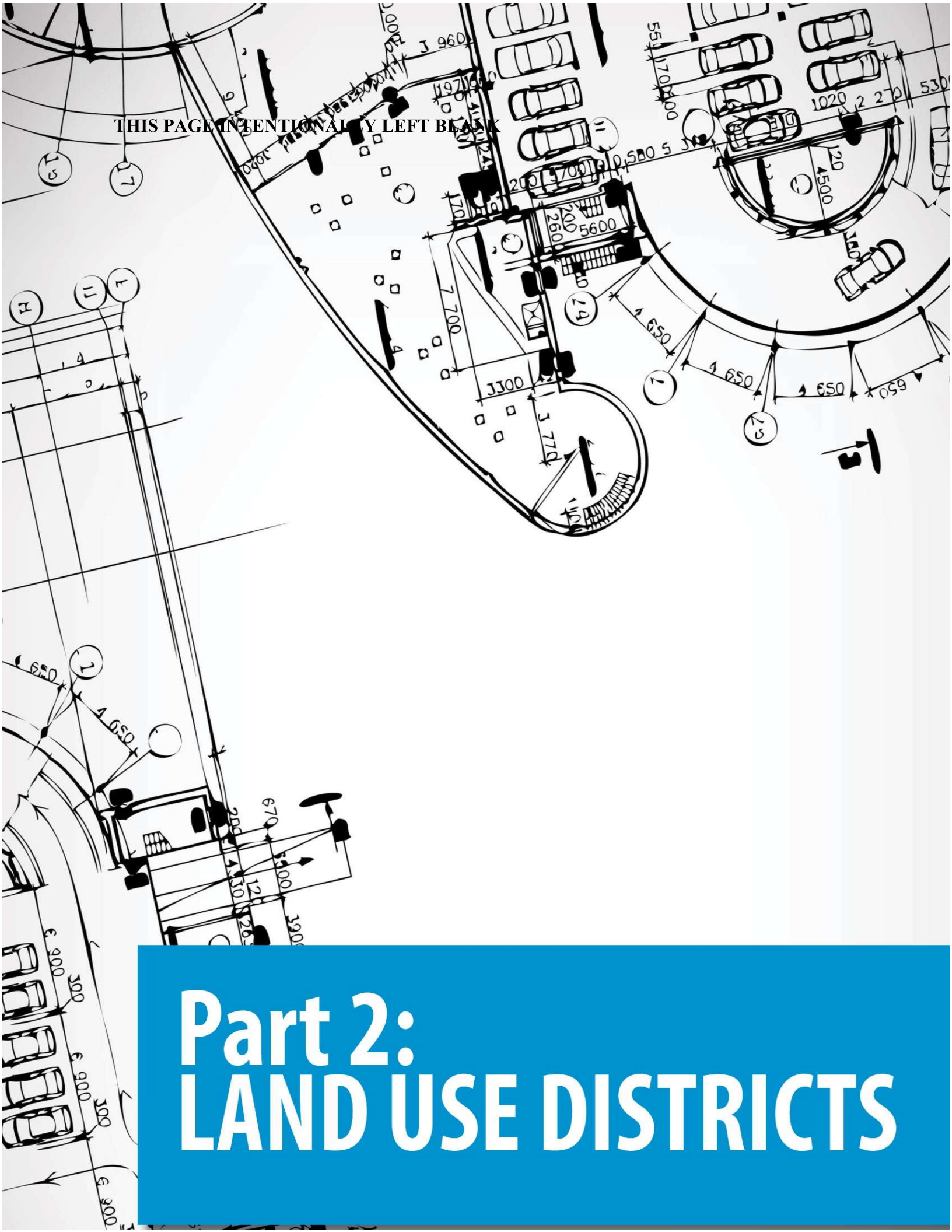


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Part 2: LAND USE DISTRICTS

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PART 2 – LAND USE DISTRICTS

B1 LAND USE DISTRICTS

B1.1 ESTABLISHMENT OF DISTRICTS

- 1) For the purposes of this Bylaw, the land within the County shall be divided into the following land use districts:
 - a) Resource Districts
 - i) Agricultural District (AG)
 - ii) Crown Land District (CL)
 - b) Residential Districts
 - i) Country Residential District (CR)
 - ii) Estate Small Lot Residential 1 District (ES1)
 - iii) Estate Small Lot Residential 2 District (ES2)
 - iv) On-site Estate Residential 1 District (OE1)
 - v) On-site Estate Residential 2 District (OE2)
 - vi) Low Density Residential District (LDR)
 - vii) Restricted Residential Large Lot District (RR)
 - viii) Medium Density Hamlet Residential District (MDR)
 - ix) High Density Hamlet Residential District (HDR)
 - x) Mobile Home Community District (MHD)
 - xi) Narrow Lot Single Detached Dwelling District (NSD)
 - xii) Resort Recreational District (REC)
 - xiv) Rural Residential Work/Live District (RRW)
 - c) Commercial Districts
 - i) Central Commercial District (CC)
 - ii) Highway Commercial District (HC)
 - iii) Neighbourhood Commercial District (NC)
 - iv) Rural Commercial District (RC)
 - v) Mixed Use Residential – Business District (MRB)
 - vi) Hamlet Commercial Business District (HCB)
 - d) Industrial Districts
 - i) Light Industrial District (LI)
 - ii) General Industrial District (GI)
 - iii) Heavy Industrial District (HI)
 - iv) Hamlet Light Industrial District (HLI)
 - v) Airport District (A)
 - e) Other Districts
 - i) Public/Institutional District (PI)
 - ii) Natural Area Protection District (NAP)
 - iii) Parks and Recreation District (PR)
 - iv) Urban Reserve District (UR)

- v) Direct Control Districts (DC)
 - i) Direct Control District 1 (DC1) – Elinor Lake Resort
 - ii) Direct Control District 2 (DC2) – Provincially –Approved Regional Landfill Site(s)
 - iii) Direct Control District 3 (DC3) – Pine Lane Mobile Home Park

B1.2 LAND USE DISTRICT BOUNDARIES

- 1) Where a land use district boundary is shown on the Land Use District maps as approximately following a lot line, it follows the lot line.
- 2) Where a land use district boundary is shown on the land use district maps as approximately following a road, lane, railway, pipeline, power line, utility right-of-way, or easement, it follows the centre line, unless otherwise indicated on the land use district maps.
- 3) Where a land use district boundary is shown on the land use district maps as approximately following the edge, shoreline, or high water mark of a river, lake, or other water body, or a topographic contour line or a top of bank line, it follows that line. In the event of a natural change to these features, it moves with the edge of the shoreline.
- 4) When any road or lane is closed, it has the same districting as the abutting land. When different districts govern abutting lands, the centre of the road or lane is the land use district boundary unless the land use district boundary is shown clearly following the edge of the road or lane. If the road or lane is consolidated with an adjoining lot, the designation of the lot applies to affected portions of the closed road or lane.
- 5) The boundaries of the districts listed above are delineated on the land use district maps included within PART 7: SCHEDULES.
- 6) All public roads and rail lines are excluded from any of the land use districts under this Bylaw.

B2 RESOURCE DISTRICTS

B2.1 AGRICULTURAL DISTRICT (AG)

B2.1.1 Purpose

The purpose of this district is to protect and enhance the County’s valuable agricultural land resource, the agri-based economy, and the rural lifestyle, while accommodating non-agricultural land uses.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Agriculture, Extensive (min. 32.0 ha (80.0 ac)). • Agriculture, Intensive • Communication Tower • Dwelling, Single Detached • Essential Public Service • Greenhouse/Plant Nursery • Home Based Business, Minor • Market Garden • Mobile Home • Sea Can • Secondary Suite 	<ul style="list-style-type: none"> • Abattoir • Aggregate Extraction • Agricultural Service Facility • Airstrip • Animal Service Facility • Bed and Breakfast • Borrow Pits • Campground, Major • Campground, Minor • Campground, Tourist • Cemetery • Clustered Farm Dwellings (min. 256.0 ha (640.0 ac)). • Community Facility • Construction Camps • Group Home • Guest Ranch • Gun Range • Home Based Business, Agricultural • Home Based Business, Major • Natural Resource Industry • Park Model • Public Utility • Recreation, Extensive • Recreation Facility, Outdoor • Religious Assembly • Security Suite • Storage Facility, Outdoor • Wind Energy Conversion Systems • Work Camp
<p>Accessory uses and buildings are permitted where the principal building or use is a permitted use for which a development permit has been issued, and are a discretionary use where the principal building or use is a discretionary use for which a development permit has been issued.</p>	

B2.1.2 General Requirements

The following provisions shall apply to every development in this district:

	Development Standard	
Lot Area:	<ul style="list-style-type: none"> Residential Parcel (Min): Agriculture, Extensive (Min): Clustered Farm Dwellings (Min): All Other Uses: 	<ul style="list-style-type: none"> 2.0 ha (5.0 ac) 32.0 ha (80.0 ac) 256.0 ha (640.0 ac) Development Authority discretion
Front Yard Setback:	<ul style="list-style-type: none"> External Road ROW (Min): Provincial Highway ROW All Other Cases (Min): 	<ul style="list-style-type: none"> 30.0 m (98.0 ft.) 40.0 m (132.0 ft.)
Side Yard Setback:	<ul style="list-style-type: none"> Provincial Highway ROW (Min): All Other Cases (Min): 	<ul style="list-style-type: none"> 40.0 m (132.0 ft.) 6.1 m (20.0 ft.)
Rear Yard Setback:	<ul style="list-style-type: none"> Provincial Highway ROW (Min): All Other Cases (Min): 	<ul style="list-style-type: none"> 40.0 m (132.0 ft.) 7.6 m (25.0 ft.)
Dwellings per Lot:	<ul style="list-style-type: none"> Maximum: 	<ul style="list-style-type: none"> Two (2)
Lot Density:	<ul style="list-style-type: none"> Maximum: 	<ul style="list-style-type: none"> Two (2) lots plus the balance of an un-subdivided quarter section or settlement lot. The creation of additional lots requires rezoning to another land use district.

B2.1.3 Additional Requirements

- 1) Refer to Part C for additional requirements based on the proposed development.
- 2) Secondary Suites
 - a) Only one (1) garage or garden suite shall be allowed on a lot in the Agricultural District (AG).
- 3) All parcels of land included in an application for clustered farm dwellings shall be registered at Land Titles under one (1) common landowner name.

B2.1.4 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail.

Residential Uses	
Dwelling, Single Detached/Mobile Home/Park Model	2 spaces per dwelling unit
Group Home	3 spaces minimum
Home Based Business, Minor	None Required
Home Based Business, Major	2 space in addition to residential requirement
Secondary Suite	1 space per suite
Work Camp	1 space per sleeping unit

Other Residential Uses Not Listed	As required by the Development Authority
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Commercial/Office Uses	
Animal Service Facility	1 space per 4 animals boarded plus 1 stall per 4 employees
Bed and Breakfast	1 space per guest room in addition to residential requirement
Campground	1 space per campsite plus 1 space per 10 campsites for visitors
Greenhouse/Plant Nursery	As required by the Development Authority
Market Garden	As required by the Development Authority
Other Commercial Uses Not Listed	As required by the Development Authority

Industrial Uses	
Abattoir/Agriculture, Intensive	2 spaces plus 1 space per employee
Other Industrial Uses Not Listed	As required by the Development Authority

Institutional/Recreation Uses	
Assembly Hall	1 space per 5 seating spaces
Community Facility/Conference Facility	1 space per 9.3 m ² (100.0 ft. ²)
Essential Public Service	1 space per 37.2 m ² (400.0 ft. ²) of gross floor area
Gun Range	1 space per shooting/testing lane plus additional spaces for retail
Recreation Facility, Outdoor	10 spaces per 100 m ² (1,076 ft. ²) of core activity space
Religious Assembly	1 space per 4 seating spaces
Other Institutional Uses Not Listed	As required by the Development Authority

B2.1.5 Accessory Buildings and Uses

Accessory buildings or uses may, at the discretion of the Development Authority, be permitted within the Agricultural District (AG) prior to the erection of a principal building or use.

Accessory buildings within the Agricultural District (AG) are permitted within the front yard.

B2.2 CROWN LAND DISTRICT (CL)

B2.2.1 Purpose

The purpose of this district is to facilitate collaboration with the provincial government for lands over which the County has jurisdiction. The purpose is to also provide a basis for municipal planning if lands are released by the provincial government in the future.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Aggregate Extraction • Agriculture, Extensive • Campground, Minor • Communication Tower • Industry, General • Industry, Light • Natural Resource Industry • Public Utility • Sea Can • Storage Facility, Outdoor 	<ul style="list-style-type: none"> • Airstrip • Bulk Plant • Borrow Pit • Campground, Major • Campground, Tourist • Construction Camp • Industry, Heavy • Intermodal Facility • Landfill, Industrial • Recreation, Extensive • Recreation Facility, Outdoor • Security Suite • Waste Management Facility • Wind Energy Conversion Systems • Work Camp
<p>Accessory uses and buildings are permitted where the principal building or use is a permitted use for which a development permit has been issued, and are a discretionary use where the principal building or use is a discretionary use for which a development permit has been issued.</p>	

B2.2.2 General Requirements

The following provisions shall apply to every development in this district:

	Development Standard	
Front Yard Setback:	<ul style="list-style-type: none"> • External Road ROW (Min): • Provincial Highway ROW (Min): 	<ul style="list-style-type: none"> • 30.0 m (98.0 ft.) • 40.0 m (132.0 ft.)
Side Yard Setback:	<ul style="list-style-type: none"> • Provincial Highway ROW (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 40.0 m (132.0 ft.) • 6.1 m (20.0 ft.)
Rear Yard Setback:	<ul style="list-style-type: none"> • Minimum: 	<ul style="list-style-type: none"> • 7.6 m (25.0 ft.)

B2.2.3 Additional Requirements

- 1) Refer to Part C for additional requirements based on the proposed development.
- 2) A development permit for any use in this district may be issued by the Development Authority subject to a disposition being obtained from the Provincial Authority.

B2.2.4 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail.

Residential Uses	
Work Camp	1 space per sleeping unit
Other Residential Uses Not Listed	As required by the Development Authority

Commercial/Office Uses	
Bulk Plant	1 space per filling position plus 4 spaces for staff
Campground	1 space per Campsite plus 1 space per 10 Campsites for visitors
Other Commercial Uses Not Listed	As required by the Development Authority

Industrial Uses	
Industrial Uses	1 space per 100 m ² (1,076 ft. ²) for first 2,000 m ² (21,530 ft. ²) then 1 space per 500 m ² (5,382 ft. ²)
Other Industrial Uses Not Listed	As required by the Development Authority

Institutional/Recreation Uses	
Recreation Facility, Outdoor	10 spaces per 100.0 m ² (1,076.0 ft. ²) of core activity space
Other Institutional Uses Not Listed	As required by the Development Authority

B2.2.4 Accessory Buildings and Uses

Accessory buildings or uses may, at the discretion of the Development Authority, be permitted within the Crown Land District (CL) prior to the erection of a principal building or use.

B3 RESIDENTIAL DISTRICTS

B3.1 COUNTRY RESIDENTIAL DISTRICT (CR)

B3.1.1 Purpose

The purpose of this district is to accommodate low-density residential development on large un-serviced lots that meet Municipal and Provincial servicing standards. Although land currently zoned under this district may be subdivided and developed in accordance with the requirements of this district, this district shall not be expanded to any additional lands in the County.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Dwelling, Single Detached • Home Based Business, Minor • Mobile Home • Public Utility • Sea Can (parcels 1.2 ha (3.0 ac) in size or more) 	<ul style="list-style-type: none"> • Agricultural, Intensive • Bed and Breakfast • Child Care Facility • Communication Tower • Greenhouse (parcels 1.5 ha (5.0 ac) in size or more) • Group Home • Home Based Business, Major • Park Model • Secondary Suite
<p>Accessory uses and buildings are permitted where the principal building or use is a permitted use for which a development permit has been issued, and are a discretionary use where the principal building or use is a discretionary use for which a development permit has been issued.</p>	

B3.1.2 General Requirements

The following provisions shall apply to every development in this district:

	Development Standard	
Lot Area:	<ul style="list-style-type: none"> • Minimum: • Maximum: • Lakeview Estates ASP (Min): 	<ul style="list-style-type: none"> • 0.2 ha (0.5 ac) • 2.0 ha (4.94 ac) • 0.4 ha (1.0 ac)
Lot Width:	<ul style="list-style-type: none"> • Lot subdivided prior to January 1, 1960 (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 15.0 m (50.0 ft.) • 30.0 m (98.0 ft.)
Front Yard Setback:	<ul style="list-style-type: none"> • Internal Subdivision Road (Min): • External Road ROW (Min): • Provincial Highway ROW (Min): 	<ul style="list-style-type: none"> • 7.6 m (25.0 ft.) • 30.0 m (98.0 ft.) • 40.0 m (132.0 ft.)
Side Yard Setback:	<ul style="list-style-type: none"> • External Road ROW (Min): • Provincial Highway ROW (Min): • Lot subdivided prior to January 1, 1960 (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 20.0 m (66.0 ft.) • 40.0 m (132.0 ft.) • 1.8 m (6.0 ft.) • 3.0 m (10.0 ft.)
Rear Yard Setback:	<ul style="list-style-type: none"> • External Road ROW (Min): • Provincial Highway ROW (Min): 	<ul style="list-style-type: none"> • 20.0 m (66.0 ft.) • 40.0 m (132.0 ft.)

Development Standard		
	• All Other Cases (Min):	• 3.0 m (9.8 ft.)
Height:	• Maximum:	• 10.0 m (33.0 ft.)
Dwellings per Lot:	• Maximum:	• Two (2) subject to Section C1.12

B3.1.3 Additional Requirements

- 1) Refer to Part C for additional requirements based on the proposed development.
- 2) Keeping of Animals
 - a) No livestock or poultry excluding chickens, with the exception of dogs, cats and other such household pets as are typically kept indoors, shall be kept on lots of less than 1.2 ha (3.0 ac) in size;
 - b) On lots 0.61 Ha (1.5 ac) and larger, up to twelve chickens shall be permitted. Roosters shall not be permitted. On lots less than 0.61 Ha (1.5 ac) chickens shall not be permitted;
 - c) Subject to subsection (d), on a lot more than 1.2 ha (3.0 ac) in size, the following may be kept, not more than a total of two (2) of the following: horses, cattle, pigs, donkeys, mules, goats, or exotic animals, or, alternatively, a total of twelve fowl or rabbits;
 - d) A person may be allowed to keep animals, livestock or fowl in excess of the number specified in subsection (b) if, in the opinion of the Development Authority, the lot is suitable for such use and it is determined that the additional numbers would not create a nuisance for neighbouring properties;
 - e) Chicken coops shall not be placed closer to the front property line than the principal dwelling; and
 - f) No livestock or poultry may be reared solely for the purpose of commercial sale.

B3.1.4 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail.

Residential Uses	
Dwelling, Single Detached/Mobile Home/Park Model	2 spaces per dwelling unit
Home Based Business, Minor	None Required
Home Based Business, Major	2 space in addition to residential requirement
Secondary Suite	1 space per suite
Other Residential Uses Not Listed	As required by the Development Authority

Commercial/Office Uses	
Animal Service Facility	1 space per 4 animals boarded
Bed and Breakfast	1 space per guest room in addition to residential requirement
Greenhouse/Plant Nursery	As required by the Development Authority
Other Commercial Uses Not Listed	As required by the Development Authority

Industrial Uses	
Abattoir/Agriculture, Intensive	2 spaces plus 1 space per employee
Other Industrial Uses Not Listed	As required by the Development Authority

B3.1.5 Accessory Buildings and Uses

Accessory buildings or uses may, at the discretion of the Development Authority, be permitted within the Country Residential District (CR) prior to the erection of a principal building or use.

B3.2 ESTATE SMALL LOT RESIDENTIAL DISTRICT 1 (ES1)

B3.2.1 Purpose

The purpose of this district is to provide opportunities for smaller lot estate development outside of a hamlet that is serviced by municipal water and sewer.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Dwelling, Single Detached • Home Based Business, Minor • Mobile Home 	<ul style="list-style-type: none"> • Bed and Breakfast • Child Care Facility • Group Home • Home Based Business, Major • Park Model • Public Utility • Secondary Suite

B3.2.2 General Requirements

The following provisions shall apply to every development in this district:

	Development Standard	
Lot Area:	<ul style="list-style-type: none"> • Minimum: • Maximum: 	<ul style="list-style-type: none"> • 0.1 ha (0.25 ac) • 0.4 ha (1.0 ac)
Lot Width:	<ul style="list-style-type: none"> • Minimum: 	<ul style="list-style-type: none"> • 15.0 m (50.0 ft.)
Front Yard Setback:	<ul style="list-style-type: none"> • Internal Subdivision Road (Min): • External Road ROW (Min): • Provincial Highway ROW (Min): 	<ul style="list-style-type: none"> • 6.1 m (20.0 ft.) • 20.0 m (66.0 ft.) • 40.0 m (132.0 ft.)
Side Yard Setback:	<ul style="list-style-type: none"> • External Road ROW (Min): • Provincial Highway ROW (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 20.0 m (66.0 ft.) • 40.0 m (132.0 ft.) • 3.0 m (10.0 ft.)
Rear Yard Setback:	<ul style="list-style-type: none"> • External Road ROW (Min): • Provincial Highway ROW (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 20.0 m (66.0 ft.) • 40.0 m (132.0 ft.) • 3.0 m (10.0 ft.)
Height:	<ul style="list-style-type: none"> • All Other Cases (Max): 	<ul style="list-style-type: none"> • 10.0 m (33.0 ft.)
Dwellings per Lot:	<ul style="list-style-type: none"> • All Other Cases (Max): 	<ul style="list-style-type: none"> • One (1) subject to Section C1.12

B3.2.3 Additional Requirements

- 1) Refer to Part C for additional requirements based on the proposed development.
- 2) Secondary Suites
 - a) Secondary suites in this district are limited to basement suites or garage suites that are smaller in size than the principal building.

B3.2.4 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements.

Residential Uses	
Dwelling, Single Detached/Mobile Home/Park Model	2 spaces per dwelling unit
Home Based Business, Minor	None Required
Home Based Business, Major	2 space in addition to residential requirement
Secondary Suite	1 space per suite
Other Residential Uses Not Listed	As required by the Development Authority

Commercial/Office Uses	
Bed and Breakfast	1 space per guest room in addition to residential requirement
Other Commercial Uses Not Listed	As required by the Development Authority

Institutional/Recreation Uses	
Child Care Facility	1 space per 4 children
Other Industrial Uses Not Listed	As required by the Development Authority

B3.2.5 Accessory Buildings and Uses

Accessory buildings or uses may, at the discretion of the Development Authority, be permitted within the Estate Small Lot Residential District (ES1) prior to the erection of a principal building or use.

B3.3 ESTATE SMALL LOT RESIDENTIAL DISTRICT 2 (ES2)

B3.3.1 Purpose

The purpose of this district is to provide opportunities for smaller lot estate development outside of hamlets that is serviced by municipal water and sewer.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Dwelling, Single Detached • Home Based Business, Minor • Mobile Home • Sea Can (minimum 1.2 ha (3.0 ac) parcel) 	<ul style="list-style-type: none"> • Bed and Breakfast • Child Care Facility • Group Home • Home Based Business, Major • Park Model • Public Utility • Secondary Suite

B3.3.2 General Requirements

The following provisions shall apply to every development in this district:

	Development Standard	
Lot Area:	<ul style="list-style-type: none"> • Minimum: • Maximum: 	<ul style="list-style-type: none"> • 0.4 ha (1.0 ac) • 1.2 ha (3.0 ac)
Lot Width:	<ul style="list-style-type: none"> • Minimum: 	<ul style="list-style-type: none"> • 45.0 m (149.0 ft.)
Front Yard Setback:	<ul style="list-style-type: none"> • Internal Subdivision Road (Min): • External Road ROW (Min): • Provincial Highway ROW (Min): 	<ul style="list-style-type: none"> • 6.1 m (20.0 ft.) • 20.0 m (66.0 ft.) • 40.0 m (132.0 ft.)
Side Yard Setback:	<ul style="list-style-type: none"> • External Road ROW (Min): • Provincial Highway ROW (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 20.0 m (66.0 ft.) • 40.0 m (132.0 ft.) • 3.0 m (10.0 ft.)
Rear Yard Setback:	<ul style="list-style-type: none"> • External Road ROW (Min): • Provincial Highway ROW (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 20.0 m (66.0 ft.) • 40.0 m (132.0 ft.) • 3.0 m (10.0 ft.)
Height:	<ul style="list-style-type: none"> • Maximum: 	<ul style="list-style-type: none"> • 10.0 m (33.0 ft.)
Dwellings per Lot:	<ul style="list-style-type: none"> • Maximum: 	<ul style="list-style-type: none"> • Two (2) subject to Section C1.12

B3.3.3 Additional Requirements

- 1) Refer to Part C for additional requirements based on the proposed development.
- 2) On parcels of 0.4 ha (1.0 ac) secondary suites are limited to basement suites or garage suites that are smaller than the principal building. Granny suites may be permitted on parcels larger than 0.4 ha (1.0 ac) at the discretion of the Development Authority.

B3.3.4 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail.

Residential Uses	
Dwelling, Single Detached/Mobile Home/Park Model	2 spaces per dwelling unit
Home Based Business, Minor	None Required
Home Based Business, Major	2 space in addition to residential requirement
Secondary Suite	1 space per suite
Other Residential Uses Not Listed	As required by the Development Authority

Commercial/Office Uses	
Bed and Breakfast	1 space per guest room in addition to residential requirement
Other Commercial Uses Not Listed	As required by the Development Authority

Institutional/Recreation Uses	
Child Care Facility	1 space per 4 children
Other Institutional Uses Not Listed	As required by the Development Authority

B3.3.5 Accessory Buildings and Uses

Accessory Buildings or Uses may be permitted, at the discretion of the Development Authority, within the Estate Small Lot Residential District 2 (ES2) prior to the erection of a principal building or use.

B3.4 ON-SITE ESTATE RESIDENTIAL DISTRICT 1 (OE1)

B3.4.1 Purpose

The purpose of this district is to provide opportunities for smaller lot estate residential living with water provided by well or cistern and on-site sewage disposal that surrounds serviced estate residential districts.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Dwelling, Single Detached • Home Based Business, Minor • Mobile Home • Sea Cans 	<ul style="list-style-type: none"> • Bed and Breakfast • Child Care Facility • Group Home • Home Based Business, Major • Park Model • Secondary Suite

B3.4.2 General Requirements

The following provisions shall apply to every development in this district:

	Development Standard	
Lot Area:	<ul style="list-style-type: none"> • Minimum: • Maximum: 	<ul style="list-style-type: none"> • 1.2 ha (3.0 ac) • 2.0 ha (5.0 ac)
Lot Width:	<ul style="list-style-type: none"> • Minimum: 	<ul style="list-style-type: none"> • 45.0 m (148.0 ft.)
Front Yard Setback:	<ul style="list-style-type: none"> • Internal Subdivision Road (Min): • External Road ROW (Min): • Provincial Highway ROW (Min): 	<ul style="list-style-type: none"> • 7.6 m (25.0 ft.) • 30.0 m (98.0 ft.) • 40.0 m (131.0 ft.)
Side Yard Setback:	<ul style="list-style-type: none"> • External Road ROW (Min): • Provincial Highway ROW (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 30.0 m (66.0 ft.) • 40.0 m (131.0 ft.) • 3.0 m (10.0 ft.)
Rear Yard Setback:	<ul style="list-style-type: none"> • External Road ROW (Min): • Provincial Highway ROW (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 30.0 m (66.0 ft.) • 40.0 m (131.0 ft.) • 3.0 m (10.0 ft.)
Height:	<ul style="list-style-type: none"> • Maximum: 	<ul style="list-style-type: none"> • 10.0 m (33.0 ft.)
Dwellings per Lot:	<ul style="list-style-type: none"> • Maximum: 	<ul style="list-style-type: none"> • Two (2) subject to Section C1.12

B3.4.3 Additional Requirements

- 1) Refer to Part C for additional requirements based on the proposed development.
- 2) Keeping of Animals
 - a) No livestock or poultry excluding chickens, with the exception of dogs, cats and other such household pets as are typically kept indoors, shall be kept on lots of less than 1.2 ha (3.0 ac) in size;
 - b) On lots 0.61 Ha (1.5 ac) and larger, up to twelve chickens shall be permitted. Roosters shall not be permitted. On lots less than 0.61 Ha (1.5 ac) chickens shall not be permitted;
 - c) Subject to subsection (d), on a lot more than 1.2 ha (3.0 ac) in size, the following may be kept, not more than a total of two (2) of the following: horses, cattle, pigs, donkeys, mules, goats, or exotic animals, or, alternatively, a total of twelve fowl or rabbits;
 - d) A person may be allowed to keep animals, livestock or fowl in excess of the number specified

in subsection (b) if, in the opinion of the Development Authority, the lot is suitable for such use and it is determined that the additional numbers would not create a nuisance for neighbouring properties;

- e) Chicken coops shall not be placed closer to the front property line than the principal dwelling; and
- f) No livestock or poultry may be reared solely for the purpose of commercial sale.

B3.4.4 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail.

Residential Uses	
Dwelling, Single Detached/Mobile Home/Park Model	2 spaces per dwelling unit
Home Based Business, Minor	None Required
Home Based Business, Major	2 space in addition to residential requirement
Secondary Suite	1 space per suite
Other Residential Uses Not Listed	As required by the Development Authority

Commercial/Office Uses	
Bed and Breakfast	1 space per guest room in addition to residential requirement
Other Commercial Uses Not Listed	As required by the Development Authority

Institutional/Recreation Uses	
Child Care Facility	1 space per 4 children
Other Institutional Uses Not Listed	As required by the Development Authority

B.3.4.5 Accessory Buildings and Uses

Accessory Buildings or Uses may be permitted, at the discretion of the Development Authority, within the On-site Estate Residential District 1 (OE1) prior to the erection of a principal building or use.

B3.5 ON-SITE ESTATE RESIDENTIAL DISTRICT 2 (OE2)

B3.5.1 Purpose

The purpose of this district is to provide opportunities for larger lot estate residential living with water provided by well or cistern and on-site sewage disposal that surrounds serviced estate residential districts.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Dwelling, Single Detached • Home Based Business, Minor • Mobile Home • Sea Can 	<ul style="list-style-type: none"> • Animal Service Facility on lot of 4.0 ha (10.0 ac) • Bed and Breakfast • Child Care Facility • Group Home • Home Based Business, Major • Park Model • Secondary Suite

B3.5.2 General Requirements

The following provisions shall apply to every development in this district:

	Development Standard	
Lot Area:	<ul style="list-style-type: none"> • Minimum: • Maximum: 	<ul style="list-style-type: none"> • 2.0 ha (5.0 ac) • 4.0 ha (10.0 ac)
Lot Width:	<ul style="list-style-type: none"> • Minimum: 	<ul style="list-style-type: none"> • 45.0 m (148.0 ft.)
Front Yard Setback:	<ul style="list-style-type: none"> • Internal Subdivision Road (Min): • External Road ROW (Min): • Provincial Highway ROW (Min): 	<ul style="list-style-type: none"> • 7.6 m (25.0 ft.) • 30.0 m (98.0 ft.) • 40.0 m (131.0 ft.)
Side Yard Setback:	<ul style="list-style-type: none"> • External Road ROW (Min): • Provincial Highway ROW (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 30.0 m (66.0 ft.) • 40.0 m (131.0 ft.) • 3.0 m (10.0 ft.)
Rear Yard Setback:	<ul style="list-style-type: none"> • External Road ROW (Min): • Provincial Highway ROW (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 30.0 m (66.0 ft.) • 40.0 m (131.0 ft.) • 3.0 m (10.0 ft.)
Height:	<ul style="list-style-type: none"> • Maximum: 	<ul style="list-style-type: none"> • 10.0 m (33.0 ft.)
Dwellings per Lot:	<ul style="list-style-type: none"> • Maximum: 	<ul style="list-style-type: none"> • Two (2) subject to Section C1.12

B3.5.3 Additional Requirements

- 1) Refer to Part C for additional requirements based on the proposed development.
- 2) Keeping of Animals
 - a) No livestock or poultry excluding chickens, with the exception of dogs, cats and other such household pets as are typically kept indoors, shall be kept on lots of less than 1.2 ha (3.0 ac) in size;
 - b) On lots 0.61 Ha (1.5 ac) and larger, up to twelve chickens shall be permitted. Roosters shall not be permitted. On lots less than 0.61 Ha (1.5 ac) chickens shall not be permitted;
 - c) Subject to subsection (d), on a lot more than 1.2 ha (3.0 ac) in size, the following may be kept,

- not more than a total of two (2) of the following: horses, cattle, pigs, donkeys, mules, goats, or exotic animals, or, alternatively, a total of twelve fowl or rabbits;
- d) A person may be allowed to keep animals, livestock or fowl in excess of the number specified in subsection (b) if, in the opinion of the Development Authority, the lot is suitable for such use and it is determined that the additional numbers would not create a nuisance for neighbouring properties;
 - e) Chicken coops shall not be placed closer to the front property line than the principal dwelling; and
 - f) No livestock or poultry may be reared solely for the purpose of commercial sale.

B3.5.4 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail.

Residential Uses	
Dwelling, Single Detached/Mobile Home/Park Model	2 spaces per dwelling unit
Home Based Business, Minor	None Required
Home Based Business, Major	2 space in addition to residential requirement
Secondary Suite	1 space per suite
Other Residential Uses Not Listed	As required by the Development Authority

Commercial/Office Uses	
Animal Service Facility	1 space per 4 animals boarded plus 1 stall per 4 employees
Bed and Breakfast	1 space per guest room in addition to residential requirement
Other Commercial Uses Not Listed	As required by the Development Authority

Institutional/Recreation Uses	
Child Care Facility	1 space per 4 children
Other Institutional Uses Not Listed	As required by the Development Authority

B.3.5.5 Accessory Buildings and Uses

Accessory Buildings or Uses may be permitted, at the discretion of the Development Authority, within the On-Site Estate Residential District 2 (OE2) prior to the erection of a principal building or use.

B3.6 LOW DENSITY RESIDENTIAL DISTRICT (LDR)

B3.6.1 Purpose

The purpose of this district is to provide for areas of low density housing, primarily in the form of single-detached residential dwellings within hamlet boundaries.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Dwelling, Single Detached • Home Based Business, Minor • Public Utility 	<ul style="list-style-type: none"> • Bed and Breakfast • Child Care Facility • Dwelling, Duplex (Up-Down) • Emergency Shelter • Group Home • Home Based Business, Major • Residential Care Facility • Secondary Suite
<p>Accessory uses and buildings are permitted where the principal building or use is a permitted use for which a development permit has been issued, and are a discretionary use where the principal building or use is a discretionary use for which a development permit has been issued.</p>	

B3.6.2 General Requirements

The following provisions shall apply to every development in this district:

	Development Standard	
Lot Area:	• Minimum:	• 360.0 m ² (3,875.0 ft. ²)
Lot Width:	• Minimum:	• 12.2 m (40.0 ft.)
Lot Depth:	• Minimum:	• 30.0 m (99.0 ft.)
Front Yard Setback:	• Minimum:	• 6.1 m (20.0 ft.)
Side Yard Setback:	<ul style="list-style-type: none"> • Internal Side Yard, if no access to rear Lane (Min): • External Side Yard, Corner Lot (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 1.5 m (5.0 ft.) on one side, 3.5 m (12.0 ft.) on other side • 4.0 m (13.0 ft.) • 1.5 m (5.0 ft.)
Rear Yard Setback:	• Minimum:	• 6.1 m (20.0 ft.)
Height:	• Maximum:	• 10.0 m (33.0 ft.)
Dwellings per Lot:	• Maximum:	• Section C1.12
Lot Coverage:	<ul style="list-style-type: none"> • Principal Building (Max): • Accessory Buildings (Max): • All Buildings (Max): 	<ul style="list-style-type: none"> • 28% • 12% • 40% <p>Where a garage is attached to or designed as an integral part of a dwelling, the maximum lot coverage for the principal building shall be 40%.</p>
Landscaping:	• Minimum:	• 30%

B3.6.3 Additional Requirements

- 1) Refer to Part C for additional requirements based on the proposed development.
- 2) Secondary suites are limited to basement suites or garage suites within this district at the discretion of the Development Authority.

B3.6.4 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail.

Residential Uses	
Dwelling, Single Detached/Mobile Home/Duplex	2 spaces per dwelling unit
Group Home	3 spaces minimum
Home Based Business, Minor	None Required
Home Based Business, Major	2 spaces in addition to residential requirement
Secondary Suite	1 space per suite
Other Residential Uses Not Listed	As required by the Development Authority

Commercial/Office Uses	
Bed and Breakfast	1 space per guest room in addition to residential requirement
Other Commercial Uses Not Listed	As required by the Development Authority

Institutional/Recreation Uses	
Child Care Facility	1 space per 4 children
Religious Assembly	1 space per 4 seating spaces
Residential Care Facility	1 space per 2 beds
Other Institutional Uses Not Listed	As required by the Development Authority

B3.7 RESTRICTED RESIDENTIAL LARGE LOT DISTRICT (RR)

B3.7.1 Purpose

The purpose of this district is to provide for the development of larger single detached dwellings at a low density in the Hamlet of Lac La Biche. The Restricted Residential Large Lot District (RR) shall not be applied to other new development within the County.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Dwelling, Single Detached • Home Based Business, Minor 	<ul style="list-style-type: none"> • Bed and Breakfast • Child Care Facility • Home Based Business, Major • Public Utility • Secondary Suite
<p>Accessory uses and buildings are permitted where the principal building or use is a permitted use for which a development permit has been issued, and are a discretionary use where the principal building or use is a discretionary use for which a development permit has been issued.</p>	

B3.7.2 General Requirements

The following provisions shall apply to every development in this district:

	Development Standard	
Lot Area:	• Minimum:	• 740.0 m ² (7,965.0 ft. ²)
Lot Width:	• Minimum:	• 20.0 m (66.0 ft.)
Lot Depth:	• Minimum:	• 37.0 m (122.0 ft.)
Front Yard Setback:	• Minimum:	• 8.0 m (26.0 ft.)
Side Yard Setback:	<ul style="list-style-type: none"> • Internal Side Yard, if no access to rear Lane (Min): • External Side Yard, Corner Lot (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 1.5 m (5.0 ft.) on one side • 3.5 m (11.5 ft.) on other side • 4.0 m (13.0 ft.) • 1.5 m (5.0 ft.)
Rear Yard Setback:	• Minimum:	• 8.0 m (26.0 ft.)
Height:	• Maximum:	• 10.0 m (33.0 ft.)
Dwellings per Lot:	• Maximum:	• One (1)
Floor Area:	<ul style="list-style-type: none"> • Single Storey Dwelling (Min): • Multi-Storey/Split Dwelling (Main Floor)(Min): 	<ul style="list-style-type: none"> • 100 m² (1,076 ft.²) • 110 m² (1,184 ft.²)
Lot Coverage:	<ul style="list-style-type: none"> • Principal Building (Max): • Accessory Buildings (Max): • All Buildings (Max): 	<ul style="list-style-type: none"> • 28% • 12% • 40% <p>Where a garage is attached to or designed as an integral part of a dwelling, the maximum lot coverage for the principal building shall be 40%.</p>
Landscaping:	• Minimum:	• 30%

B3.7.3 Additional Requirements

- 1) Refer to Part C for additional requirements based on the proposed development.
- 2) Secondary suites are limited to basement suites or garage suites within this district at the discretion of the Development Authority.

B3.7.4 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail.

Residential Uses	
Dwelling, Single Detached/Mobile Home	2 spaces per dwelling unit
Home Based Business, Minor	None Required
Home Based Business, Major	2 space in addition to residential requirement
Secondary Suite	1 space per suite
Other Residential Uses Not Listed	As required by the Development Authority

Commercial/Office Uses	
Bed and Breakfast	1 space per guest room in addition to residential requirement
Other Commercial Uses Not Listed	As required by the Development Authority

Institutional/Recreation Uses	
Child Care Facility	1 space per 4 children
Other Institutional Uses Not Listed	As required by the Development Authority

B3.8 MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR)

B3.8.1 Purpose

The purpose of this district is to provide for medium density multi-unit residential development in the form of row housing, low rise apartment buildings and other compatible uses in hamlets.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Dwelling, Duplex (Side-Side) • Dwelling, Duplex (Up-Down) • Dwelling, Fourplex • Dwelling, Row House • Dwelling, Single Detached • Dwelling, Stacked Row House • Home Based Business, Minor 	<ul style="list-style-type: none"> • Bed and Breakfast • Boarding House • Child Care Facility • Emergency Shelter • Group Home • Public Utility • Residential Care Facility • Secondary Suite
<p>Accessory uses and buildings are permitted where the principal building or use is a permitted use for which a development permit has been issued, and are a discretionary use where the principal building or use is a discretionary use for which a development has been issued.</p>	

B3.8.2 General Requirements

The following provisions shall apply to every development in this district:

	Development Standard	
Lot Area:	<ul style="list-style-type: none"> • Single Detached and Duplex (Up-Down) (Min): • Duplex, Side-Side (Min): • Row Housing (Min): 	<ul style="list-style-type: none"> • 450.0 m² (4,844.0 ft.²) • 196 m² (2,110 ft.²) per unit • 175 m² (1,184 ft.²) per unit
Lot Width:	<ul style="list-style-type: none"> • Single Detached and Duplex (Up-Down) (Min): • Duplex, Side-Side (Min): • Row Housing (Min): 	<ul style="list-style-type: none"> • 15.0 m (50.0 ft.) • 6.1 m (20.0 ft.) per unit • 6.1 m (20.0 ft.) per unit
Front Yard Setback:	<ul style="list-style-type: none"> • Minimum: 	<ul style="list-style-type: none"> • 6.1 m (20.0 ft.)
Side Yard Setback:	<ul style="list-style-type: none"> • Interior Side Yard, Single Detached and Duplex (Min): • Exterior Side Yard, Corner Lot (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 1.5 m (5.0 ft.) • 4.0 m (13.0 ft.) • 3.0 m (10.0 ft.)
Rear Yard Setback:	<ul style="list-style-type: none"> • Minimum: 	<ul style="list-style-type: none"> • 6.1 m (20.0 ft.)
Height:	<ul style="list-style-type: none"> • Single Detached, Duplex, Row Housing (Max): • All Other Cases (Max): 	<ul style="list-style-type: none"> • 10.0 m (33.0 ft.) • 15.0 m (50.0 ft.)
Density:	<ul style="list-style-type: none"> • Maximum: 	<ul style="list-style-type: none"> • 80.0 units per ha (32.0 units per ac)
Lot Coverage:	<ul style="list-style-type: none"> • Principal Building (Max): • Accessory Buildings (Max): • All Buildings (Max): 	<ul style="list-style-type: none"> • 28% • 12% • 40%

Development Standard		
		Where parking is provided underground or garages are attached or designed as an integral part of dwellings, the maximum for principal buildings shall be 40%.
Amenity Area (Private, Outdoor):	<ul style="list-style-type: none"> • Minimum: 	<ul style="list-style-type: none"> • 30.0 m² (323 ft.²) per dwelling for which any part of is contained on the first floor. • 15.0 m² (161 ft.²) per dwelling for which no part is contained on the first floor.
Landscaping:	<ul style="list-style-type: none"> • Minimum: 	<ul style="list-style-type: none"> • 30%

B3.8.3 Additional Requirements

- 1) Refer to Part C for additional requirements based on the proposed development.
- 2) Notwithstanding the other regulations of this district, where row housing developments abut a residential district that allows a single detached dwelling as a permitted use, the following regulations shall apply:
 - a) a minimum landscaped setback of 7.6 m (25.0 ft.) shall be required from any row house development to any lot line common with single detached dwellings. No surface parking or loading facilities shall be located within this setback area.
 - b) no outdoor parking, trash collection or outdoor storage areas shall be developed within 3.0 m (10.0 ft.) of any lot line that abuts a lot districted to allow single detached dwelling as a permitted use;
 - c) a solid screen fence, 1.8 m (6.0 ft.) in height shall be installed along common lot lines that abut a lot containing a single detached dwelling as a permitted use, except for common flanking front-yard boundaries;
 - d) design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roads, to the satisfaction of the Development Authority;
 - e) building finishes shall be compatible with the exterior finishing materials and colours typical of adjacent single detached dwelling, to the satisfaction of the Development Authority; and
 - f) single detached dwellings in this district shall be developed in accordance with the provisions of the Low Density Residential (LDR) District.
- 3) Secondary suites are limited to basement suites or garage suites within this district at the discretion of the Development Authority.

B3.8.4 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail.

Residential Uses	
Apartment Housing/Multi-Unit/Row Housing	1 space per studio or 1 bedroom dwelling unit, plus 1.5 spaces per 2 bedroom dwelling unit, plus 1.75 spaces per 3 bedroom dwelling unit plus 1 visitor space per 6 dwellings
Dwelling, Single Detached/Duplex	2 spaces per dwelling unit
Group Home	3 spaces minimum
Home Based Business, Minor	None Required
Other Residential Uses Not Listed	As required by the Development Authority

Commercial/Office Uses	
Bed and Breakfast	1 space per guest room in addition to residential requirement
Boarding House	1 space per sleeping unit
Other Commercial Uses Not Listed	As required by the Development Authority

Institutional/Recreation Uses	
Child Care Facility	1 space per 4 children
Residential Care Facility	1 space per 2 beds
Other Institutional Uses Not Listed	As required by the Development Authority

B3.9 HIGH DENSITY RESIDENTIAL DISTRICT (HDR)

B3.9.1 Purpose

The purpose of this district is to provide for high density multi-unit residential development, in the form of row housing and apartment buildings, and other compatible uses in hamlets that include commercial developments located on the first floor.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Apartment Housing • Dwelling, Fourplex • Dwelling, Row House • Dwelling, Stacked Row House • Home Based Business, Minor 	<ul style="list-style-type: none"> • Boarding House • Child Care Facility • Emergency Shelter • Group Home • Personal Service Shop • Professional, Financial, and Office Support Services • Public Utility • Residential Care Facility • Retail Store
<p>Accessory uses and buildings are permitted where the principal building or use is a permitted use for which a development permit has been issued, and are a discretionary use where the principal building or use is a discretionary use for which a development permit has been issued.</p>	

B3.9.2 General Requirements

The following provisions shall apply to every development in this district:

	Development Standard	
Lot Area:	• Minimum:	• 800.0 m ² (8,611.0 ft. ²)
Lot Width:	• Minimum:	• 20.0 m (66.0 ft.)
Front Yard Setback:	• Minimum:	• 6.1 m (20.0 ft.)
Side Yard Setback:	<ul style="list-style-type: none"> • External Side Yard, Corner Lot (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 4.0 m (13.0 ft.) • 3.0 m (10.0 ft.)
Rear Yard Setback:	• Minimum:	• 7.6 m (25.0 ft.)
Height:	• Maximum:	• 23.0 m (76.0 ft.)
Density:	• Maximum:	• 125 units per ha (51 units per acre)
Amenity Area (Private, Outdoor):	• Minimum:	• 4.7 m ² (51 ft. ²) per dwelling unit
Landscaping:	• Minimum:	• 30%

B3.9.3 Additional Requirements

- 1) Refer to Part C for additional requirements based on the proposed development.
- 2) Notwithstanding the other regulations of this district, where apartment housing or row house developments abut a lot districted to allow a single detached dwelling as a permitted use, the

following regulations shall apply:

- a) a minimum landscaped buffer of 4.0 m (13.0 ft.) in width shall be required from any apartment or row house development to any lot line common with a single detached dwelling. No surface parking or loading facilities shall be located within this buffer area;
 - b) no outdoor parking, trash collection or outdoor storage areas shall be developed within 3.0 m (10.0 ft.) of any lot line that abuts a lot districted to allow single detached dwelling as a permitted use;
 - c) a solid screen fence, 1.8 m (6.0 ft.) in height, shall be installed along all lot lines that abut a lot districted to allow single detached dwelling as a permitted use, except for common flanking front yard boundaries, and;
 - d) design techniques including, but not limited to, the use of sloped roofs, variations in building setbacks, and articulation of building façades, shall be employed in order to minimize the perception of massing of the building when viewed from adjacent residential areas and roads, to the satisfaction of the Development Authority.
- 3) The cumulative floor area of personal service shop, retail store or professional, financial, and office support services shall not exceed that of the principal use. These uses shall only be within and accessory to a residential building, and shall be accessed through a separate, outside entrance.

B3.9.4 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail.

Residential Uses	
Apartment Housing/Multi-Unit/Row Housing	1 space per studio or 1 bedroom dwelling unit, plus 1.5 spaces per 2 bedroom dwelling unit, plus 1.75 spaces per 3 bedroom dwelling unit plus 1 visitor space per 6 dwellings
Group Home	3 spaces minimum
Home Based Business, Minor	None Required
Other Residential Uses Not Listed	As required by the Development Authority

Commercial/Office Uses	
Boarding House	1 space per Sleeping Unit
Personal Service Shops	1-space per 37.2 m ² (400.0-ft. ²)
Professional, Financial and Office Support Services	1 space per 37.2 m ² (400.0 ft. ²)
Retail Store	1 space per 37.2m ² (400.0 ft. ²) of gross floor area
Other Commercial Uses Not Listed	As required by the Development Authority

Institutional/Recreation Uses	
Child Care Facility	1 space per 4 children
Residential Care Facility	1 space per 2 beds
Other Institutional Uses Not Listed	As required by the Development Authority

B3.10 MOBILE HOME COMMUNITY DISTRICT (MHD)

B3.10.1 Purpose

The purpose of this district is to provide for the orderly development of mobile home communities, either as mobile home parks or mobile home subdivisions.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Home Based Business, Minor • Mobile Home 	<ul style="list-style-type: none"> • Child Care Facility • Home Based Business, Major • Public Utility
<p>Accessory uses and buildings are permitted where the principal building or use is a permitted use for which a development permit has been issued, and are a discretionary use where the principal building or use is a discretionary use for which a development permit has been issued.</p>	

B3.10.2 General Requirements

The following provisions shall apply to every development in this district:

	Development Standard	
Lot Area:	<ul style="list-style-type: none"> • Mobile Home Park (MHP) (Min): • MHP Dwelling Site, Single Wide (Min): • MHP Dwelling Site, Double Wide (Min): 	<ul style="list-style-type: none"> • 2.0 ha (5.0 ac) • 370 m² (3,983.0 ft.²) • 420 m² (4,521.0 ft.²) <p>Minimum Site area for Double wide: 420 m²</p>
Lot Width:	<ul style="list-style-type: none"> • MHP Dwelling Site, Single Wide (Min): • MHP Dwelling Site, Double Wide (Min): • Subdivided Lot (Min): 	<ul style="list-style-type: none"> • 11.0 m (36.0 ft.) • 14.0 m (46.0 ft.) • 14.0 m (46.0 ft.)
Front Yard Setback:	<ul style="list-style-type: none"> • Provincial Highway (Min): • External Road ROW (Min): • Internal Road (Min): 	<ul style="list-style-type: none"> • 40.0 m (132.0 ft.) • 30.0 m (99.0 ft.) • 3.0 m (10.0 ft.)
Side Yard Setback:	<ul style="list-style-type: none"> • External Road ROW (Min): • All Other Cases in Hamlet of Lac La Biche (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 30.0 m (99.0 ft.) • 1.5 m (5.0 ft.) • 1.2 m (4.0 ft.)
Rear Yard Setback:	<ul style="list-style-type: none"> • External Road ROW (Min): • All Other Cases in Hamlet of Lac La Biche (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 30.0 m (99.0 ft.) • 2.0 m (6.5 ft.) • 1.5 m (5.0 ft.)
Height:	<ul style="list-style-type: none"> • Maximum: 	<ul style="list-style-type: none"> • 6.1 m (20.0 ft.)
Lot Coverage:	<ul style="list-style-type: none"> • Accessory Buildings (Max): • All Buildings (Max): 	<ul style="list-style-type: none"> • 15% • 50%
Amenity Area (Private, Outdoor):	<ul style="list-style-type: none"> • Minimum: 	<ul style="list-style-type: none"> • 7.5 m² (81.0 ft.²) per dwelling (Mobile Home Park only)
Building separation:	<ul style="list-style-type: none"> • Minimum: 	<ul style="list-style-type: none"> • 3.0 m (10.0 ft.) between

		<p>dwelling in a Mobile Home Park, subject to fireproofing to the satisfaction of the Development Authority. No fireproofing required for separation of 4.8 m (16.0 ft.) or more.</p>
Landscaping:	<ul style="list-style-type: none"> • Minimum: 	<ul style="list-style-type: none"> • 30%

B3.10.3 Additional Requirements

- 1) Refer to Part C for additional requirements based on the proposed development.
- 2) No Mobile Home Parks shall be permitted outside of hamlets except for existing MHPs at the time of adoption of this bylaw.
- 3) Mobile Home Park Site Requirements
 - a) all mobile home park stalls shall be located a minimum of 2.0 m (6.5 ft.) from the mobile home park or condominium boundary;
 - b) each stall shall be clearly marked by means of stakes, countersunk steel posts, fences, curbs, or hedges;
 - c) the design of the mobile home park shall be to the satisfaction of the Development Authority;
 - d) every stall shall front onto an internal road rather than an external public road or Provincial Highway;
 - e) all internal roads shall have a minimum right-of-way of 8.0 m (26.0 ft.) and a minimum carriageway of 3.8 m (12.5 ft.);
 - f) all internal roads shall be hard-surfaced, well-drained, and maintained to the satisfaction of the Development Authority;
 - g) in addition to private parking spaces, the development shall provide 0.15 visitor parking spaces per mobile home stall;
 - h) street lighting and other utilities shall be to the same standard as that in a conventional residential neighbourhood;
 - i) a minimum of 5% of the gross lot area shall be developed as playground space/amenity area in locations convenient to all mobile home park residents;
 - j) a storage compound shall be provided for recreation vehicles and other equipment at the ratio of 14.0 m² (151.0 ft.²) per unit;
 - k) all open areas and common areas shall be fully landscaped within two (2) years of the issue of the development permit for a mobile home park, or for the individual mobile home units. This shall include the yard area of each stall;
 - l) screen fences or walls shall be erected around laundry yards, refuse collection areas, and storage areas;
 - m) a maximum of one (1) main free-standing identification sign for the mobile home park will be allowed. It shall be in keeping with the residential character of the area and located near the entrance to the mobile home development; and
 - n) direction signs within a mobile home park must be integrated in design and appearance, be kept in scale with the surroundings, and constructed of durable material.
- 4) Mobile Home Installation Requirements
 - a) each mobile home unit shall be placed on a hard surfaced or gravel base within the stall;

- b) all additions, porches, garages and accessory structures shall be of an equivalent quality and appearance as the mobile home unit and shall compliment the exterior;
- c) all mobile home units shall have current Canadian Standards Association (CSA) certification;
- d) each mobile home stall shall accommodate a minimum of two (2) off-street parking spaces;
- e) mobile home parks shall be connected to communal services, or, where available, municipal water and sewer services. All utilities shall be provided underground to all stalls;
- f) all mobile home units shall be skirted within sixty (60) days of the placement of the mobile home on the lot. Such skirting shall be of a manufactured or similar type to harmonize with the mobile home; and
- g) the hitch and wheels of a mobile home shall be removed within sixty (60) days of its placement on a lot.

B3.10.4 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail.

Residential Uses	
Mobile Home	2 spaces per dwelling unit
Home Based Business, Minor	None Required
Home Based Business, Major	2 spaces in addition to residential requirement
Other Residential Uses Not Listed	As required by the Development Authority

Institutional/Recreation Uses	
Child Care Facility	1 space per 4 children
Other Institutional Uses Not Listed	As required by the Development Authority

B3.11 NARROW LOT SINGLE DETACHED DWELLING DISTRICT (NSD)

B3.11.1 Purpose

The purpose of this district is to provide for single family residential development on small lots connected to municipal water and sewer services.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Dwelling, Single Detached • Home Based Business, Minor 	<ul style="list-style-type: none"> • Child Care Facility • Public Utility
<p>Accessory uses and buildings are permitted where the principal building or use is a permitted use for which a development permit has been issued, and are a discretionary use where the principal building or use is a discretionary use for which a development permit has been issued.</p>	

B3.11.2 General Requirements

The following provisions shall apply to every development in this district:

	Development Standard	
Lot Area:	<ul style="list-style-type: none"> • With Lane (Min): • Without Lane (Min): 	<ul style="list-style-type: none"> • 312.0 m² (3,358.0 ft.²) • 330.0 m² (3,552.0 ft.²)
Lot Width:	<ul style="list-style-type: none"> • With Lane (Min): • Without Lane (Min): 	<ul style="list-style-type: none"> • 10.4 m (34.0 ft.) • 11.0 m (36.0 ft.)
Lot Depth:	<ul style="list-style-type: none"> • Minimum: 	<ul style="list-style-type: none"> • 30.0 m (99.0 ft.)
Front Yard Setback:	<ul style="list-style-type: none"> • Front Attached Garage (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 6.1 m (20.0 ft.) • 4.6 m (15.0 ft.)
Side Yard Setback:	<ul style="list-style-type: none"> • Interior Side Yard, without attached Garage and no access to rear Lane (Min): • Exterior Side Yard, Corner Lot (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 1.2 m (4.0 ft.) on one side, 2.8 m (9.0 ft.) on other side • 3.5 m (11.5 ft.) • 1.2 m (4.0 ft.)
Rear Yard Setback:	<ul style="list-style-type: none"> • Minimum: 	<ul style="list-style-type: none"> • 4.6 m (15.0 ft.)
Height:	<ul style="list-style-type: none"> • Maximum: 	<ul style="list-style-type: none"> • 10.0 m (33.0ft.)
Dwellings per Lot:	<ul style="list-style-type: none"> • Maximum: 	<ul style="list-style-type: none"> • 1
Lot Coverage	<ul style="list-style-type: none"> • Principal Building (Max): • Accessory Buildings (Max): • All Buildings (Max): 	<ul style="list-style-type: none"> • 33% • 12% • 45%
Landscaping:	<ul style="list-style-type: none"> • Minimum: 	<ul style="list-style-type: none"> • 30%

B3.11.3 Additional Requirements

Refer to Part C for additional requirements based on the proposed development.

B3.11.4 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail.

Residential Uses	
Dwelling, Single Detached/Duplex/Mobile Home	2 spaces per dwelling unit
Home Based Business, Minor	None Required
Other Residential Uses Not Listed	As required by the Development Authority

Institutional/Recreation Uses	
Child Care Facility	1 space per 4 children
Other Institutional Uses Not Listed	As required by the Development Authority

B3.12 RESORT RECREATIONAL DISTRICT (RR)

B3.12.1 Purpose

The purpose of this district is to accommodate development that typically locates adjacent to prominent natural features, includes overnight accommodation for guests and a wide variety of recreational activities. Applicants may require additional approvals from other authorities governing adjacent natural features.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Campground, Minor • Park Model • Public Utility • Recreation, Extensive • Recreation, Passive • Recreation Facility, Outdoor 	<ul style="list-style-type: none"> • Artisan Shop • Campground, Major • Campground, Tourist • Commercial Equestrian Centre • Dwelling, Single Detached • Health and Wellness Centre • Home Based Business, Minor • Hotel • Marina • Motel • Parking Facility • Recreation Facility, Indoor • Resort Accommodation • Restaurant • Retail Store • Retail Store, Convenience • Retreat • Security Suite • Storage Facility Outdoor • Visitor Information Centre
<p>Accessory uses and buildings are permitted where the principal building or use is a permitted use for which a development permit has been issued, and are a discretionary use where the principal building or use is a discretionary use for which a development permit has been issued.</p>	

B3.12.2 General Requirements

The following provisions shall apply to every development in this district:

	Development Standard	
Lot Area:	• Minimum:	• 225.0 m ² (2,422.0 ft. ²)
Lot Width:	• Minimum:	• 9.0 m (29.5 ft.)
Site Depth:	• Minimum:	• 25.0 m (82.0 ft.)
Front Yard Setback:	<ul style="list-style-type: none"> • Front Attached Garage (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 6.1 m (20.0 ft.) • 4.6 m (15.0 ft.)
Side Yard Setback:	<ul style="list-style-type: none"> • Interior Side Yard, without attached Garage and no access to rear lane (Min): • Exterior Side Yard, Corner lot (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 1.2 m (4.0 ft.) on one side, 2.8 m (9.0 ft.) on other side • 3.5 m (11.5 ft.) • 1.2 m (4.0 ft.)

Rear Yard Setback:	• Minimum:	• 4.6 m (15.0 ft.)
Height:	• Maximum:	• 10.0 m (33.0 ft.)
Dwellings per Lot:	• Maximum:	• One (1)
Lot Coverage	• Principal Building (Max): • Accessory Buildings (Max): • All Buildings (Max):	• 33% • 12% • 45%
Landscaping:	• Minimum:	• 30%

B3.12.3 Additional Requirements

Refer to Part C for additional requirements based on the proposed development.

B3.12.4 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail.

Residential Uses	
Dwelling, Single Detached	2 spaces per dwelling unit
Home Based Business, Minor	None Required
Other Residential Uses Not Listed	As required by the Development Authority

Commercial/Office Uses	
Personal Service Shops/Health and Wellness Centre	1 space per 37.2 m ² (400.0 ft. ²)
Retail Store	1 space per 37.2m ² (400.0 ft. ²) of gross floor area
Other Commercial Uses Not Listed	As required by the Development Authority

Institutional/Recreation Uses	
Campground	1 space per campsite plus 1 space per 10 campsites for visitors
Child Care Facility	1 space per 4 children
Marina	1 space per boat stall
Recreation Facility, Indoor	1.5 spaces per 100.0 m ² (1,076.0 ft. ²) of gross floor area plus 1 space per 4 persons of building capacity
Recreation Facility, Outdoor	10 spaces per 100.0 m ² (1,076.0 ft. ²) of core activity space
Other Institutional Uses Not Listed	As required by the Development Authority

B3.13 RURAL RESIDENTIAL WORK/LIVE DISTRICT (RRW)

B3.13.1 Purpose

The purpose of this district is to provide for commercial business activities along with owner operator residences on parcels greater than 0.4 ha (1.0 acre) outside of hamlets. This district shall be located adjacent to access roads that can accommodate increased traffic. In addition, the commercial use shall not generate noise, smoke, steam, odour, dust, fumes, exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Development Authority. The proposed home based business is a use subordinate to the principal residential use of the parcel, limited in size and intensity to avoid land use conflicts.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Dwelling, Single Detached • Home Based Business, Minor • Mobile Home • Public Utility • Sea Can (parcels 1.2 ha (3.0 ac) in size or more) 	<ul style="list-style-type: none"> • Bed and Breakfast • Child Care Facility • Communication Tower • Drinking Establishment • Greenhouse (parcels 1.5 ha (5.0 ac) in size or more) • Group Home • Home Based Business, Agricultural • Home Based Business, Major • Park Model • Personal Service Shops/Health and Wellness Centre • Professional, Financial and Office Support Services • Restaurant • Retail Store • Secondary Suite • Other uses the Development Authority deems suitable for this District.
<p>Accessory uses and buildings are permitted where the principal building or use is a permitted use for which a development permit has been issued, and are a discretionary use where the principal building or use is a discretionary use for which a development permit has been issued.</p>	

B3.13.2 General Requirements

The following provisions shall apply to every development in this district:

	Development Standard	
Lot Area:	<ul style="list-style-type: none"> • Minimum: • Maximum: 	<ul style="list-style-type: none"> • 0.4 ha (1.0 ac) • 2.0 ha (4.94 ac)
Lot Width:	<ul style="list-style-type: none"> • Lot subdivided prior to January 1, 1960 (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 15.0 m (50.0 ft.) • 30.0 m (98.0 ft.)
Front Yard Setback:	<ul style="list-style-type: none"> • Internal Subdivision Road (Min): • External Road ROW (Min): 	<ul style="list-style-type: none"> • 7.6 m (25.0 ft.) • 30.0 m (98.0 ft.)

Development Standard		
	• Provincial Highway ROW (Min):	• 40.0 m (132.0 ft.)
Side Yard Setback:	• External Road ROW (Min):	• 20.0 m (66.0 ft.)
	• Provincial Highway ROW (Min):	• 40.0 m (132.0 ft.)
	• Lot subdivided prior to January 1, 1960 (Min):	• 1.8 m (6.0 ft.)
	• All Other Cases (Min):	• 3.0 m (10.0 ft.)
Rear Yard Setback:	• External Road ROW (Min):	• 20.0 m (66.0 ft.)
	• Provincial Highway ROW (Min):	• 40.0 m (132.0 ft.)
	• All Other Cases (Min):	• 3.0 m (9.8 ft.)
Height:	• Maximum:	• 10.0 m (33.0 ft.)
Dwellings per Lot:	• Maximum:	• 2 subject to Section C1.12

B3.13.3 Residential Component Amenity

- 1) The dwelling shall be placed in the front of the parcel if the Development Authority is satisfied there is adequate separation and screening provided from adjacent parcels to the commercial use of the parcel.
- 2) The dwelling may be combined with a portion of a commercial use if the Development Authority is satisfied adequate provisions for the residential use are provided.
- 3) The main entry of the dwelling must face the main road and be prominently visible upon entering the parcel. The commercial use of the dwelling or accessory building should have its main entry facing the dwelling to minimize the appearance of the commercial use from the main road.

B3.13.4 Additional Requirements

- 1) Refer to Part C for additional requirements based on the proposed development.
- 2) Keeping of Animals
 - a) No livestock or poultry excluding chickens, with the exception of dogs, cats and other such household pets as are typically kept indoors, shall be kept on lots of less than 0.40 ha (1.0 ac) in size;
 - b) On lots 0.61 Ha (1.5 ac) and larger, up to twelve (12) chickens shall be permitted. Roosters shall not be permitted;
 - c) Subject to subsection (d), on a lot more than 1.2 ha (3.0 ac) in size, the following may be kept, not more than a total of two (2) of the following: horses, cattle, pigs, donkeys, mules, goats, or exotic animals, or, alternatively, a total of twelve fowl or rabbits;
 - d) A person may be allowed to keep animals, livestock or fowl in excess of the number specified in subsection (b) if, in the opinion of the Development Authority, the lot is suitable for such use and it is determined that the additional numbers would not create a nuisance for neighbouring properties;
 - e) Chicken coops shall not be placed closer to the front property line than the principal dwelling; and
 - f) No livestock or poultry may be reared solely for the purpose of commercial sale.
 - g) Where a development proposal is located adjacent to a naturally vegetated area or within agricultural lands, the FireSmart guidelines shall be incorporated into the layout of the dwelling and other buildings to the satisfaction of the Development Authority.

B3.13.5 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail.

Residential Uses	
Dwelling, Single Detached/Mobile Home/Park Model	2 spaces per dwelling unit
Home Based Business, Minor	None Required
Home Based Business, Major	2 space in addition to residential requirement
Secondary Suite	1 space per suite
Other Residential Uses Not Listed	As required by the Development Authority

Commercial/Office Uses	
Bed and Breakfast	1 space per guest room in addition to residential requirement
Drinking Establishment/Restaurant	1 space per 4 seating spaces plus 4 spaces for staff
Personal Service Shops/Health and Wellness Centre	1 space per 93.90 m ² (1000 ft ²)
Greenhouse/Plant Nursery	As required by the Development Authority
Professional, Financial and Office Support	1 space per 93.90 m ² (1000 ft ²)
Retail Store	1 space per 93.90 m ² (1000 ft ²)
Other Commercial Uses Not Listed	As required by the Development Authority

Industrial Uses	
Abattoir/Agriculture, Intensive	2 spaces plus 1 space per employee
Other Industrial Uses Not Listed	As required by the Development Authority

B3.13.6 Accessory Buildings and Uses

Accessory buildings or uses may, at the discretion of the Development Authority, be permitted within the Rural Residential Work/Live District (RRW) prior to the erection of a principal building or use.

B4 COMMERCIAL DISTRICTS

B4.1 CENTRAL COMMERCIAL DISTRICT (CC)

B4.1.1 Purpose

The purpose of this district is to accommodate commercial uses which will service the needs of residents in designated hamlets.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Child Care Facility • Essential Public Service • Gas Bar • Government Services • Health Services • Hotel • Motel • Personal Service Shop • Professional, Financial, and Office Support Services • Public Utility • Restaurant, • Retail Store • Retail Store, Convenience • Service Station 	<ul style="list-style-type: none"> • Apartment Housing (above a commercial use only) • Automotive and Equipment Services • Commercial Schools • Community Facility • Conference Facility • Contractor, Limited • Drinking Establishment • Drive Through Business • Emergency Shelter • Fleet Services • Gaming Establishment • Health and Wellness Centre • Liquor Store • Motor Vehicle Dealership • Nightclub • Parking, Non-Accessory • Private Club • Recreation Facility, Indoor • Religious Assembly • Veterinary Services, Minor
<p>Accessory uses and buildings are permitted where the principal building or use is a permitted use for which a development permit has been issued, and are a discretionary use where the principal building or use is a discretionary use for which a development permit has been issued.</p>	

B4.1.2 General Requirements

The following provisions shall apply to every development in this district:

	Development Standard	
Lot Area:	• Minimum:	• 280.0 m ² (3,014.0 ft. ²)
Lot Width:	• Minimum:	• 7.6 m (25.0 ft.)
Front Yard Setback:	• Minimum:	• None required
Side Yard Setback:	• Adjacent to Residential District (Min):	• 3.0 m (10.0 ft.)
	• All Other Cases (Min):	• None required
Rear Yard Setback:	• Minimum:	• 3.0 m (10.0 ft.)

Development Standard		
Height:	• Maximum:	• 14.0 m, or 4 storeys, whichever is greater.
Floor area ratio:	• Maximum:	• 2.0
Landscaping:	• Minimum:	• None required unless for screening

B4.1.3 Additional Requirements

- 1) Refer to Part C for additional requirements based on the proposed development.
- 2) Any side or rear yard that abuts a residential district shall be screened by means of a fence or landscaping, or both, to the satisfaction of the Development Authority.
- 3) Outside storage of goods, products, materials, or equipment shall be screened from view from public roads in accordance with Section C4.
- 4) All mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner compatible with the architectural character of the building or concealed by incorporating it within the building, to the satisfaction of the Development Authority.
- 5) In mixed-use residential and commercial developments located within this district, the residential dwelling units shall be above the first storey of a commercial use and have a separate and direct access to the outside street level; and a minimum amenity area of 4.7 m² (51.0 ft.²) per dwelling shall be provided.
- 6) Where the lot is part of a main street, the architectural treatment of the building shall include features such as:
 - a) placement of windows to allow for viewing in the building by pedestrians;
 - b) entrance features;
 - c) canopies;
 - d) features that lend visual interest and create a human scale; and
 - e) on corner lots, the façade treatment shall wrap around the side of the building to provide a consistent profile.
 All to the satisfaction of the Development Authority.
- 7) Where multiple commercial uses are to be built on a single lot or grouping of lots, specific regulations shall be determined by the Development Authority, who shall consider the development on an overall scheme basis by taking into account the location of buildings, access and parking, and the nature of the proposed commercial uses.
- 8) Entertainment establishments, hotels, automotive equipment services and service stations require a minimum setback of 7.6 m (25.0 ft.) on any side abutting a residential development.

B4.1.4 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail. For the historic commercial centres for the hamlets of Lac La Biche and Plamondon, Section C3.2 prevails.

Residential Uses	
Apartment Housing	1 space per studio or 1 bedroom dwelling unit, plus 1.5 spaces per 2 bedroom dwelling unit, plus 1.75 spaces per 3 bedroom dwelling unit plus 1 visitor space per 6 dwellings
Other Residential Uses Not Listed	As required by the Development Authority

Commercial/Office Uses	
Automotive and Equipment Services/Industrial Equipment Services	2 spaces per 100.0 m ² (1,076.0 ft. ²)
Convenience Retail/Service Station	1 space per 37.2 m ² (400.0 ft. ²) plus 1 space per gas pump plus queueing space
Drinking Establishment/Restaurant	1 space per 4 seating spaces plus 4 spaces for staff
Fitness Centre	5 spaces per 100.0 m ² (1,076.0 ft. ²)
Gaming Establishments	1 space per 10.0 m ² (108.0 ft. ²) of Gross Floor Area
Health Services	6 spaces per 100.0 m ² (1,076.0 ft. ²)
Hotel/Motel	1 space per guest room plus 1 space per 3 employees
Liquor Store	1 space per 37.2 m ² (400.0 ft. ²)
Personal Service Shops/Health and Wellness Centre	1-spaces per 37.2 m ² (400.0ft. ²)
Professional, Financial and Office Support	1 space per 37.2 m ²
Retail Store	1 spaces per 37.2 m ² (400.0ft. ²)
Veterinary Service, /Minor	2 spaces per examination table plus 4 spaces for staff
Other Commercial Uses Not Listed	As required by the Development Authority

Institutional/Recreation Uses	
Assembly Hall	1 space per 5 seating spaces
Child Care Facility	1 space per 4 children
Community Facility/Conference Facility	1 space per 9.3 m ² (100.0 ft. ²)
Essential Public Service	1 space per 37.2 m ² (400.0 ft. ²)
Library	1 space per 37.2 m ² (400.0 ft. ²)
Private Club	1 space per 10 members
Recreation Facility, Indoor	1.5 spaces per 100.0 m ² (1,076.0 ft. ²) of gross floor area plus 1 space per 4 persons of building capacity
Religious Assembly	1 space per 4 seating spaces
Other Institutional Uses Not Listed	As required by the Development Authority

B4.2 HIGHWAY COMMERCIAL DISTRICT (HC)

B4.2.1 Purpose

The purpose of this district is to accommodate the development of highway commercial land uses in locations best suited to serve the traveling public without conflicting with the safety of Provincial Highways or other land uses. An applicant must obtain a roadside development permit from the Provincial Authority in addition to a development permit for development within 800.0 m (2,624.67 ft.) of a Provincial Highway.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Drinking Establishment • Drive Through Business • Essential Public Service • Gas Bar • Government Services • Home Improvement Centre • Hotel • Motel • Personal Service Shop • Professional, Financial, and Office Support Services • Public Utility • Restaurant • Retail Store • Retail Store, Convenience • Service Station • Veterinary Services, Minor 	<ul style="list-style-type: none"> • Agricultural Service Facility • Automotive and Equipment Services • Bulk Plant • Campground, Tourist • Commercial Vehicle Inspection • Communication Tower • Community Facility • Conference Facility • Contractor, General • Contractor, Limited • Gaming Establishment • Greenhouse/Plant Nursery • Health Services • Health and Wellness Centre • Heavy Equipment Dealership • Liquor Store • Lumber Yard • Mini-Storage Facility • Motor Vehicle Dealership • Parking, Non-Accessory • Recreation Facility, Indoor • Recreation Facility, Major • Recreation Facility, Outdoor • Recycling Facility • Religious Assembly • Retail, Large Format • Sea can • Security Suite • Storage Facility, Outdoor • Veterinary Services, Major
<p>Accessory uses and buildings are permitted where the principal building or use is a permitted use for which a development permit has been issued, and are a discretionary use where the principal building or use is a discretionary use for which a development permit has been issued.</p>	

B4.2.2 General Requirements

The following provisions shall apply to every development in this district:

	Development Standard	
Lot Width:	• Minimum:	• 180.0 m (591.0 ft.)
Front Yard Setback:	• Provincial Highway ROW (Min): • External Road ROW (Min): • Internal Subdivision Road (Min):	• 40.0 m (132.0 ft.) • 30.0 m (98 ft.) • 10.0 m (33.0 ft.)
Side Yard Setback:	• Adjacent to Road (Min): • Provincial Highway ROW (Min): • All Other Cases (Min):	• 30.0 m (99.0 ft.) • 40.0 m (132.0 ft.) • 6.1 m (20.0 ft.)
Rear Yard Setback:	• Adjacent to Road (Min): • Provincial Highway ROW (Min): • All Other Cases (Min):	• 30.0 m (99.0 ft.) • 40.0 m (132.0 ft.) • 6.1 m (20.0 ft.)
Height:	• Maximum:	• 14.0 m (46.0 ft.)
Lot Coverage	• Maximum:	• 50%
Landscaping:	• Minimum:	• 10%

B4.2.3 Additional Requirements

- 1.) Refer to Part C for additional requirements based on the proposed development.
- 2.) Outdoor Storage and Display:
 - a) Outdoor storage of goods, products, materials, or equipment on lots located along public thoroughfares and/or adjacent to a residential use, shall be screened from view.
 - b) When part of the lot, including the front yard, is to be used for the temporary outdoor display of goods or products for sale, lease or hire, such displays shall be arranged and maintained in a neat and tidy manner, and
 - c) Outdoor storage and display shall not unduly interfere with the amenities of the district, or materially interfere with or affect the use, enjoyment, or value of neighbouring properties.
- 3.) Where multiple commercial uses are to be built on a single lot, the Development Authority shall consider the development on an overall scheme basis by taking into account the location of buildings, access, and parking, and the nature of the proposed commercial uses.
- 4.) No outdoor storage is permitted in a front yard unless required to display finished goods that are for sale on the Site.
- 5.) Automotive equipment services require a minimum setback of 7.6 m (25.0 ft.) on any side abutting a residential development.

B4.2.4 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail.

Residential Uses	
Security Suite	1 space per suite
Other Residential Uses Not Listed	As required by the Development Authority

Commercial/Office Uses	
Automotive and Equipment Services/Industrial Equipment Services	2 spaces per 100.0 m ² (1,076.0 ft. ²)
Bulk Plant	1 space per filling position plus 4 spaces for staff
Convenience Retail/Service Station	1 space per 37.2 m ² (400.0 ft. ²) plus 1 space per gas pump plus queueing space
Drinking Establishment/Restaurant	1 space per 4 seating spaces plus 4 spaces for staff
Gaming Establishments	1 space per 10.0 m ² (108.0 ft. ²) of Gross Floor Area
Greenhouse/Plant Nursery	As required by the Development Authority
Health Services	6 spaces per 100.0 m ² (1,076.0 ft. ²)
Hotel/Motel	1 space per guest room plus 1 space per 3 employees
Liquor Store	1 space per 37.2 m ² (400.0 ft. ²)
Lumber Yard/Home Improvement Centre	1 space per hectare of Site area plus 1 space per 37.2 m ² (400 ft. ²) of retail area
Motor Vehicle Dealership/Heavy Equipment Dealership	2 spaces per 100 m ² (1,076 ft. ²)
Personal Service Shops/Health and Wellness Centre	1 space per 37.2 m ² (400.0 ft. ²)
Professional, Financial and Office Support	1 space per 37.2 m ²
Retail, Large Format	1.5 spaces per 100.0 m ² (1,076.0 ft. ²)
Retail Store	1 space per 37.2 m ² (400.0 ft. ²)
Veterinary Service, Major/Minor	2 spaces per examination table plus 4 spaces for staff
Other Commercial Uses Not Listed	As required by the Development Authority

Industrial Uses	
Recycling Facility	1 stall/100.0 m ² (1,076.0 ft. ²) for first 2,000.0 m ² (21,530.0 ft. ²) then 1 stall/500.0 m ² (5,382.0 ft. ²)
Other Industrial Uses Not Listed	As required by the Development Authority

Institutional/Recreation Uses	
Campground	1 space per campsite plus 1 space per 10 campsites for visitors
Community Facility/Conference Facility	1 space per 9.3 m ² (100.0 ft. ²) of gross floor area
Essential Public Service	1 space per 37.2 m ² (400.0 ft. ²)
Recreation Facility, Indoor	1.5 spaces per 100.0 m ² (1,076.0 ft. ²) of gross floor area plus 1 space per 4 persons of building capacity
Recreation Facility, Outdoor	10 spaces per 100.0 m ² (1,076.0 ft. ²) of core activity space
Religious Assembly	1 space per 4 seating spaces
Other Institutional Uses Not Listed	As required by the Development Authority

B4.3 NEIGHBOURHOOD COMMERCIAL DISTRICT (NC)

B4.3.1 Purpose

The purpose of this district is to provide for uses, which are intended to serve the day-to-day needs of residents within residential neighbourhoods. This district shall be located at the edge of a neighbourhood, and development shall be sensitive and in scale with adjacent residential development.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Child Care Facility • Personal Service Shop • Professional, Financial, and Office Support Services • Public Utility • Retail Store • Retail Store, Convenience 	<ul style="list-style-type: none"> • Community Facility • Drinking Establishment • Gas Bar • Health Services • Liquor Store • Private Club • Restaurant • Service Station
<p>Accessory uses and buildings are permitted where the principal building or use is a permitted use for which a development permit has been issued, and are a discretionary use where the principal building or use is a discretionary use for which a development permit has been issued.</p>	

B4.3.2 General Requirements

The following provisions shall apply to every development in this district:

	Development Standard	
Lot Area:	• Minimum:	• 0.1 ha (0.4 ac)
Lot Width:	• Minimum:	• 7.6 m (25.0 ft.)
Front Yard Setback:	• Minimum:	• 6.1 m (20.0 ft.)
Side Yard Setback:	• Minimum:	• 3.0 m (10.0 ft.)
Rear Yard Setback:	• Minimum:	• 7.6 m (25.0 ft.)
Height:	• Maximum:	• 14.0 m (46.0 ft.)
Lot Coverage:	• Maximum:	• 50%
Landscaping:	• Minimum:	• 10%

B4.3.3 Additional Requirements

- 1) Refer to Part C for additional requirements based on the proposed development.
- 2) Where a development abuts a residential district, the abutting yard(s) shall be a minimum of 4.5 m (15.0 ft.) in width and shall be landscaped. In addition, where a development abuts a residential district or is separated from residential development by a lane, a solid fence of a minimum 1.8 m (6.0 ft.) in height shall be provided.
- 3) Outside storage of goods, products, materials, or equipment shall be limited to the rear or side yard, and shall be screened from public view.
- 4) Where multiple commercial uses are to be built on a single lot, the Development Authority shall

consider the development on an overall scheme basis by taking into account the location of buildings, access and parking, and the nature of the proposed commercial uses.

- 5) A drinking establishment located in this district shall not exceed a capacity of fifty (50) seats.

B4.3.4 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail.

Commercial/Office Uses	
Convenience Retail/Service Station	1 space per 37.2 m ² (400.0 ft. ²) plus 1 space per gas pump plus queueing space
Drinking Establishment/Restaurant	1 space per 4 seating spaces plus 4 spaces for staff
Fitness Centre	5 spaces per 100.0 m ² (1,076 ft. ²)
Health Services	6 spaces per 100.0 m ² (1,076 ft. ²)
Liquor Store	1space per 37.2 m ² (400.0 ft. ²)
Personal Service Shops/Health and Wellness Centre	1-spaces per 37.2 m ² (400.0 ft. ²)
Professional, Financial and Office Support	1 space per 37.2 m ²
Retail Store	1 spaces per 37.2 m ² (400.0 ft. ²)
Veterinary Service, Minor	2 spaces per examination table plus 4 spaces for staff
Other Commercial Uses Not Listed	As required by the Development Authority

Institutional/Recreation Uses	
Child Care Facility	1 space per 4 children
Community Facility/Conference Facility	1 space per 9.3 m ² (100.0 ft. ²)
Private Club	1 space per 10 members
Other Institutional Uses Not Listed	As required by the Development Authority

B4.4 RURAL COMMERCIAL DISTRICT (RC)

B4.4.1 Purpose

The purpose of this district is to accommodate the development of commercial land uses on isolated sites located outside hamlets that are not situated adjacent to a Provincial Highway.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Gas Bar • Personal Service Shop • Public Utility • Restaurant • Retail Store • Retail Store, Convenience • Sea Can • Service Station 	<ul style="list-style-type: none"> • Agricultural Service Facility • Animal Service Facility • Automotive and Equipment Services • Bulk Plant • Contractor, General • Contractor, Limited • Greenhouse/Plant Nursery • Industrial Equipment Services • Liquor Store • Mini-Storage Facility • Parking, Non-Accessory • Security Suite • Storage Facility, Outdoor

B4.4.2 General Requirements

The following provisions shall apply to every development in this district:

	Development Standard	
Lot Area:	• Minimum:	• 0.4 ha (1.0 ac)
Front Yard Setback:	• External Road ROW (Min): • Internal Subdivision Road (Min):	• 20.0 m (65.6 ft.) • 10.0 m (33.0 ft.)
Side Yard Setback:	• Adjacent to Road (Min): • All Other Cases (Min):	• 15.0 m (50.0 ft.) • 6.1 m (20.0 ft.)
Rear Yard Setback:	• Adjacent to Road (Min): • All Other Cases (Min):	• 15.0 m (50.0 ft.) • 6.1 m (20.0 ft.)
Height:	• Maximum:	• 14.0 m (46.0 ft.)
Lot Coverage	• Maximum:	• 50%
Landscaping:	• Minimum:	• 10%

B4.4.3 Additional Requirements

- 1) Refer to Part C for additional requirements based on the proposed development.
- 2) Outdoor Storage and Display:
 - a) Outdoor storage of goods, products, materials, or equipment on lots located along public thoroughfares and/or adjacent to a residential use, shall be screened from view.
 - b) When part of the lot, including the front yard, is to be used for the temporary outdoor display of goods or products for sale, lease or hire, such displays shall be arranged and maintained in a neat and tidy manner, and

- c) Outdoor storage and display shall not unduly interfere with the amenities of the district, or materially interfere with or affect the use, enjoyment, or value of neighbouring properties.
- 3) No outdoor storage is permitted in a front yard unless required to display finished goods that are for sale on the lot.

B4.4.4 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail.

Residential Uses	
Security Suite	1 space per suite
Other Residential Uses Not Listed	As required by the Development Authority

Commercial/Office Uses	
Animal Service Facility	1 space per 4 animals boarded
Automotive and Equipment Services/Industrial Equipment Services	2 spaces per 100.0 m ² (1,076.0 ft. ²)
Bulk Plant	1 space per filling position plus 4 spaces for staff
Convenience Retail/Service Station	1 space per 37.2 m ² (400.0 ft. ²) plus 1 space per gas pump plus queueing space
Drinking Establishment/Restaurant	1 space per 4 seating spaces plus 4 spaces for staff
Greenhouse/Plant Nursery	As required by the Development Authority
Liquor Store	1 space per 37.2 m ² (400.0 ft. ²)
Personal Service Shops/Health and Wellness Centre	1 spaces per 37.2 m ² (400.0 ft. ²)
Retail Store	1 spaces per 37.2 m ² (400.0 ft. ²)
Other Commercial Uses Not Listed	As required by the Development Authority

Industrial Uses	
Industrial Equipment Services/Other Industrial Uses Not Listed	As required by the Development Authority

B.4.4.5 Accessory Buildings

Accessory buildings or uses may be permitted within the Rural Commercial District (RC) prior to the erection of a principal building or use.

B4.5 MIXED USE RESIDENTIAL – BUSINESS DISTRICT (MRB)

B4.5.1 Purpose

The purpose of this district is to allow a mix of commercial and residential uses in the context of a sustainable, healthy and pedestrian focused neighbourhood. The focus is for a transition from residential to commercial in terms of nature. This district shall only be applied to the County's designated hamlets.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Artisan Shop • Child Care Facility • Essential Public Service • Government Services • Health Services • Home Based Business, Minor • Personal Service Shop • Professional, Financial, and Office Support Services • Public Utility • Restaurant • Retail Store • Retail Store, Convenience 	<ul style="list-style-type: none"> • Apartment Housing (above a commercial use only) • Community Facility • Conference Facility • Contractor, Limited • Drinking Establishment • Dwelling, Duplex • Dwelling, Single Detached • Emergency Shelter • Home Based Business, Major • Live Work Residence • Parking, Non-Accessory • Private Club
<p>Accessory uses and buildings are permitted where the principal building or use is a permitted use and for which a development permit has been issued, and are a discretionary use where the principal building or use is a discretionary use and for which a development permit has been issued.</p>	

4.5.2 General Requirements

The following provisions shall apply to every development in this district:

	Development Standard	
Lot Area:	• Minimum:	• 280.0 m ² (3,014.0 ft ²)
Lot Width:	• Minimum:	• 7.6 m (25.0 ft.)
Lot Coverage:	<ul style="list-style-type: none"> • Principal Building (Max): • Accessory Buildings (Max): • All Buildings (Max): 	<ul style="list-style-type: none"> • 28% • 12% • 40%
Front Yard Setback:	<ul style="list-style-type: none"> • Dwelling, Single Detached/Duplex • All Other Cases: 	<ul style="list-style-type: none"> • 7.6 m (25.0 ft.) • None required
Side Yard Setback:	• Adjacent to Residential District (Min):	• All sites which abut a residential district shall have a minimum yard setback requirement equal to the setback requirement for the adjacent residential use.

Development Standard		
	• All Other Cases (Min):	• None required
Rear Yard Setback:	• Minimum:	• 3.0 m (9.8 ft.)
Height:	• Maximum:	• 14.0 m, or 4 Storeys, whichever is greater for commercial developments • 10.0 m (32.8 ft.) for single family dwellings
Floor area ratio:	• Maximum:	• 2.0
Landscaping:	• Minimum:	• 15%

B4.5.3 Additional Requirements

- 1.) Any side or rear yard that abuts a residential district shall be screened by means of a fence or landscaping, or both.
- 2.) Outside storage of goods, products, materials, or equipment shall be screened from view from public roads in accordance with Section C1.15.
- 3.) In mixed-use residential and commercial developments located within this district, the residential dwelling units shall be above the first storey of a commercial use and have a separate and direct access to the outside street level; and a minimum amenity area of 7.5 m² (80.7 ft²) per dwelling shall be provided.
- 4.) A non-residential use must not be located above or on the same storey as a dwelling unit in the same building.
- 5.) Where the site is part of a pedestrian-oriented shopping street, the architectural treatment of the building shall include features such as:
 - a) placement of windows to allow for viewing in the building by pedestrians;
 - b) entrance features;
 - c) canopies;
 - d) features that lend visual interest and create a human scale; and
 - e) on corner sites, the façade treatment shall wrap around the side of the building to provide a consistent profile.

B.4.5.4 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail.

Residential Uses	
Apartment Housing	1 space per studio or 1 bedroom dwelling unit, plus 1.5 spaces per 2 bedroom dwelling unit, plus 1.75 spaces per 3 bedroom dwelling unit plus 1 visitor space per 4 dwellings
Dwelling, Single Detached/Duplex	2 spaces per dwelling unit
Home Based Business, Major	2 spaces in addition to residential requirement
Home Based Business, Minor	None Required
Other Residential Uses Not Listed	As required by the Development Authority

Commercial/Office Uses	
Convenience Retail/Service Station	1 space per 37.2 m ² (400.0 ft ²) plus 1 space per gas pump plus queueing space
Drinking Establishment/Restaurant	1 space per 4 seating spaces plus 2 spaces for staff
Fitness Centre	5 spaces per 100.0 m ² (1,076.0 ft ²)
Gaming Establishments	1 space per 10.0 m ² (108.0 ft ²) of Gross Floor Area
Health Services	6 spaces per 100.0 m ² (1,076.0 ft ²)
Personal Service Shops	1 space per 37.2 m ² (400.0 ft ²)
Professional, Financial and Office Support	1 space per 37.2 m ²
Retail Store	1 space per 37.2 m ² (400.0 ft ²)
Other Commercial Uses Not Listed	As required by the Development Authority

Institutional/Recreation Uses	
Assembly Hall	1 space per 5 seating spaces
Child Care Facility	1 space per 4 children
Community Facility/Conference Facility	1 space per 9.3 m ² (100.0 ft ²)
Essential Public Service	1 space per 37.2 m ² (400.0 ft ²)
Library	1 space per 37.2 m ² (400.0 ft ²)
Private Club	1 space per 10 members
Other Institutional Uses Not Listed	As required by the Development Authority

B4.6 HAMLET COMMERCIAL BUSINESS DISTRICT (HCB)

B4.6.1 Purpose

The purpose of this district is to provide for commercial business development adjacent to collector roads that operate in such a manner that nuisances will not negatively affect other types of land uses in proximity to this area. Limited outdoor activities (loading, service, storage, etc.) that are accessory to a principal use may occur providing the scale of such activities does not dominate the use of the lot.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Contractor, Limited • Fleet Services • Lumber Yard • Mini-Storage Facility • Professional, Financial, and Office Support Services • Public Utility • Security Suite • Veterinary Services, Major • Veterinary Services, Minor 	<ul style="list-style-type: none"> • Adult Entertainment Facility • Agricultural Service Facility • Animal Service Facility • Automotive and Equipment Services • Communication Tower • Contractor, General • Drinking Establishment • Drive Through Business • Funeral Services • Motor Vehicle Dealership • Parking, Non-Accessory • Restaurant • Retail, Large Format • Retail Store
<p>Accessory uses and buildings are permitted where the principal building or use is a permitted use for which a development permit has been issued, and are a discretionary use where the principal building or use is a discretionary use for which a development permit has been issued.</p>	

B4.6.2 General Requirements

The following provisions shall apply to every development in this district:

	Development Standard	
Lot Width:	• Minimum:	• 50.0 m (165.0 ft.)
Front Yard Setback:	• Provincial Highway ROW (Min):	• 40.0 m (132.0 ft.)
	• All Other Cases (Min):	• 6.1 m (20.0 ft.)
Side Yard Setback:	• Provincial Highway ROW (Min):	• 40.0 m (132.0 ft.)
	• Abutting a Residential District (Min):	• 10.0 m (33.0 ft.)
	• All Other Cases (Min):	• 6.1 m (20.0 ft.)
Rear Yard Setback:	• Public Road (Min):	• 30.0 m (99.0 ft.)
	• Provincial Highway ROW (Min):	• 40.0 m (132.0 ft.)
	• Abutting a Residential District (Min):	• 10.0 m (33.0 ft.)
	• All Other Cases (Min):	• 6.1 m (20.0 ft.)
Height:	• Maximum:	• 14.0 m (46.0 ft.)
Lot Coverage	• Maximum:	• 60%
Landscaping:	• Minimum:	• 10%, including 3.0 m (10.0 ft.)

Development Standard	
	strip along Lot line Abutting a Public Road

B4.6.3 Additional Requirements

- 1) Refer to Part C for additional requirements based on the proposed development.
- 2) Outdoor Storage and Display:
 - a) With the exception of the display of finished goods for sale, there shall be no outside storage of goods, products, materials, or equipment permitted within a front yard.
 - b) All external storage areas shall be screened from public view by way of fencing, landscaping, or both.
 - c) No outdoor parking, trash collection or outdoor storage areas shall be developed within 3.0 m (10.0 ft.) of any lot line that abuts a residential district, and a solid screen fence of a minimum 1.8 m (6.0 ft.) in height shall be installed along all side and rear lot lines that abut a residential district.
- 3) Buffering and Setbacks
 - a) On-site visual buffering shall be required for the edge of business commercial properties that are located adjacent to residential lots or other high-visibility transportation corridors. Such buffering may take the form of fencing, berms, landscaping, natural vegetation or a combination of these.

B4.6.4 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail.

Commercial/Office Uses	
Adult Entertainment Facility	1 space per 18.58 m ² (200.0 ft. ²) of gross floor area
Animal Service Facility	1 space per 4 animals boarded
Automotive and Equipment Services/Industrial Equipment Services	2 spaces per 100.0 m ² (1,076.0 ft. ²)
Convenience Retail/Service Station	1 space per 37.2 m ² (400.0 ft. ²) plus 1 space per gas pump plus queueing space
Drinking Establishment/Restaurant	1 space per 4 seating spaces plus 4 spaces for staff
Funeral Services	1 space per 4 seats
Liquor Store	1 space per 37.2 m ² (400.0 ft. ²)
Lumber Yard/Home Improvement Centre	1 space per hectare of Site area plus 1 space per 37.2 m ² (400 ft. ²) of retail area
Motor Vehicle Dealership/Heavy Equipment Dealership	2 spaces per 100.0 m ² (1,076.0 ft. ²)
Personal Service Shops/Health and	1 spaces per 37.2 m ² (400.0 ft. ²)

Wellness Centre	
Professional, Financial and Office Support	1 space per 37.2 m ²
Retail, Large Format	1.5 spaces per 100.0 m ² (1,076.0 ft. ²)
Retail Store	1 space per 37.2 m ² (400.0 ft. ²)
Veterinary Service, Major/Minor	2 spaces per examination table plus 4 spaces for staff
Other Commercial Uses Not Listed	As required by the Development Authority

Industrial Uses	
Industrial Use/Recycling Facility	1 stall per 100.0 m ² (1,076.0 ft. ²) for first 2,000.0 m ² (21,530.0 ft. ²) then 1 stall per 500.0 m ² (5,382.0 ft. ²)
Other Industrial Uses Not Listed	As required by the Development Authority

B5 INDUSTRIAL DISTRICTS

B5.1 LIGHT INDUSTRIAL DISTRICT (LI)

B5.1.1 Purpose

The purpose of this district is to provide for light industrial developments outside of hamlets that operate in such a manner that nuisances are not created. Limited outdoor activities (loading, service, storage, etc.) that are accessory to a principal use may occur providing the scale of such activities does not dominate the use of the lot.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Contractor, Limited • Fleet Services • Gas Bar • Industry, General • Industry, Light • Lumber Yard • Mini-Storage Facility • Professional, Financial, and Office Support Services • Public Utility • Security Suite • Veterinary Services, Major • Veterinary Services, Minor 	<ul style="list-style-type: none"> • Adult Entertainment Facility • Agricultural Service Facility • Animal Service Facility • Automotive and Equipment Services • Bulk Plant • Communication Tower • Contractor, General • Drinking Establishment • Drive Through Business • Funeral Services • Gaming Establishment • Greenhouse/Plant Nursery • Motor Vehicle Dealership • Parking, Non-Accessory • Recycling Facility • Restaurant • Retail, Large Format • Retail Store • Retail Store, Convenience • Salvage Yard • Service Station • Storage Facility, Outdoor
<p>Accessory uses and buildings are permitted where the principal building or use is a permitted use for which a development permit has been issued, and are a discretionary use where the principal building or use is a discretionary use for which a development permit has been issued.</p>	

B5.1.2 General Requirements

The following provisions shall apply to every development in this district:

	Development Standard	
Lot Width:	• Minimum:	• 50.0 m (165.0 ft.)
Front Yard Setback:	• Provincial Highway ROW (Min):	• 40.0 m (132.0 ft.)
	• All Other Cases (Min):	• 6.1 m (20.0 ft.)
Side Yard Setback:	• Provincial Highway ROW (Min):	• 40.0 m (132.0 ft.)

Development Standard		
	<ul style="list-style-type: none"> • Abutting a Residential District (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 10.0 m (33.0 ft.) • 6.1 m (20.0 ft.)
Rear Yard Setback:	<ul style="list-style-type: none"> • Public Road (Min): • Provincial Highway ROW (Min): • Abutting a Residential District (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 30.0 m (99.0 ft.) • 40.0 m (132.0 ft.) • 10.0 m (33.0 ft.) • 6.1 m (20.0 ft.)
Height:	<ul style="list-style-type: none"> • Maximum: 	<ul style="list-style-type: none"> • 14.0 m (46.0 ft.)
Lot Coverage	<ul style="list-style-type: none"> • Maximum: 	<ul style="list-style-type: none"> • 60%
Landscaping:	<ul style="list-style-type: none"> • Minimum: 	<ul style="list-style-type: none"> • 10%, including 3.0 m (10.0 ft.) strip along Lot line Abutting a Public Road

B5.1.3 Additional Requirements

- 1) Refer to Part C for additional requirements based on the proposed development.
- 2) Any industrial operation, including production, processing, cleaning, testing, repair, storage or distribution of any good or material shall conform to the following standards:
 - a) Smoke, dust, ash, odor, and toxic gases shall only be released to the atmosphere in such amounts and under such conditions and safeguards as shall have been approved by the Development Authority and any Provincial or Federal authority having jurisdiction;
 - b) No industrial operation shall be carried out which would produce glare, heat, noise, or vibration so as to be offensive beyond the boundary of the subject lot;
 - c) No industrial waste shall be discharged into any sewer which does not conform to the standards established from time to time by the County's Bylaws, policies, manuals, and regulations;
 - d) The operation of all uses shall comply with any applicable Provincial or Federal legislation or regulations. If the Development Authority believes that a proposed use may conflict with these requirements, the development permit application shall be referred to the appropriate Provincial or Federal agency for comment prior to considering a decision on the development permit application; and
 - e) The onus of proving to the Development Authority's satisfaction that a proposed development does and will comply with these performance standards rests with the developer.
- 3) Outdoor Storage and Display:
 - a) With the exception of the display of finished goods for sale, there shall be no outside storage of goods, products, materials, or equipment permitted within a front yard.
 - b) All external storage areas shall be screened from public view by way of fencing, landscaping, or both.
 - c) No outdoor parking, trash collection or outdoor storage areas shall be developed within 3.0 m (10.0 ft.) of any lot line that abuts a residential district.
 - d) A solid screen fence of a minimum 1.8 m (6.0 ft.) in height shall be installed along all side and rear lot lines.
- 4) Buffering and Setbacks
 - a) On-site visual buffering shall be required for the edge of industrial properties that are located adjacent to residential lots or other high-visibility transportation corridors. Such buffering may take the form of fencing, berms, landscaping, natural vegetation or a combination of

these.

B5.1.4 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail.

Commercial/Office Uses	
Adult Entertainment Facility	1 space per 18.58 m ² (200.0 ft. ²) of gross floor area
Animal Service Facility	1 space per 4 animals boarded
Automotive and Equipment Services/Industrial Equipment Services	2 spaces per 100.0 m ² (1,076.0 ft. ²)
Bulk Plant	1 space per filling position plus 4 spaces for staff
Convenience Retail/Service Station	1 space per 37.2 m ² (400.0 ft. ²) plus 1 space per gas pump plus queueing space
Drinking Establishment/Restaurant	1 space per 4 seating spaces plus 4 spaces for staff
Funeral Services	1 space per 4 seats
Gaming Establishments	1 space per 10.0 m ² (108.0 ft. ²) of Gross Floor Area
Greenhouse/Plant Nursery	As required by the Development Authority
Liquor Store	1 space per 37.2 m ² (400.0 ft. ²)
Lumber Yard/Home Improvement Centre	1 space per hectare of site area plus 1 space per 37.2 m ² (400 ft. ²) of retail area
Motor Vehicle Dealership/Heavy Equipment Dealership	2 spaces per 100.0 m ² (1,076.0 ft. ²)
Personal Service Shops/Health and Wellness Centre	1 spaces per 37.2 m ² (400.0 ft. ²)
Professional, Financial and Office Support	1 space per 37.2 m ²
Retail, Large Format	1.5 spaces per 100.0 m ² (1,076.0 ft. ²)
Retail Store	1 space per 37.2 m ² (400.0 ft. ²)
Veterinary Service, Major/Minor	2 spaces per examination table plus 4 spaces for staff
Other Commercial Uses Not Listed	As required by the Development Authority
Industrial Uses	
Industrial Use/Recycling Facility	1 stall per 100.0 m ² (1,076.0 ft. ²) for first 2,000.0 m ² (21,530.0 ft. ²) then 1 stall per 500.0 m ² (5,382.0 ft. ²)
Other Industrial Uses Not Listed	As required by the Development Authority

B5.2 GENERAL INDUSTRIAL DISTRICT (GI)

B5.2.1 Purpose

The purpose of this district is to permit and control the development of those industries which require large tracts of land and are best suited outside of the designated hamlets or within an industrial park setting.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Agricultural Service Facility • Auctioneering Establishment • Automotive and Equipment Services • Contractor, General • Contractor, Limited • Fleet Services • Gas Bar • Home Improvement Centre • Industry, General • Industry, Light • Mini-Storage Facility • Professional, Financial, and Office Support Services • Public Utility • Recycling Facility • Sea Cans • Service Station • Storage Facility, Outdoor • Veterinary Services, Major • Veterinary Services, Minor 	<ul style="list-style-type: none"> • Abattoir • Adult Entertainment Facility • Airstrip • Animal Service Facility • Auto Wrecker • Bulk Plant • Communication Tower • Gaming Establishment • Greenhouse/Plant Nursery • Heavy Equipment Dealership • Industrial Equipment Services • Intermodal Facility • Landfill, Industrial • Mini-Storage Facility • Motor Vehicle Dealership • Parking, Non-Accessory • Security Suite • Storage Facility, Outdoor • Waste Management Facility

B5.2.2 General Requirements

The following provisions shall apply to every development in this district:

	Development Standard	
Lot Area:	• Minimum:	• 1.0 ha (2.5 ac)
Lot Width:	• Minimum:	• 50.0 m (164.0 ft.)
Front Yard Setback:	<ul style="list-style-type: none"> • Provincial Highway ROW (Min): • Internal Subdivision Road (Min): • External Road ROW (Min): 	<ul style="list-style-type: none"> • 40.0 m (131.0 ft.) • 10.0 m (33.0 ft.) • 20.0 m (66.0 ft.)
Side Yard Setback:	<ul style="list-style-type: none"> • Adjacent to Road (Min): • Provincial Highway ROW (Min): • Adjacent to Residential District and all Other Cases (Min): 	<ul style="list-style-type: none"> • 20.0 m (66.0 ft.) • 40.0 m (132.0 ft.) • 6.1 m (20.0 ft.)
Rear Yard Setback:	<ul style="list-style-type: none"> • Adjacent to Road (Min): • Provincial Highway ROW (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 20.0 m (66.0 ft.) • 40.0 m (132.0 ft.) • 6.1 m (20.0 ft.)

Development Standard		
Height:	<ul style="list-style-type: none"> • Maximum: 	<ul style="list-style-type: none"> • 20.0 m (66.0 ft.)
Lot Coverage:	<ul style="list-style-type: none"> • Maximum: 	<ul style="list-style-type: none"> • 60%, provided that provision has been made for on-site parking, loading, storage, and waste disposal
Landscaping:	<ul style="list-style-type: none"> • Minimum: 	<ul style="list-style-type: none"> • 10%, including 3.0 m (10.0 ft.) strip along lot lines abutting a public road

B5.2.3 Additional Requirements

- 1) Refer to Part C for additional requirements based on the proposed development.
- 2) Outdoor Storage and Display:
 - a) Outdoor storage of goods, products, materials, or equipment on lots located along public thoroughfares and/or adjacent to a residential use, shall be screened from view.
 - b) When part of the lot, including the front yard, is to be used for the temporary outdoor display of goods or products for sale, lease or hire, such displays shall be arranged and maintained in a neat and tidy manner, and
 - c) Shall not unduly interfere with the amenities of the district, or materially interfere with or affect the use, enjoyment, or value of neighbouring properties.
- 3) Buffering
 - a) On-site visual buffering shall be required for the edge of industrial properties that are located adjacent to residential lots or other high-visibility transportation corridors. Such buffering may take the form of fencing, berms, landscaping, natural vegetation or a combination of these to the satisfaction of the Development Authority.
 - b) Notwithstanding any other provision of this Bylaw, where Industrial development is proposed on a forested lot adjacent to established multi-lot residential development or other high-visibility lot (see Figure 1), a natural forested buffer not exceeding 100.0 m (328.0 ft.) in width may be required by the Development Authority in lieu of fencing, berms or other measures.

B5.2.4 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail.

Residential Uses	
Security Suite	1 space per suite
Other Residential Uses Not Listed	As required by the Development Authority

Commercial/Office Uses	
Adult Entertainment Facility	1 space per 18.58 m ² (200.0 ft. ²) of gross floor area
Animal Service Facility	1 space per 4 animals boarded

Automotive and Equipment Services/Industrial Equipment Services	2 spaces per 100.0 m ² (1,076.0 ft. ²)
Bulk Plant	1 space per filling position plus 4 spaces for staff
Gaming Establishments	1 space per 10.0 m ² (108.0 ft. ²) of Gross Floor Area
Greenhouse/Plant Nursery	As required by the Development Authority
Lumber Yard/Home Improvement Centre	1 space per hectare of Site area plus 1 space per 37.2 m ² (400.0 ft. ²) of retail area
Motor Vehicle Dealership/Heavy Equipment Dealership	2 spaces per 100.0 m ² (1,076.0 ft. ²)
Professional, Financial and Office Support	1 space per 37.2 m ²
Service Station	3.5 space per 100.0 m ² plus 1 space per gas pump plus queueing space
Veterinary Service, Major/Minor	2 spaces per examination table plus 4 spaces for staff
Other Commercial Uses Not Listed	As required by the Development Authority

Industrial Uses	
Abattoir/Agriculture, Intensive	2 spaces plus 1 space per employee
Industrial Uses/Recycling Facility/Waste Management Facility	1 space per 100.0 m ² (1,076.0 ft. ²) for first 2,000.0 m ² (21,530.0 ft. ²) then 1 space per 500.0 m ² (5,382.0 ft. ²)
Other Industrial Uses Not Listed	As required by the Development Authority

B5.2.5 Accessory Buildings

Accessory buildings or uses may be permitted within the General Industrial District (GI) prior to the erection of a principal building or use.

B5.3 HEAVY INDUSTRIAL DISTRICT (HI)

B5.3.1 Purpose

The purpose of this district is to provide for industrial uses that, due to their appearance, noise, odour, risk of toxic emissions, or fire and explosion hazards are incompatible with residential, commercial, and other land uses. This district should be located in areas that do not interfere with the safety, use, amenity or enjoyment of any surrounding districts.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Aggregate Extraction • Communication Tower • Heavy Equipment Dealership • Industry, Heavy • Mini-Storage Facility • Natural Resource Industry • Public Utility • Recycling Facility • Sea Can • Storage Facility, Outdoor 	<ul style="list-style-type: none"> • Abattoir • Airstrip • Animal Service Facility • Auto Wrecker • Bulk Plant • Contractor, General • Intermodal Facility • Landfill, Industrial • Medical Marijuana Production Facility • Parking, Non-Accessory • Salvage Yard • Security Suite • Waste Management Facility • Work Camp

B5.3.2 General Requirements

The following provisions shall apply to every development in this district:

	Development Standard	
Lot Area:	• Minimum:	• 2.0 ha (5.0 ac)
Lot Width:	• Minimum:	• 100.0 m (330.0 ft.)
Front Yard Setback:	<ul style="list-style-type: none"> • Provincial Highway ROW (Min): • Internal Subdivision Road (Min): • External Road ROW (Min): 	<ul style="list-style-type: none"> • 40.0 m (132.0 ft.) • 10.0 m (33.0 ft.) • 20.0 m (66.0 ft.)
Side Yard Setback:	<ul style="list-style-type: none"> • Adjacent to Road (Min): • Provincial Highway ROW (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 20.0 m (66.0 ft.) • 40.0 m (132.0 ft.) • 10.0 m (33.0 ft.)
Rear Yard Setback:	<ul style="list-style-type: none"> • Adjacent to Road (Min): • Provincial Highway ROW (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 20.0 m (66.0 ft.) • 40.0 m (132.0 ft.) • 10.0 m (33.0 ft.)
Height:	• Maximum:	• 30.0 m (99.0 ft.)
Landscaping:	• Minimum:	• 10%, including 3.0 m (10.0 ft.) strip along lot line abutting a public road

B5.3.3 Additional Requirements

Refer to Part C for additional requirements based on the proposed development.

B5.3.4 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail.

Residential Uses	
Security Suite	1 space per suite
Work Camp	1 space per Sleeping Unit
Other Residential Uses Not Listed	As required by the Development Authority

Commercial/Office Uses	
Animal Service Facility	1 space per 4 animals boarded
Bulk Plant	1 space per filling position plus 4 spaces for staff
Motor Vehicle Dealership/Heavy Equipment Dealership	2 spaces per 100.0 m ² (1,076.0 ft. ²)
Other Commercial Uses Not Listed	As required by the Development Authority

Industrial Uses	
Abattoir/Agriculture, Intensive	2 spaces plus 1 space per employee
Industrial Use/Recycling Facility/Waste Management Facility	1 stall per 100.0 m ² (1,076.0 ft. ²) for first 2,000.0 m ² (21,530.0 ft. ²) then 1 stall per 500.0 m ² (5,382.0 ft. ²)
Other Industrial Uses Not Listed	As required by the Development Authority

B5.3.5 Accessory Buildings

Accessory buildings or uses may be permitted within the Heavy Industrial District (HI) prior to the erection of a principal building or use.

B5.4 HAMLET LIGHT INDUSTRIAL DISTRICT (HLI)

B5.4.1 Purpose

The purpose of this district is to provide for light industrial development that operate in such a manner that nuisances will not negatively affect other types of land uses. Limited outdoor activities (loading, service, storage, etc.) that are accessory to a principal use may occur providing the scale of such activities does not dominate the use of the lot. This district shall only be applied to the County's designated hamlets.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Contractor, Limited • Fleet Services • Industry, Light • Lumber Yard • Mini-Storage Facility • Professional, Financial, and Office Support Services • Public Utility • Security Suite • Veterinary Services, Minor 	<ul style="list-style-type: none"> • Adult Entertainment Facility • Agricultural Service Facility • Animal Service Facility • Automotive and Equipment Services • Communication Tower • Contractor, General • Drinking Establishment • Drive Through Business • Funeral Services • Mini-Storage Facility • Motor Vehicle Dealership • Parking, Non-Accessory • Recycling Facility • Restaurant • Retail, Large Format • Retail Store • Retail Store, Convenience • Storage Facility, Outdoor • Veterinary Services, Major
<p>Accessory uses and buildings are permitted where the principal building or use is a permitted use for which a development permit has been issued, and are a discretionary use where the principal building or use is a discretionary use for which a development permit has been issued.</p>	

B5.4.2 General Requirements

The following provisions shall apply to every development in this district:

	Development Standard	
Lot Width:	• Minimum:	• 50.0 m (165.0 ft.)
Front Yard Setback:	• Provincial Highway ROW (Min):	• 40.0 m (132.0 ft.)
	• All Other Cases (Min):	• 6.1 m (20.0 ft.)
Side Yard Setback:	• Provincial Highway ROW (Min):	• 40.0 m (132.0 ft.)
	• Abutting a Residential District (Min):	• 10.0 m (33.0 ft.)
	• All Other Cases (Min):	• 6.1 m (20.0 ft.)
Rear Yard Setback:	• Public Road (Min):	• 30.0 m (99.0 ft.)
	• Provincial Highway ROW (Min):	• 40.0 m (132.0 ft.)
	• Abutting a Residential District (Min):	• 10.0 m (33.0 ft.)

Development Standard		
	• All Other Cases (Min):	• 6.1 m (20.0 ft.)
Height:	• Maximum:	• 14.0 m (46.0 ft.)
Lot Coverage	• Maximum:	• 60%
Landscaping:	• Minimum:	• 10%, including 3.0 m (10.0 ft.) strip along lot line abutting a Public Road

B5.4.3 Additional Requirements

- 1) Refer to Part C for additional requirements based on the proposed development.
- 2) Any industrial operation, including production, processing, cleaning, testing, repair, storage or distribution of any good or material shall conform to the following standards:
 - a) Smoke, dust, ash, odor, and toxic gases shall only be released to the atmosphere in such amounts and under such conditions and safeguards as shall have been approved by the Development Authority and any Provincial or Federal authority having jurisdiction;
 - b) No industrial operation shall be carried out which would produce glare, heat, noise, or vibration so as to be offensive beyond the boundary of the subject lot;
 - c) No industrial waste shall be discharged into any sewer which does not conform to the standards established from time to time by the County's Bylaws, policies, manuals, and regulations;
 - d) The operation of all uses shall comply with any applicable Provincial or Federal legislation or regulations. If the Development Authority believes that a proposed use may conflict with these requirements, the development permit application shall be referred to the appropriate Provincial or Federal agency for comment prior to considering a decision on the development permit application; and
 - e) The onus of proving to the Development Authority's satisfaction that a proposed development does and will comply with these performance standards rests with the developer.
- 3) Outdoor Storage and Display:
 - a) With the exception of the display of finished goods for sale, there shall be no outside storage of goods, products, materials, or equipment permitted within a front yard.
 - b) All external storage areas shall be screened from public view by way of fencing, landscaping, or both.
 - c) No outdoor parking, trash collection or outdoor storage areas shall be developed within 3.0 m (10.0 ft.) of any lot line that abuts a residential district, and a solid screen fence of a minimum 1.8 m (6.0 ft.) in height shall be installed along all side and rear lot lines that abut a residential district.
- 4) Buffering and Setbacks
 - a) On-site visual buffering shall be required for the edge of industrial properties that are located adjacent to residential lots or other high-visibility transportation corridors. Such buffering may take the form of fencing, berms, landscaping, natural vegetation or a combination of these.

B5.4.4 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail.

Commercial/Office Uses	
Adult Entertainment Facility	1 space per 18.58 m ² (200.0 ft. ²) of gross floor area
Animal Service Facility	1 space per 4 animals boarded
Automotive and Equipment Services/Industrial Equipment Services	2 spaces per 100.0 m ² (1,076.0 ft. ²)
Convenience Retail/Service Station	1 space per 37.2 m ² (400.0 ft. ²) plus 1 space per gas pump plus queueing space
Drinking Establishment/Restaurant	1 space per 4 seating spaces plus 4 spaces for staff
Funeral Services	1 space per 4 seats
Liquor Store	1 space per 37.2 m ² (400.0 ft. ²)
Lumber Yard/Home Improvement Centre	1 space per hectare of site area plus 1 space per 37.2 m ² (400 ft. ²) of retail area
Motor Vehicle Dealership/Heavy Equipment Dealership	2 spaces per 100.0 m ² (1,076.0 ft. ²)
Personal Service Shops/Health and Wellness Centre	1 spaces per 37.2 m ² (400.0 ft. ²)
Professional, Financial and Office Support	1 space per 37.2 m ²
Retail, Large Format	1.5 spaces per 100.0 m ² (1,076.0 ft. ²)
Retail Store	1 space per 37.2 m ² (400.0 ft. ²)
Veterinary Service, Major/Minor	2 spaces per examination table plus 4 spaces for staff
Other Commercial Uses Not Listed	As required by the Development Authority
Industrial Uses	
Industrial Use/Recycling Facility	1 stall per 100.0 m ² (1,076.0 ft. ²) for first 2,000.0 m ² (21,530.0 ft. ²) then 1 stall per 500.0 m ² (5,382.0 ft. ²)
Other Industrial Uses Not Listed	As required by the Development Authority

B5.5 AIRPORT DISTRICT (A)

B5.5.1 Purpose

The purpose of this district is to provide for the orderly operation of the Lac La Biche Airport with a range of associated uses that are directly related to, compatible with, and in support of the airport. This district is not intended to control aeronautics.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Aircraft Hangar • Control Tower • Essential Public Service • Fixed Base Operator • Parking, Non-Accessory • Public Utility • Terminal Building • Weather Station 	<ul style="list-style-type: none"> • Aircraft Sales/Rentals • Bulk Fuel Storage • Drinking Establishment • Fleet Services • Hotel • Intermodal Facility • Mini-Storage Facility • Motel • Professional, Financial, and Office Support Services • Restaurant • Security Suite • Service Station • Storage Facility, Outdoor
<p>Accessory uses and buildings are permitted where the principal building or use is a permitted use and for which a development permit has been issued, and are a discretionary use where the principal building or use is a discretionary use and for which a development permit has been issued.</p>	

B5.5.2 General Requirements

The following provisions shall apply to every Development in this District:

	Development Standard	
Front Yard Setback:	<ul style="list-style-type: none"> • Internal Road (Min): • Runway Approach/Apron (Min): 	<ul style="list-style-type: none"> • 4.6 m (15.0 ft.) • 1.0 m (3.3 ft.)
Side Yard Setback:	<ul style="list-style-type: none"> • Minimum: 	<ul style="list-style-type: none"> • 1.0 m (3.3 ft.)
Rear Yard Setback:	<ul style="list-style-type: none"> • Minimum: 	<ul style="list-style-type: none"> • 3.0 m (10.0 ft.)
Height:	<ul style="list-style-type: none"> • Maximum: 	<ul style="list-style-type: none"> • 14.0 m (46.0 ft.), but shall not penetrate the runway approach/departure surface

B5.5.3 Additional Requirements

- 1) Refer to Part C for additional requirements based on the proposed development.
- 2) Parking, loading, storage, garbage collection, and outdoor service area shall be located to the rear or sides of buildings and shall be screened from view from public roads.

B5.5.4 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail.

Residential Uses	
Security Suite	1 space per suite
Other Residential Uses Not Listed	As required by the Development Authority

Commercial/Office Uses	
Bulk Fuel Storage	1 space per filling position plus 4 spaces for staff
Drinking Establishment/Restaurant	1 space per 4 seating spaces plus 4 spaces for staff
Hotel/Motel	1 space per guest room plus 1 space per 3 employees
Professional, Financial and Office Support	1 space per 37.2 m ² (400.0 ft. ²)
Convenience Retail/Service Station	3.5 space per 100.0 m ² plus 1 space per gas pump plus queueing space
Other Commercial Uses Not Listed	As required by the Development Authority

Institutional/Recreation Uses	
Essential Public Service	1 space per 37.2 m ² (400.0 ft. ²)
Other Institutional Uses Not Listed	As required by the Development Authority

B6 PUBLIC SERVICE DISTRICTS

B6.1 PUBLIC/INSTITUTIONAL DISTRICT (PI)

B6.1.1 Purpose

The general purpose of this district is to establish an area for the development of publicly or privately owned institutional, recreation, community facilities and services and related accessory development intended to serve the community at large.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Assisted Living Facility • Child Care Facility • Community Facility • Conference Facility • Essential Public Service • Government Services • Hospital • Public Utility • Recreation, Extensive • Recreation Facility, Indoor • Recreation Facility, Major • Recreation Facility, Outdoor • Religious Assembly • Residential Care Facility • School 	<ul style="list-style-type: none"> • Cemetery • Drinking Establishment (Accessory to Recreation Facility, Major only) • Emergency Shelter • Health and Wellness Centre • Private Club • Restaurant (Accessory only) • Retail Store (Accessory only)
<p>Accessory uses and buildings are permitted where the principal building or use is a permitted use and for which a development permit has been issued, and are a discretionary use where the principal building or use is a discretionary use and for which a development permit has been issued.</p>	

B6.1.2 General Requirements

The following provisions shall apply to every development in this district:

	Development Standard	
Lot Area:	<ul style="list-style-type: none"> • Bold Centre (Lot 1, Block 4, Plan 1121750 as illustrated in Figure B6.1(Min): • All Other Uses (Min): 	<ul style="list-style-type: none"> • 10.0 ha (24.7 ac) • 0.4 ha (1.0 ac)
Lot Width:	<ul style="list-style-type: none"> • Minimum: 	<ul style="list-style-type: none"> • 50.0 m (164.0 ft.)
Front Yard Setback:	<ul style="list-style-type: none"> • Provincial Highway ROW (Min): • Internal Subdivision Road (Min): • External Road ROW (Min): 	<ul style="list-style-type: none"> • 40.0 m (131.0 ft.) • 7.6 m (25.0 ft.) • 20.0 m (66.0 ft.)
Side Yard Setback:	<ul style="list-style-type: none"> • Adjacent to Public Road (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 20.0 m (66.0 ft.) • 6.1 m (20.0 ft.)
Rear Yard Setback:	<ul style="list-style-type: none"> • Adjacent to Public Road (Min): 	<ul style="list-style-type: none"> • 20.0 m (66.0 ft.)

	• All Other Cases (Min):	• 7.0 m (23.0 ft.)
Lot Coverage:	• Maximum:	• 60%
Landscaping:	• Minimum:	• 15%

B6.1.3 Additional Requirements

- 1) Refer to Part C for additional requirements based on the proposed development.
- 2) In reviewing an application for a Permitted or discretionary use, the Development Authority shall consider the design, siting, landscaping, and screening of the proposed development in order to minimize any objectionable aspects or incompatibilities such as traffic and patrons using the site, increased noise, dust, odours, or refuse and any other factors which would interfere with or affect the use and enjoyment of adjacent land uses and Land Use Districts.
- 3) No person shall store goods, products, materials or equipment outside of a building except with written permission of the Development Authority.
- 4) Retail Stores, restaurants, and drinking establishments shall only be permitted as accessory developments and shall be located solely within the principal building on the site.

Figure B6.1: Example of a PI District



B6.1.4 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail.

Commercial/Office Uses	
Drinking Establishment/Restaurant	1 space per 4 seating spaces plus 4 spaces for staff
Personal Service Shop/Health and Wellness Centre	5 spaces per 100.0 m ² (1,076.0 ft. ²)
Other Commercial Uses Not Listed	As required by the Development Authority

Institutional/Recreation Uses	
Arena	1 space per 4 seating spaces
Assembly Hall	1 space per 5 seating spaces
Child Care Facility	1 space per 4 children
College/Hospital/Recreation Facility, Major	Parking Study Required
Community Facility/Conference	1 space per 9.3 m ² (100.0 ft. ²)

Institutional/Recreation Uses	
Facility	
Essential Public Service	1 space per 37.2 m ² (400.0 ft. ²)
Library	1 space per 37.2 m ² (400.0 ft. ²)
Private Club	1 space per 10 members
Recreation Facility, Indoor	1.5 spaces per 100.0 m ² (1,076.0 ft. ²) plus 1 space per 4 persons of building capacity
Recreation Facility, Outdoor	10 spaces per 100.0 m ² (1,076.0 ft. ²) of core activity space
Religious Assembly	1 space per 4 seating spaces
Residential Care Facility	1 space per 2 Dwelling Units
School, Elementary	1.5 spaces per classroom plus drop-off spaces
School, Junior High	2.5 spaces per classroom plus drop-off spaces
School, Senior High	1.5 spaces per classroom plus 1 space per 5 students plus drop-off spaces
Other Institutional Uses Not Listed	As required by the Development Authority

B6.2 NATURAL AREA PROTECTION DISTRICT (NAP)

B6.2.1 Purpose

The purpose of this district is to protect and preserve natural areas, along rivers, lakes, creeks, ravines, and other environmentally significant areas.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none">• Natural Open Space• Public Utility• Recreation, Passive	<ul style="list-style-type: none">• As per the Development Authority

B6.2.2 General Requirements

With the exception of the relevant provisions contained in Part C, there are no development requirements for this district.

B6.2.3 Additional Requirements

- 1) Refer to Part C for additional requirements based on the proposed development.
- 2) The removal of vegetation or disturbance of natural ground is prohibited unless required as a requirement of an approved development.
- 3) The Development Authority may refer to the Provincial Authority for its review and recommendation on any development or subdivision proposal involving lands with potentially significant recreation, wildlife habitat or scenic value.

B6.3 PARKS AND RECREATION DISTRICT (PR)

B6.3.1 Purpose

To accommodate a wide range of public/private parks and recreational activities, primarily aimed at passive and active outdoor recreation.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Community Facility • Farmers/Flea Market • Golf Course • Government Services • Market Garden • Recreation, Extensive • Recreation Facility, Outdoor • Recreation, Passive 	<ul style="list-style-type: none"> • As per the Development Authority • Marina • Recreation Facility, Indoor • Recreation Facility, Major • Restaurant • Retail Store • Retail Store, Convenience • School

B6.3.2 General Requirements

The following provisions may apply to every development in this district:

	Development Standard	
Front Yard Setback:	• Minimum:	• 7.6 m (25.0 ft.)
Side Yard Setback:	• Minimum:	• 6.1 m (20.0 ft.)
Rear Yard Setback:	• Minimum:	• 7.6 m (25.0 ft.)
Height:	• Maximum:	• 15.0 m (49.5 ft.)
Landscaping:	• Minimum:	• 25%

B6.3.3 Additional Requirements

Refer to Part C for additional requirements based on the proposed development.

B6.3.4 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail.

Commercial/Office Uses	
Convenience Retail	1 space per 37.2 m ² (400.0 ft. ²)
Restaurant	1 space per 4 seating spaces plus 4 spaces for staff
Market Garden	As required by the Development Authority
Retail Store	1 space per 37.2 m ² (400.0 ft. ²) of gross floor area
Other Commercial Uses Not Listed	As required by the Development Authority

Institutional/Recreation Uses	
Arena	1 space per 4 seating spaces
Assembly Hall	1 space per 5 seating spaces
Community Facility/Conference Facility	1 space per 9.3 m ² (100.0 ft. ²)
Curling Rink	6 spaces per sheet of ice plus 4 spaces for staff and 1 space per 10 spectator seating
Golf Course	2 spaces per hole
Library	1 space per 37.2 m ² (400.0 ft. ²)
Marina	1 space per boat stall
Recreation Facility, Indoor	1.5 spaces per 100.0 m ² (1,076.0 ft. ²) plus 1 space per 4 persons of Building capacity
College/Hospital/Recreation Facility, Major	Parking Study Required
Recreation Facility, Outdoor	10 spaces per 100.0 m ² (1,076.0 ft. ²) of core activity space
School, Elementary	1.5 spaces per classroom plus drop-off spaces
School, Junior High	2.5 spaces per classroom plus drop-off spaces
School, Senior High	1.5 spaces per classroom plus drop-off spaces
Other Institutional Uses Not Listed	As required by the Development Authority

B6.3.5 Accessory Buildings

Accessory buildings or uses may be permitted within the Parks and Recreation District (PR) prior to the erection of a principal building or use.

B6.4 URBAN RESERVE DISTRICT (UR)

B6.4.1 Purpose

The purpose of this district is to allow for agricultural and rural land use activities and a limited range of other uses on un-subdivided sites located within hamlets, and that do not prejudice the future use of these lands for future urban development.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Agriculture, Extensive • Market Garden • Public Utility 	<ul style="list-style-type: none"> • As per the Development Authority • Dwelling, Single Detached • Greenhouse/Plant Nurseries • Home Business, Minor • Home Business, Major • Mobile Home • Recreation, Extensive
<p>Accessory Uses and Buildings are permitted where the Principal Building or Use is a Permitted Use and for which a Development Permit has been issued, and are a Discretionary Use where the Principal Building or Use is a Discretionary Use and for which a Development Permit has been issued.</p>	

B6.4.2 General Requirements

The following provisions shall apply to every development in this district:

	Development Standard	
Lot Area:	<ul style="list-style-type: none"> • Minimum: 	<ul style="list-style-type: none"> • The minimum area required to accommodate existing development.
Front Yard Setback:	<ul style="list-style-type: none"> • Provincial Highway ROW (Min): • Internal Subdivision Road (Min): • External Road ROW (Min): 	<ul style="list-style-type: none"> • 40.0 m (132.0 ft.) • 10.0 m (33.0 ft.) • 20.0 m (66.0 ft.)
Side Yard Setback:	<ul style="list-style-type: none"> • Adjacent to Public Road (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 20.0 m (66.0 ft.) • 6.1 m (20.0 ft.)
Rear Yard Setback:	<ul style="list-style-type: none"> • Adjacent to Public Road (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 20.0 m (66.0 ft.) • 6.1 m (20.0 ft.)

B6.4.3 Additional Requirements

- 1) Refer to Part C for additional requirements based on the proposed development.
- 2) No new subdivision located outside of an adopted area structure plan shall take place until an area structure plan for the proposed area has been prepared in accordance with the requirements of the Municipal Development Plan, and the subject land has been rezoned to the appropriate land use district.
- 3) Single detached dwellings and mobile homes shall only be permitted on existing parcels.

- 4) Extensive agriculture shall not include the keeping or raising of livestock, poultry, or any other animals.

B6.4.4 Parking Requirements

The following parking table is provided for the ease of reference of the reader. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail.

Residential Uses	
Dwelling, Single Detached/Mobile Home	2 spaces per Dwelling Unit
Home Based Business, Minor	None Required
Home Based Business, Major	2 spaces in addition to residential requirement
Other Residential Uses Not Listed	As required by the Development Authority

Commercial/Office Uses	
Greenhouse/Plant Nursery	As required by the Development Authority
Market Garden	As required by the Development Authority
Other Commercial Uses Not Listed	As required by the Development Authority

B7 DIRECT CONTROL DISTRICTS

B7.1 GENERAL

- 1) In accordance with the *Act*, Direct Control Districts are to be applied to areas determined by Council to be unique or of special character or where particular circumstances or difficulties are present. They are intended to ensure that land use and development occurs in these areas in accordance with any applicable provisions prescribed for such areas in a statutory plan in effect or to be put in effect to specifically guide the implementation and administration of a Direct Control District.
- 2) Application Requirements
 - a) The Development Officer may also specify the following additional application requirements:
 - i) a geotechnical analysis or any other engineering, environmental, or technical assessment, a public engagement survey, and information it considers necessary to properly evaluate the application.;
 - ii) applicants shall fully disclose the precise nature and extent of the proposed Use, Subdivision, or Development, including intended hours of operation, so that their applications can be thoroughly evaluated; and
 - iii) to assist in the comprehensive evaluation of a Direct Control District application, Council may undertake, or require that the applicant undertake in a manner satisfactory to it, a polling of the adjacent residential and other properties.
- 3) In evaluating a proposed land use, subdivision, or development in a Direct Control District, Council:
 - a) shall have regard for, but not be limited to:
 - i) the existing use of the lands;
 - ii) the general and special regulations as contained elsewhere in this bylaw; and
 - iii) the land use regulations of adjoining land use districts; and
 - b) shall comply with the Act, the Subdivision and Development Regulation, the Municipal Development Plan, and any statutory plan or conceptual scheme in effect specifically for the purpose of directing the implementation and administration of this land use district.
- 4) All parcel regulations shall be as determined by Council which, in determining such regulations, shall consider all information it obtains pursuant to the provisions of this section and comply with any applicable provisions of any statutory plan in effect.
- 5) No activity may be undertaken that would, in the opinion of Council, unduly interfere with the amenities or materially interfere with or affect the use, enjoyment, or value of neighbouring properties by reason of excessive noise, smoke, steam, odour, glare, dust, vibration, refuse matter, or other noxious emissions or containment of hazardous materials.
- 6) The design, external finish, architectural appearance, siting, landscaping, screening, and buffering of any building or structure shall be to the satisfaction of Council so that there shall be general conformity in such matters with respect to adjacent buildings, adequate protection afforded to the amenities of the adjacent residential properties, and any objectionable aspects or potential incompatibility with other uses and developments in adjacent land use districts is or can be minimized.

B7.2 DIRECT CONTROL DISTRICT 1 (DC1)

B7.2.1 Purpose

The purpose of this district is to provide for recreational resort development within the Elinor Lake Resort in association with amenity features, and in compliance with an approved area structure plan in accordance with the County’s statutory plan hierarchy and as shown in Figure B7.1.

B7.2.2 Permitted Uses

B7.2.2.1 Area A

<ul style="list-style-type: none"> • Dwelling, Single Detached • Home Based Business, Minor • Park Model • Public Utility • Such other uses or development which the Development Authority, in its discretion, deems to be similar to the above uses and purposes.
<p>Accessory uses and buildings are permitted where the principal building or use is a permitted use and for which a development permit has been issued, and are a discretionary use where the principal building or use is a discretionary use and for which a development permit has been issued.</p>

B7.2.2.2 Area B

<ul style="list-style-type: none"> • Community Facility • Drinking Establishment • Hotel/Motel • Personal Service Shops • Public Utility • Recreation Facility, Indoor • Recreation Facility, Outdoor • Restaurant • Retail Store • Security Suite • Service Station • Such other uses or development which the Development Authority, in its discretion, deems to be the same or similar to the above uses and purposes
<p>Accessory uses and buildings are permitted where the principal building or use is a permitted use and for which a development permit has been issued, and are a discretionary use where the principal building or use is a discretionary use and for which a development permit has been issued.</p>

B7.2.2.3 Area C

Permitted Uses – Area “C”
<ul style="list-style-type: none"> • Campground, Major • Campground, Minor

<ul style="list-style-type: none"> • Campground Tourist • Commercial Equestrian Centre • Dwelling, Single Detached • Health and Wellness Centre • Home Based Business, Minor • Hotel • Motel • Parking Facility • Parking, Non-Accessory • Park Model • Public Utility • Recreational Facility Indoor • Recreational Facility Outdoor • Recreational Vehicle Park • Resort Accommodation • Retreat • Storage Facility Outdoor <p>Such other uses or development which the Development Authority, in its discretion, deems to be similar to the above uses and purposes.</p>
<p>Accessory uses and buildings are permitted where the principal building or use is a permitted use and for which a development permit has been issued, and are a discretionary use where the principal building or use is a discretionary use and for which a development permit has been issued.</p>

B7.2.3 Development Requirements for Areas “A” and “B”

	Site Standards		
		Area “A”	Area “B”
Lot Area:	• Minimum:	• 325.0 m ² (3,498.0 ft. ²)	• 325.0 m ² (3,498.0 ft. ²)
Lot Width:	• Minimum:	• 13.75 m (45.0 ft.)	• 15.2 m (50.0 ft.)
Front Yard Setback:	• Minimum:	• 4.6 m (15.0 ft.)	
Side Yard Setback:	• Minimum:	• 1.8 m (6.0 ft.)	• 5% of Frontage
Rear Yard Setback:	• Minimum:	• 1.8 m (6.0 ft.)	• 10% of Frontage
Height:	• Maximum:	• 10.0 m (33.0 ft.)	• 10.0 m (33.0 ft.)
Lot Coverage:	• Maximum:	• 40%, with a maximum of 25% for the principal dwelling and a maximum of 15% for accessory buildings. Where a garage, porch, veranda, deck, covered outdoor cooking area or carport is attached or designed as part of a	

		dwelling, the maximum site coverage cannot exceed 40%.	
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B7.2.4 Development Requirements for Area “C”

For uses other than Campground Major or Tourist and Recreational Vehicle Park:

1. The Development Authority for Development Permits shall be the Development Officer.
2. Minimum Lot Width of 13.75 m (45.0 ft.)
3. Minimum Lot Area of 325 m² (3,500.0 ft.²)
4. Maximum Building Height 10 m (33.0 ft.)
5. Minimum front setback from common area designated as road 4.6 m (15.0 ft.)
6. For lots that abut two or more portions of common area intended to be used as private roads, only one shall be considered as the front yard and one as the rear yard
7. Minimum side and rear setback 1.8 m (6 ft.)
8. No part of any extension, overhand or protrusion of the main dwelling is permitted within the setback limits
9. Maximum number of dwelling units is one (1) per lot.
10. Maximum total site coverage shall not exceed 40%, with a maximum for 25% for the principal dwelling and a maximum of 15% for accessory buildings. When a garage, porch, veranda, deck, covered outdoor cooking area or carport is attached or designed as part of a dwelling, the maximum site coverage cannot exceed forty percent (40%).

B7.2.4.1 For Campground Major or Tourist and Recreational Vehicle Park Uses

1. The regulations in C2.8 shall apply to any campground/recreational vehicle park use except for Section C2.8.1.5. The minimum distance separation of a campground/recreational vehicle park from the boundary of Area “A” shall be at the discretion of the Development Authority.
2. The parking of recreation vehicles on a lot or in a campground within Area “C” is subject to all applicable development regulations.

B7.2.5 Accessory Buildings (All Areas)

Accessory buildings or uses may be permitted within all the lands of the Direct Control District 1 (DC1) prior to the erection of a principal building or use.

The maximum height of an accessory building is 4.9 m (16.08 ft.).

B7.2.6 Additional Requirements (All Areas)

- 1) Area of application as per the attached Figure B7.1 of this Direct Control District, originally adopted under Bylaw 09-015.
- 2) For lots that abut two (2) or more portions of common area intended to be used as private roads, only one shall be considered as the front yard and one as the rear yard.
- 3) No part of any extension, overhang or protrusion of the main dwelling is permitted within the setback limits.
- 4) The parking of recreation vehicles on a lot is limited to one (1).
- 5) The Development Authority for development permits shall be the Development Officer.
- 6) All decks and accessory buildings require development permits and shall meet the requirements of this Bylaw.
- 7) Site planning and design, construction, and development phases of the Elinor Lake Resort will adhere to FireSmart principles.
- 8) New development areas shall be designed to provide adequate emergency vehicle access and alternate escape routes where practical.

B7.2.7 Parking Requirements (All Areas)

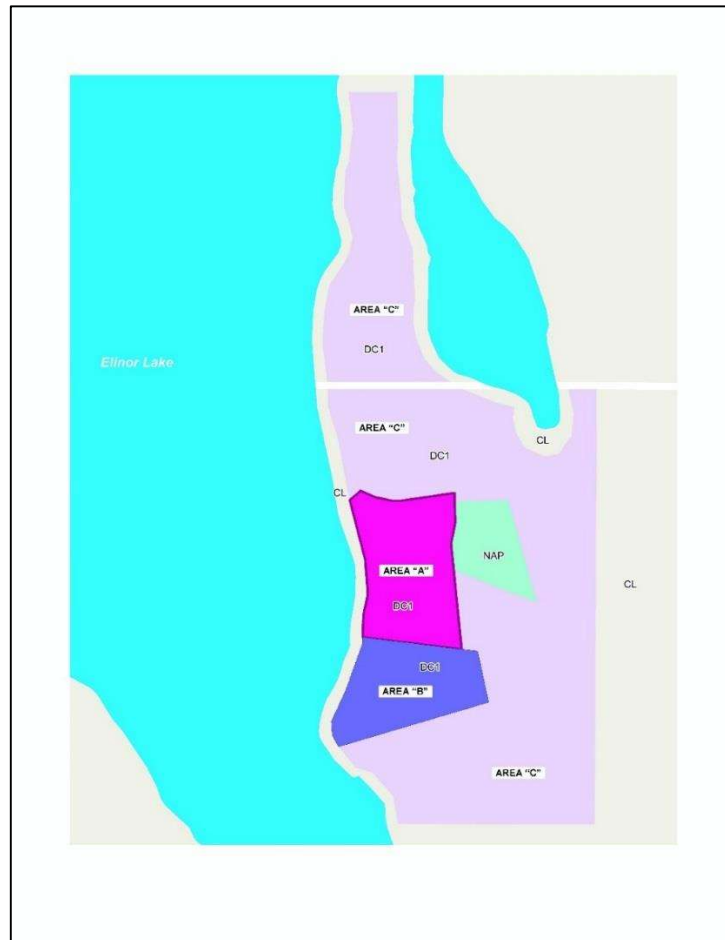
The following parking table is provided for the ease of reference of the reader and applies to all areas of Elinor Lake Resort. Please consult Section C3 for complete requirements. In the event of a conflict between this table and Section C3, Section C3 shall prevail.

Residential Uses	
Dwelling, Single Detached/Park Model	2 spaces per dwelling unit
Home Based Business, Minor	None required
Security Suite	1 space per suite
Other Residential Uses Not Listed	As required by the Development Authority

Commercial/Office Uses	
Convenience Retail/Service Station	1 space per 37.2 m ² (400.0 ft. ²) plus 1 space per gas pump plus queueing space
Drinking Establishment/Restaurant	1 space per 4 seating spaces plus 2 spaces for staff
Hotel/Motel	1 space per guest room plus 1 space per 3 employees
Personal Service Shops/Health and Wellness Centre	1 space per 37.2 m ² (400.0 ft. ²)
Retail Store	1 space per 37.2 m ² (400.0 ft. ²) of gross floor area
Other Commercial Uses Not Listed	As required by the Development Authority

Institutional/Recreation Uses	
Community Facility/Conference Facility	1 space per 9.3 m ² (100.0 ft. ²) of gross floor area
Recreation Facility, Indoor	1.5 spaces per 100.0 m ² (1,076.0 ft. ²) of gross floor area plus 1 space per 4 persons of building capacity
Recreation Facility, Outdoor	10 spaces per 100 m ² (1,076.0 ft. ²) of core activity space
Other Institutional/Recreation Uses Not Listed	As required by the Development Authority

Figure B7.1. Elinor Lake Resort Area



B7.3 DIRECT CONTROL DISTRICT 2 (DC2)

B7.3.1 Purpose

The purpose of this district is to accommodate the development and operation of a Provincially-approved regional landfill site within the County and to regulate it consistent with the Alberta Environmental Protection and Enhancement Act, and the applicable regulations under that Act.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Class II and Class III Landfill • Recycling Facility • Waste Management Facility • Such other Uses or Development which Council, in its discretion, deems to be similar to the above uses and purposes. 	<ul style="list-style-type: none"> • As determined by the Development Authority
<p>Accessory uses and buildings are permitted where the principal building or use is a permitted use and for which a development permit has been issued, and are a discretionary use where the principal building or use is a discretionary use and for which a development permit has been issued.</p>	

B7.3.2 Development Requirements

All development standards shall be at the discretion of Council.

B7.3.3 Additional Requirements

- 1) Authority to approve development applications within the DC2 District is delegated to the Development Officer.
- 2) Any Development Permit within the DC2 District shall only be approved subject to obtaining any necessary Provincial approvals.
- 3) All relevant provincial authorizations shall be in place prior to commencement of operation.
- 4) On any application for development, the Development Officer may request that the following information be provided:
 - a) Construction and engineering blueprints and background studies to support application;
 - b) Site plans drawn to scale;
 - c) Estimated water demand and anticipated source;
 - d) Transportation routes to be used;
 - e) Any accessory works required;
 - f) Storage facilities and nature of goods to be stored;
 - g) Landscaping details;
 - h) Hours of operation; and
 - i) Plans to mitigate such Nuisance factors as: blowing litter; dust; excessive noise; debris carried by trucks onto Adjacent Public Roads; damage to Adjacent Public Roads; and any such other information as may be reasonably required by the Development Authority.

Industrial Uses	
Industrial Use/Recycling Facility/ Waste Management Facility	1 stall per 100.0 m ² (1,076.0 ft. ²) of gross floor area for first 2,000.0 m ² (21,530.0 ft. ²) then 1 stall per 500.0 m ² (5,382.0 ft. ²)
Other Industrial Uses Not Listed	As required by the Development Authority

B7.3.4 OTHER INFORMATION

- 1) Direct Control District 2 (DC2) originally applied to the Hylo landfill under bylaws 09-036 and 10-021 being all that portion of Pt. NE 26-65-16-W4M and NW 25-65-16-W4M containing +/- 89.0 ha (220.0 acres) more or less shown in Figure B7.2. These bylaws were rescinded with the adoption of Bylaw 12-024 being the former Land Use Bylaw. This district now applies to provincially-approved regional landfills located within Lac La Biche County.

Figure B7.2. Area of Bylaws 09-036 and 10-021.



B7.4 DIRECT CONTROL DISTRICT 3 (DC3)

B7.4.1 Purpose

The purpose of this district is to provide orderly development of the Pine Lane Mobile Home Park located within the NE 36-66-15-W4M containing approximately 64.3 ha (150.0 ac) more or less as shown in Figure B7.3.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Home Based Business, Minor • Mobile Home • Public Utility 	<ul style="list-style-type: none"> • Bed and Breakfast Establishment • Child Care Facility • Communication Tower • Community Facility • Group Home • Home Based Business, Major • Retail Store • Retail Store, Convenience
<p>Accessory uses and buildings are permitted where the principal building or use is a permitted use and for which a development permit has been issued, and are a discretionary use where the principal building or use is a discretionary use and for which a development permit has been issued.</p>	

B7.4.2 Development Requirements

	Site Standard	
Lot Area:	<ul style="list-style-type: none"> • Single Wide (Min): • Double Wide (Min): 	<ul style="list-style-type: none"> • 370.0 m² (3,983.0 ft.²) (11.0 m x 29.0 m) • 420.0 m² (4,521.0 ft.²) (14.0 m x 27.0 m) <p>Minimum site area for double wide: 420 m²</p>
Front Yard Setback:	<ul style="list-style-type: none"> • Provincial Highway (Min): • External Road ROW (Min): • Internal Road (Min): 	<ul style="list-style-type: none"> • 40.0 m (131.0 ft.) • 30.0 m (98.0 ft.) • 3.0 m (10.0 ft.)
Side Yard Setback:	<ul style="list-style-type: none"> • External Road ROW (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 30.0 m (98.0 ft.) • 1.5 m (5.0 ft.)
Rear Yard Setback:	<ul style="list-style-type: none"> • External Road ROW (Min): • All Other Cases (Min): 	<ul style="list-style-type: none"> • 30.0 m (98.0 ft.) • 1.5 m (5.0 ft.)
Height:	<ul style="list-style-type: none"> • Maximum: 	<ul style="list-style-type: none"> • 6.0 m (19.7 ft.)
Lot Coverage:	<ul style="list-style-type: none"> • Accessory Buildings (Max): • All Buildings (Max): 	<ul style="list-style-type: none"> • 15% • 50%
Amenity Area (Private, Outdoor):	<ul style="list-style-type: none"> • Minimum: 	<ul style="list-style-type: none"> • 7.5 m² (81.0 ft.²) per dwelling

B7.4.3 Additional Requirements

- 1) Minimum separation between dwellings: 4.9 m (16.0 ft.).
- 2) Additional Development Regulations
 - a) all stalls shall be located a minimum of 2.0 m (6.5 ft.) from the subdivision boundary;
 - b) each stall shall be clearly marked by means of stakes, countersunk steel posts, fences, curbs, or hedges;
 - c) the design of the bareland condo shall be to the satisfaction of the Development Authority;
 - d) every stall shall front onto an internal road rather than a public road or Provincial Highway;
 - e) each mobile home unit shall be placed on a suitable hard-surfaced base within the stall;
 - f) all additions, porches, garages and accessory structures shall be of an equivalent quality and appearance as the mobile home unit and shall compliment the exterior;
 - g) all mobile homes shall have current CSA certification (or equivalent, thereof as determined by the Development Authority);
 - h) all internal roads shall be constructed as per the GMSS;
 - i) each mobile home stall shall accommodate two (2) off-street parking spaces;
 - j) water supply must comply with all applicable provisions of the Public Health Act and Alberta Environment;
 - k) sanitary sewer requirements shall meet the requirements of the Alberta Private Sewage Systems Standard of Practice 2009, as amended;
 - l) street lighting and other utilities shall be to the same standard as that in a conventional residential neighbourhood as per the GMSS;
 - m) at least 5%, or as determined by the Development Authority, of the gross site area shall be developed as playground space/amenity area in locations convenient to all mobile home park residents;
 - n) all mobile homes shall be skirted around the base of the home within sixty (60) days of the placement of the mobile home on the lot. Such skirting shall be of a manufactured or similar type to harmonize with the mobile home;
 - o) the hitch and wheels of a manufactured home shall be removed within sixty (60) days of its placement on a Lot;
 - p) only one (1) main free-standing identification sign shall be allowed. It should be in keeping with the residential character of the area and located near the entrance to the mobile home development; and
 - q) direction signs within a mobile home development must be integrated in design and appearance, be kept in scale with the surroundings, and constructed of durable material.

Residential Uses	
Dwelling, Single Detached/Duplex/Mobile Home	2 spaces per dwelling unit
Group Home	3 spaces minimum
Home Based Business, Minor	None Required
Home Based Business, Major	2 spaces in addition to residential requirement
Other Residential Uses Not Listed	As required by the Development Authority

Commercial/Office Uses	
Bed and Breakfast	1 space per guest room in addition to residential requirement
Convenience Retail/Service Station	1 space per 37.2 m ² (400.0 ft. ²) plus 1 space per

	gas pump plus queeuing space
Retail Store	1 space per 37.2 m ² (400.0 ft. ²) of gross floor area
Other Commercial Uses Not Listed	As required by the Development Authority

Institutional/Recreation Uses	
Child Care Facility	1 space per 4 children
Community Facility/Conference Facility	1 space per 9.3 m ² (100.0 ft. ²) of gross floor area
Other Institutional Uses Not Listed	As required by the Development Authority

Figure B7.3: Location of Pine Lane Mobile Home Park.

