

- 10) In the case of a communication tower requiring federal approval, the Development Authority shall submit a letter of concurrence to Industry Canada detailing:
  - a) its opinion as to whether the location of a new telecommunications facility is appropriate from the County's land use perspective;
  - b) whether or not, in the County's opinion, adequate public consultation has been conducted by the carrier; and
  - c) the degree to which the carrier has met the regulations in this section as they relate to location, design and visual impact.
- 11) The letter of concurrence shall be reviewed by the Municipal Planning Commission prior to issuance to the applicant.

### **C2.11 CONSTRUCTION CAMPS**

- 1) Every construction camp shall be located a safe distance from a construction site so that personnel safety is maintained.
- 2) Positive drainage shall be maintained to minimize the likelihood of standing pools of water around or within the construction camp.
- 3) Only personnel related to the construction project shall be accommodated at the construction camp.
- 4) Only recreational vehicles are permitted in Construction Camps. There shall be no fixed structures permitted.
- 5) All Construction Camps must be reclaimed by the construction company after the construction project is completed to the satisfaction of the County.

### **C2.12 DECKS**

- 1) An unenclosed deck shall:
  - a) require a development permit if higher than 0.6 m (2.0 ft.) above grade;
  - b) be located a minimum of 1.0 m (3.3 ft.) from a side lot line;
  - c) notwithstanding subsection (b), be located a minimum of 3.0 m (10.0 ft.) from a side lot line abutting a public road; and
  - d) be located a minimum of 3.0 m (10.0 ft.) from a rear lot line.
- 2) Height notwithstanding, all covered or enclosed decks shall:
  - a) be considered an addition to the principal building, and requires a development permit;
  - b) be included in the calculation of site coverage according to the applicable land use district; and
  - c) meet the setback requirements for a principal building in the applicable land use district.

### **C2.13 DRIVE-THROUGH BUSINESSES**

- 1) Drive-through businesses shall have a minimum lot area of 560.0 m<sup>2</sup> (6,028.0 ft.<sup>2</sup>).

- 2) Points of site access and egress shall be located in accordance with the GMSS.
- 3) All parts of the lot to which vehicles may have access shall be hard surfaced and drained to the satisfaction of the Development Authority.
- 4) A drive-through business shall not be located on a site which, in the opinion of the Development Authority, is considered unsafe in terms of vehicle circulation and access.
- 5) No drive-through aisles shall be permitted within a setback area. The Development Authority may require greater setbacks than those established by the applicable district when considering adjacent land uses and vehicle circulation and access.
- 6) Queuing Spaces
  - a) Queuing spaces for drive-through businesses shall be provided in accordance with Section C3.1(16).
  - b) Queuing space must not overlap with or obstruct any parking stalls or drive aisles.
  - c) If an applicant is seeking a variance to any of the queuing requirements stipulated in this section, a traffic impact assessment (TIA) completed by a professional engineer shall be submitted with the permit application demonstrating that the subject site can accommodate the proposed development without negatively affecting on-site circulation, impeding traffic on abutting roads, or affecting pedestrian safety. The TIA shall be approved by the County's engineer prior to a development permit being issued.
- 7) Drive lanes shall have a sufficient turning radius to accommodate vehicle entrance to the drive through aisle.
- 8) Where the drive aisle is adjacent to a residential district, fencing and screening shall be provided to the satisfaction of the Development Authority.
- 9) No drive-through service window shall be located within 15.0 m (50.0 ft.) of an adjacent residential district.

## **C2.14 DUGOUTS**

- 1) Dugouts shall be set back a minimum distance of:
  - a) 41.0 m (135.0 ft.) from a public road; or
  - b) 15.0 m (50.0 ft.) from a lot line not adjacent to a public road.

If a variance to the setback distances required in subsection (1) is proposed, then the Development Authority shall require the installation of fencing, guard rails, or berming as a condition of approval.

- 3) A dugout used for agricultural purposes does not require a development permit but must comply with this section.

### **C2.15 FOOD SERVICES, MOBILE**

- 1) If a mobile food service unit is operated out of a residence, the owner of the mobile food service unit will be required to obtain a development permit for a minor home based business in accordance with C2.17.
- 2) All other mobile food service units shall not require a development permit as per D1.3.

### **C2.16 GAS BARS, SERVICE STATIONS AND BULK PLANTS**

- 1) All petroleum tanks shall be registered with the Petroleum Tank Management Association of Alberta (PTMAA), and comply with the requirements of the Alberta Fire Code Regulation.
- 2) Notwithstanding the land use district regulations, a use pursuant to this section shall not be located on a site which, in the opinion of the Development Authority, would be considered unsafe in terms of vehicle circulation, and access and egress from the site.
- 3) Service stations shall be developed in such a manner that:
  - a) no entrance or exit thereto for motor vehicles shall be located within 60.0 m (198.0 ft.) of an entrance to or exit from a fire hall, school, playground, library, church, hospital, children's or senior citizen's home, or other similar public or quasi-public institutions;
  - b) no part of any building or any pump or other accessory building, structure, or use shall be located within 6.1 m (20.0 ft.) of a lot line;
  - c) points of access and egress shall be located in accordance with the GMSS;
  - d) there shall be a front yard of not less than 12.2 m (40.0 ft.); and
  - e) all fuel storage tanks shall be set back from adjacent buildings in accordance with the Safety Codes Act.
- 4) Lot Area:
  - a) Within a hamlet, the minimum lot area for a service station shall be 740.0 m<sup>2</sup> (7,965.0 ft.<sup>2</sup>) and the maximum building coverage shall be twenty-five percent (25%). Where the development includes a car wash, the minimum lot area shall be 1,110.0 m<sup>2</sup> (11,950.0 ft.<sup>2</sup>).
  - b) In all other cases, the lot area shall be at the discretion of the Development Authority.
- 5) All parts of the site to which vehicles may have access shall be hard surfaced, fenced, and drained to the satisfaction of the Development Authority.

### **C2.17 GROUP HOMES**

- 1) In making a decision on a development permit for a group home, the Development Authority shall consider, among other matters, if the development would be suitable for the location proposed, taking into account:
  - a) potential traffic generation;
  - b) proximity to park or other open or recreation areas;
  - c) separation of the proposed location from other residential uses;
  - d) buffering or other techniques designed to limit any interference with other uses or the peaceful enjoyment of their properties by nearby residents; and

- e) consistency in terms of intensity of use with other development in the area.
- 2) In addition to all other regulations of this bylaw:
  - a) the maximum number of residents for a group home shall be established by the Development Authority, having regard for the nature of the group home and the density of the district in which it is located; and
  - b) the group home shall not generate pedestrian or vehicular traffic or parking in excess of that which is characteristic of the district in which it is located.

**C2.18 HOME BASED BUSINESS**

- 1) All home based businesses shall require a development permit.
- 2) A maximum of two (2) home based business permits shall be issued per residence, one (1) of which may be a major home based business.
- 3) A development permit application for a home based business shall be accompanied by a description of the business to be undertaken, an estimate of the anticipated number of business visits daily and per week, and details respecting the provision of parking.
- 4) Home based businesses shall comply with the standards provided in Table C2.2:

*Table C2.2: Home Based Business Development Requirements*

<b>Standard</b>	<b>MINOR</b>	<b>MAJOR</b>	<b>AGRICULTURAL</b>
<b>External Impact</b>	<ul style="list-style-type: none"> <li>• Interior alterations allowed subject to compliance with the Safety Codes Act.</li> <li>• No change to the external appearance of the dwelling.</li> </ul>	<ul style="list-style-type: none"> <li>• Interior alterations allowed subject to compliance with the Safety Codes Act.</li> <li>• No change to the external appearance of the dwelling.</li> <li>• External renovations or additions to the subject dwelling or accessory building may be allowed in the Agricultural District (AG).</li> </ul>	<ul style="list-style-type: none"> <li>• Business use must be secondary to the general use of the parcel as residential or agricultural.</li> </ul>
<b>Maximum Area</b>	<ul style="list-style-type: none"> <li>• Twenty percent (20%) of the floor area of the dwelling unit.</li> <li>• The home based business may not extend beyond the confines of the primary dwelling.</li> </ul>	<ul style="list-style-type: none"> <li>• Forty percent (40%) of the floor area of the dwelling unit.</li> <li>• The home based business may extend beyond the confines of the primary dwelling to</li> </ul>	<ul style="list-style-type: none"> <li>• Forty percent (40%) of the primary dwelling unit.</li> <li>• A maximum of two (2) accessory buildings may be used for this type of home business.</li> <li>• Portions of the property</li> </ul>

		include storage of vehicles, materials or equipment.	may be used for this type of home business provided that the agricultural use is still the primary use of the property.
<b>Employees</b>	<ul style="list-style-type: none"> <li>No employees who do not reside at the dwelling.</li> </ul>	<ul style="list-style-type: none"> <li>A maximum of three (3) employees who do not reside at the dwelling.</li> </ul>	<ul style="list-style-type: none"> <li>A maximum of five (5) employees who do not reside at the dwelling.</li> </ul>
<b>Client Traffic</b>	<ul style="list-style-type: none"> <li>Demonstrate that traffic generated will not significantly impact traffic flow in the neighbourhood.</li> </ul>	<ul style="list-style-type: none"> <li>Demonstrate that traffic generated will not significantly impact traffic flow in the neighbourhood.</li> </ul>	<ul style="list-style-type: none"> <li>Demonstrate that traffic will not impact traffic on a primary or secondary highway or County road.</li> </ul>
<b>Display and Storage</b>	<ul style="list-style-type: none"> <li>No outdoor storage of materials, goods, or equipment.</li> </ul>	<ul style="list-style-type: none"> <li>Articles offered for sale shall be limited to the dwelling or accessory buildings.</li> <li>Within a hamlet, no outdoor business activity or the outdoor storage of materials, goods, or equipment.</li> <li>Outside a hamlet outdoor storage of materials, goods, or equipment on the site shall be screened or fenced and located to the rear of the principal dwelling.</li> </ul>	<ul style="list-style-type: none"> <li>Vehicles, equipment and materials may be stored in vicinity of the primary dwelling but should be screened from the main road.</li> </ul>
<b>Parking</b>	<ul style="list-style-type: none"> <li>None Required.</li> </ul>	<ul style="list-style-type: none"> <li>All required parking must be provided on-site, see Table C3.1.</li> </ul>	<ul style="list-style-type: none"> <li>No requirements for parking.</li> <li>The applicant/landowner is responsible for ensuring sufficient parking is available on the property for the business.</li> </ul>
<b>Signage</b>	<ul style="list-style-type: none"> <li>A maximum of one (1) non-illuminated sign subject to the Development Authority's approval.</li> </ul>	<ul style="list-style-type: none"> <li>A maximum of one (1) non-illuminated sign.</li> </ul>	<ul style="list-style-type: none"> <li>A maximum of two (2) illuminated signs on the primary dwelling or accessory buildings in total.</li> </ul>
<b>Business Related Vehicles</b>	<ul style="list-style-type: none"> <li>A maximum of one (1) commercial vehicle used in or for the home based business shall be parked on the subject site.</li> </ul>	<ul style="list-style-type: none"> <li>May have up to one (1) commercial vehicle of a maximum size of on a lot of less than 0.4 ha (1.0 ac) in a CR, and ES1.</li> <li>May have up to two (2) commercial vehicles with accessory trailers used in conjunction with the home based business</li> </ul>	<ul style="list-style-type: none"> <li>May have up to ten (10) commercial vehicles that are greater than 7,000.0 kg (15,430.0 lb) G.V.W. parked and maintained on the site along with lighter weight trucks or other vehicles unless otherwise varied by the Development Authority.</li> </ul>

		<p>parked and maintained on the site on a lot not less than 4.0 ha (10.0 ac) in a OE1, OE2, ES2, CR or AG District.</p>	
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- 5) A Minor, Major or Agricultural home based business shall not be a source of inconvenience or materially interfere with, or affect the use, enjoyment, or value of, neighbouring properties, including but not limited to excessive noise, smoke, steam, odour, dust, vibration, or refuse matter, or electrical interference which would not commonly be found in the neighbourhood or surrounding properties.
- 6) A Minor or Major home based business shall not be allowed if such use would be more appropriately located in a commercial or industrial district having regard for the overall compatibility of the use with the residential character of an area. An Agricultural home based business may have commercial or industrially related businesses provided that the applicant/landowner can demonstrate this use is subordinate to the agricultural operation within the parcel.
- 7) A Minor, Major or Agricultural home based business shall have no mechanical or electrical equipment used which creates visual, audio, or electronic interference in adjacent dwellings or properties.
- 8) No commodity, other than the product or service of a Minor or Major home based business, shall be sold on the premises.
- 9) Minor or Major home based businesses shall not involve activities that use or store hazardous material in quantities exceeding those found in a normal household. The applicant/landowner of an Agricultural home business must ensure the storage and use of hazardous materials comply with Provincial and Federal regulations.
- 10) If a Minor, Major or Agricultural home based business is providing a fleet service, the permit shall be limited to the dispatch of vehicles. The storage of more than one (1) fleet vehicle on the site shall not be permitted for Minor and Major home based businesses. An Agricultural home based business may have up to ten (10) fleet vehicles on the site.
- 11) A development permit for a home based business shall be revocable at any time, if, in the opinion of the Development Authority the use is or has become detrimental to the amenities of the neighbourhood in which it is located.
- 12) When a development permit is issued for a home based business, such permit shall be terminated should the use change for which the permit has been issued for.

**C2.19 HOTELS AND MOTELS**

- 1) A hotel or motel site shall provide either
  - a) two (2) vehicle accesses to a public road, each of which shall have a minimum width of 7.6 m (25.0 ft.), or
  - b) one (1) combined vehicle access, which shall have a minimum width of 9.0 m (30.0 ft.).
- 2) The development regulations for hotels and motels are as noted in Table C2.3:

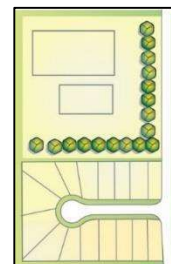
*Table C2.3: Hotel/Motel Site Requirements*

	<b>1 Storey</b>	<b>2 or More Storeys</b>
<b>Minimum Front Yard Setback</b>	7.6 m (25.0 ft.)	7.6 m (25.0 ft.)
<b>Minimum Rear and Side Yard Setback</b>	3.0 m (10.0 ft.)	3.0 m (10.0 ft.)
<b>Minimum Side Yard Setback (Adjacent to a Residential District)</b>	5.0 m (17.0 ft.)	5.0 m (17.0 ft.)
<b>Building Separation</b>	3.5 m (12.0 ft.)	3.5 m (12.0 ft.)

**C2.20 INDUSTRIAL DEVELOPMENT**

- 1) Heavy industrial uses shall not be permitted within 3.0 km (3000.0 m) of the boundary of a hamlet, a multi-lot residential subdivision, or a recreational or institutional development.
- 2) All development permit applications for heavy industrial uses must be accompanied by measures to mitigate impacts on surrounding properties to the satisfaction of the Development Authority. Such measures include solid fencing, berming, landscaping, retention of natural vegetation buffers, or a combination thereof.
- 3) Where there are potential effects or risks associated with a proposed heavy industrial development, the applicant shall be required to submit to the Development Authority an environmental impact assessment, a risk assessment report and an emergency response plan for the proposed development. The required reports are to be prepared by qualified professionals and approved by the County.
- 4) A development permit application for the establishment of an industrial use within a hamlet shall be considered by the Development Authority only after requesting and considering comments from those provincial agencies or authorities whose interest or jurisdiction may be affected.
- 5) Notwithstanding any other provision of this Bylaw, where industrial development is proposed on a forested site adjacent to established multi-lot residential development or other high-visibility site as illustrated in Figure C2.1, a natural forested buffer not exceeding 100.0 m (330.0 ft.) in width may be required by the Development Authority in lieu of fencing, berming or other measures.

*Figure C2.1: Industrial Forest Buffer*



- 6) Oil Sands Mining, Extraction and Upgrading
  - a) the Alberta Energy Regulator is responsible for the approval of all oil sands mining, extraction and upgrading developments. The Development Authority may not impose conditions that are inconsistent with those issued by the Alberta Energy Regulator.
  - b) any permit application for associated industrial infrastructure shall be accompanied by:
    - i) the disposition area; and
    - ii) the proposed location of the facility.
  - c) a development permit shall not be issued until evidence in writing satisfactory to the Development Authority is provided that the applicant holds a current license, permit, approval or other authorization granted by the Alberta Energy Regulator, and that the applicant holds any and all other licenses, permits approvals or other authorizations required by any applicable federal, provincial or municipal law or regulation.
  - d) subject to receipt of the information described in subsection (c), the Development Authority shall approve the application to the extent that it complies with the provincial license, permit, approval or other authorization in accordance with the provisions of the Act.

#### **C2.21 MEDICAL MARIJUANA PRODUCTION FACILITIES**

- 1) An application for a medical marijuana production facility shall include a copy of the current license for the medical marijuana production facility as issued by Health Canada.
- 2) An application for a medical marijuana production facility shall include the submission of a waste management plan (including the incineration of waste products), a water/waste water (including the quantity and characteristics of discharge material) and storm water management plan, and a ventilation plan prepared by a qualified professional.
- 3) A medical marijuana production facility shall only be located on a site located in a HI District.
- 4) The medical marijuana production facility use shall not operate in conjunction with or accessory to any other use.
- 5) The medical marijuana production facility shall be located in a stand-alone building(s). A security suite may be located on the lot containing the use.
- 6) All processing, loading, receiving and shipping of medical marijuana and other goods, materials or supplies, garbage containers, storage containers and waste material must be contained within the building containing the use.



- 7) The medical marijuana production facility shall include equipment installed and functional in order to remove odours from the air where it is discharged from the building as part of a ventilation system.
- 8) A medical marijuana production facility that has been closed for a period of one (1) year shall be decommissioned in accordance with any remediation legislation.

## **C2.22 PEAT MOSS EXTRACTION & PROCESSING**

- 1) In addition to the application requirements of Section **D1.4 DEVELOPMENT PERMIT APPLICATIONS**, applications for peat extraction and processing shall include:
  - i. The location and area of the site on which the peat extraction and/or processing is to take place;
  - ii. The expected life of the deposit, if available;
  - iii. The existing land use and proposed end land use (post-reclamation);
  - iv. A site analysis of the geology, groundwater, surface water, natural vegetation and features of a site as determined by the Development Authority;
  - v. The proposed extraction, operation, and staging of the peat extraction (including years, dates, hours of operation, guidelines for meeting recommended noise levels, aesthetics or other matters determined by the Development Authority);
  - vi. The proposed access and hauling activities (including number of trucks, tonnage, hours of hauling, methods of preventing/controlling/reducing the creation of fine peat particles;
  - vii. A copy of the development and reclamation plans. For any approvals required from Alberta Environment and Parks, the development and reclamation plan should be the same as the one submitted by the applicant(s) to Alberta Environment and Parks for the development and reclamation of the peat extraction. A copy of the approved reclamation plan from the Crown is required as a condition of the development approval; and,
  - viii. The results of public pre-application consultation, subject to the satisfaction of the Development Authority.
- 2) The hours for the operation shall be specified by the Development Authority.
- 3) Development associated with the peat extraction and processing shall be screened from view from a roadway by a minimum 10.0 m (32.8 ft) wide buffer area which may include a berm, landscaping and/or fence. The height of the berm and/or fence, or the amount of landscaping, will be at the discretion of the Development Authority.
- 4) No peat extraction and processing shall occur within 1,000 m (3,281 ft) of a multi-lot residential subdivision unless otherwise varied by the Development Authority.
- 5) A development approval for peat extraction development shall not be valid until all required provincial and federal approvals have been obtained and a copy provided to the Development Authority.

### **C2.23 RECREATIONAL VEHICLE ACCOMMODATION AND STORAGE**

- 1) No person shall keep a recreational vehicle in any part of a front yard in a hamlet residential district from May 1 to October 31 unless it is parked on a driveway or parking pad.
- 2) Only one (1) recreational vehicle is permitted on a hamlet residential district lot at any time between May 1 and October 31.
- 3) No recreational vehicles shall be permitted in the front yard or side yard of a hamlet residential district from November 1 to April 30.
- 4) Recreational vehicles cannot be continuously occupied for more than fourteen (14) days within a hamlet residential district unless they are providing accommodation while a residence is being constructed for which a development permit has been issued. Development permit approval is required for occupancy in excess of fourteen (14) days.
- 5) Development approval is required for the following:
  - i. Where there are more than four (4) recreational vehicles parked for more than seven (7) continuous days on a lot used as temporary accommodation whether or not there is a fee charged: or,
  - ii. The storage of four (4) or more recreational vehicles for more than seven (7) continuous days on a lot whether or not there is a fee charged.
- 6) Notwithstanding clause (3), any recreational vehicle that is placed on a residential lot for the purpose of rental accommodation shall require a development permit.
- 7) A maximum of one (1) unoccupied recreational vehicle may be stored on a lot in the ES1 District, or on a lot of 0.4 ha (1.0 ac) or less in size in the CR District. A maximum of four (4) unoccupied recreational vehicles may be stored on a lot in the AG, ES2, OE1 and OE2 districts, or on a lot in excess of 0.4 ha (1.0 ac) in size in the CR District without development approval subject to the time limit in clause (5).
- 8) A maximum of four (4) occupied recreational vehicles may be located at any one time on a lot in the AG, CR, OE1 and OE2 districts subject to the time limit in clause (5) unless otherwise authorized by the Development Authority.
- 9) In all cases where recreational vehicles are required during building construction, the terms of recreational vehicle occupancy shall be specified in the conditions of the development permit.
- 10) Any recreational vehicle required under the provisions of subsection (9) shall be removed within forty-eight (48) hours of the completion of the development for which the permit has been issued, or the suspension or expiry of the development permit.

## C2.24 RELIGIOUS ASSEMBLY

- 1) The following regulations shall apply to all religious assembly uses:
  - a) the minimum lot frontage shall be 30.0 m (98.4 ft.); and
  - b) the minimum lot area shall be 930.0 m<sup>2</sup> (10,010.4 ft.<sup>2</sup>). In cases where a manse is provided on the same site, the minimum lot area shall be 1,400.0 m<sup>2</sup> (15,069.5 ft.<sup>2</sup>).

## C2.25 SEA CANS

- 1) Sea cans shall not be permitted on a residential lot in a hamlet, or within a mobile home park district unless required for temporary storage associated with the construction of a dwelling unit(s). In these cases, the sea can shall be removed within thirty (30) days of the occupation of the new dwelling unit, or the suspension or expiry of the development permit. Only one (1) sea can will be allowed on a site under this provision.
- 2) A maximum of one (1) sea can may be permitted on a residential lot outside of the designated hamlets with a minimum size of 3.0 acres.
- 3) A sea can located adjacent to a residential lot, a public road or provincial highway shall be screened from view.
- 4) A sea can shall be used for storage purposes only, shall not contain any dangerous or hazardous materials or containers, and shall not be stacked one upon another.
- 5) There is no limit to the number of sea cans allowed on a lot located in the Agricultural District (AG), a commercial district or an industrial district. Only two (2) sea cans are permitted in the Rural Commercial District (RC)
- 6) A sea can shall not be used as a dwelling unit.

## C2.26 SECONDARY SUITES

- 1) A maximum of one (1) secondary suite may be permitted on a lot.
- 2) A secondary suite shall be limited to a maximum of two (2) bedrooms.
- 3) All secondary suites shall comply with the requirements of the Alberta Safety Codes Act or its successor.
- 4) Secondary Suites shall comply with the standards provided in Table C2.4:

*Table C2.4: Secondary Suite Standards*

<b>Standard</b>	<b>Basement Suite</b>	<b>Garage (Above Grade) Suite</b>	<b>Garage (At Grade) Suite Garden Suite</b>
<b>Location:</b>	N/A	Shall be located only on: <ul style="list-style-type: none"> <li>• a lot with access to a lane;</li> <li>or</li> </ul>	Shall be located only on: <ul style="list-style-type: none"> <li>• a lot fronting onto a service road; or</li> <li>• a lot with access to a lane.</li> </ul>

		<ul style="list-style-type: none"> <li>• as a stand-alone residence in the ES1, ES2, OE1, OE2, and CR or the AG Districts</li> </ul>	
<b>Lot Size (min):</b>	Width: 15.0 m (50.0 ft.) Area: 360.0 m <sup>2</sup> (3,875.0 ft. <sup>2</sup> )	Width: 15.0 m (50.0 ft.) Area: The district requirement for the principal building plus 100.0 m <sup>2</sup> (1,076.0 ft. <sup>2</sup> )	Width: 15.0 m (50.0 ft.) Area: 525.0 m <sup>2</sup> (5,650.0 ft. <sup>2</sup> )
<b>Setbacks (min):</b>	N/A	Building separation: 4.0 m (13.0 ft.) Side and rear yard: Same as principal dwelling in the applicable district.	Building separation: 4.0 m (13.0 ft.) Side and rear yard: Same as principal dwelling in the applicable district;
<b>Suite Size:</b>	Minimum: 30.0 m <sup>2</sup> (323.0 ft. <sup>2</sup> ) Maximum: 74.0 m <sup>2</sup> (800.0 ft. <sup>2</sup> )	Minimum: 30.0 m <sup>2</sup> (323.0 ft. <sup>2</sup> ) Maximum: 74.0 m <sup>2</sup> (800.0 ft. <sup>2</sup> ) May be increased by up to 7.5 m <sup>2</sup> (81.0 ft. <sup>2</sup> ) where the additional floor area comprises an associated deck or balcony	Minimum: 30.0 m <sup>2</sup> (323.0 ft. <sup>2</sup> ) Maximum: 74.0 m <sup>2</sup> (800.0 ft. <sup>2</sup> ) May be increased by up to 7.5 m <sup>2</sup> (81.0 ft. <sup>2</sup> ) where the additional floor area comprises an associated deck or balcony
<b>Height (max):</b>	N/A	6.5 m (21.0 ft.) or the height of the principal dwelling, whichever is the lesser, for building with a roof slope of 4/12 (18.4°) or greater 5.5 m (18.0 ft.) or the Height of the principal dwelling, whichever is the lesser, for building with a roof slope of less than 4/12 (18.4°)	4.9 m (16.0 ft.)

- 5) The Development Authority shall be satisfied that a suitable development site exists on the lot proposed to accommodate a secondary suite. The Development Authority shall be satisfied that the secondary suite can and will be properly connected to services without affecting the existing services of the principal building or surrounding lots.
- 6) In cases where a secondary suite is to be serviced by private water and sewer systems, the applicant shall be required to submit information prepared by a professional engineer or an Alberta Safety Codes Officer addressing the capability of the septic disposal system and water supply to accommodate the secondary suite.

- 7) A garden suite shall be designed, sited, constructed, finished, and sided in a manner that is visually compatible with the character of the principal building.
- 8) The following siting regulations shall apply in all cases:
  - a) the unit shall not be placed in the front yard;
  - b) the unit shall not be placed on easements and shall not be placed on a gas line;
  - c) the unit should not be placed in a manner which could obstruct the view from a house on an adjacent lot;
  - d) the unit shall be sited in accordance with all setback regulations; and
  - e) the lot shall be graded to ensure positive drainage away from the unit, without affecting the drainage of the adjacent properties.
- 9) A secondary suite may be approved if the secondary suite:
  - a) is compatible with the siting, grade elevations, height, roof slopes, and building types and materials characteristic of surrounding development;
  - b) does not unduly interfere with or affect the use or privacy of adjacent properties; and
  - c) is consistent with any policies and guidelines for secondary suites that may be contained in a statutory plan.
- 10) Windows contained within a garage suite or garden suite shall be placed and sized such that they minimize overlook into yards and windows of abutting properties through one (1) or more of the following:
  - a) off-setting window placement to limit direct views of abutting rear or side yard amenity areas, or direct view into a garage suite or garden suite window on an abutting lot;
  - b) strategic placement of windows in conjunction with Landscaping or the placement of other accessory buildings; and
  - c) placing larger windows such as living room windows, to face a lane, a flanking street, or the larger of any side yard abutting another lot.
- 11) In hamlet residential districts decks and balconies shall only be allowed as part of an above-grade garage suite where the deck or balcony faces a lane or a flanking public road.
- 12) A secondary suite shall not be contained within an accessory building to which a development permit has been approved for a major home based business.
- 13) A secondary suite shall not be subject to separation from the principal dwelling through a condominium conversion or subdivision.

## **C2.27 SECURITY SUITES**

- 1) A maximum of one (1) security suite per lot may be approved by the Development Authority in accordance with the following:
  - a) where a security suite is attached to the principal building on a site by a roof, an open or enclosed Structure, a floor, or a foundation, it is to be considered part of the principal building;
  - b) security suites shall be located:
    - i) a minimum of 2.0 m (6.5 ft.) from a rear lot line, and 2.0 m (6.5 ft.) from a side lot line; and
    - ii) not located within a front yard.

- 2) A permit issued for a security suite shall be issued for a period not to exceed five (5) years, after which time the Development Authority may allow an extension of the permit. Upon removal of the unit, the site shall be restored to the satisfaction of the Development Authority.
- 3) Where a security suite is a mobile home unit, the unit shall have a Canadian Standards Association (CSA) Certification Number, an Alberta Municipal Affairs label number, or other applicable identification/certification number. In addition, the skirting on the mobile home unit shall be factory-prefabricated or the equivalent thereof, and so designed and erected to harmonize with the mobile home unit. The mobile home unit shall be skirted from the floor level to the ground level.
- 4) A security suite shall be limited to two (2) sleeping units in size.

#### **C2.28 SOLAR COLLECTORS**

- 1) a solar collector may be located on the roof or wall of a building.
- 2) a solar collector mounted on a roof with a pitch of less than 1:3, may project:
  - a) a maximum of 0.5 m (1.5 ft.) from the surface of a roof, when the solar collector is located 5.0 m (16.0 ft.) or less from a side lot line, measured directly due south from any point along the side lot line; and
  - b) in all other cases, maximum of 1.2 m (4.0 ft.) from the surface of a roof.
- 3) a solar collector mounted on a roof with a pitch of 4:12 or greater, may project a maximum of 1.2 m (4.0 ft.) from the surface of a roof.
- 4) a solar collector mounted on a roof must not extend beyond the outermost edge of the roof.
- 5) a solar collector that is mounted on a wall:
  - a) must be located a minimum of 2.4 m (8.0 ft.) above grade; and
  - b) may project a maximum of:
    - i) 1.5 m (5.0 ft.) from the surface of that wall, when the wall is facing a rear lot line; and
    - ii) in all other cases, 0.6 m (2.0 ft.) from the surface of that wall.
- 6) a solar collector mounted on a structure shall meet yard setback and district height regulations.

#### **C2.29 WIND ENERGY CONVERSION SYSTEMS**

The County supports the inclusion of Wind Energy Conversion Systems (WECS) on a lot, or incorporated into a building or structure on a lot, subject to any applicable provincial or federal requirements or regulations.

- 1) For the purposes of this section:

**BLADE** means the part of a WECS that forms an aerodynamic surface and revolves on contact with the wind.

**BLADE CLEARANCE** means the minimum distance from grade to the tip of the blade when that tip is at the bottom of a full 360-degree revolution and pointed down to the ground.

**GRADE** means the elevation of the developed and finished ground surface at the base of the tower.

**HORIZONTAL AXIS NACELLE** means a WECS on which the axis of the nacelle is parallel to the grade.

**NACELLE** means the part of the WECS that includes a generator, gearbox, or yaw motor, and other operating parts that is installed at the top of the tower, and to which the blades are attached, and is responsible for converting wind power to energy.

**TOTAL HEIGHT** means the distance from grade to the tip of a blade when that tip is at the top of a full 360-degree revolution and is pointed up to the sky.

**TOWER** means the vertical structure that supports the nacelle and the blade above the ground; and

- 2) In addition to the requirements of Section D1.4, an application for a WECS shall include the following:
  - a) a site plan including the location of all overhead utilities located on or adjacent to the lot, and contours of the subject land;
  - b) a summary of the manufacturer's specifications including tower dimensions, rotor diameter, materials and finishes, power output in kilowatts, and noise generation;
  - c) an analysis of the anticipated noise levels of the WECS at the site of tower installation, at the property lines of the subject site, and at any dwelling units located within a 2.0 km (1.2 mile) radius of the site;
  - d) confirmation that all landowners within 60.0 m (197.0 ft.) were consulted in accordance with Section D1.8, and documentation of the input received; and
  - e) preliminary reclamation and decommissioning plans.
  
- 3) Setbacks for WECS shall comply with the following:
  - a) a WECS shall be located so that from the vertical production of the boundary of the title parcel on which the WECS is located, and when the axis of the blade is parallel to grade, the tip of the blade is a minimum of 20.0 m (66.0 ft.) from the vertically produced line. A lesser setback requirement may be considered at the discretion of the Development Authority where the adjacent lands are part of the same WECS project;
  - b) a WECS shall be located a distance of at least two (2) times the total height of the WECS from a dwelling that is located on the lot on which the WECS is located;
  - c) a WECS shall be located a distance of at least five (5) times the total height of the WECS from a dwelling that is located on an adjacent, separately-titled lot. A lesser setback requirement may be considered at the discretion of the Development Authority where the Adjacent lands are part of the same WECS project;
  - d) setbacks from all other non-residential buildings shall be at the discretion of the Development Authority;
  - e) the setback from lot lines adjoining a right-of-way shall be in accordance with the district in which the right-of-way is located;
  - f) if, in the opinion of the Development Authority, the above-noted setbacks will be insufficient to buffer the WECS from a dwelling, road, or any other adjacent land use, the Development

- Authority may increase the required setback;
- g) setbacks from a provincial highway shall be as required by Alberta Transportation;
  - h) setbacks from railway facilities shall be as required by the respective railway company; and
  - i) the Development Authority may increase the required setbacks of a WECS to address compatibility issues with the aesthetic, physical, social, and visual characteristics of the proposed Site.
- 4) A WECS shall have a minimum blade clearance of 7.6 m (25.0 ft.) from grade.
  - 5) The following tower access requirements do not apply to WECS towers designed and constructed to a tubular standard that provides internal access to the tower, and secured with a locked door for access at or near grade. For non-tubular WECS towers, and to avoid improper use, trespass, and to ensure public safety, the Development Authority will require for each WECS approved under a development permit:
    - a) that a security fence with a locking gate be installed around a WECS tower and any outlying guy wire anchor points if the tower could be climbed or be subject to vandalism if no fence is present. The fence shall not be less than 2.4 m (8.0 ft.) in height, with outward facing barbed wire at the top of the fence;
    - b) that no ladder or other similar access device be installed on the outside of the tower below a point 3.7 m (12.0 ft.) from grade; and
    - c) that a locking device be installed to bar access to the top of the tower.
  - 6) Subject to any federal and/or provincial regulatory requirements, the WECS shall consist of a non-reflective matte finish in a non-obtrusive and/or neutral colour.
  - 7) All power lines installed on the WECS site to transfer power to the grid shall be installed below grade, unless otherwise approved by the Development Authority.
  - 8) When considering an application for a WECS, the Development Authority must have regard for:
    - a) the total number of proposed towers;
    - b) subject to subsection (9), the overall density of the towers within the lot;
    - c) the proximity of the proposed towers to all adjacent land uses;
    - d) a review and evaluation of the way in which the proposed towers will relate to other land uses in the area to determine the overall compatibility of the proposed WECS, and if deemed necessary by the Development Authority, the compatibility of individual WECS towers within the lot.
  - 9) The maximum density of towers in a WECS shall be sixteen (16) per section of land, or four (4) towers per quarter section of land. A WECS that requires a higher density will be required to apply for an amendment to this Bylaw to achieve a higher standard.
  - 10) The Development Authority may approve a development permit application that clusters the allowed density on one quarter section or parcel of land, providing the maximum density allowed is not exceeded. The Development Authority may do this to meet the owner's needs with respect to the topography of the subject lands and the optimum location of the WECS towers with respect to the prevailing winds, and/or to address the concerns of adjacent land uses, if identified through the



public consultation process.

11) Small Scale WECS Facilities

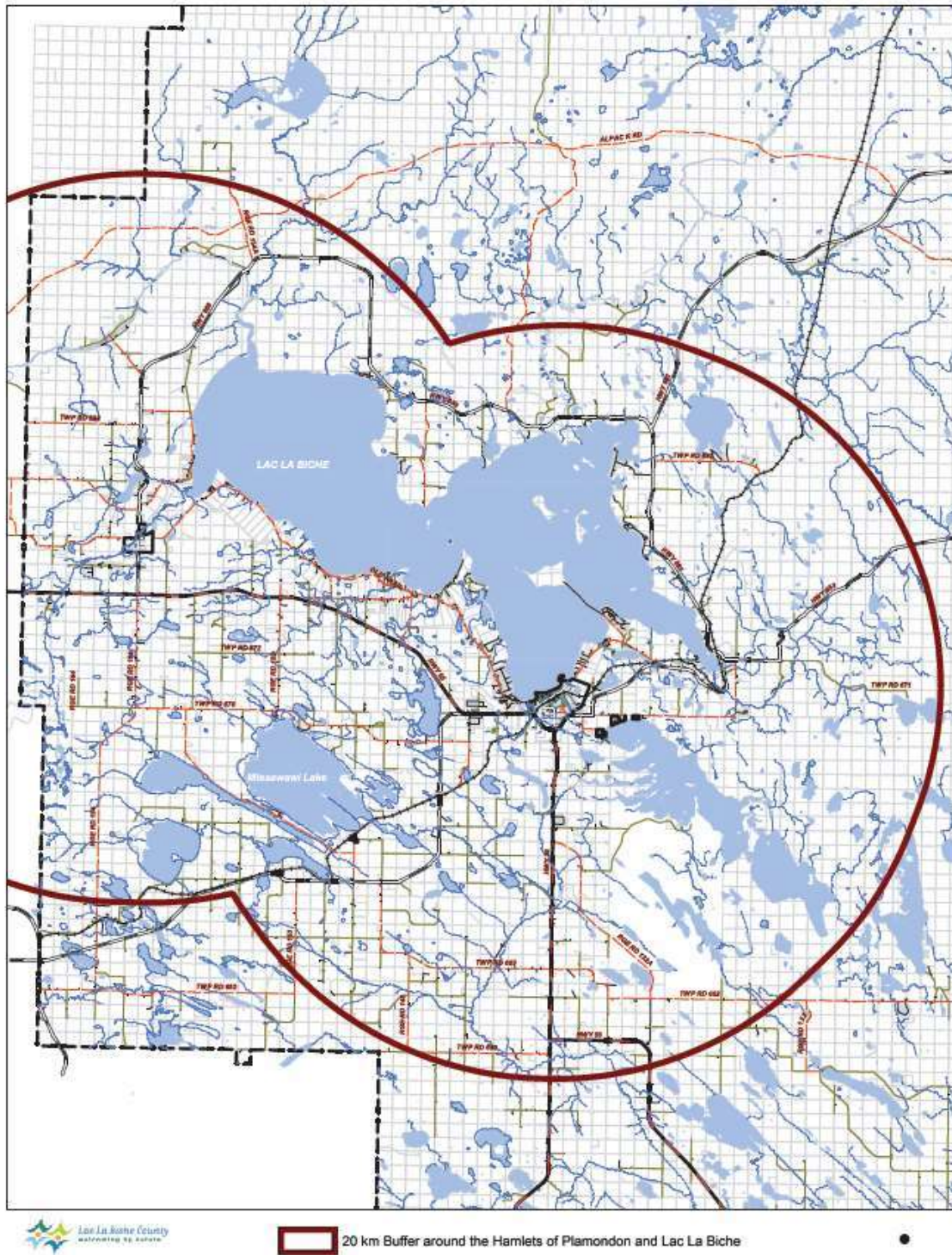
- a) the minimum setback of the base of a small scale WECS shall be four (4) times the height of the tower from the property line.
- b) a maximum of one (1) small scale WECS shall be allowed per lot.

**C2.30 WORK CAMPS**

- 1) All work camps require a development permit before any development may take place, and the Development Authority shall give due regard to the need, location and type of camp, prior to rendering its decision.
- 2) All work camps under application within 20.0 km of the hamlets of Lac La Biche and Plamondon shall not be permitted unless they are accessory to federal or provincial government emergency services or County-related activities in support of these services. (see Figure C2.2 for location of buffer around the hamlets of Lac La Biche and Plamondon).
- 3) All discretionary work camps shall be reviewed by the Municipal Planning Commission.
- 4) A development permit for a work camp may be issued for up to:
  - a. in the case of an Open Camp in the AG District, one (1) year. Such permits shall be subject to annual renewal;
  - b. in the case of a Work Camp located in the Crown Land District (CL), the duration of the camp shall be the same as that of a provincially issued lease;
  - c. in the case of a Construction Camp, the duration of the camp shall be the same as that of the associated constructed project to a maximum of two (2) years. Such permits may be extended an additional four (4) months, after which time a new permit shall be required;
  - d. in the case of a Work Camp in the General Industrial (GI) District and the Heavy Industrial (HI) District outside of the 20.0 km buffer, the duration of the camp shall be the same as that of the Principal Building or Use.
- 5) The Development Authority may establish whatever conditions for the approval of a work camp that it, at its sole discretion, deems reasonable to ensure that it will be a temporary development.
- 6) The Development Authority may, at its sole discretion, establish any conditions of approval for a work camp to ensure that the site will be restored to its previous situation after the development ceases operations.
- 7) All parking must be provided on the lot and areas for parking shall be developed to the satisfaction of the Development Authority.
- 8) All points of access and egress shall be located to the satisfaction of the Development Authority.

- 9) Maximum parcel coverage shall be such that space is available for all the parking on the lot, together with the applicable setback and such area as required for landscaping as determined by the Development Authority.
- 10) Adjacent buildings in work camps shall be located sufficient distance from each other as required for fire protection purposes as determined by the Alberta Safety Codes Act and by the Development Authority.
- 11) Screening and fencing of storage areas shall be to the satisfaction of the Development Authority.
- 12) Development permit applications for work camps shall include the following information:
  - a. the location (including GPS coordinates), type and purpose of the camp;
  - b. adjacent land uses;
  - c. the method of supplying water and sewage and waste disposal to the camp. The proposed method of sewage disposal must comply with the Alberta private Sewage Systems Standard of Practice (as amended from time to time) and be to the satisfaction of Public Health;
  - d. the number of persons proposed to live in the camp and the duration of time the camp will be occupied;
  - e. demonstrate approval from Alberta Environmental and Parks (AEP) if the camp is located in the Crown Land District (CL);
  - f. the start date for development, date of occupancy by residents, and removal date for the camp;
  - g. reclamation measures for the site once the camp is decommissioned; and,
  - h. a Fire Safety Plan and fire preparedness equipment in place to the satisfaction of the County's Fire Chief.
- 13) The County may, as a condition of Development Permit approval, require that the owner/operator of the work camp enter into a road use agreement to address such matters as road maintenance and dust control.
- 14) Temporary housing and accessory trailers or recreational vehicles incidental to festivals, concerts, rodeos, and other forums of public entertainment shall not be considered a "work camp" under this bylaw.

Figure C2.2: Buffers around Hamlets



### C3 PARKING AND LOADING FACILITIES

#### C3.1 PARKING REQUIREMENTS

- 1) Where any development is proposed, on-site vehicle parking and loading shall be provided by the property owner in accordance with the requirements of this Bylaw.
- 2) All required parking and loading facilities shall only be used for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or visitors in connection with the building or use for which the parking and loading facilities are provided, and the parking and loading facilities shall not be used for driveways, access or egress, commercial repair work, display, sale or storage of goods of any kind.
- 3) In all districts, on-site parking shall be provided as required in Table C3.1:

*Table C3.1: Parking Requirements*

<b>Residential Uses</b>	
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 1.5 spaces per 3 bedroom Dwelling Unit plus 1 visitor space per 4 dwellings
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
Secondary Suite	1 space per suite
Security Suite	1 space per suite
Work Camp	As required by the Development Authority
Other Residential Uses Not Listed	As required by the Development Authority

<b>Commercial/Office Uses</b>	
Adult Entertainment Facility	1 space per 18.6 m <sup>2</sup> (200.0 ft. <sup>2</sup> ) of gross floor area
Animal Service Facility	1 space per 4 animals boarded plus 1 stall per 4 employees
Automotive and Equipment Services/Industrial Equipment Services	2 spaces per 100.0 m <sup>2</sup> (1,076.0 ft. <sup>2</sup> ) of gross floor area
Bed and Breakfast	1 space per guest room in addition to residential requirement
Boarding House	1 space per sleeping unit
Bowling Alley	3 spaces per lane plus 4 spaces for staff and 1 space per 10 spectator seats
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
Convenience Retail/Service Station	1 space per 100.0 m <sup>2</sup> (1,076 ft. <sup>2</sup> ) plus 1 space per gas pump plus queueing space
Contractor	1 space per 2 staff members
Drinking Establishment/Restaurant	1 space per 100.0 m <sup>2</sup> (1,076 ft. <sup>2</sup> ) of gross floor area

Fitness Centre	5 spaces per 100.0 m <sup>2</sup> (1,076.0 ft. <sup>2</sup> ) of gross floor area
Funeral Services	1 space per 4 seats
Gaming Establishments	1 space per 10.0 m <sup>2</sup> (108.0 ft. <sup>2</sup> ) of gross floor area
Greenhouse/Plant Nursery	As required by the Development Authority
Health Services	6 spaces per 100.0 m <sup>2</sup> (1,076.0 ft. <sup>2</sup> ) of gross floor area
Hotel/Motel	1 space per guest room plus 1 space per 3 employees
Liquor Store	1 space per 100.0 m <sup>2</sup> (1,076 ft. <sup>2</sup> ) of gross floor area
Lumber Yard/Home Improvement Centre	1 space per hectare of lot area plus 1 space per 37.2 m <sup>2</sup> (400.0 ft. <sup>2</sup> ) of retail area
Market Garden	As required by the Development Authority
Motor Vehicle Dealership/Heavy Equipment Dealership	2 spaces per 100.0 m <sup>2</sup> (1,076.0 ft. <sup>2</sup> ) of gross floor area
Personal Service Shops/Health and Wellness Centre	1 space per 100.0 m <sup>2</sup> (1,076 ft. <sup>2</sup> )
Professional, Financial and Office Support	1 space per 100.0 m <sup>2</sup> (1,076 ft. <sup>2</sup> ) of gross floor area
Retail, Large Format	1.5 spaces per 100.0 m <sup>2</sup> (1,076.0 ft. <sup>2</sup> ) of gross floor area
Retail Store	1 space per 37.2 m <sup>2</sup> (400.0 ft. <sup>2</sup> ) of gross floor area
Veterinary Service, Major/Minor	1 spaces per examination table plus 4 spaces for staff
Other Commercial Uses Not Listed	As required by the Development Authority

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

<b>Institutional/Recreation Uses</b>	
Arena	1 space per 4 seating spaces
Child Care Facility	1 space per 4 children
College/Hospital/Recreation Facility, Major	Parking study may be required
Community Facility/Conference Facility	1 space per 9.3 m <sup>2</sup> (100.0 ft. <sup>2</sup> ) of gross floor area
Curling Rink	6 spaces per sheet of ice plus 4 spaces for staff and 1 space per 10 spectator seating
Essential Public Service	1 space per 100.0 m <sup>2</sup> (1,076 ft. <sup>2</sup> ) of gross floor area
Golf Course	2 spaces per hole
Gun Range	1 space per shooting/testing lane plus additional spaces for retail
Library	1 space per 37.2 m <sup>2</sup> (400.0 ft. <sup>2</sup> ) of gross floor area
Marina	1 space per boat stall
Private Club	1 space per 10 members
Recreation Facility, Indoor	1.5 spaces per 100.0 m <sup>2</sup> (1,076.0 ft. <sup>2</sup> ) of gross

	floor area plus 1 space per 4 persons of building capacity
Recreation Facility, Outdoor	10 spaces per 100.0 m <sup>2</sup> (1,076.0 ft. <sup>2</sup> ) of core activity space
Religious Assembly	1 space per 4 seating spaces
Residential Care Facility	1 space per 2 beds
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/Recreational Uses Not Listed	As required by the Development Authority

- 4) For the purpose of Table C3.1, a parking space may take the form of an indoor space within a garage or parking structure, or may be located outdoors on a hard surfaced facility such as a driveway or parking pad.
- 5) Parking spaces may be provided in a side by side or tandem format on a lot.
- 6) Visitor parking identified in Table C3.1 must be readily available at an entrance to the building and be clearly identified as visitor parking.
- 7) Where the Development Authority's calculation of the total number of parking and loading spaces yields a fractional number, the total number of parking and loading spaces required shall be rounded to the next highest whole number.
- 8) In cases where the parking requirements for a proposed development are not defined in Table C3.1, the Development Authority shall determine the minimum number of spaces for that based on the requirements of other similar development.
- 9) Where a development proposes a mix of land uses, the required number of parking spaces shall be the sum of the requirements for each use.
- 10) Notwithstanding subsection (9), parking for mixed use developments may be reduced in accordance with Table C3.2:

*Table C3.2: Mixed Use Developments*

Mixed use development with shared customers and similar hours	Maximum 10 % reduction to the required number of parking spaces
Mixed use development with separate hours and shared parking spaces	Maximum 20% reduction to the required number of parking spaces

- 11) The applicant may be required to undertake a parking study, prepared by a qualified engineer registered with The Association of Professional Engineers and Geoscientists of Alberta (APEGA) in accordance with accepted engineering practice, in the following instances:
  - a) to determine the parking requirements for a development in the absence of related land uses pursuant to subsection (8); or

- b) in support of an application for a major development; or
  - c) in cases where an applicant proposes a development with a lesser number of spaces than required in Table C3.1, demonstrating that the deficiency in parking will not negatively impact other parking facilities in the vicinity of the project.
- 12) Where a building is enlarged, or altered, or a change in the use occurs in such a manner as to cause a more intensive use of that building, provisions shall be made for the additional parking and loading spaces in accordance with this section. The calculations shall be based on the number of additional parking spaces required as a result of the enlargement, alteration or change in the use of the building, in addition to parking spaces that may have been removed due to the enlargement or alteration. This subsection does not apply to commercial and office uses in the Central Commercial District (CC).
- 13) In lieu of providing parking spaces under subsection (13), the applicant shall:
- a) provide cash-in-lieu of the required parking spaces in accordance with County policy; or
  - b) provide parking on an alternate lot in accordance with subsection (14).
- 14) Where all or a portion of the required parking cannot be provided on-site, the deficient number of spaces may be provided on an alternate lot within 120.0 m (396.0 ft.) of the boundary of the lot provided that:
- a) the subject site is held under title by the same owner;
  - b) the owner shall enter into an agreement with the County with respect to the lands required for parking and the owner shall consent to such agreement being registered as an encumbrance against the title of the lands;
  - c) the owner shall pay the full costs of preparation and registration of the agreement referred to above;
  - d) the owner shall provide accommodation for pedestrian circulation between the off-site parking area and the building; and
  - e) the subject parking spaces shall, through signage, be clearly identified as parking spaces for the subject development.
  - f) notwithstanding (a), the alternate parking lot may be under different ownership provided that an agreement between the developer and owner is entered into pursuant to the provisions of this subsection to the satisfaction of the Development Authority.
- 15) Queuing requirements for drive-through businesses shall be provided in accordance with Table C3.3:

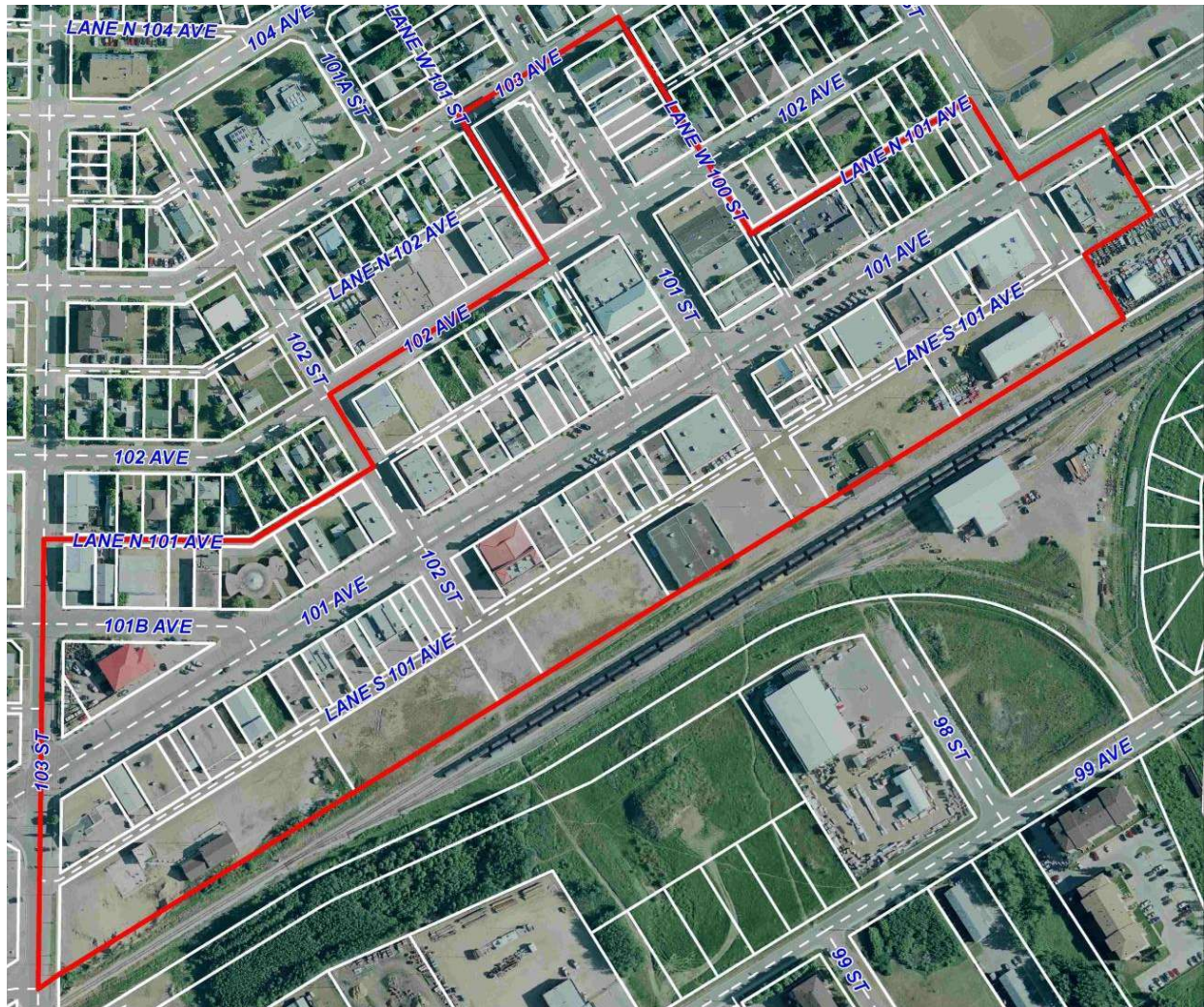
*Table C3.3: Drive-Through Businesses*

<b>Drive Through (Restaurant)</b>	<b>Drive Through (Non-Restaurant)</b>	<b>Drive Through (Vehicle Services)</b>	<b>Queue Space Dimensions</b>
Five (5) spaces measured from the service window, plus one (1) outbound (waiting) space.	Five (5) spaces measured from the service window, plus one (1) outbound (waiting) space.	Five (5) spaces inbound for each service bay. Three (3) inbound spaces for a complete service car wash, plus two (2) spaces per fueling position.	Length (min): 7.0 m (23.0 ft.) Width (min): 3.0 m (10.0 ft.) Shall provide sufficient space for maneuvering.

### C3.2 PARKING EXEMPTIONS IN LAC LA BICHE AND PLAMONDON

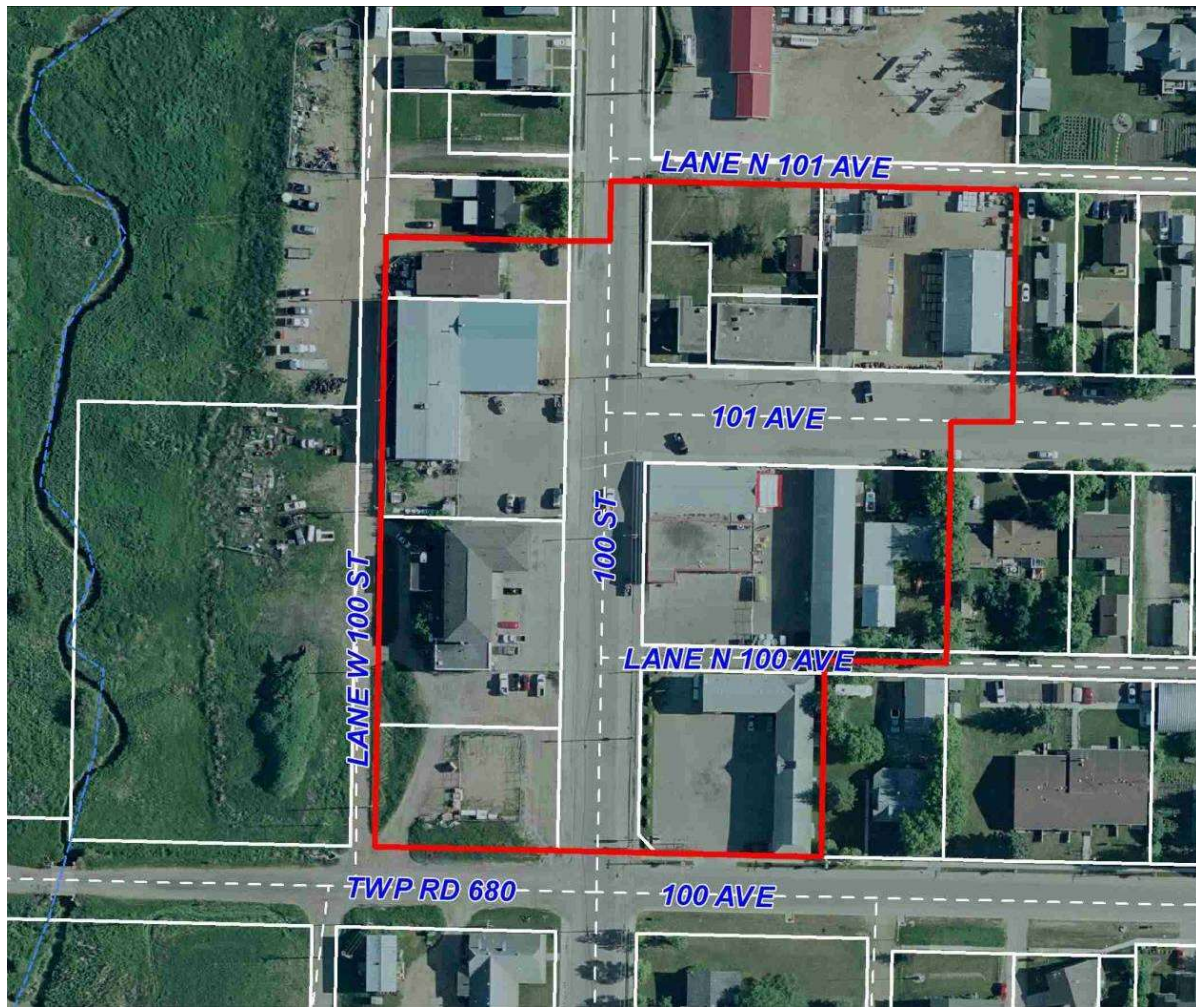
- 1) In all districts, on-site parking shall be provided as required in Table C3.1 with the exception of those areas of the hamlets of Lac La Biche and Plamondon identified in Figure C3.1 and Figure C3.2 where Table C3.4 shall prevail.

Figure C3.1: Hamlet of Lac La Biche





**Figure C3.2: Hamlet of Plamondon**



**Table C3.4: Parking Regulations for Downtown Lac La Biche and Plamondon**

Commercial/Office Uses	
Automotive and Equipment Services/Industrial Equipment Services	2 spaces per 100.0 m <sup>2</sup> (1,076.0 ft. <sup>2</sup> ) of gross floor area
Boarding House	1 space per sleeping unit
Bowling Alley	3 spaces per lane plus 4 spaces for staff and 1 space per 10 spectator seats
Convenience Retail/Service Station	1 space per 100.0 m <sup>2</sup> (1,076.0 ft. <sup>2</sup> ) plus 1 space per gas pump plus queueing space
Drinking Establishment/Restaurant	1 space per 100.0 m <sup>2</sup> (1,076.0 ft. <sup>2</sup> ) of gross floor area
Fitness Centre	5 spaces per 100.0 m <sup>2</sup> (1,076.0 ft. <sup>2</sup> ) of gross floor area
Funeral Services	1 space per 4 seats
Gaming Establishments	1 space per 100.0 m <sup>2</sup> (1,076.0 ft. <sup>2</sup> ) of gross floor area
Health Services	6 spaces per 100.0 m <sup>2</sup> (1,076.0 ft. <sup>2</sup> ) of gross floor area
Hotel/Motel with banquet or food (restaurant) facilities	1 space per guest room plus 1 space per 3 employees

	PLUS 1 space/4 sets of maximum Occupancy Load Capacity as determined by the Fire Authority
Liquor Store	1 space per 100.0 m <sup>2</sup> (1076.0 ft. <sup>2</sup> ) of gross floor area
Personal Service Shops/Health and Wellness Centre	1 space per 100.0 m <sup>2</sup> (1076.0 ft. <sup>2</sup> ) of gross floor area
Professional, Financial and Office Support	1 space per 100.0 m <sup>2</sup> (1076.0 ft. <sup>2</sup> ) of gross floor area
Retail, Large Format	1.5 spaces per 100.0 m <sup>2</sup> (1,076.0 ft. <sup>2</sup> ) of gross floor area
Retail Store	1 space per 100.0 m <sup>2</sup> (1,076.0 ft. <sup>2</sup> ) of gross floor area
Other Commercial Uses Not Listed	As required by the Development Authority

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 4 dwelling units
Dwelling, Single Detached/Duplex/Mobile Home	2 spaces per Dwelling Unit
Other Residential Uses Not Listed	As required by the Development Authority

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 4 dwelling units
Dwelling, Single Detached/Duplex/Mobile Home	2 spaces per Dwelling Unit
Other Residential Uses Not Listed	As required by the Development Authority

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 4 dwelling units
Dwelling, Single Detached/Duplex/Mobile Home	2 spaces per Dwelling Unit
Other Residential Uses Not Listed	As required by the Development Authority

Institutional/Recreation Uses	
Private Club	1 space per 10 members
Recreation Facility, Indoor	1.5 spaces per 100.0 m <sup>2</sup> (1,076.0 ft. <sup>2</sup> ) of gross floor area plus 1 space per 4 persons of building capacity
Religious Assembly	1 space per 4 seating spaces
Other Institutional/Recreational Uses Not Listed	As required by the Development Authority

### C3.3 SCHOOL DROP-OFF SPACES

- 1) School drop-off spaces shall be provided in accordance with Table C3.5:

*Table C3.5: School Drop-Off Space Requirements*

School	Spaces Required
Elementary School	5 spaces per 100 students
Junior High/High School	5 spaces total

- 2) School drop-off spaces shall be positioned such that children walking from the drop-off space to the school do not cross areas that vehicles commonly travel in reverse gear, such as drive aisles and loading areas.
- 3) Loading stalls for schools shall be sized as follows:
- a minimum 8.0 m (26.0 ft.) in length and 3.1 m (10.0 ft.) in width if in a parallel parking format; or
  - a minimum 6.1 m (20.0 ft.) in length and 3.1 m (10.0 ft.) in width if in an angle parking format.

### C3.4 LOADING SPACE REQUIREMENTS

- 1) Loading spaces shall be provided in accordance with the Table C3.6:

*Table C3.6: Loading Space Requirements*

Land Use	Loading Spaces Required
Multi-Unit Residential Buildings	1 for a Building of 20 units or greater
Commercial and Industrial	1 per loading door. A minimum of 1 space to be provided in all cases.
School/Recreational, Cultural, and Community Facilities	To be determined on a site by site basis.

- 2) Design and Layout of Loading Spaces
- a loading space shall be designed and located so that all vehicles can be parked and maneuvered entirely within the boundaries of the lot before moving onto an adjacent public road.
  - a loading space shall not be designed or located in such a way that causes a vehicle to negatively impact traffic flow on a public road, adjacent lots, or abutting developments.
  - the Development Authority may require a turning movement diagram which illustrates the maneuvering requirements for vehicles using the loading space.
  - a loading space shall be a minimum width of 3.1 m (10.0 ft.) and a minimum depth of 9.1 m (30.0 ft.), and maintain a minimum overhead clearance of 4.3 m (14.0 ft.). These dimensions may be changed by the Development Authority having regard for the types of vehicles that are likely to use the loading spaces.
  - all loading spaces shall be sited at an elevation equivalent to the main floor level of a building or to a utility elevator serving each floor level.

- g) facilities for unloading of school buses shall be provided on school property unless specified in an agreement.
- h) the Development Authority may allow a development to provide a lesser number of loading spaces in the Central Commercial District (CC) if the development is to occupy an existing building in the Central Commercial District (CC) where no or little space is available for loading spaces on the lot.

### C3.5 PARKING AND LOADING FACILITY CONSTRUCTION

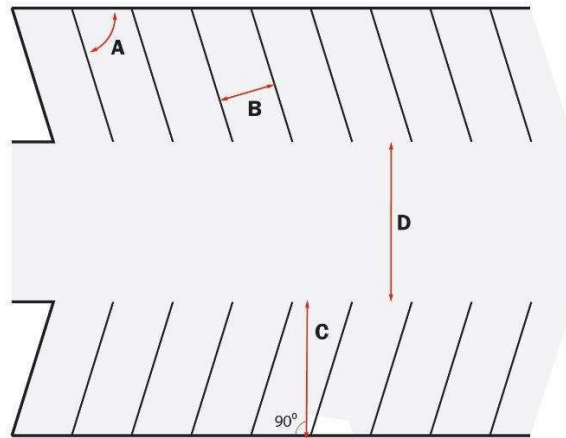
- 1) All on-site parking and loading facilities required by this Bylaw shall be constructed as follows:
  - a) they shall not be located within 1.0 m (3.3 ft.) of a lot line abutting a public road or Provincial Highway;
  - b) adequate access to, and exit from each parking space shall be provided at all times to the satisfaction of the Development Authority;
  - c) necessary curb cuts are to be located and flared to the satisfaction of the Development Authority;
  - d) every on-site parking and loading facility, including access points and curb crossings thereto, shall be hard surfaced if the access is from a public road or lane which is hard surfaced. In all other cases, the surfacing of the parking area shall be graveled. In the case of industrial developments, paved areas may be limited to the front and sides of the principal building;
  - e) parking and loading facilities used at night shall have adequate lighting for the entire parking facility. Such lighting shall be directed away from adjacent residential properties and other properties where, in the opinion of the Development Authority, they would have adverse effects;
  - f) in no case shall grades be established that would permit surface drainage to cross any sidewalk or lot line without the approval of the Development Authority;
  - g) on-site parking and loading spaces shall be constructed with surface grades not exceeding six percent (6%);
  - h) where parking and loading facilities for commercial or industrial uses abut residential uses, the parking and loading facilities shall be screened through a landscaped buffer sufficient to provide the residential use with privacy.
- 2) The minimum dimensions of parking spaces shall be as provided in Table C3.7 and illustrated in Figure C3.3.

*Table C3.7: Parking Space Dimensions*

Parking Angle 'a'	Width 'b'	Depth 'c'	Traffic Circulation	
			One-Way	Two-Way
			Aisle Width 'd'	
0° (Parallel)	7.0 m (23.0 ft.)	2.8 m (9.0 ft.)	3.75 m (12.5 ft.)	7.5 m (25.0 ft.)
45°	2.7 m (9.0 ft.)	6.1 m (20.0 ft.)	4.1 m (14.0 ft.)	6.3 m (21.0 ft.)
	2.8 m (9.0 ft.)		3.9 m (13.0 ft.)	6.1 m (20.0 ft.)
	2.9 m (10.0 ft.)		3.8 m (13.0 ft.)	5.9 m (19.0 ft.)
60°	2.7 m (9.0 ft.)	6.4 m (21.0 ft.)	5.7 m (19.0 ft.)	6.3 m (21.0 ft.)
	2.8 m (9.0 ft.)		5.5 m (18.0 ft.)	6.1 m (20.0 ft.)
	2.9 m (10.0 ft.)		5.4 m (18.0 ft.)	5.9 m (19.0 ft.)

90°	2.7 m (9.0 ft.)	5.8 m (19.0 ft.)	7.9 m (26.0 ft.)	7.9 m (26.0 ft.)
	2.8 m (9.0 ft.)		7.5 m (25.0 ft.)	7.5 m (25.0 ft.)
	2.9 m (10.0 ft.)		7.2 m (24.0 ft.)	7.2 m (24.0 ft.)

Figure C3.3: Parking Space Dimensions



- 3) Notwithstanding subsection (2), parking stalls required for employee parking in the Central Commercial (CC) District may be reduced by 0.2 m (0.5 ft.) in width and 0.6 m (2.0 ft.) in length in cases where the parking is provided in a tandem format.
- 4) Parking spaces shall be clearly marked in the parking facility. Such marking shall be regularly maintained to ensure legibility to users and shall be to the satisfaction of the Development Authority.
- 5) Protective measures shall be provided in parking areas to protect abutting fences, walls, boulevards, landscaped areas or buildings on the lot or an adjacent lot. Continuous raised or pre-cast curbing of not less than 0.1 m (0.33 ft.) in height shall be provided adjacent to public roads and required landscaped areas, a minimum of 0.6 m (2.0 ft.) from the front of the parking stall. Concrete curb stops shall be placed to ensure that vehicles do not overhang boulevards, sidewalks, or required landscaped areas.
- 6) Where there is a sidewalk combined 90-degree parking alongside a building a suitable barrier must be placed in the parking space to prevent the front or rear end of a vehicle from blocking pedestrian circulation on the sidewalk.
- 7) Each required parking space shall have a vertical clearance of a minimum of 2.0 m (6.6 ft.).
- 8) In cases where hard surfaced paving of a parking lot is required as a condition of development permit approval, such paving shall be completed within two (2) years of the date of permit issuance.

### **C3.6 PARKING STRUCTURES**

- 1) Parking structures located below grade may extend into a required yard, subject to ensuring that there are no encumbrances registered on title. A detailed landscape plan, including a cross section must be submitted, which demonstrates enough soil depth above the parkade for the required landscaping in any required yard.
- 2) A parking structure may be constructed up to any lot line, but the vehicle entrance must be set back a minimum of 6.0 m (20.0 ft.) from the lot line so that vehicles entering the structure do not impede through traffic on the abutting public road.

### **C3.7 PARKING FOR THE PHYSICALLY DISABLED**

- 1) Parking for the disabled shall be provided and shall be included in the calculation of the number of spaces required for a development. A minimum of five percent (5%) of the total number of spaces shall be provided and clearly identified for use by the disabled.
- 2) Location
  - a) parking for the disabled shall be located in close proximity to the building entrance on a level surface.
  - b) parking shall be arranged in a way that users of wheelchairs are not required to pass behind parking cars.
  - c) in the case of a building with multiple public entrances, a minimum of one (1) space shall be located near each entrance.
- 3) Design and Construction
  - a) parking for the disabled shall be designed in accordance with the “Barrier Free Design Guidelines” of the Alberta Building Code.
  - b) each parking space shall be clearly identified by the international symbol of accessibility.
  - c) each parking space shall be marking with a wheelchair symbol sign with the message permit required. The symbol shall be white on a blue background, and shall have minimum dimension of 0.46 m (1.5 ft.) by 0.61 (2.0 ft.). The sign shall be mounted at a height of at least 1.2 m (4.0 ft.) from the pavement or sidewalk to the bottom of the sign, and be positioned so as to be easily seen by drivers who are attempting to park.

## **C4 LANDSCAPING REQUIREMENTS**

The purpose of this section is to improve the appearance and aesthetic appeal of developments and reduce potential land use conflicts between incompatible land uses.

### **C4.1 GENERAL PROVISIONS**

- 1) The provision of landscaping shall be a condition of the issuance of a development permit for any new development in:
  - b) all commercial districts;
  - c) all industrial districts; and
  - d) the PI District and PR District.
- 2) The owner of the property, or the owner's successors or assignees, shall be responsible for the placement and proper maintenance of landscaping on the site. The Development Authority may require, as a condition of development permit approval, that the owner provide securities in accordance with the provisions of subsection C4.5.
- 3) Where landscaping is required, no commercial, industrial, institutional or multi-unit dwelling development shall proceed until:
  - a) the developer submits detailed landscape plans with the development permit application as specified in subsection (5);
  - b) the Development Authority has approved the detailed landscape plan; and
  - c) the required security for the landscaping, in accordance with this section, has been submitted to the satisfaction of the Development Authority.
- 4) Landscape Plans
  - a) the required landscape plan for the proposed development shall be drawn by a Landscape Architect registered in the province of Alberta, at a scale of 1:500 or larger, and include the following:
    - i) north arrow; the property lines, dimensions of the lot and identification of adjacent land uses;
    - ii) adjacent public areas such as boulevards and municipal reserves and features, such as streets, lanes, driveways, vehicular entrances, sidewalks, street furniture and boulevard trees;
    - iii) overhead, surface and underground utilities, limits of easements and adjacent PUL or MR lots;
    - iv) outlines of all existing and proposed structures including the building footprints at grade, location and type of underground structures and overhangs within the first two storeys;
    - v) all physical features, existing or proposed including but not limited to: building entrances, porches, decks, walkways, other hard surfacing or hard landscape features, parking areas, curbs, lighting, fencing, walls, screens, planting beds, recreational facilities and garbage collection areas. Materials, colours and patterns shall be included;
    - vi) existing and final site grading, including the established lot lines, elevations berming shown in half-metre contours, direction of lot drainage, proposed catch basins rim elevations, top and bottom of retaining wall elevations and existing elevations of plant material to be retained;
    - vii) the height and material of all fencing, screening and walls;

- viii) clearly labeled existing and proposed trees and shrubs. These labels shall be cross-referenced to a plant list identifying common and botanical names, quantity, size, condition and method of planting, grass mix for sod and/or seed. Proposed plants shall be drawn at 2/3 of their mature canopy spread; and
  - ix) the spread and caliper of trees to be retained, removed or relocated by the proposed construction.
- b) the Development Authority may consider a development permit application that does not provide all of the information outlined in subsection (a) if the information provided is deemed sufficient to show that the intent of this Bylaw is met.
- 5) Where possible, existing landscaping or natural vegetation shall be preserved and included on the landscape plan.
- 6) All yards visible from a public road other than a lane shall be seeded, sodded, or, where applicable, landscaped in accordance with an approved landscape plan, within eighteen (18) months of the occupancy or the commencement of an operation of the proposed development.

#### **C4.2 LANDSCAPING REQUIREMENTS FOR PARKING AND STORAGE AREAS**

- 1) Any parking lot having twenty (20) or more parking spaces that is visible from an abutting site in a residential or commercial district, or from a public road other than a lane, shall have perimeter planting. The location, length, thickness and height of such perimeter planting at maturity shall, in conjunction with a change in grade or other natural or man-made features, be sufficient to provide substantial interruption of the view of the parking area from any abutting residential or commercial district, and enhance the view of the parking area from any adjacent public road.
- 2) Every parking lot required by this Bylaw to accommodate thirty (30) or more vehicles at grade, shall incorporate landscaped open space within the parking lot, calculated on the basis of 2.0 m<sup>2</sup> (21.5 ft.<sup>2</sup>) of landscaped island area per required parking and loading space. This shall be landscaped in accordance with this Bylaw.
- 3) For parking lots containing required parking for forty (40) or more vehicles, a minimum of two (2) landscaped islands shall be required. These islands shall be placed to provide visual relief, to assist vehicular circulation and to organize large areas of parking into smaller cells. The number of islands provided shall be identified in the required landscape plan.
- 4) Any trash collection area, open storage area, or outdoor service area, including any loading, unloading or vehicular service area that is visible from an abutting lot in a residential or commercial district, or from a public road other than a lane, shall have screen planting. The location, length, thickness and height of such screen planting at maturity shall, in conjunction with a change in grade or other natural or man-made features, be sufficient to block the view from any abutting residential or commercial district. Such screen planting shall be maintained to provide effective screening from the ground to a height of 1.8 m (6.0 ft.). If it is deemed that



screen planting cannot reasonably be expected to survive, earth berming, masonry walls, wood fencing or other man-made features may be permitted as a substitution.

- 5) If the height of materials in an outdoor storage area would limit the effectiveness of screen planting required by subsection (5), a fence, wall, earth berm, or a combination thereof, may be substituted, subject to the approval of the Development Authority.

#### **C4.3 LANDSCAPE CONSTRUCTION SPECIFICATIONS**

- 1) All plant materials included in landscaping plans shall be tolerant to the climactic conditions in the County. The most current edition of the "Alberta Horticultural Guide" shall be used as a reference by the Development Authority.
- 2) All plant materials shall meet the horticultural standards of the most current edition of the "Guide Specifications for Nursery Stock", produced by the Canadian Nursery Trade Association.
- 3) Existing landscaping or natural vegetation that is retained through development must be protected from disturbance by site work, such as grading, to the furthest extent of the drip line.
- 4) Tree species included on landscaping plans shall meet the following specifications:
  - a) 50% of deciduous trees shall be at least 0.05 m (0.16 ft.) caliper at time of planting;
  - b) 50% of deciduous trees shall be at least 0.08 m (0.25 ft.) caliper at the time of planting;
  - c) coniferous trees shall have a minimum height of 2.5 m (8.2 ft.) at time of planting;
  - d) coniferous shrubs shall have a minimum spread of 0.5 m (1.6 ft.) at time of planting; and
  - e) deciduous shrubs shall have a minimum height of 0.5 m (1.6 ft.) at time of planting.
- 5) In all areas, the following minimum standards shall be met:
  - a) one (1) tree is required for each 60.0 m<sup>2</sup> (646.0 ft.<sup>2</sup>) of landscaped area;
  - b) one (1) shrub is required for each 30.0 m<sup>2</sup> (323.0 ft.<sup>2</sup>) of landscape area; and
  - c) the proportion of deciduous plant material to coniferous plant material is approximately 1:1.

#### **C4.4 LANDSCAPING SECURITY**

- 1) The Development Authority may require, as a condition of a development permit, that the applicant provide a guaranteed security from the property owner to ensure that landscaping is provided and maintained for two (2) growing seasons. The security may take the following forms:
  - a) cash to a value equal to one hundred percent (100%) of the established landscaping costs; or
  - b) an irrevocable letter of credit having the value equivalent to one hundred percent (100%) of the established landscaping costs.
- 2) For the purpose of determining the required securities under subsection (1), the projected cost of landscaping shall be calculated by the owner or the owner's representative based on the information provided on the landscape plan. If the Development Authority does not accept the costs identified by the applicant, the Development Authority may determine a different landscaping cost for the purpose of determining the landscaping security.

- 3) If cash is offered as the landscaping security, it shall be held by the County, without interest payable, until, by confirmation through inspection by the Development Authority, the landscaping has been installed and successfully maintained for two growing seasons. Partial refund after installation of the landscaping or after one growing season shall be considered upon request of the owner, at the sole discretion of the Development Authority.
- 4) If a letter of credit is offered as the landscaping security, it shall be in a form satisfactory to the Development Authority. The initial term of the letter of credit shall be one (1) year. The letter of credit shall be renewed by the owner thirty (30) days prior to expiry and delivered to the Development Authority until such time as the landscaping has been installed and maintained for two (2) growing seasons.
- 5) In the event the applicant does not complete the required landscaping, or if the owner fails to maintain the landscaping in a healthy condition for the specified periods of time and the cash or the proceeds from the letter of credit are insufficient for the County to complete the required work, should it elect to do so, then the applicant shall pay the deficiency to the County immediately upon being invoiced. The County shall provide an accounting to the owner indicating how the cash or proceeds of the letter of credit were applied, within sixty (60) days of completing or maintaining the landscaping.
- 6) Upon application by the owner or the owner's representative, a letter of credit may be amended to a reduced amount, for attachment to the original letter of credit when any of the following events occur:
  - a) the required landscaping has been properly installed; and
  - b) the required landscaping has been well maintained and is in a healthy condition after one (1) growing season.
- 7) Upon application by the owner or the owner's representative, a letter of credit shall be fully released if the required landscaping has been well maintained and is in a healthy condition after two (2) growing seasons.
- 8) Any letter of credit shall allow for partial draws by the County if the landscaping is not completed in accordance with the approved landscape plan within one (1) growing season after completion of the development; or the landscaping is not well maintained and in a healthy condition two (2) growing seasons after completion of the landscaping. The County may draw on a cash security or a letter of credit and the amount thereof shall be paid to the County for its use absolutely. All expenses incurred by the County, to renew or draw upon any letter of credit, shall be reimbursed by the owner to the County by payment of invoice or from the proceeds of the letter of credit.
- 9) Upon receipt of a written request from the parties involved in the development, including but not limited to the property owner, condominium association or the issuer of the letter of credit, an inspection of the finished landscaping shall be completed by the Development Authority. Inspections shall be made during the normal growing season, between May 1<sup>st</sup> and September 30<sup>th</sup>. All reasonable

effort shall be made by the Development Authority to perform the inspection within twenty (20) working days of receipt of the inspection request.

## C5 SIGNS

The purpose of this section is to regulate the use and location of permanent and temporary signs as a means of communication and advertising without negatively affecting the character and appearance of the community.

### C5.1 DEFINITIONS

**AWNING OR CANOPY** means a projection outward from the face of a building, primarily designed to provide protection from climatic elements.

**BUSINESS FRONTAGE** means:

- a) any side of a lot or building which abuts a public road or provincial highway; or
- b) in the case of individual businesses or tenants within a building, any business which has separate access to a public road or provincial highway.

**COPY** means the message on the sign face including, but not limited to, words, numbers, logos, symbols, and decorations.

**COPY AREA** means the entire area, which encloses the limits of the sign copy, contained on the sign but excludes the main support structure. For multi or double-faced signs, copy area is the area of one face.

**FLAG** means any fabric containing distinctive colours, patterns, symbols or stylized letters hung from a flagpole with mechanisms for raising and lowering the flag.

**ILLUMINATION** means the lighting of any sign by artificial means including internal, direct, indirect or reflected.

**LOGO** means a readily identifiable symbolic representation used exclusively

by an individual company or person to simplify product or business recognition and which contains no additional advertising message.

**MURAL** means a graphic design, or artwork, painted directly on to a structure, which does not convey an advertising message and does not include a fascia sign or an identification logo.

**NON-PROFIT ORGANIZATION** means:

- a) a society established under a law of Canada or Alberta;
- b) a corporation that is prohibited from paying dividends to its members and distributing the assets to its members on winding-up; or
- c) any other entity established under a law of Canada or Alberta for a purpose other than to make a profit.

**POINT OF SALE ADVERTISING** means advertising which relates to the name of the occupier or firm, the nature of the business conducted and/or the goods produced, and/or the main products and services sold or obtainable at the lot on which the advertising is displayed.

**SIGN, A-BOARD** means a self-supporting two (2) sided A-shaped sign which is set upon, but not attached to, the ground and has no external supporting structure.

**SIGN, ANIMATED** means a sign that uses movement or change of lighting to depict action or create special effects or a pictorial

scene, but does not include static electronic or digital copy.

**SIGN, AREA OF** means the entire area of a sign measured to the outer perimeter of the sign, but does not include any structures necessary for the support of the sign.

**SIGN, AWNING OR CANOPY** means a sign attached to a marquee, awning or canopy.

**SIGN, BANNER** means a sign constructed of non-rigid cloth, plastic or other fabric which is attached at all four corners to a pole, building or other supporting structure and is intended to be of a temporary nature but does not include flags.

**SIGN, BILLBOARD** means a self-supporting sign which is used for the display of general advertising, the subject matter of which is not necessarily related to the use or ownership of the property on which the structure is located.

**SIGN, CONSTRUCTION SITE IDENTIFICATION** means a temporary sign for providing information or advertising related to the construction project only, and erected by an individual or firm on the premises undergoing construction.

**SIGN, DEVELOPMENT INFORMATION** means an official sign illustrating the relevant Land Use District(s) referred to on the sign for the purpose of a Land Use Bylaw amendment, subdivision appeal etc.

**SIGN, DIRECTIONAL** means an on premise incidental sign designed to guide or direct pedestrian or vehicular traffic.

**SIGN, ELECTION** means a sign connected with a municipal, school board, provincial or federal election or any election held pursuant to the Local

Authorities Election Act, including, but not limited to, signs describing or promoting the election process or a candidate or party seeking election.

**SIGN, FASCIA** means a sign attached flush to, or marked, painted or inscribed on a vertical surface of a building or structure so that no part of the sign projects more than 30.0 cm from the face of the building or structure. A fascia sign does not include a billboard sign or a mural.

**SIGN, FREESTANDING** means a sign on a standard or column permanently attached to the ground, which is not connected in any way to any building or other structure, and does not include a portable sign or billboard sign. Also referred to as a "Pylon Sign".

**SIGN, PORTABLE** means any readily transportable sign that can be easily relocated to another location or temporarily set up and removed from a site, not permanently attached to the ground, a building, or a vehicle, and any inflatable object which is used to attract attention, or to which advertising is attached. A portable sign is a temporary sign. Also referred to as a "Changeable Copy Sign".

**SIGN, PRIVATE SALE** means a temporary sign advertising a private sale of personal property and is restricted to real estate sale, rent or lease; and garage or rummage sales.

**SIGN, PROJECTING** means a sign which is attached to a building or structure so that part of the sign projects more than 30.0 cm (1.0 ft.) from the face of the building or structure, but does not include a canopy or awning sign.

**SIGN, ROOF** means any sign placed on or over a roof.

**SIGN, SUBDIVISION ENTRANCE FEATURE** means a permanent sign indicating

the name of a subdivision, or a portion of the subdivision on which it is placed.

**SIGN, TEMPORARY** means a sign which is not permanently installed or affixed position, erected for a specified period of time announcing or advertising an event of limited duration.

**SIGN, THIRD PARTY** means a Sign that advertises goods, products, services or facilities, or directs persons to a different location from where the sign is located. Such advertising copy does not apply to the goods, products, services or facilities on the premises, or any use on the premises where the sign is displayed or erected.

## **C5.2 GENERAL SIGN PROVISIONS**

- 1) Unless otherwise exempted under Section C5.3, no sign shall be erected on land or affixed to any exterior surface of any building or structure unless a development permit has been issued in accordance with this section.
- 2) No sign shall be erected on or affixed to private property without the prior written consent of the owner of the land or building on which a sign is to be installed.
- 3) With the exception of billboard signs, special event signs, and signs erected by a non-profit organization, all signs shall contain point of sale advertising.
- 4) No sign shall be erected so as to obstruct free and clear vision or vehicular and pedestrian traffic, or at any location where it may interfere with, or be confused with, any authorized traffic sign, signal, or device.
- 5) All signs shall be kept in a safe, clean and tidy condition, or notice may be served by the County to the owner of the lot to perform the necessary repairs or remove the sign(s). The Development Authority may require the removal of any sign, at the sole expense of owner/developer, which is or has become unsightly or is in such a state of disrepair as to constitute a hazard.
- 6) No person shall place, erect or display a sign that:
  - a) continues to display a sign which advertises a company that is no longer in business or a product or service that is no longer available;
  - b) is not properly supported or secured to the ground or a permanent structure;
  - c) interferes with any ventilation device, emergency exit, or fire hydrant or firefighting hose connection;
  - d) obstructs any fire escape, exit, window, door opening, or any opening intended as a means of ingress or egress;
  - e) interferes with any surface or underground facilities, conduits or lines of water, sewage, gas, electricity, or communication equipment;
  - f) is attached to a road sign, with the exception of temporary signs posted by non-profit organizations to promote special events;
  - g) consists of materials that reflect light or are of a brightness that creates a distraction or hazard to the operation of motor vehicles;
  - h) interferes with the line of sight of motor vehicle users; or
  - i) contravenes the County's Traffic Bylaw.

### C5.3 EXEMPTIONS FROM SIGN PROVISIONS

- 1) A development permit is not required for the following:
  - a) signs displayed within a building;
  - b) signs displayed in or on an operational vehicle, excluding Section C5.5(4)(l);
  - c) signs displayed on door plates, door boards, or kick plates;
  - d) construction lot identification signs;
  - e) development information signs;
  - f) private sale signs;
  - g) a-board signs erected by non-profit organizations to promote a special event;
  - h) statutory and official notices and functional advertisements of local authorities and public transport authorities;
  - i) traffic and directional signs authorized by Council or a Provincial Authority;
  - j) notices of identification in respect to the land or buildings on which they are displayed, and professional business and trade name plates relating to the occupants of the land or buildings on which they are displayed, provided that:
    - i) each notice or name plate shall not exceed 0.2 m<sup>2</sup> (2.2 ft.<sup>2</sup>) in area; and
    - ii) there shall be a limit of one notice for each occupant or each firm or company represented within the building, at one entrance on each different road or provincial highway;
  - k) notices relating to the sale, lease, or rental of the buildings or land to which they are attached, provided that:
    - i) the notices shall not be illuminated;
    - ii) each notice shall not exceed 0.5 m<sup>2</sup> (5.4 ft.<sup>2</sup>) in area; and
    - iii) there shall be a limit of one notice for each façade of the land or building that is adjacent to a public road or provincial highway;
  - l) any sign, notice placard, flag, banner sign or bulletin pursuant to the provisions of a federal, provincial or municipal election;
  - m) notices of land or buildings used for religious, educational, cultural, recreational, medical, or similar public or quasi-public purposes, provided that:
    - i) each notice shall not exceed 1.0 m<sup>2</sup> (10.8 ft.<sup>2</sup>) in area; and
    - ii) there shall be a limit of one notice for each façade of the land or building that is adjacent to a public road or provincial highway;
  - n) signs of building contractors relating to construction work in progress on the land on which signs are erected, provided that:
    - i) such signs shall be removed within fourteen (14) days of occupancy; and
    - ii) such signs shall be limited in size to a maximum of 3.0 m<sup>2</sup> (32.3 ft.<sup>2</sup>) and in number to one (1) sign for each boundary of the property under construction which fronts onto a public road or Provincial Highway;
  - o) temporary point of sale signs referring to sales which are displayed upon the premises upon or within which such sales will be or are being conducted, provided that:
    - i) the signs shall not be illuminated and shall be constructed of paper, canvas, cardboard, or other light materials or painted on glass and intended to be displayed for a short period of time only; and
    - ii) such signs shall not be erected more than seven (7) days before the commencement of the sale to which they refer, and shall be removed within eight (8) days of the completion of the said sale;
  - p) flags; and

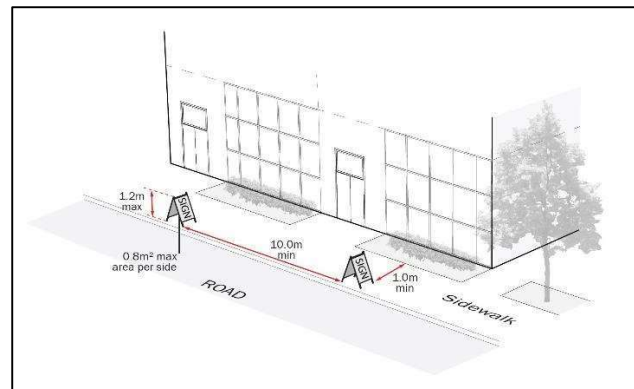
- q) the replacement of an existing sign with a new sign that is of similar size and configuration as the sign being replaced.

#### C5.4 DEVELOPMENT PERMIT APPLICATIONS

- 1) In addition to the requirements of Section D1.4, an application for a development permit for a sign shall include:
  - a) a letter of authorization from the registered owner of the property or the registered owner's authorized agent;
  - b) the location of the sign by elevation drawing or site plan;
  - c) all dimensions of the sign;
  - d) the type of construction and finish to be utilized;
  - e) the method of supporting or attaching the sign;
  - f) the size of the letters or letter;
  - g) the amount of projection from the face of the building;
  - h) the amount of projection over municipal property;
  - i) the height of the sign above the road, provincial highway, or sidewalk or the height above the average grade level at the face of the building;
  - j) the manner of illumination for the sign and any form of animated or intermittent lights that may be embodied in its construction;
  - k) the minimum distance that the sign will be erected from an intersection of a public road or provincial highway with another; and
  - l) the minimum distance that the sign will be erected from any device for the control of traffic at such an intersection.

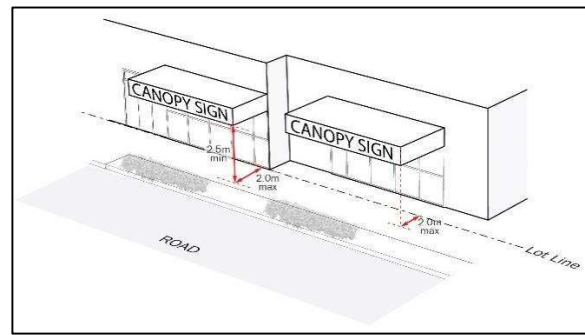
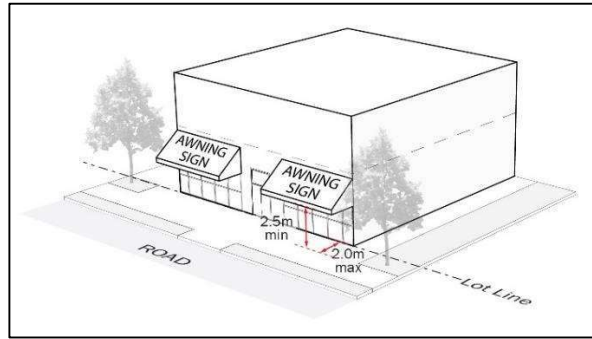
#### C5.5 REGULATIONS BY SIGN TYPE

- 1) A-Board Signs
  - a) A-board signs are permitted on a temporary basis within a public road right-of-way, and do not require a development permit if used to promote a special event by a non-profit organization. Such signs do, however, require approval under the County's special event permitting policy.
  - b) an A-Board Sign shall
    - i) not exceed 0.8 m<sup>2</sup> (8.6 ft.<sup>2</sup>) sign area per side;
    - ii) not exceed 1.2 m (4.0 ft.) in height;
    - iii) when placed on a sidewalk, be placed along the curb on the outside edge of the sidewalk and shall allow a minimum of 1.0 m (3.3 ft.) width for pedestrian traffic;
    - iv) only be allowed on sidewalks during the hours when the business is open to the public; and
    - v) A-board signs are limited to one per business and are to be placed directly in front of the business subject to the requirement that an A-board sign maintain a minimum separation distance of 10.0 m (33.0 ft.) from any other A-board sign.
  - b) A-board signs shall be constructed of a rigid material such that a rigid and stable frame is created.



2) Awning and Canopy Signs

- a) awning or canopy signs may be allowed in all commercial and industrial districts.
- b) the awning or canopy sign shall have a clearance of not less than 2.5 m (8.0 ft.) between the lowest point of the canopy or awning and the sidewalk or grade.
- c) in commercial districts, where the front portion of the building extends out to the front lot line, the canopy or awning sign shall not project more than 2.0 m (6.6 ft.) over the sidewalk.
- d) notwithstanding clauses (b) and (c), no canopy or awning sign shall be permitted where, in the opinion of the Development Authority, the canopy or awning obstructs the free movement or access of pedestrians or vehicles, or repairs to overhead utility lines.

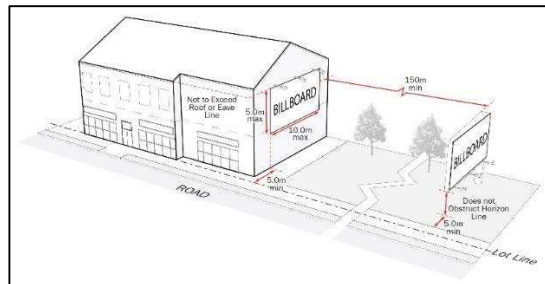


3) Banner Signs

- a) banner signs may be allowed provided that:
  - i) no more than one (1) banner sign per business premise be displayed at any one time; and,
  - ii) the sign not be located at a premise for more than sixty (60) consecutive days, and that the premise remain free of a banner sign for thirty (30) consecutive days thereafter.
- b) if attached to the exterior wall of a building, a banner sign shall:
  - i) have a maximum sign area equal to 25% of the surface area of the wall on which it is located; and,
  - ii) not extend either in whole, or in part, above the exterior wall.
- c) if not attached to the exterior wall of a building, a banner sign shall have a minimum distance between grade and the bottom of the banner sign of 6.0 m (20.0 ft.).
- d) a special event banner sign proposed to cross a public road may be authorized by the Development Authority provided the sign is located a minimum of 6.5 m (21 ft.) above the public road.

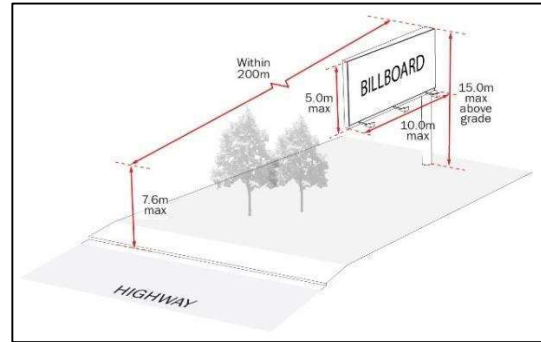
4) Billboard Signs

- a) billboard signs may be allowed in the AG, HC, RC, GI, LI, HI and UR Districts.
- b) the design, character, location, and construction of a billboard sign shall be to the satisfaction of the Development Authority, with consideration of the following:
  - i) compatibility with the general architectural lines and forms of nearby buildings and the character of the streetscape or area within which it is to be located; and
  - ii) the restriction of natural light to the surrounding buildings.





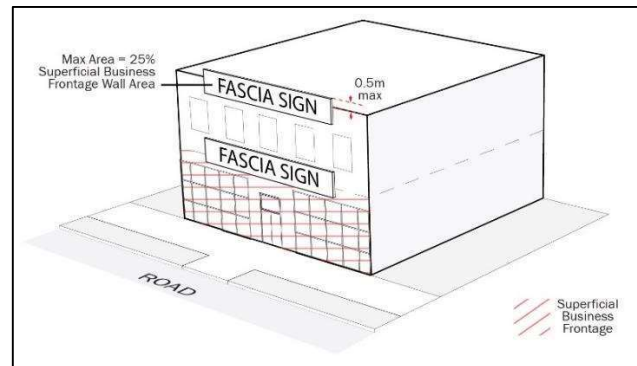
- c) wall-mounted billboard signs shall not extend vertically above either the roofline for flat-roofed buildings, or the eave line for all other buildings.
  - d) the billboard sign shall be positioned so that it does not severely obstruct the horizon line when it is viewed from vehicular traffic traveling past it from any direction.
  - e) a billboard sign shall not project over public property or be placed on a road right-of-way.
  - f) a billboard sign shall have only indirect lighting, which excludes flashing or animated lighting.
  - g) the face of the billboard sign shall not exceed a vertical dimension of 5.0 m (17.0 ft.) or a horizontal dimension of 10.0 m (33.0 ft.).
  - h) a billboard sign shall not be located within a minimum distance of 150.0 m (495.0 ft.) from any other billboard on the same side of a road. Where a billboard sign is located on a corner or double fronting lot, each frontage may have a billboard sign provided that the signs are no less than 150.0 m (495.0 ft.) apart.
  - i) a billboard sign shall not project within 5.0 m (17.0 ft.) of a lot line.
  - j) no part of any billboard sign that is highway-oriented and within 200.0 m (660.0 ft.) of the edge of the pavement shall be installed more than 7.6 m (25.0 ft.) above the grade of the provincial highway or 15.0 m (49.2 ft.) above the grade of the site of the sign, whichever is the lower.
  - k) billboards signs shall be limited to
    - i) the advertising of facilities and activities located within the County, or within a 50.0 km (31.0 mi) radius of the County.
  - l) the provisions of subsection (4) apply to billboard signs that are affixed to semi-trailer trucks that are located on a lot for advertising purposes.
- 5) Digital Copy
- a) freestanding signs, multi-tenant signs and billboard signs may incorporate digital copy into any or all of the allowable copy area as prescribed by this Bylaw.
  - b) any sign containing digital copy shall:
    - i) be designed and placed such that they do not face or project into any residential area;
    - ii) be equipped with automatic light level control devices and ambient light monitors to ensure that evening brightness levels do not exceed 0.09 m (0.3 ft.) candles above ambient light conditions and that evening brightness levels do not exceed 400 nits;
    - iii) display only static images of no less than six seconds duration each;
    - iv) present no flashing or transitional effects between the display of static images; and
    - v) must be served by an underground power supply.
- 6) Election Signs
- a) an election sign is a permitted use in all Land Use Districts.
  - b) all election signs shall comply with the requirements of any relevant federal or provincial legislation, and any relevant municipal bylaws.
  - c) election signs shall be displayed or placed no earlier than:
    - i) six (6) weeks prior to election day for municipal or school board elections; or
    - ii) the date that a provincial or federal election is called.
  - d) election signs shall be removed within seven (7) days after the election to which they refer.



- e) elections signs to be located on County property are only permitted on property designated by Council.
- f) election signs shall not be displayed or placed:
  - i) on public roads, including shoulders and medians;
  - ii) at any location that affects the safe and orderly movement of vehicles and pedestrians, or restricts sight lines for pedestrians or drivers;
  - iii) within 30.0 m (98.4 ft.) of a signalized intersection, or within 15.0 m (49.2 ft.) of an unsignalized intersection;
  - iv) on any traffic control device;
  - v) on any physical road infrastructure including bridges, guardrails, retaining walls, concrete barriers, fire hydrants, or light poles; or
  - vi) within a playground zone.

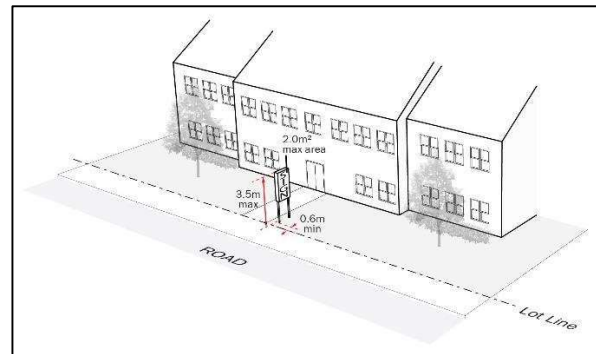
7) Fascia Signs

- a) fascia signs shall only be allowed in commercial and industrial districts.
- b) all fascia signs shall be erected so that they:
  - i) do not project more than 0.5 m (1.5 ft.) above the highest point of the vertical face of the wall to which they are attached;
  - ii) do not exceed in area the equivalent of 25% of the superficial area of the wall comprising the business frontage; and
  - iii) does not extend more than 0.3 m (1.0 ft.) perpendicularly from the supporting wall.

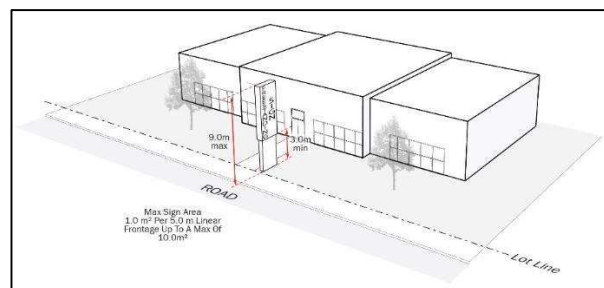


8) Freestanding Signs

- a) one (1) freestanding sign may be allowed on a residential lot to identify the name of an apartment, a multi-unit development, a mobile home park, a neighbourhood park, or a subdivision, provided that it does not:
  - i) exceed 2.0 m<sup>2</sup> (21.5 ft.<sup>2</sup>) in area;
  - ii) project within 0.6 m (2.0 ft.) of a lot line; and
  - iii) exceed 3.5 m (12.0 ft.) in height.



- b) within all other land use districts, one (1) freestanding sign may be allowed per lot as follows:
  - i) no part of the sign, excluding that portion which is used for support and which is free of advertising, shall be less than 3.0 m (10.0 ft.) nor more than 9.0 m (30.0 ft.) above ground or sidewalk grade.
  - ii) no part of any freestanding sign that is highway-oriented and within 200.0 m (660.0 ft.) of the edge of the pavement shall be more than 9.0 m (29.5 ft.) above the grade of the provincial highway or 15.0 m



- (49.2 ft.) above the grade of the lot of the sign, whichever is the lower.
- iii) the area of the freestanding sign shall not exceed the ratio of 1.0 m<sup>2</sup> (10.8 ft.<sup>2</sup>) for each 5.0 linear metres (16.0 linear feet) of business frontage to a maximum of 10.0 m<sup>2</sup> (108.0 ft.<sup>2</sup>) with the area of the sign being computed exclusive of the pylon or support provided that it is free of advertising.
- iv) no part of the sign shall project beyond the lot line.

9) Inflatable Signs

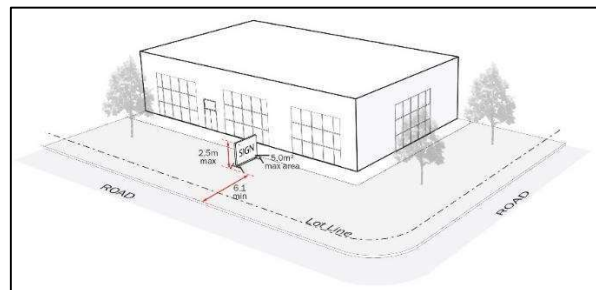
- a) inflatable signs shall be:
  - i) secured to the ground by a series of tethers and anchors;
  - ii) located a minimum of 10.0 m (33.0 ft.) away from utility lines and road rights-of-way; and
  - iii) located no higher than 10.0 m (33.0 ft.) above grade.

10) Murals

- a) A mural, not to be used to advertise the business within the building upon which the mural is painted or any other business, may encompass 100% of the wall to which it is painted provided that the mural complies with Section C1.5.

11) Portable Signs

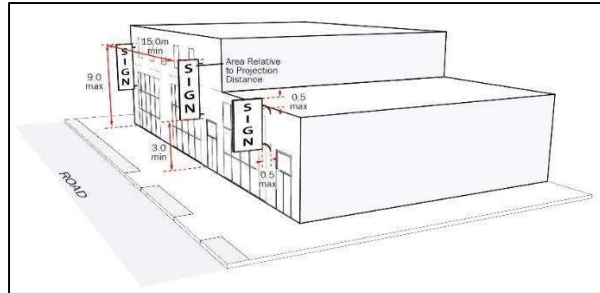
- a) portable signs shall not be allowed in a residential district.
- b) the Development Authority may grant one permit per lot for a portable sign to a person announcing a special event, sale, relocation of a business, new business, or the future proposed development of a building or structure, or other function.
- c) only one portable sign permit per lot may be granted to a person in a calendar year.
- d) a permit for a portable sign granted under subsection (b) shall specify the period of time during which the portable sign is permitted to be exhibited but shall not exceed:
  - i) sixty (60) days from the date the permit is issued; or
  - ii) two (2) days after the event occurs, whichever is the shorter period.
- e) no person shall:
  - i) locate a portable sign so that it causes a traffic hazard, or conflicts with parking, loading, or walkway areas;
  - ii) locate a portable sign within 6.1 m (20.0 ft.) of the curb of a through lot or corner lot unless otherwise allowed by the Development Authority;
  - iii) locate a portable sign within a road right-of-way or on public property unless consent is received from the County;
  - iv) erect or place on a lot a portable sign if it has a flashing device, animator, or flashing beacon attached to or operating in connection with it; or
  - v) exhibit a portable sign that is higher than 2.5 m (8.0 ft.) above grade.
- f) the maximum sign area of one side of a portable sign shall be 5.0 m<sup>2</sup> (54.0 ft.<sup>2</sup>).
- h) all portable signs shall display, in a manner acceptable to the County, the name and telephone number of the sign contractor or owner, and shall display a validation tag issued by the County. This information shall be displayed on a visible location on the portable sign.



12) Projecting Signs

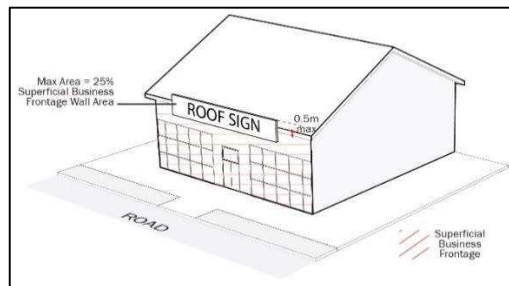
- a) projecting signs shall only be allowed in commercial and industrial districts.
- b) all projecting signs shall be erected so that:
  - i) no part of the sign, excluding that portion which is used for support and which is free of advertising, shall be less than 3.0 m (10.0 ft.) above the ground or sidewalk grade;
  - ii) no part of the sign shall project more than 0.5 m (2.0 ft.) above the top of the vertical face of the wall to which it is attached;
  - iii) the space between the sign and supporting structure shall not be more than 0.5 m (2.0 ft.);
  - iv) there shall be only one projecting sign for each business frontage, provided that, if a business frontage shall exceed 15.0 m (50.0 ft.), a further projecting sign shall be permitted for each additional 15.0 m (50.0 ft.) or portion thereof;
  - v) the permitted area of the sign shall be related to the amount of projection from the face of the building, as follows:
 

amount of projection:	2.0 m (6.5 ft.)	1.5 m (5.0 ft.)	1.0 m (3 ft.) or less
maximum area of sign:	3.5 m <sup>2</sup> (37.7 ft. <sup>2</sup> )	4.5 m <sup>2</sup> (48.4 ft. <sup>2</sup> )	6.5 m <sup>2</sup> (70.0 ft. <sup>2</sup> )
  - vi) support shall not be provided by an "A" frame.



13) Roof Signs

- a) roof signs shall be considered as fascia signs, and conform to the regulations of section C5.5(7), provided that:
  - i) the sign shall be attached to the front edge of the roof;
  - ii) no additional supporting wires or stays shall be attached to the roof; and
  - iii) no portion of a sign shall project more than 0.5 m (2.0 ft.) above the roof.



14) Special Events

- a) special event signage must adhere to guidelines set out in the County's special event permitting policy.

15) Subdivision Entrance Feature Signs

- a) subdivision entrance feature signs shall be located and constructed in accordance with the GMSS.

**C5.6 ENFORCEMENT**

- 1) Where any portion of a sign is placed on public property contrary to any provision of this Bylaw, the County may remove, impound, or otherwise cause the sign to be removed at the expense of the sign owner. In the event a sign is impounded, all impound fees shall be the responsibility of the sign owner.

- 2) Notwithstanding subsection (1), the enforcement provisions contained in Section D5 may be applied to offending signs.