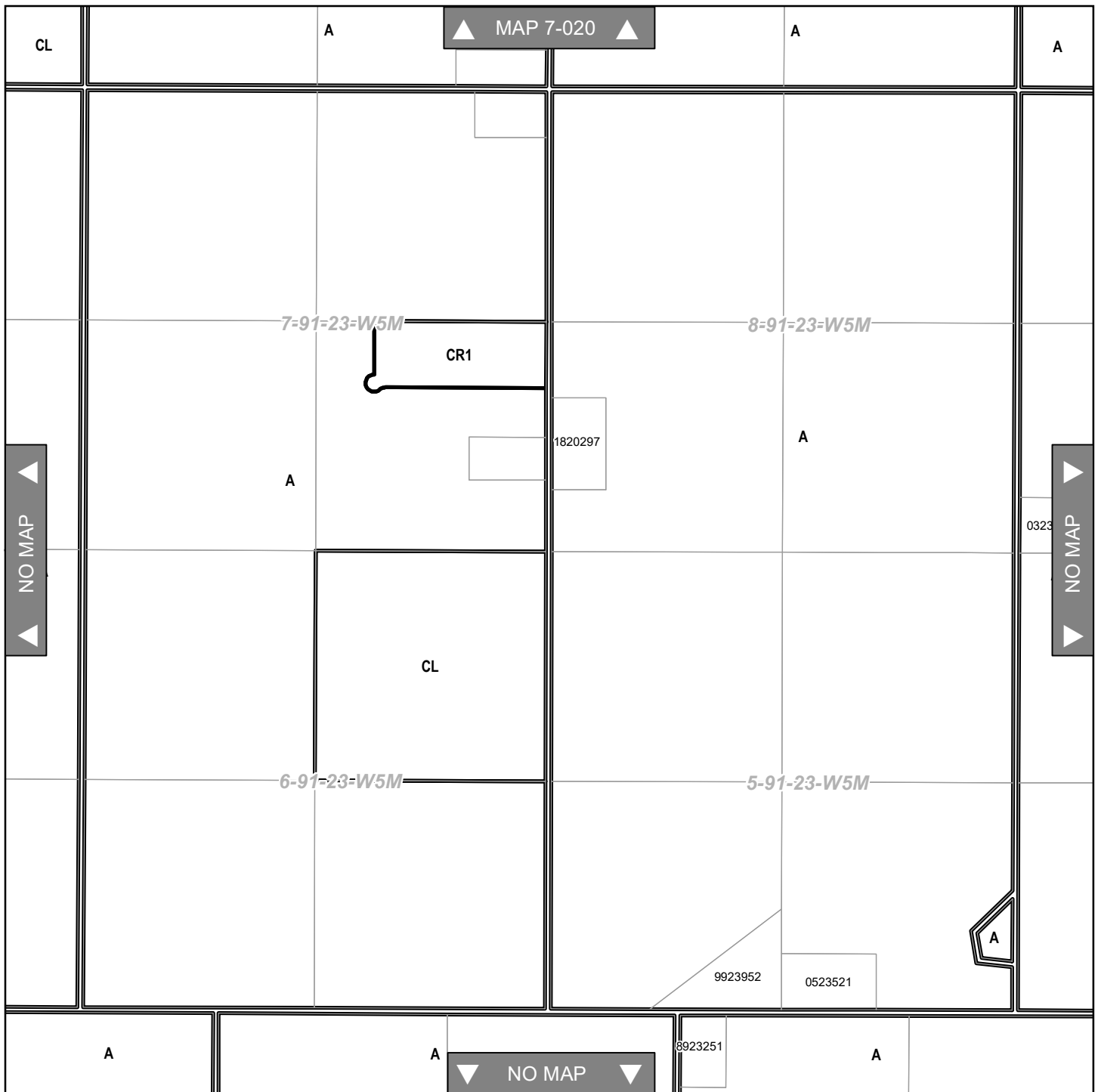
-  **CL** Crown Land District
-  **M2** Heavy Industrial District

-  Inset Map *
-  Hamlet/Locality Map

* See Inset Maps for extent of other land use districts in effect. 1:225,000

Note: This map has been consolidated for convenience only. The original bylaw (Bylaw 12-61-290) and its subsequent amendments should be consulted for purposes of interpretation and application.





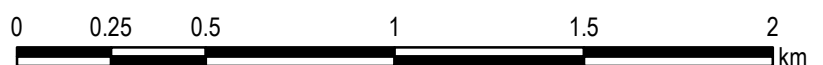
County of Northern Lights Land Use Bylaw Map 7-009

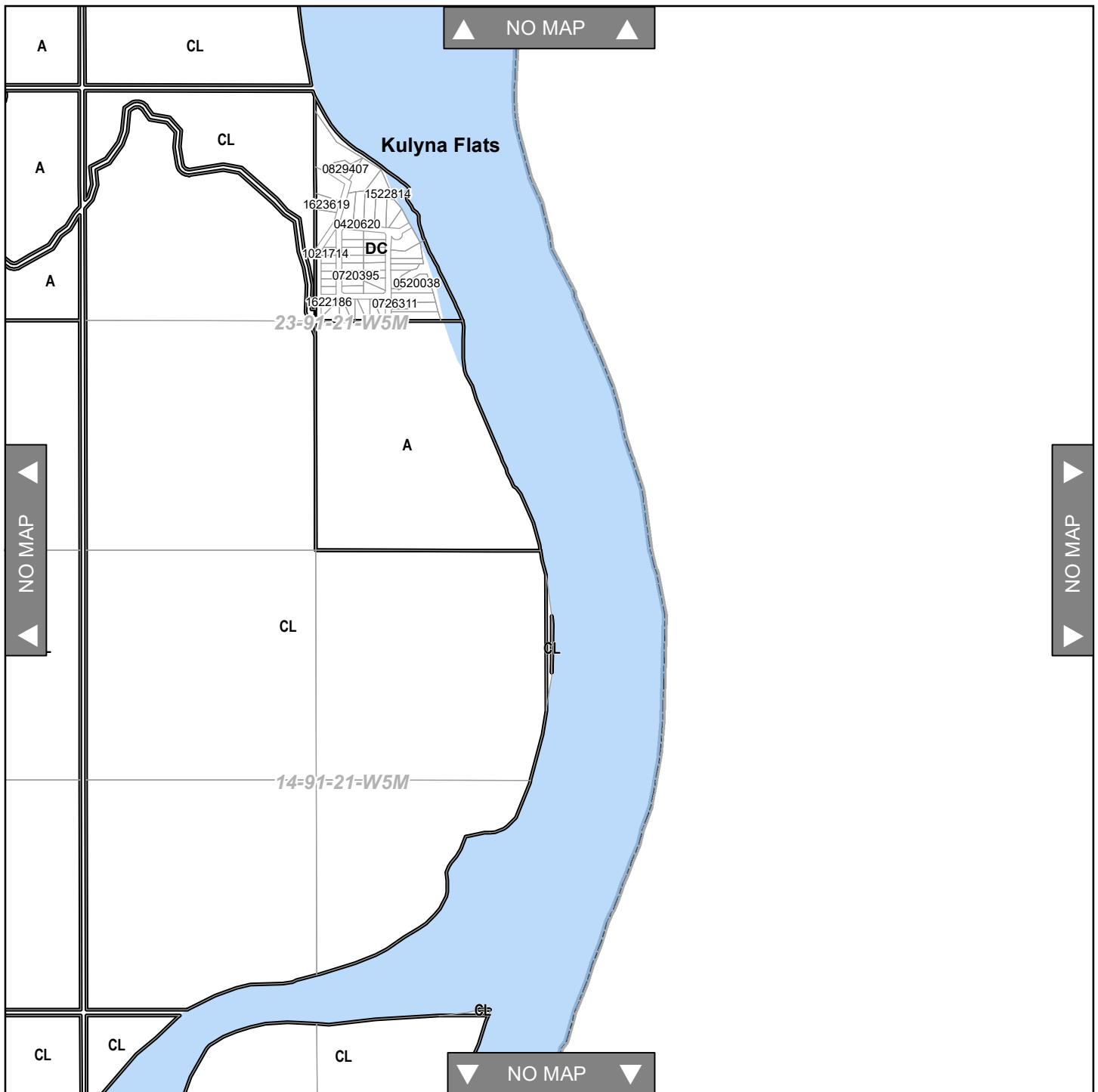


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |



Note: This map has been consolidated for convenience only. The original bylaw (Bylaw 12-61-290) and its subsequent amendments should be consulted for purposes of interpretation and application.





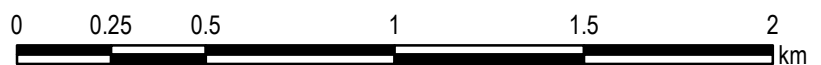
County of Northern Lights Land Use Bylaw Map 7-012

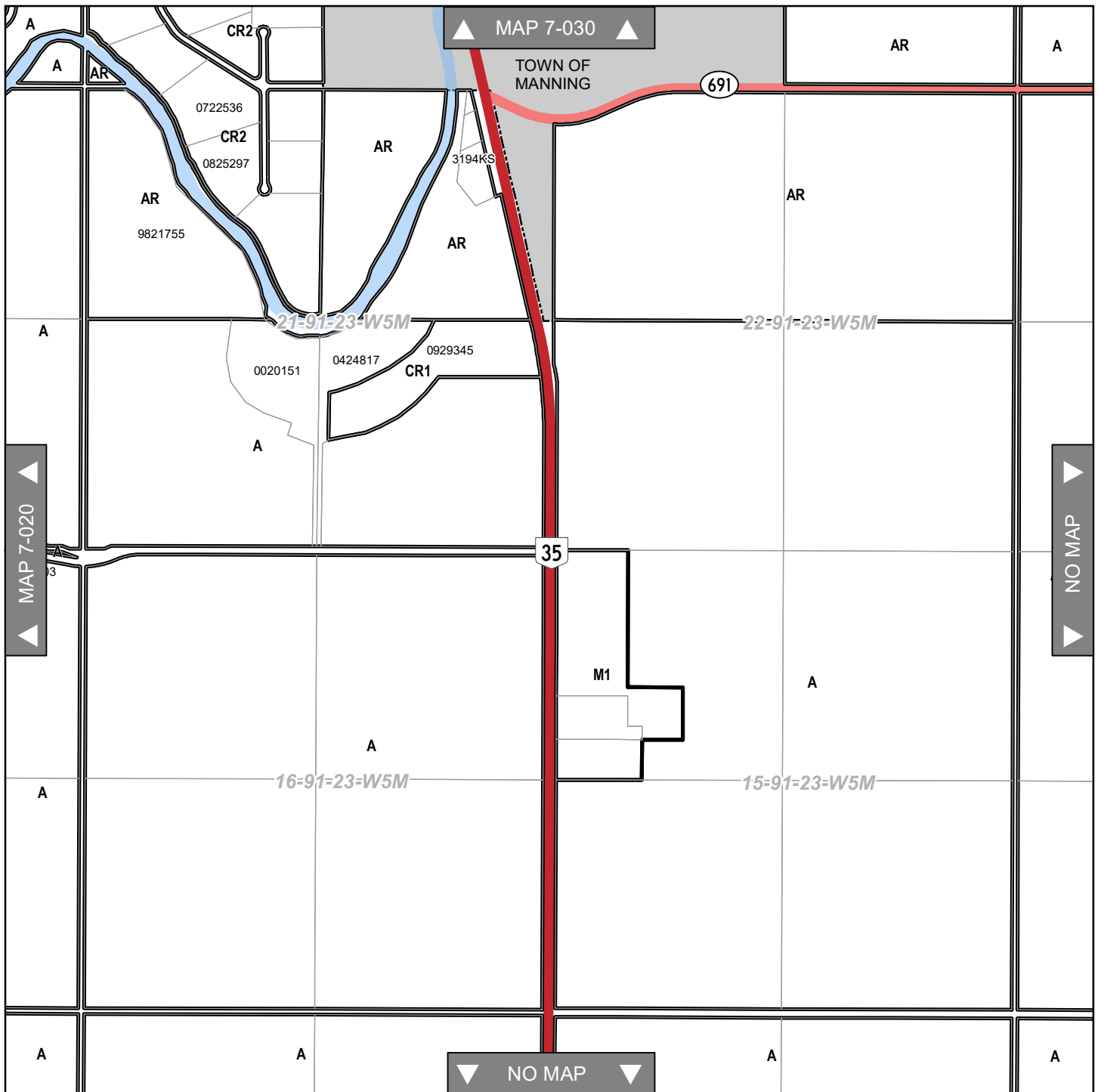


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |



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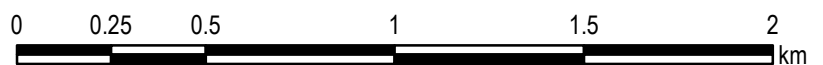
County of Northern Lights Land Use Bylaw Map 7-019

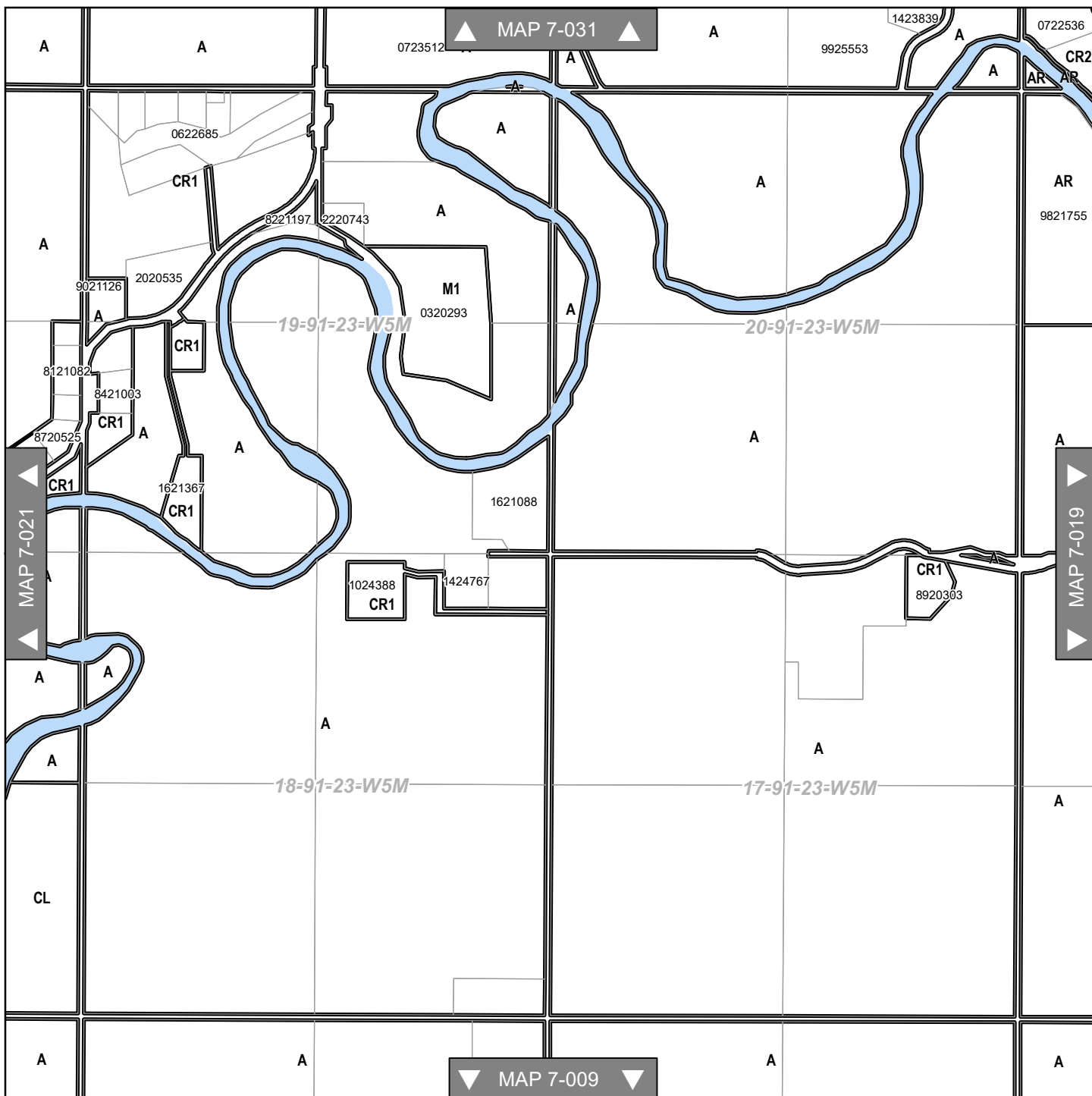


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |



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County of Northern Lights Land Use Bylaw Map 7-020

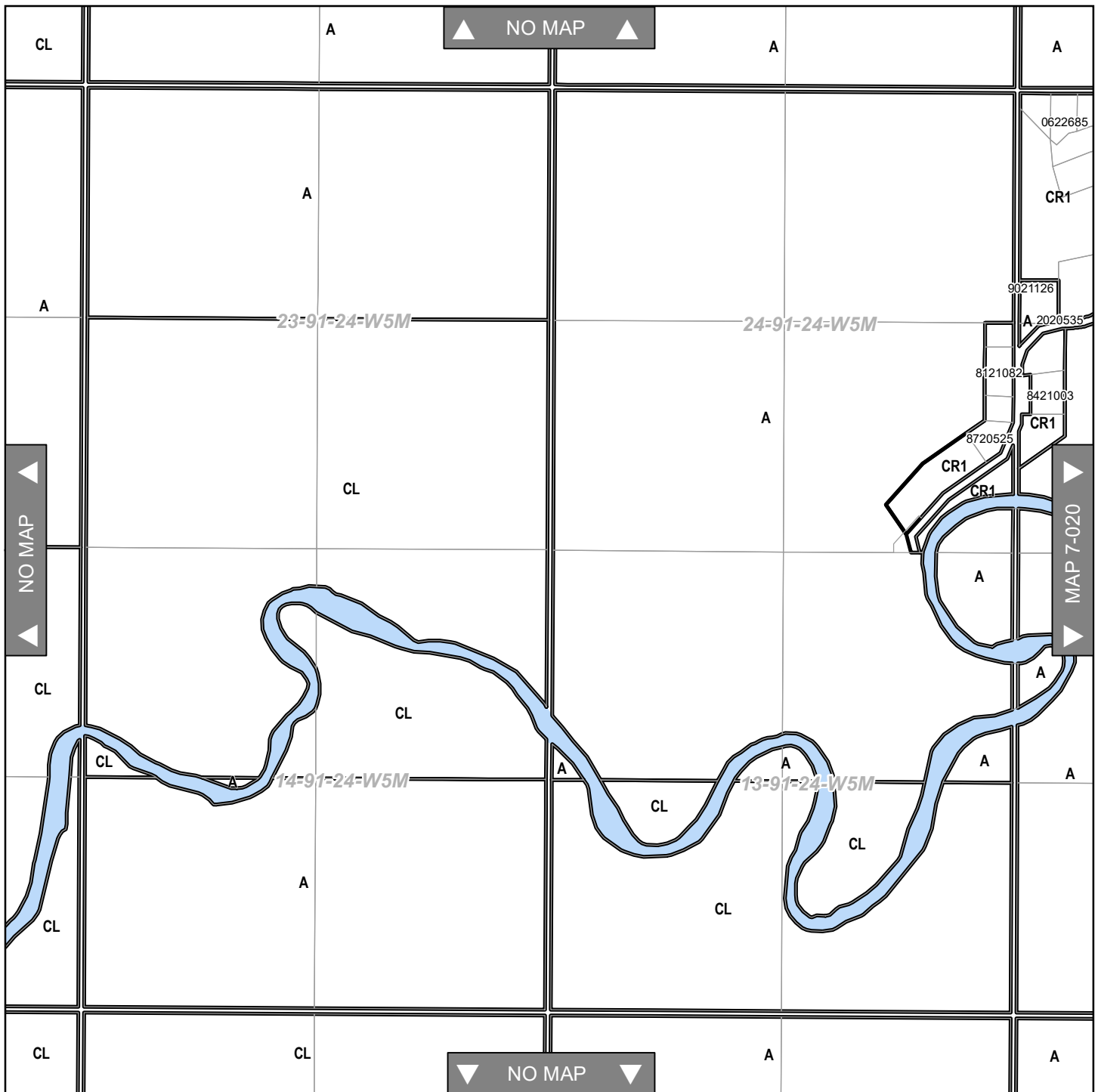


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |



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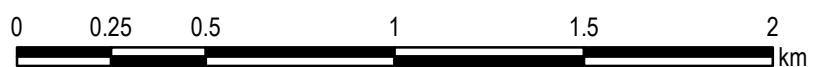
County of Northern Lights Land Use Bylaw Map 7-021

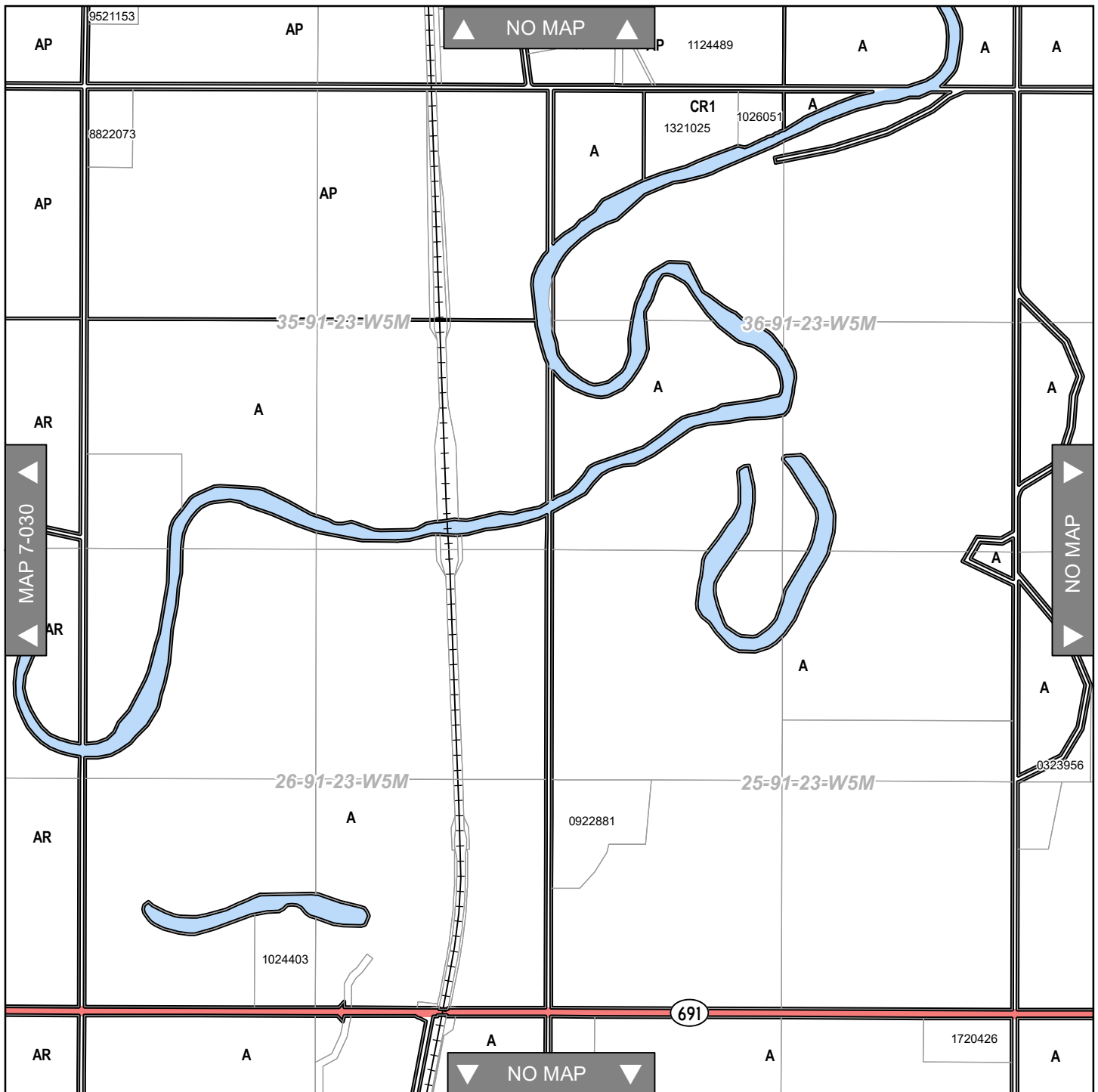


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |



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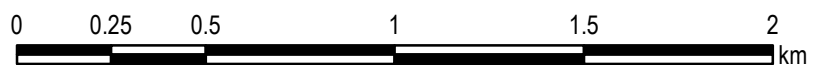
County of Northern Lights Land Use Bylaw Map 7-029

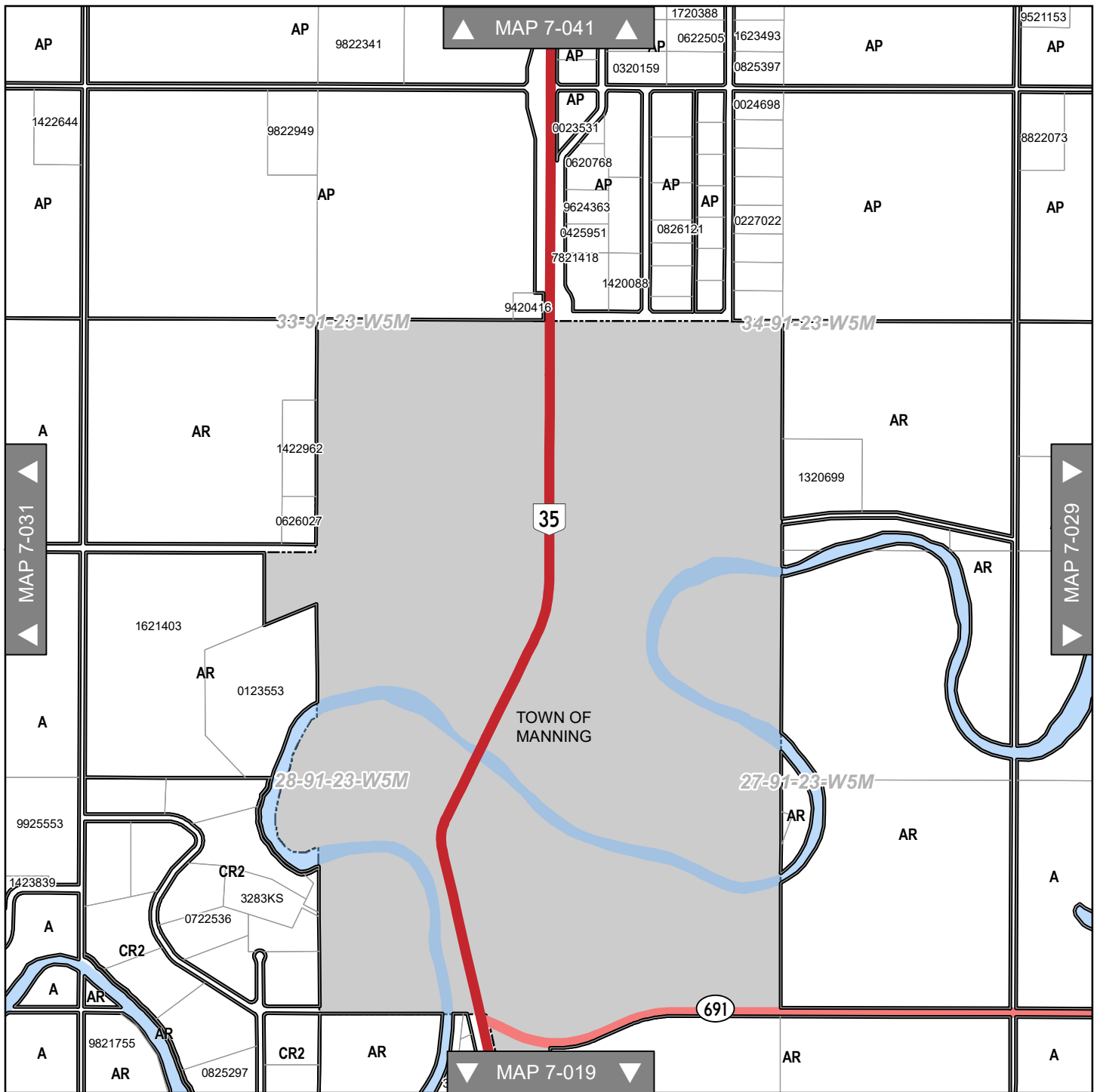


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
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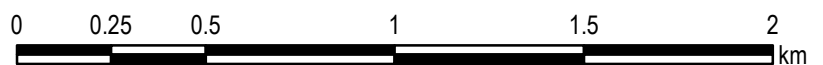
County of Northern Lights Land Use Bylaw Map 7-030

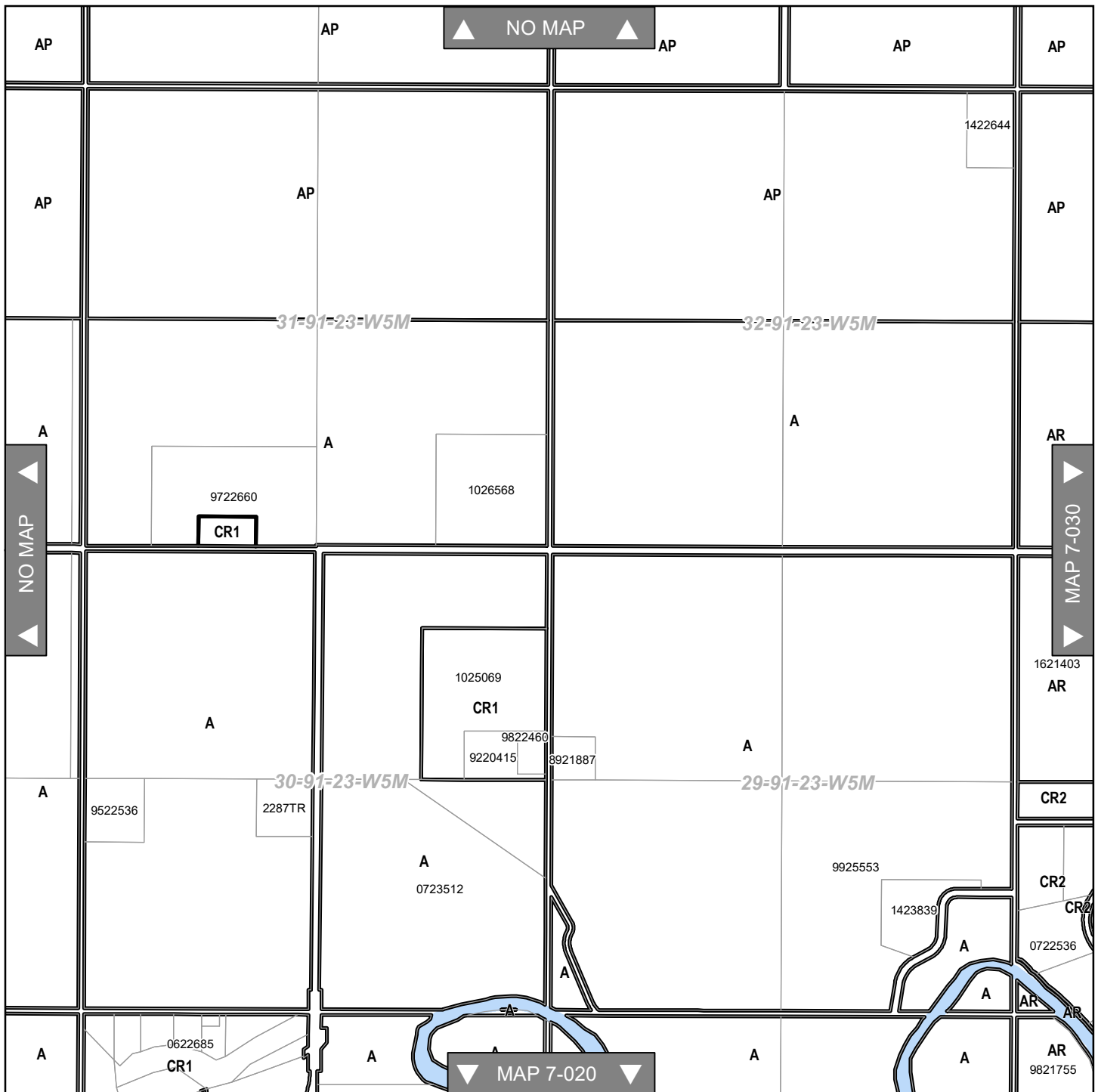


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
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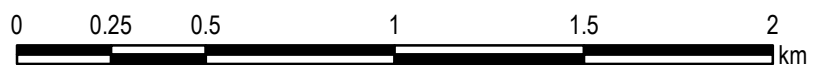
County of Northern Lights Land Use Bylaw Map 7-031

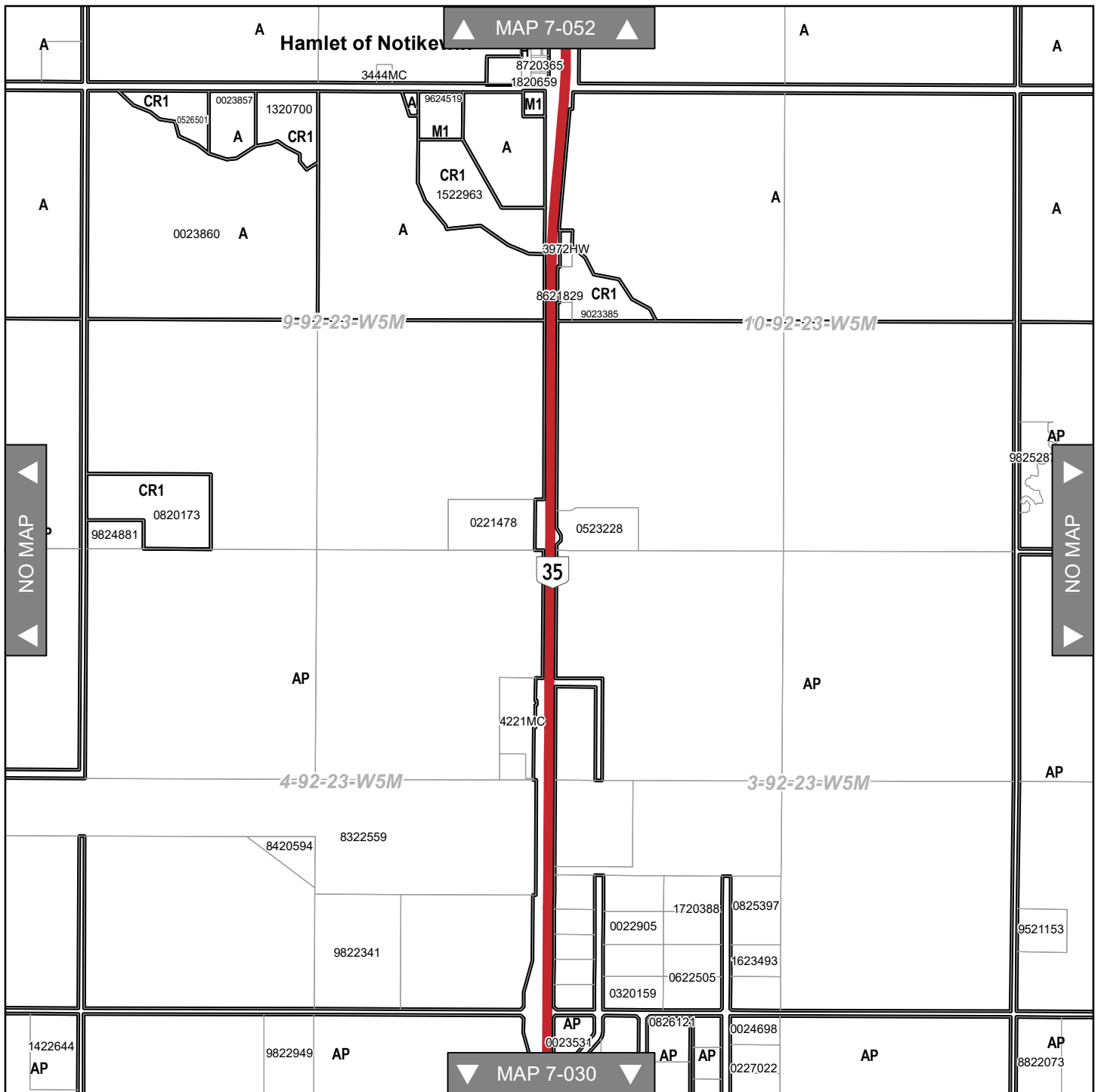


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
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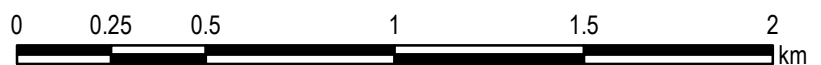
County of Northern Lights Land Use Bylaw Map 7-041

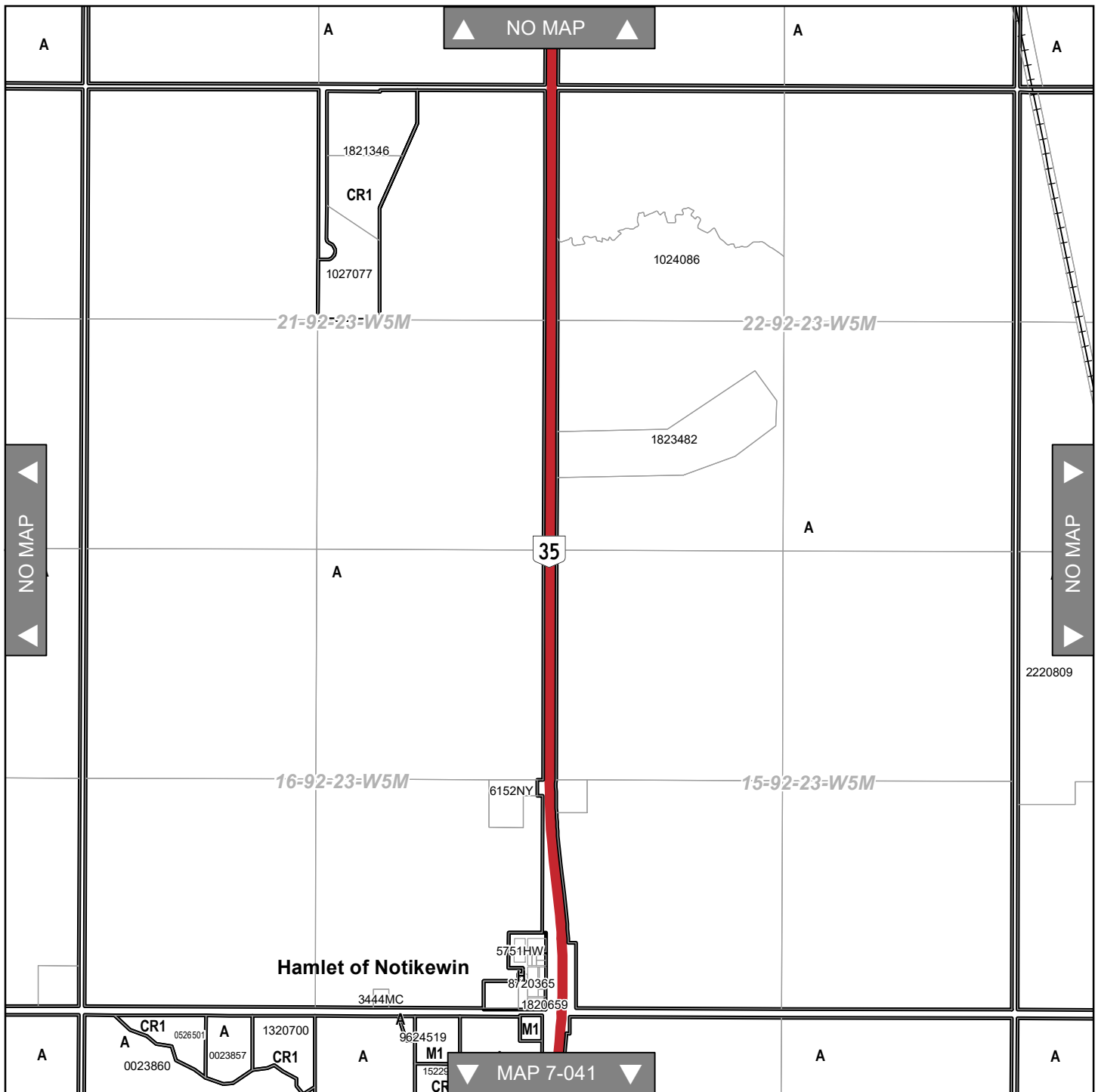


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
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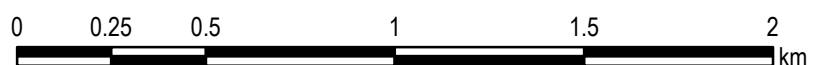
County of Northern Lights Land Use Bylaw Map 7-052

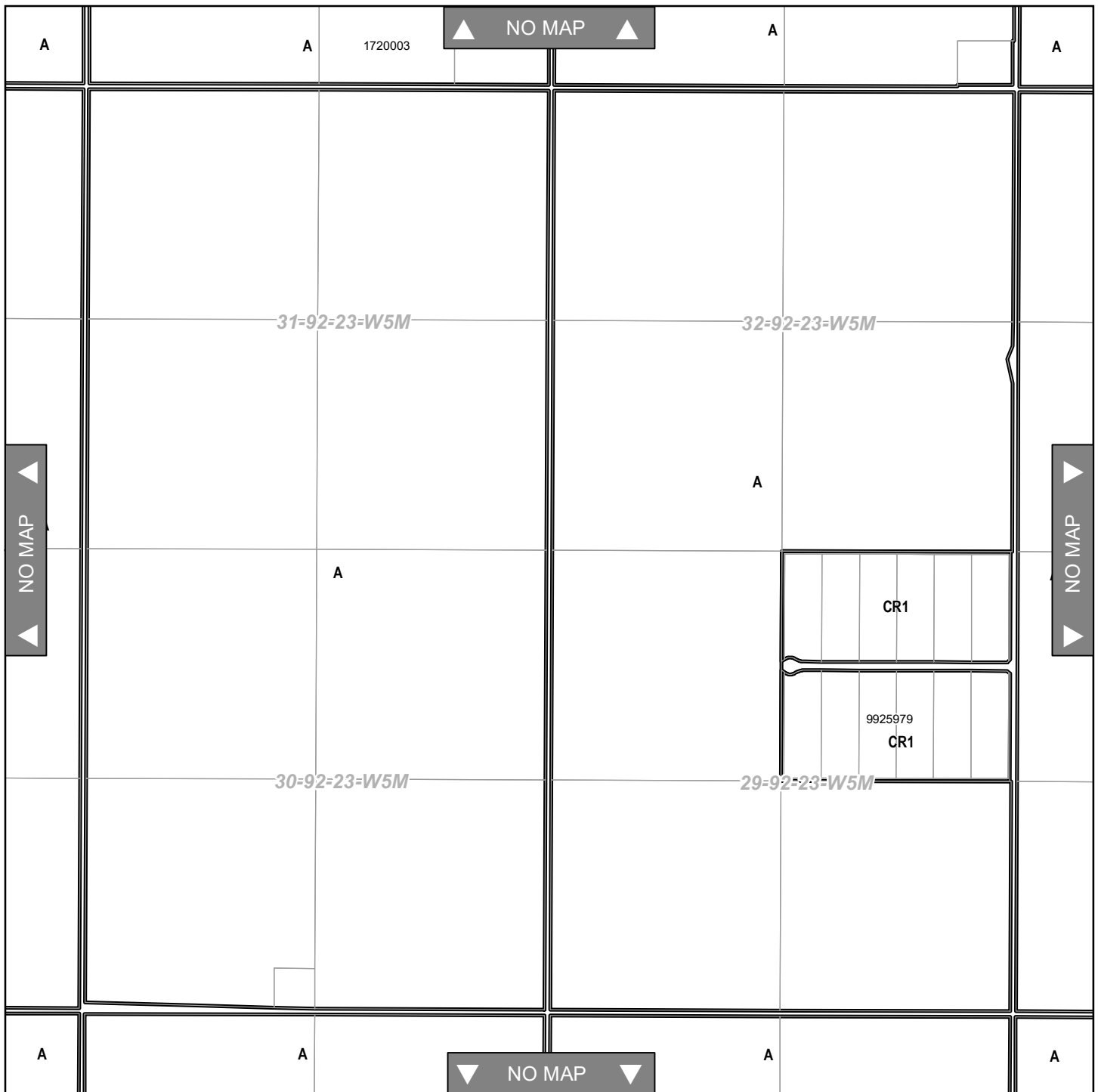


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
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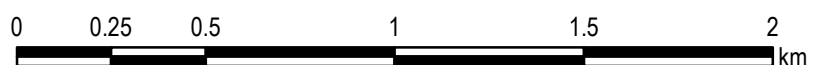
County of Northern Lights Land Use Bylaw Map 7-064

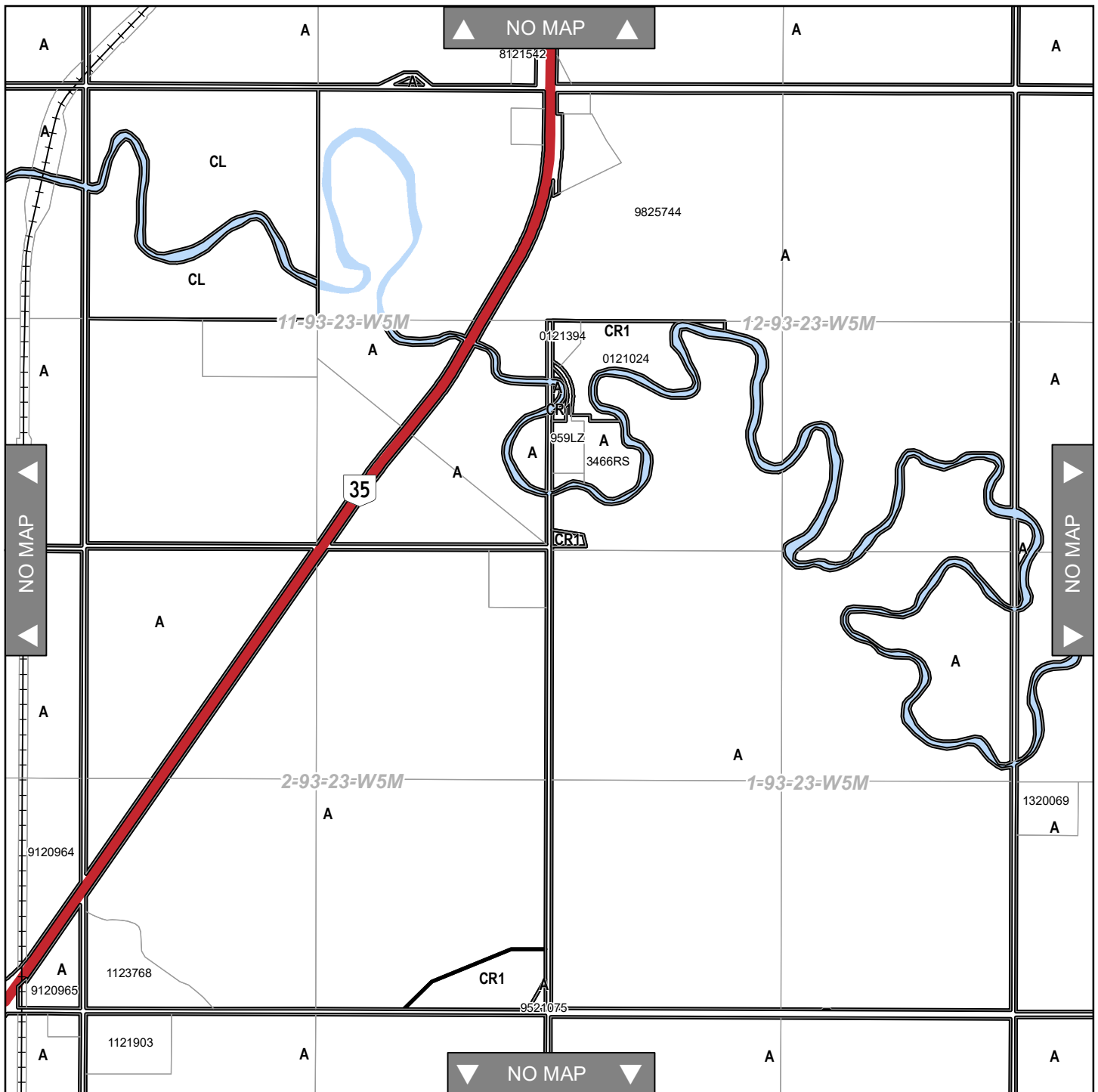


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |



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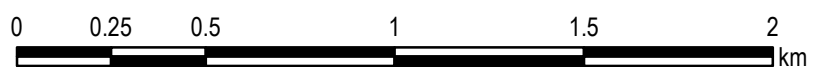
County of Northern Lights Land Use Bylaw Map 7-073



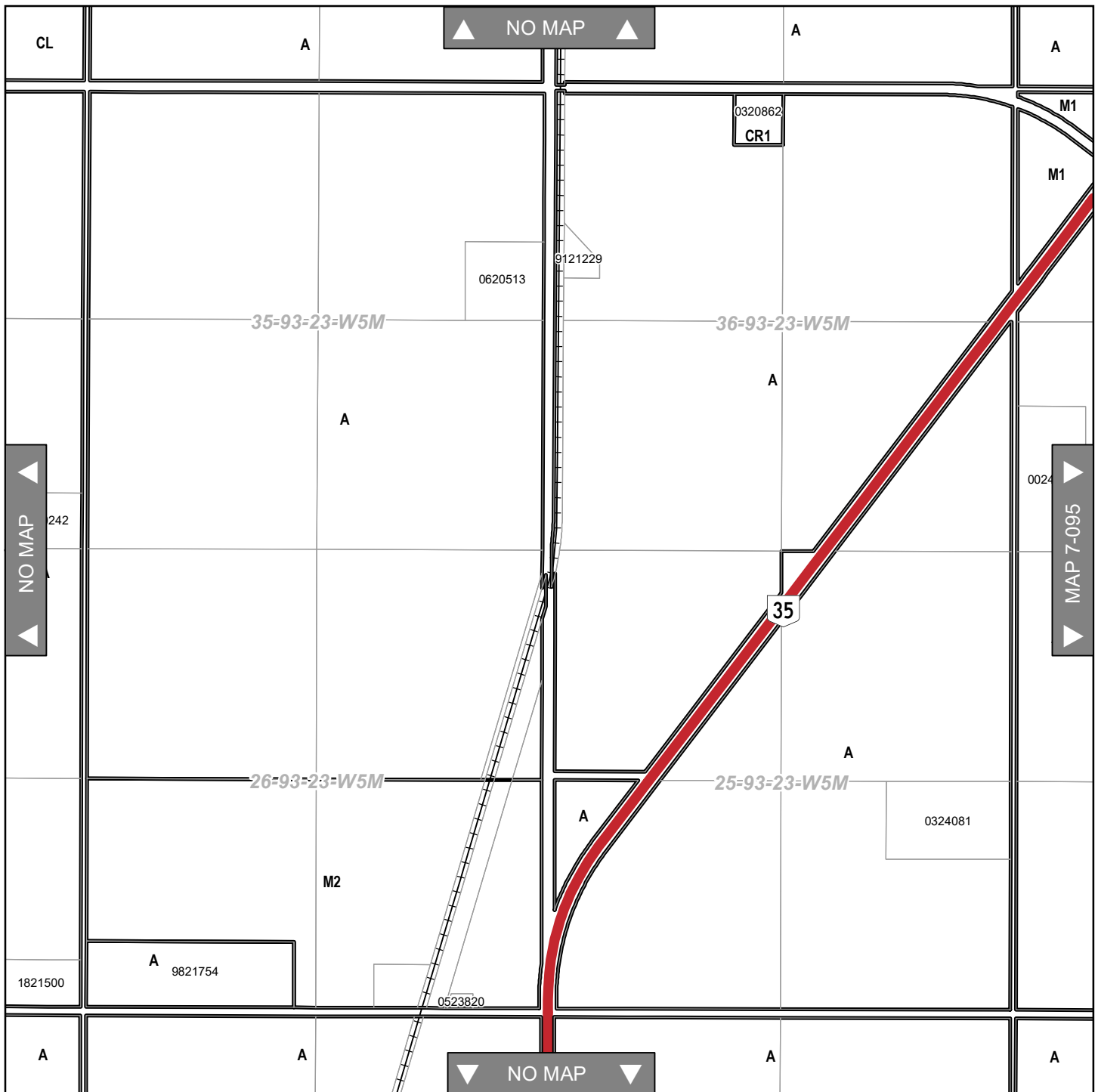
| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |



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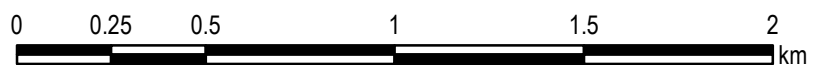
County of Northern Lights Land Use Bylaw Map 7-096

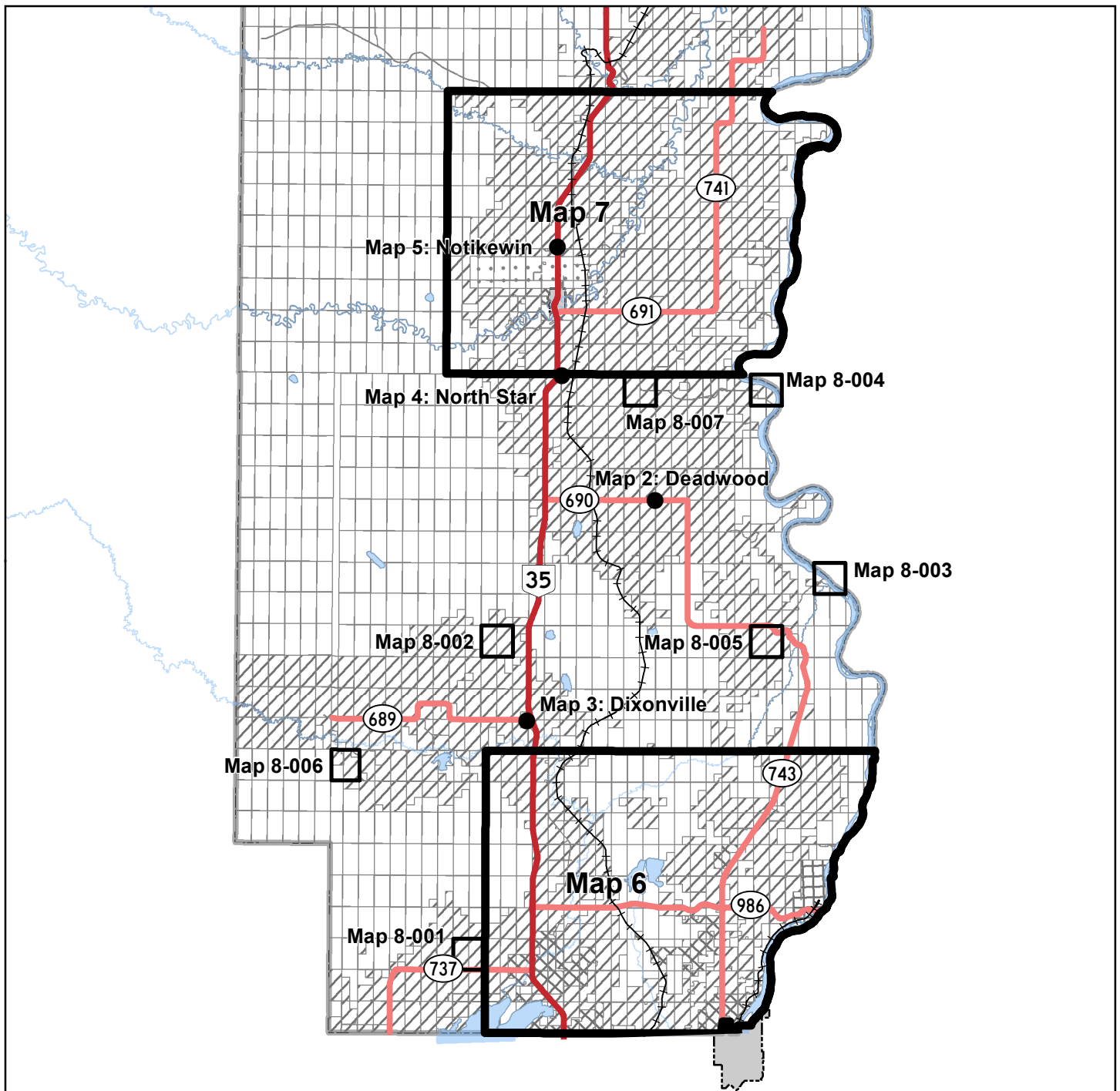


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |



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County of Northern Lights Land Use Bylaw

Map 8: South Index



- A Agriculture General District
- AR Agriculture Restricted District
- AP Airport Protection District

- CL Crown Land District
- M2 Heavy Industrial District

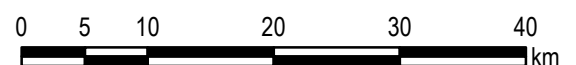
- Index Map
- Inset Map *

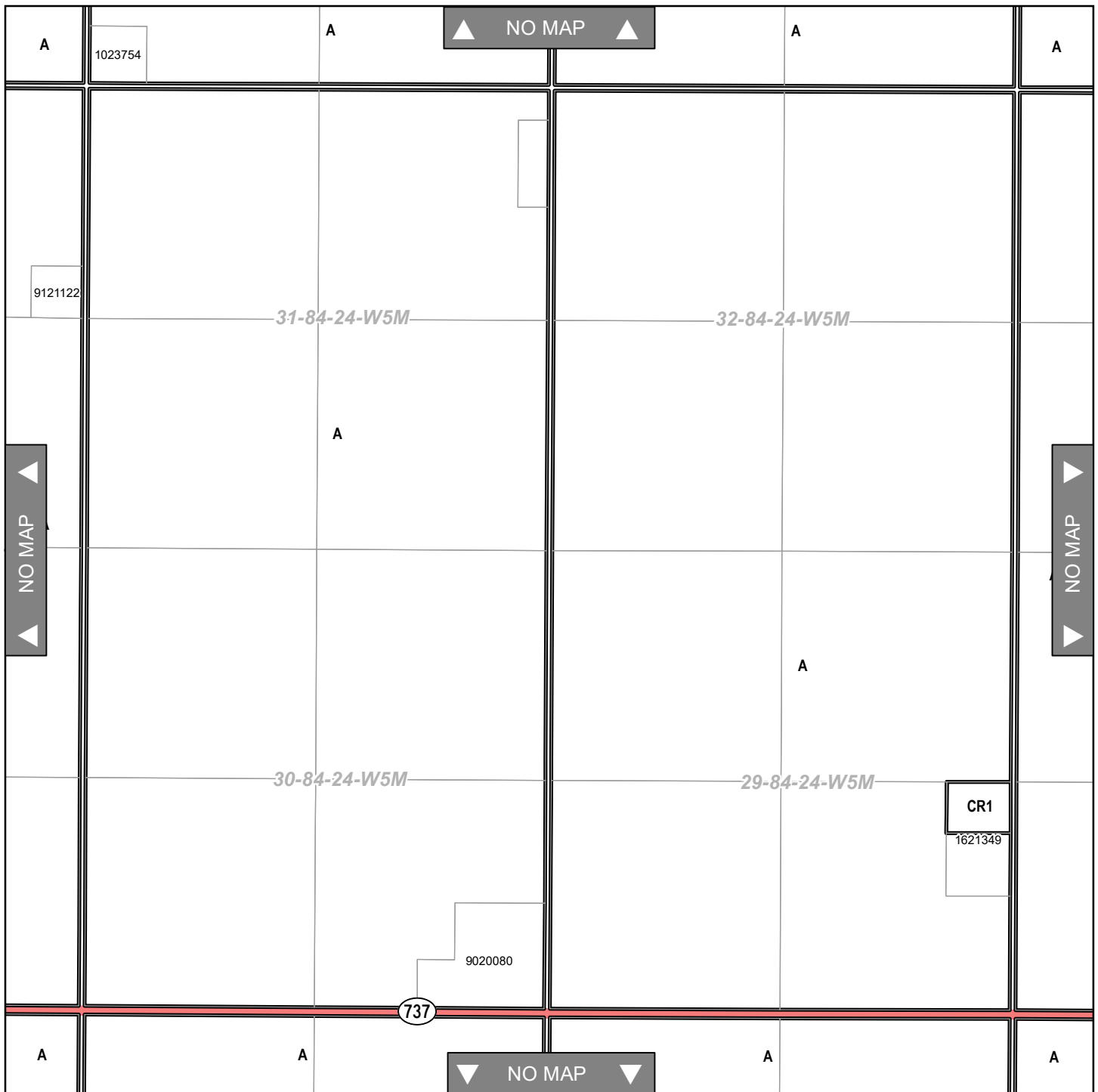
- Hamlet/Locality Map

1:600,000

* See Inset Maps for extent of other land use districts in effect.

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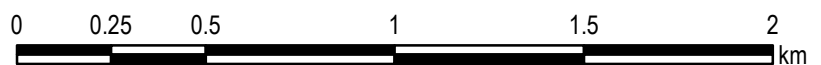
County of Northern Lights Land Use Bylaw Map 8-001

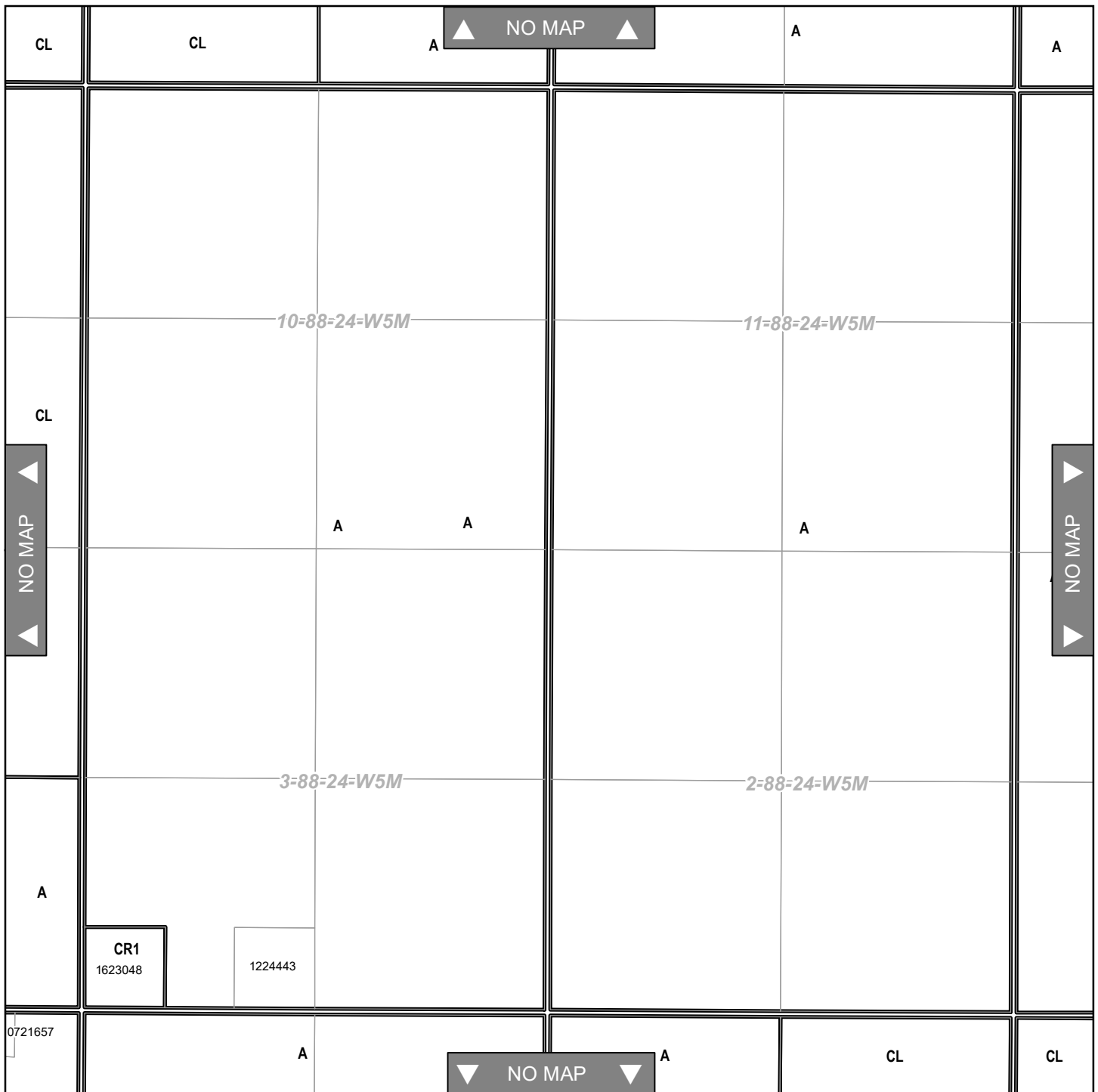


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |



Note: This map has been consolidated for convenience only. The original bylaw (Bylaw 12-61-290) and its subsequent amendments should be consulted for purposes of interpretation and application.





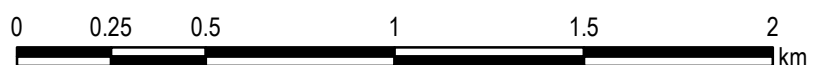
County of Northern Lights Land Use Bylaw Map 8-002

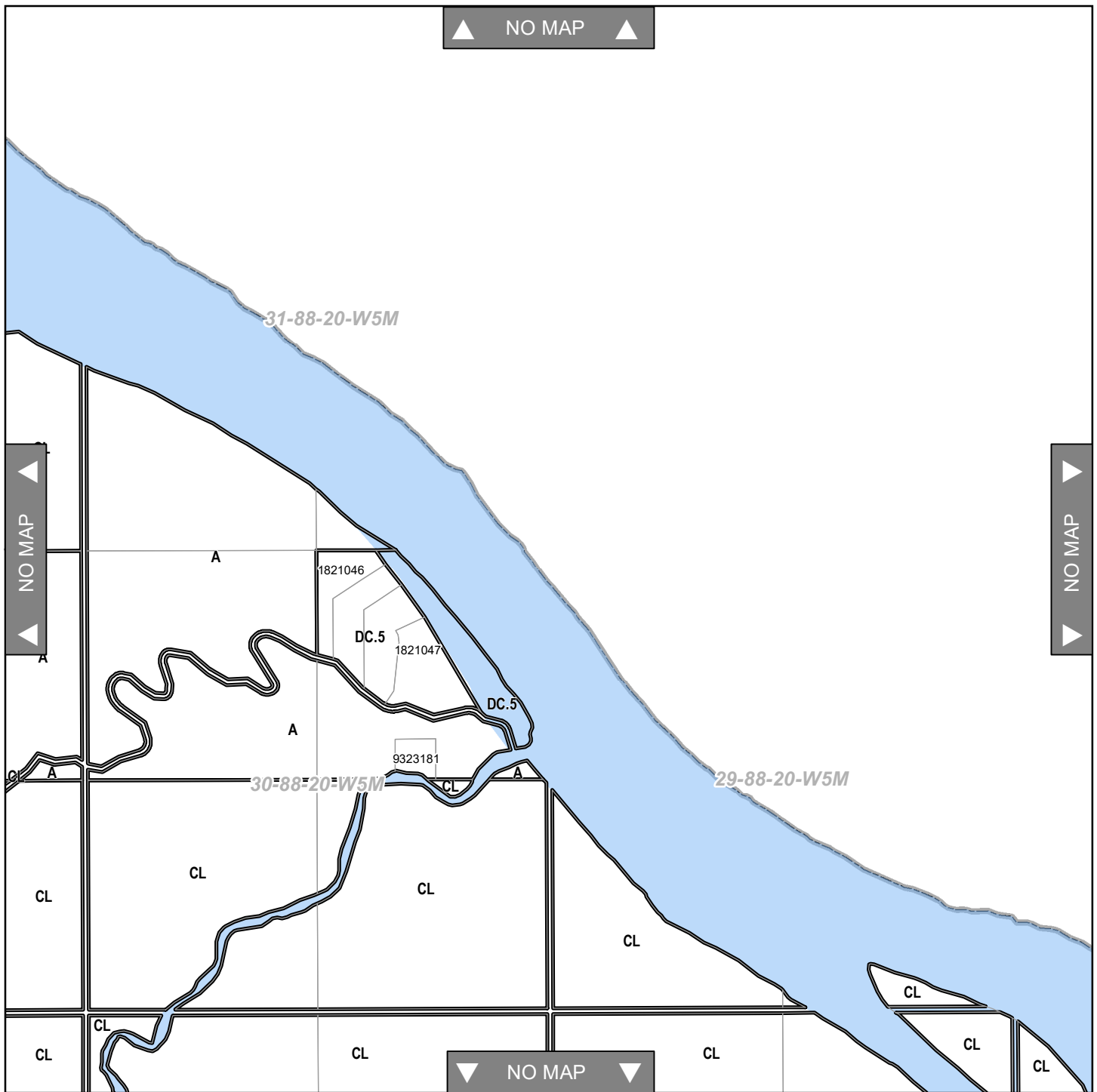


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |



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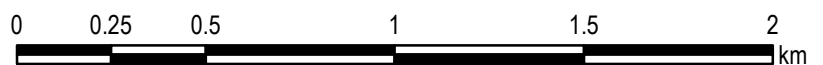
County of Northern Lights Land Use Bylaw Map 8-003



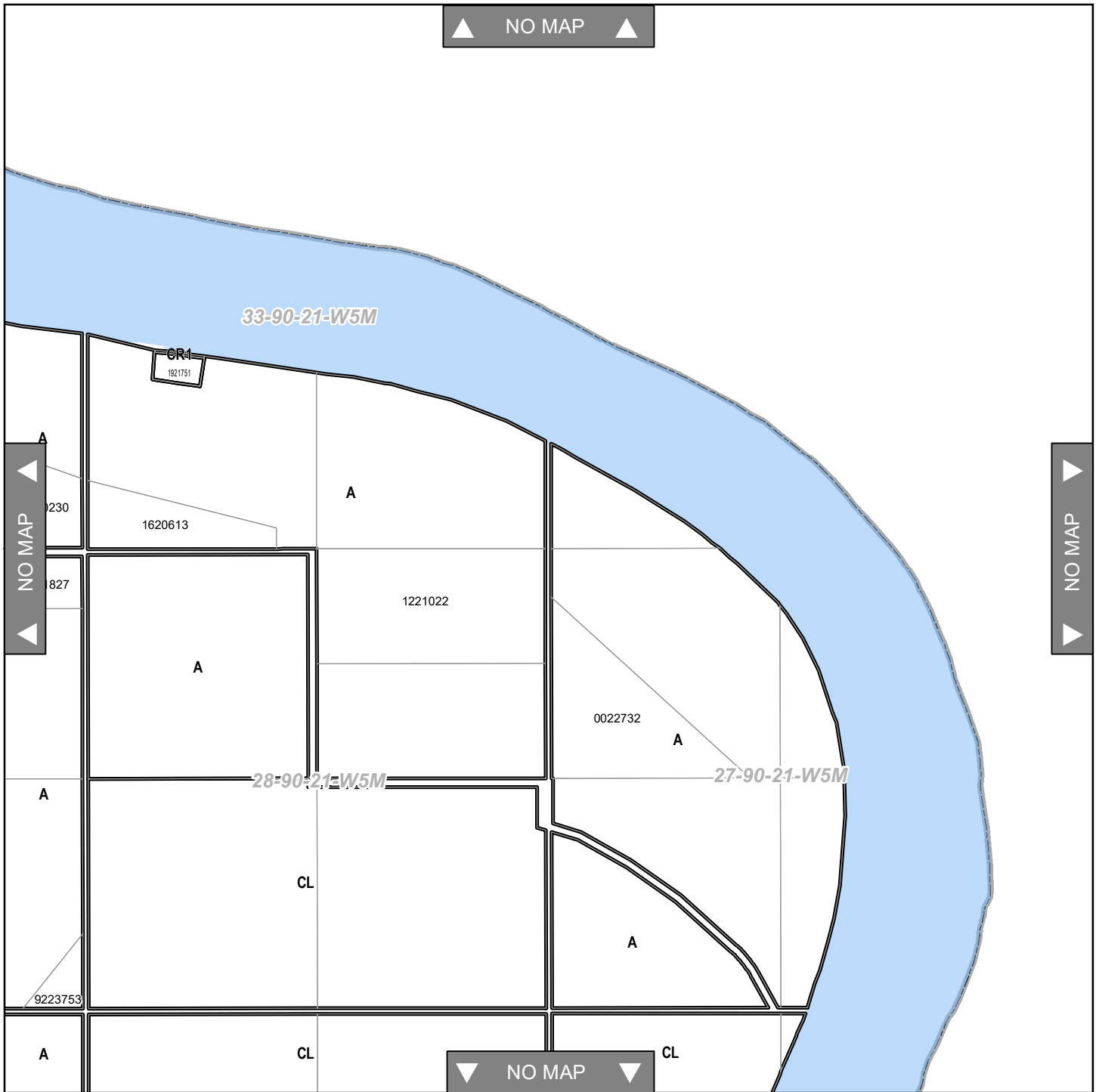
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|---|---|------------------------------|
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| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |



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▲ NO MAP ▲



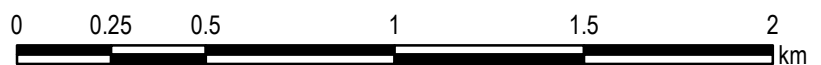
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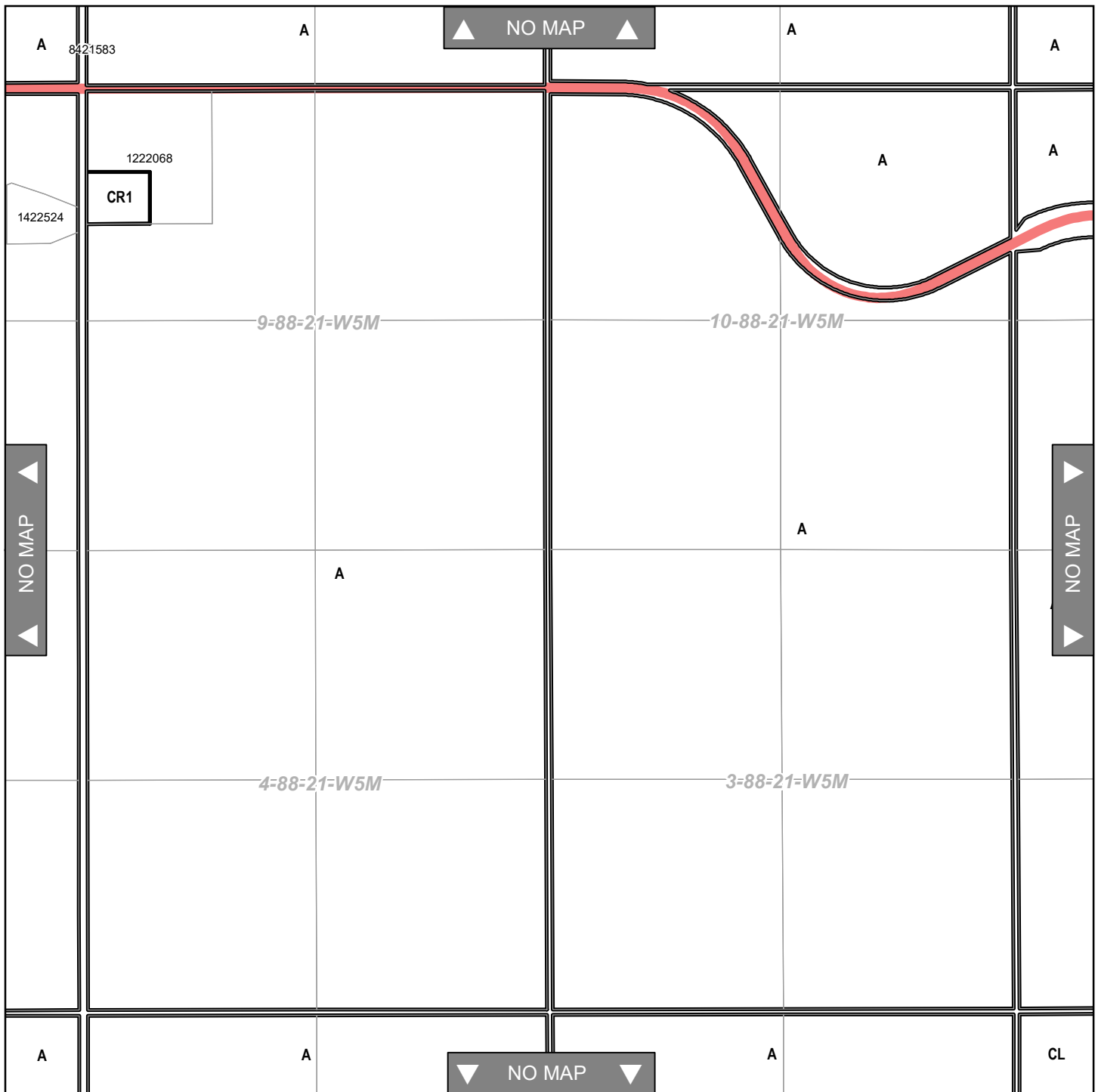


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |



Note: This map has been consolidated for convenience only. The original bylaw (Bylaw 12-61-290) and its subsequent amendments should be consulted for purposes of interpretation and application.





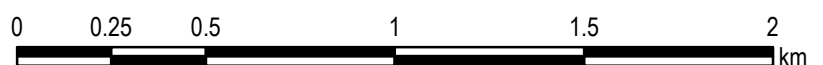
County of Northern Lights Land Use Bylaw Map 8-005

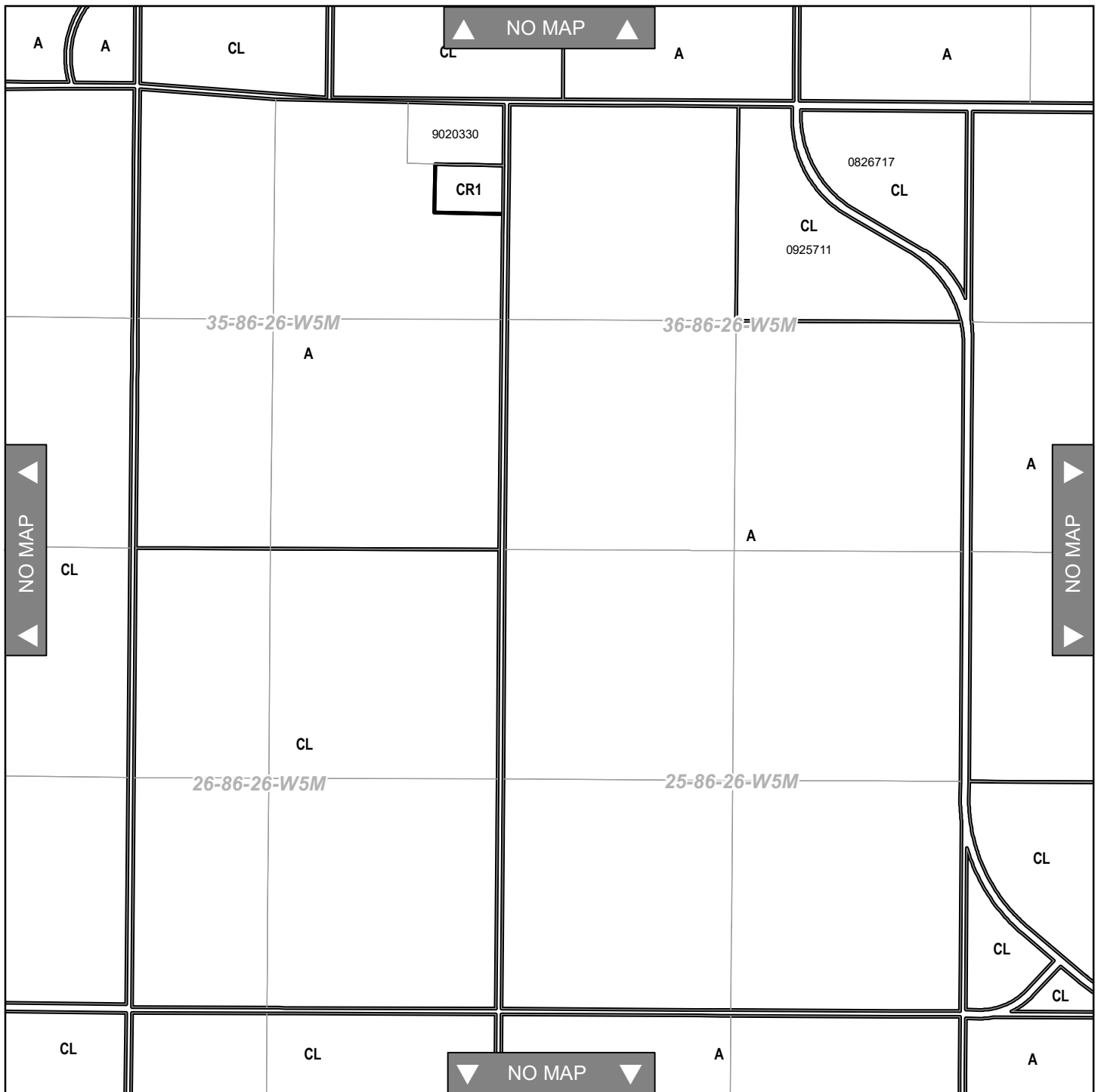


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |



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County of Northern Lights Land Use Bylaw Map 8-006

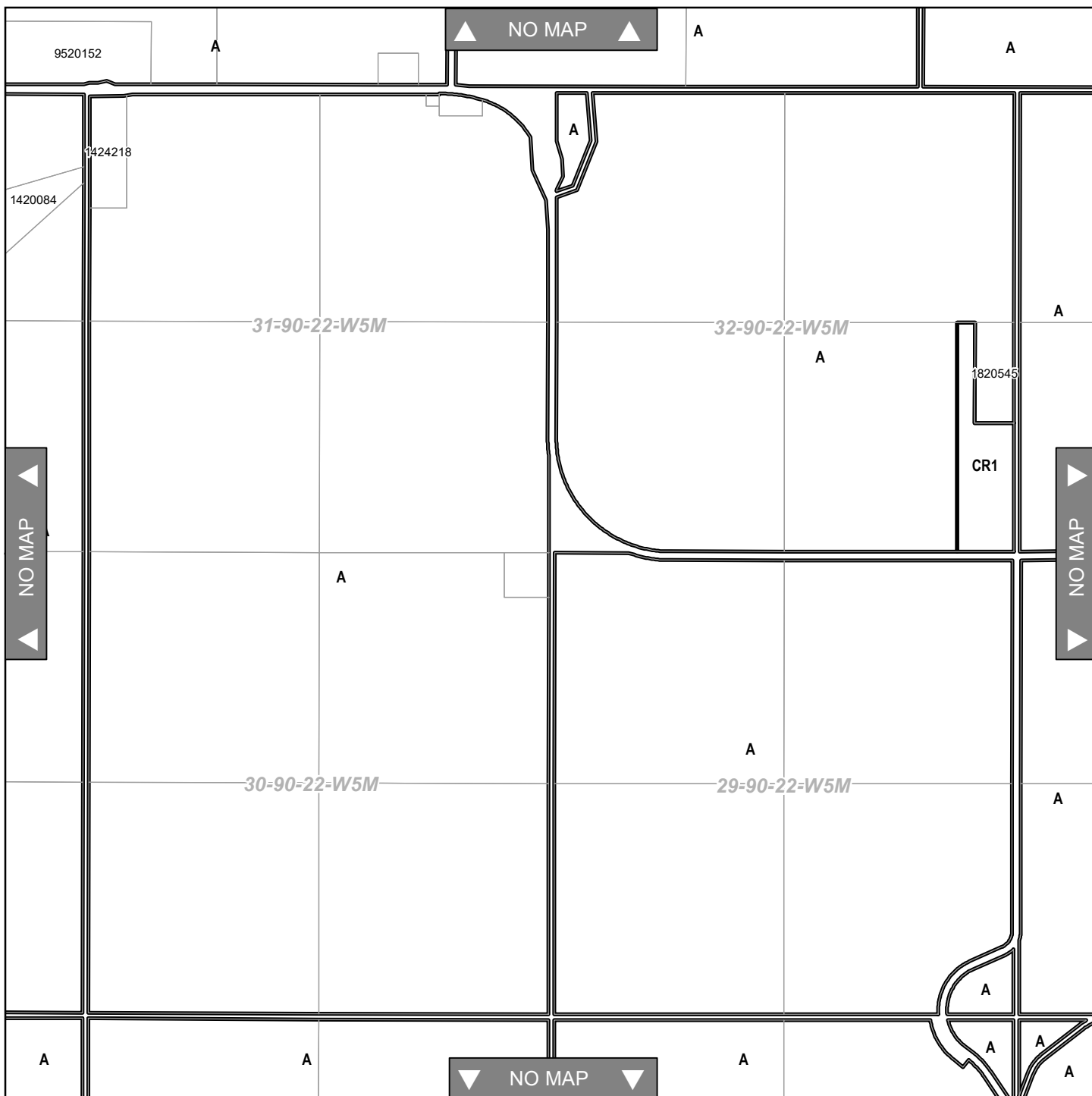


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |



Note: This map has been consolidated for convenience only. The original bylaw (Bylaw 12-61-290) and its subsequent amendments should be consulted for purposes of interpretation and application.





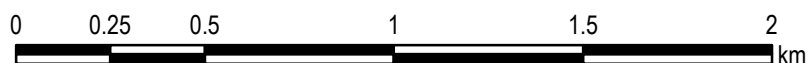
County of Northern Lights Land Use Bylaw Map 8-007

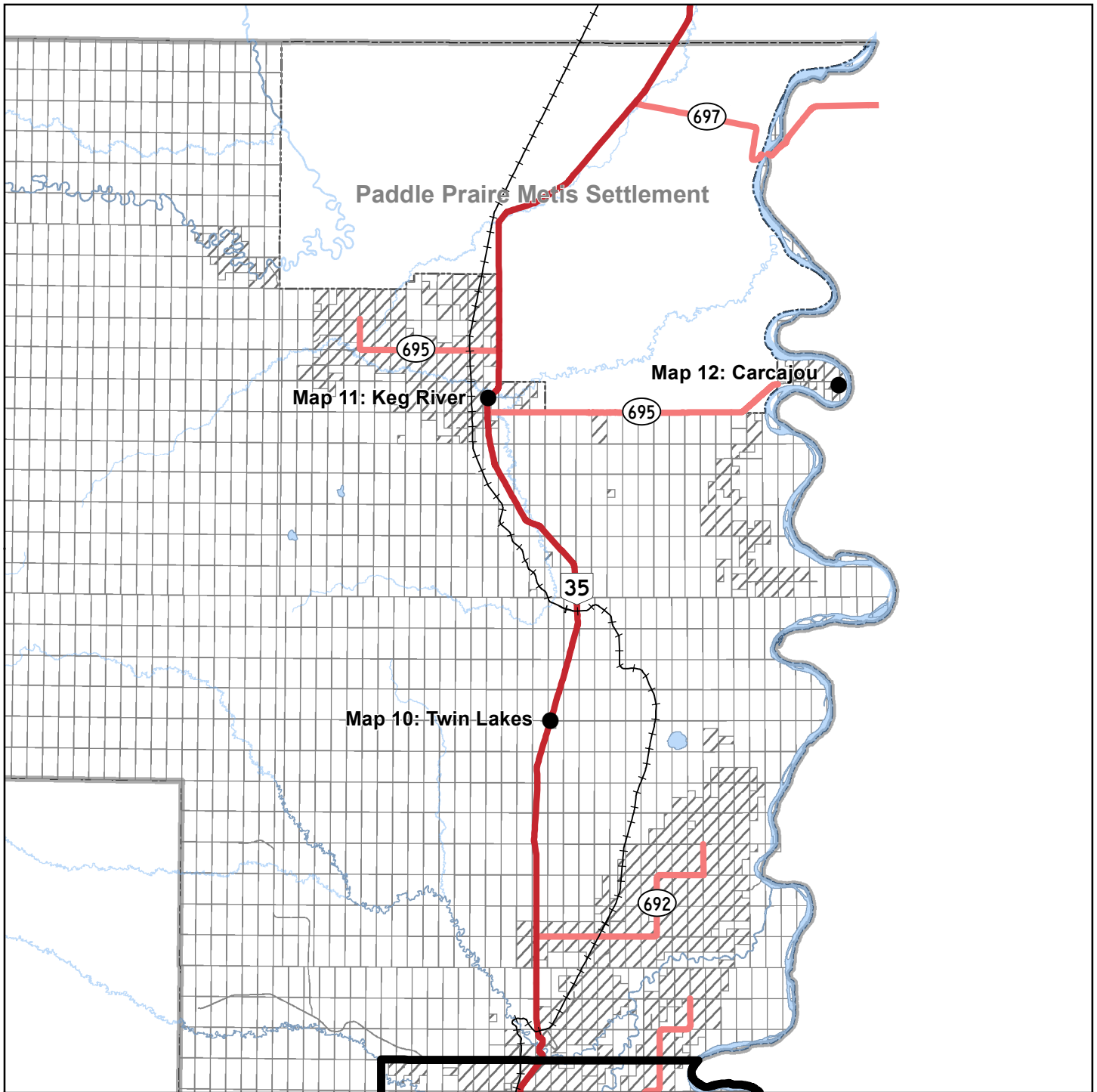


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |






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County of Northern Lights Land Use Bylaw Map 9: North Index




-  A Agriculture General District
-  AR Agriculture Restricted District
-  AP Airport Protection District

-  CL Crown Land District
-  M2 Heavy Industrial District

 Index Map

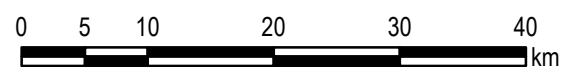
 Inset Map *

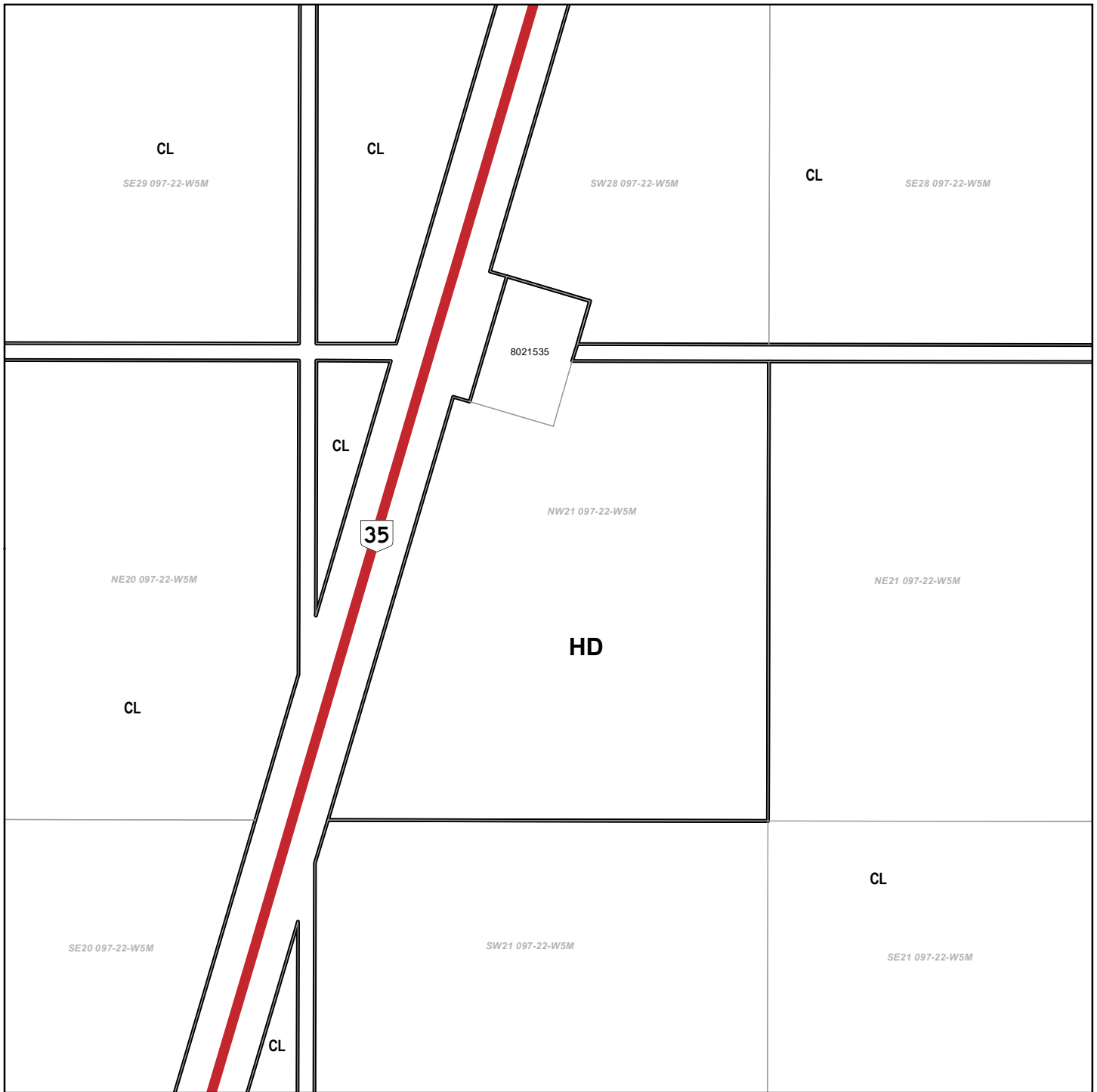
 Hamlet/Locality Map 1:600,000



* See Inset Maps for extent of other land use districts in effect.

Note: This map has been consolidated for convenience only. The original bylaw (Bylaw 12-61-290) and its subsequent amendments should be consulted for purposes of interpretation and application.





County of Northern Lights Land Use Bylaw

Map 10: Twin Lakes

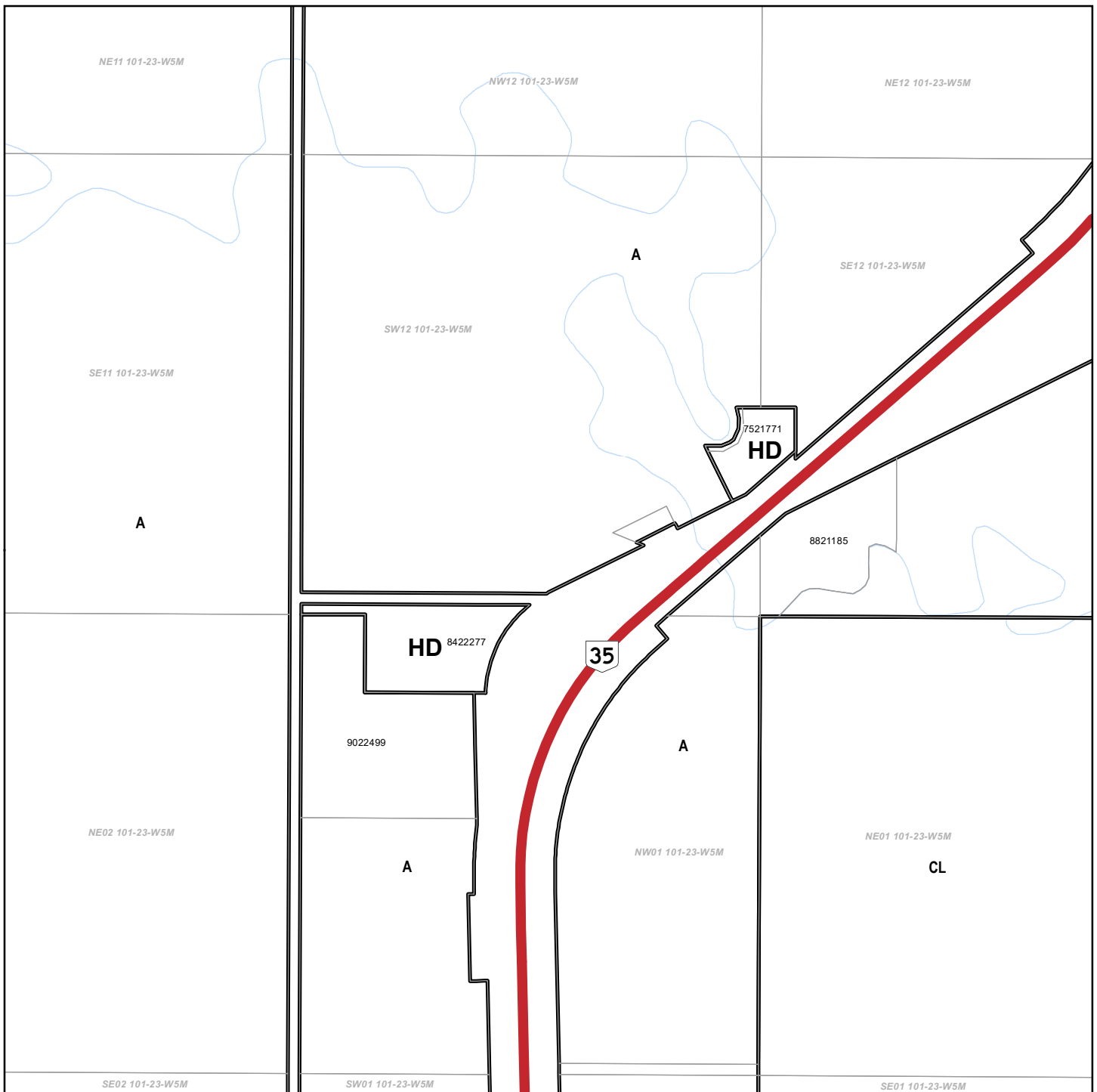


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |



Note: This map has been consolidated for convenience only. The original bylaw (Bylaw 12-61-290) and its subsequent amendments should be consulted for purposes of interpretation and application.





County of Northern Lights Land Use Bylaw

Map 11: Keg River



| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |



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County of Northern Lights Land Use Bylaw

Map 12: Carcajou

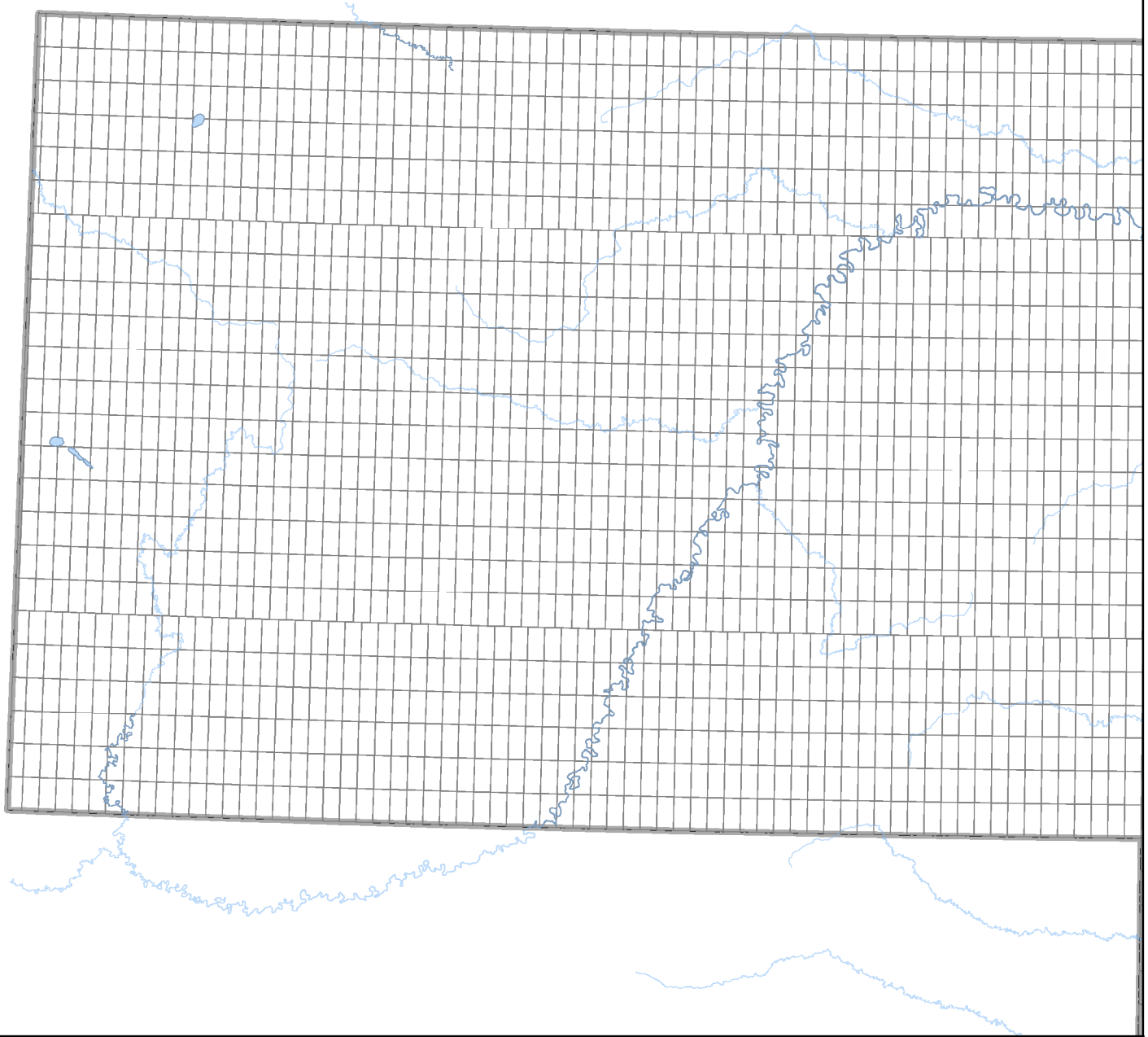


| | | |
|---|---|------------------------------|
| A Agriculture General | CR4 Country Residential Restricted | R Recreation |
| AR Agriculture Restricted | H Hamlet | AP Airport Protection |
| CR1 Country Residential General | HD Highway Development | CL Crown Land |
| CR2 Country Residential Agricultural | M1 General Industrial | DC Direct Control |
| CR3 Country Residential Estate | M2 Heavy Industrial | |



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County of Northern Lights Land Use Bylaw

Map 13: Northwest Index

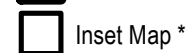


-  **A** Agriculture General District
-  **AR** Agriculture Restricted District
-  **AP** Airport Protection District

-  **CL** Crown Land District
-  **M2** Heavy Industrial District



Index Map



Inset Map *

● Hamlet/Locality Map 1:600,000



* See Inset Maps for extent of other land use districts in effect.

Note: This map has been consolidated for convenience only. The original bylaw (Bylaw 12-61-290) and its subsequent amendments should be consulted for purposes of interpretation and application.

