

**PARKLAND COUNTY
PROVINCE OF ALBERTA**

BYLAW 2019-22

BEING A BYLAW FOR THE PURPOSE OF AMENDING LAND USE BYLAW 2017-18

WHEREAS the Council of Parkland County passed a Bylaw pursuant to Part 17, Section 630 of the Municipal Government Act, R.S.A. 2000, c.M-26, known as the Parkland County Land Use Bylaw 2017-18 for the purpose of regulating and controlling the use and development of land and buildings within Parkland County;

WHEREAS and pursuant to Part 17, Section 692 of the Municipal Government Act the Council of a municipality is authorized to amend a Land Use Bylaw; and

WHEREAS Section 692 of the Municipal Government Act requires the Council of a municipality to hold a public hearing and advertise such a Bylaw in accordance with Section 230 and Section 606 of the Municipal Government Act, respectively.

NOW THEREFORE the Council of Parkland County duly assembled hereby enacts the following:

BYLAW 2019-22 AMENDMENTS:

1. That Bylaw 2017-18, being the Land Use Bylaw, is amended as follows:

- (1) Adding a new land use district of Highway Commercial-Industrial Corridor (HCIC) in Table 3.4-1.
- (2) Adding a new Section 6.3 to read:

HCIC – Highway Commercial-Industrial Corridor District

1. Purpose

- a) The purpose of this district is to accommodate a diverse range of high quality office, commercial, retail and recreation type of uses in major employment areas in order to support the local employees and industries. Typically, this district will be located on significant corridors within Parkland County.

2. Uses

a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within Subsections 2 b) and c) shall ensure:

- i. Permitted Uses in this district will be considered Discretionary when outdoor storage is required;
- ii. Wind Energy Converter System - Minor, as a Permitted Use, is limited to no more than one system; and
- iii. Wind Energy Converter System – Minor, as a Discretionary Use, is limited to no more than two systems.

b) Permitted Uses

- i. Accommodation and Convention Services
- ii. Amusement and Entertainment Services, Indoor
- iii. Animal Health Care Services
- iv. Automotive, Equipment and Vehicle Services, Minor

- v. Beverage Production
 - vi. Cannabis Retail Sales
 - vii. Convenience Retail Sales
 - viii. Day Care Services
 - ix. Drive Through Vehicle Services
 - x. Educational Services
 - xi. General Commercial Retail Services
 - xii. General Manufacturing and Processing, Indoor
 - xiii. Government Services
 - xiv. Indoor Eating Establishment
 - xv. Indoor Participant Recreation Services
 - xvi. Liquor Retail Sales
 - xvii. Outdoor Eating Establishment
 - xviii. Personal and Health Care Services
 - xix. Professional, Business, Financial and Office Support Services
 - xx. Service Station
 - xxi. Wind Energy Converter System – Minor (See Fundamental Use Provisions)
 - xxii. Accessory Uses for the uses listed in 6.1.2(b)
- c) Discretionary Uses
- i. Community Recreation Services
 - ii. Cultural Facilities
 - iii. Natural Science Exhibits
 - iv. Wind Energy Converter System – Minor (see Fundamental Use Provisions)
 - v. Accessory Uses for the uses listed in 6.1.2(c)
3. Subdivision
- a) The Parcel density requirements and the minimum and maximum Parcel area requirements shall be determined by the Subdivision Authority.
4. Development
- a) Setbacks
 - i. Minimum Front Yard Setback
 - 1) A minimum Setback of 8.0 m shall be provided from the Property Line of an adjacent local road.
 - 2) A minimum Setback of 23.0 m shall be provided from the Property Line of an adjacent minor or major Collector Road, or Arterial Road.
 - 3) A minimum Setback shall be provided as determined by the Development Authority in consultation with Alberta Transportation for Parcels adjacent to a Highway.
 - ii. The combined side yard building Setback shall total at least 12.0m with a minimum side yard building Setback of 3.0m
 - iii. The minimum rear yard Setback shall be 9.0m
 - iv. Notwithstanding 6.2.4(a)(ii) and (iii), the minimum building Setback shall be 15.0m from a property line that is shared with a property districted residential.
 - b) Outdoor Storage and Display
 - i. Outdoor Storage shall only be permitted to the rear of the building.

- ii. Outdoor Storage shall be enclosed from view or screened to lessen the visual impact on adjacent properties and public roadways.
 - iii. Outdoor Display Areas are allowed to be located to the side or front of the Principal Building, provided that such displays are limited to examples of equipment or materials related to the industry or business located on the Parcel. The display area shall be incorporated into the submitted Landscape Plan.
 - c) Building Features
 - i. The design, character and appearance of all buildings shall be appropriate and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project.
 - ii. The building face nearest the highway corridor should incorporate a combination of the following elements: façade articulation, colour, material, and / or texture. In addition to these elements, landscaping (as required by Section 13.0 of this Bylaw) can be used to add visual interest.
 - iii. The primary entrance should be clearly visible to visiting patrons through the use of architectural detail or differentiating colours.
 - d) Parking and Loading Requirements
 - i. Loading bays shall be to the rear or side of the Building. Building design should obscure loading bays from the view of the front of the building as much as possible. Screening and landscaping can be utilized toward these ends.
 - ii. Provision shall be made for appropriate on-site pedestrian circulation. Appropriate on-site pedestrian circulation means separated pedestrian walkways or refuge areas allowing for safe passage to points of entry including, but not limited to, landscaped islands/boulevards, painted crosswalks, and directional signage.
- 5. Other Development Regulations
 - a) Pursuant to the MDP, a biophysical assessment shall be required for a site proposed for a multi-Parcel subdivision or a Major Development if all or part of the site is located within areas defined as environmentally significant in the Environmental Conservation Plan, and may be required within 0.8 km of areas defined as environmentally significant in the Environmental Conservation Plan, or if the site contains natural features such as sloughs or extensive tree cover.
 - i. The biophysical assessment shall identify and evaluate the environmental significance and sensitivity of existing vegetation, wetlands, other water features, wildlife habitat and unique physical features, and shall recommend appropriate measures for protecting significant features.
 - b) Permitted and Discretionary Uses are subject to the appropriate provisions and requirements contained within PART 3 – DEVELOPMENT REGULATIONS.
 - c) Safety and risk assessment is an integral component of the industrial development permitting process. Where there are potential effects or risks associated with a proposed development, the Development Authority may require the applicant to retain a qualified professional acceptable to the Development Authority to provide a Risk Assessment Report of the proposed development.

(3) Deleting Section 7.1 and replacing with the following:

7.1 BI – Business Industrial District

1. Purpose

- a) The purpose of this district is to accommodate a range of industrial and commercial uses which may have outdoor storage or work activities, in fully serviced business and industrial parks. Typical uses in this district do not create any nuisance factors that extend beyond the boundaries of the Parcel to ensure that the development is compatible with other non-industrial uses. For any development within this district, a high landscaping standard is required to improve the appearance of new industrial and commercial development throughout the County, including along high-visibility Highways and County main roads.

2. Uses

a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within Subsections 2(b) and (c) shall ensure:

- i. The **Industrial Frontage Overlay** applies to any privately-held Parcel districted Business Industrial with a front, side, or rear lot line adjacent to Highway 16, Highway 16A, or Highway 60. Section 10.4 of this Bylaw identifies Permitted and Discretionary Uses allowable within the Overlay. (*) See Section 10.4 for permissible uses in the Industrial Frontage Overlay.
- ii. Wind Energy Converter System – Minor, as a Permitted Use, is limited to no more than one system;
- iii. Wind Energy Converter System – Minor, as a Permitted Use, is limited to no more than two systems; and
- iv. Recycling Depot – Major, as a Discretionary Use, shall not be located adjacent to a Provincial Highway.

b) Permitted

- i. Animal Health Care Services
- ii. Automotive, Equipment and Vehicle Services, Major
- iii. Automotive, Equipment and Vehicle Services, Minor
- iv. Beverage Production
- v. Cannabis Cultivation, Major
- vi. Cannabis Cultivation, Minor
- vii. Cannabis Processing, Major
- viii. Cannabis Processing, Minor
- ix. Computer, Electronic, Data Processing Services
- x. Fleet Service and Storage
- xi. Funeral Home
- xii. General Commercial Retail Services
- xiii. General Manufacturing and Processing, Indoor
- xiv. General Manufacturing and Processing, Outdoor*
- xv. Government Services
- xvi. Horticultural Use*
- xvii. Indoor Eating Establishment
- xviii. Indoor Participant Recreation Services

- xix. Liquor Distribution Services
 - xx. Professional, Business, Financial and Office Support Services
 - xxi. Recreational Vehicle Storage*
 - xxii. Recycling Depot-Minor
 - xxiii. Security Suite
 - xxiv. Service Station
 - xxv. Storage, Warehousing and Distribution, Indoor
 - xxvi. Storage, Warehousing and Distribution, Outdoor
 - xxvii. Wind Energy Converter System – Minor
 - xxviii. Accessory Uses for the uses listed in 7.1.2(b)
- c) Discretionary
- i. Accommodation and Convention Services*
 - ii. Amusement and Entertainment Services, Indoor*
 - iii. Cannabis Retail Sales*
 - iv. Community Recreation Services*
 - v. Convenience Retail Services*
 - vi. Crematorium
 - vii. Cultural Facilities*
 - viii. Day Care Services*
 - ix. Drive Through Vehicle Service*
 - x. Kennel
 - xi. Liquor Retail Sales*
 - xii. Personal and Health Care Services*
 - xiii. Recycling Depot – Major
 - xiv. Small Animal Breeding/Boarding
 - xv. Wind Energy Converter System – Minor
 - xvi. Accessory Uses for the uses listed in 7.1.2(c)
3. Subdivision
- a) The Parcel density requirements and the minimum and maximum Parcel area requirements shall be determined by the Subdivision Authority.
4. Development
- a) Setbacks
 - i. Minimum Front Yard Setback
 - 1) A minimum Setback of 8.0m shall be provided from the Property Line of an adjacent local road.
 - 2) A minimum Setback of 23.0m shall be provided from the Property Line of an adjacent minor or major Collector Road, or Arterial Road.
 - 3) A minimum Setback shall be provided as determined by the Development Authority in consultation with Alberta Transportation for Parcels adjacent to a Highway.
 - ii. The combined side yard building Setbacks shall total at least 12.0m with a minimum side yard building Setback of 3.0m.
 - iii. Minimum rear yard Setback shall be 9.0 m.
 - iv. Notwithstanding 7.1.4(a)(ii) and (iii), the minimum building Setback shall be 15.0m from a property line that is shared with a property districted residential.
 - b) Parcel Coverage

(4) Deleting Section 7.3 and replacing with the following:

7.3 MI – Medium Industrial District

1. Purpose:

The purpose of this district is to provide for a broad range of compatible industrial uses on fully serviced Parcels, some of which may require outdoor storage or activities. Any nuisance factor should not extend beyond the boundaries of the Parcel.

2. Uses

a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within Subsections 7.3.2.(b) and (c) shall ensure:

- i. Wind Energy Converter System – Minor, as a Permitted Use, is limited to no more than one system;
- ii. Wind Energy Converter System – Minor, as a Discretionary Use, is limited to no more than two systems; and
- iii. All activities associated with Abattoir, as a Discretionary Use, must be located within the Principal Building.

b) Permitted Uses

- i. Agricultural Support Services
- ii. Animal Health Care Services
- iii. Auctioneering Services
- iv. Automotive, Equipment and Vehicle Services, Major
- v. Automotive, Equipment and Vehicle Services, Minor
- vi. Beverage Production
- vii. Bulk Agricultural Chemical Distribution
- viii. Bulk Fuel Depot
- ix. Cannabis Cultivation, Major
- x. Cannabis Cultivation, Minor
- xi. Cannabis Processing, Major
- xii. Cannabis Processing, Minor
- xiii. Computer, Electronic, Data Processing Services
- xiv. Crematorium
- xv. Fleet Services and Storage
- xvi. General Commercial Retail Services
- xvii. General Manufacturing and Processing, Indoor
- xviii. General Manufacturing and Processing, Outdoor
- xix. Horticultural Use
- xx. Kennel
- xxi. Liquor Distribution Services
- xxii. Recreational Vehicle Storage
- xxiii. Recycling Depot – Major
- xxiv. Recycling Depot – Minor
- xxv. Service Station
- xxvi. Small Animal Breeding/Boarding Services
- xxvii. Storage, Warehousing and Distribution, Indoor
- xxviii. Storage, Warehousing and Distribution, Outdoor
- xxix. Waste Management Facility, Minor

- xxx. Wind Energy Converter System – Minor (See Fundamental Use Provisions)
- xxxi. Accessory Uses for the uses listed in 7.3.2(b)
- c) Discretionary Uses
 - i. Abattoir (See Fundamental Use Provisions)
 - ii. Convenience Retail Services
 - iii. Drive Through Vehicle Service
 - iv. Indoor Eating Establishment
 - v. Wind Energy Converter System – Minor (See Fundamental Use Provisions)
 - vi. Accessory uses for the uses listed in 7.3.2(c)
- 3. Subdivision
 - a) The Parcel density requirements and the minimum and maximum Parcel area requirements shall be determined by the Subdivision Authority.
- 4. Development
 - a) Setbacks
 - i. Minimum Front Yard Setback
 - 1) A minimum Setback of 8.0m shall be provided from the Property Line of an adjacent local road.
 - 2) A minimum Setback of 23.0m shall be provided from the Property Line of an adjacent minor or major Collector Road or Arterial Road.
 - 3) A minimum Setback shall be provided as determined by the Development Authority in consultation with Alberta Transportation for Parcels adjacent to a Highway.
 - ii. The combined side yard building Setback shall total at least 12.0m with a minimum side yard building Setback of 3.0m.
 - iii. The minimum rear yard Setback shall be 9.0m.
 - iv. Notwithstanding 7.3.4(s)(ii) and (iii), the minimum building Setback shall be 15.0m from a property line that is shared with a property districted as residential.
 - b) Parcel Coverage
 - i. The maximum Parcel coverage shall be 60% of the area of the Parcel excluding yard storage.
 - c) Parking and Loading
 - i. Loading bays shall be located in such a manner as to not impede the efficient flow of traffic and pedestrian movement and to minimize impacts on adjacent land uses.
 - ii. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within the first 6.0m of a required front yard Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the Principle Building and shall be screened from any adjacent sites or public roadway.
 - d) Outdoor Storage
 - i. Outdoor storage and screening shall be as per Subsection 13.3 Industrial Landscaping Requirements.

- ii. Notwithstanding the foregoing, the display of a business' commodity or product only may be considered to be storage in front or sides of the Principal Building.
 - e) Landscaping
 - i. As required by the Development Authority, all required yards and all open spaces on the Parcel, excluding parking spaces, on-site circulation, outdoor storage, display and service areas, shall be landscaped in accordance with the approved landscape plan.
 - ii. Landscaping standards shall comply with Subsection 13.3 of this Bylaw.
 - f) Design, Character and Appearance of Buildings and Structures:
 - i. All development within the district shall comply with Subsection 11.2 of this Bylaw.
5. Other Development Regulations
- a) Industrial uses shall not create any nuisance effect beyond their property boundaries.
 - b) Safety and risk assessment is an integral component of the industrial development permitting process. Where there are potential effects or risks associated with a proposed development, the Development Authority may require the applicant to retain a qualified professional acceptable to the Development Authority to provide a Risk Assessment Report of the proposed development.
 - c) The Development Authority may request an emergency response plan as a condition of a development permit to ensure that emergency services requirements for fire, rescue, and ambulance are met.
 - d) The minimum Setback requirement for all Permitted and Discretionary Uses may be increased at the discretion of the Development Authority.
 - e) Pursuant to the MDP, a biophysical assessment shall be required for a site proposed for a multi-Parcel subdivision or a major development if all or part of the site is located within areas defined as environmentally significant in the Environmental Conservation Plan, and may be required within 0.8 km of areas defined as environmentally significant in the Environmental Conservation Plan, or if the site contains natural features such as sloughs or extensive tree cover.
 - i. The biophysical assessment shall identify and evaluate the environmental significance and sensitivity of existing vegetation, wetlands, other water features, wildlife habitat and unique physical features, and shall recommend appropriate measures for protecting significant features.
 - f) Permitted and Discretionary Uses are subject to the appropriate provisions and requirements contained within PART 3 – DEVELOPMENT REGULATIONS.

(5) Adding a new Section 10.4 to read:

10.4 Industrial Frontage Overlay

The purpose of this Overlay is to elevate the corridor experience in a major employment area and establish an area of compatibility for industrial, commercial, office, and retail activities. The Industrial Frontage Overlay area contains Parcels with high-visibility from major transportation corridors. The Industrial Frontage Overlay area will have buildings and sites that are of a high aesthetic standard, contributing positively to the general corridor area, and encouraging diverse economic growth.

1. Application
 - a) This Overlay applies to all privately-held Parcels districted Business Industrial with a front, side, or rear lot line adjacent to Highway 16, Highway 16A, or Highway 60.
 - b) Where provisions of the Overlay appear to be in conflict with the regulation of the underlying Business Industrial District or any other section of this Bylaw, the provisions of this Overlay shall take precedence and be applied in addition to the regulations of the underlying district and other sections of this Bylaw.
2. The following Permitted and Discretionary uses shall be considered within the Industrial Frontage Overlay:
 - a) Permitted Uses:
 - i. Accommodation and Convention Services
 - ii. Amusement and Entertainment Services, Indoor
 - iii. Animal Health Care Services
 - iv. Automotive, Equipment and Vehicle Services, Major
 - v. Automotive, Equipment and Vehicle Services, Minor
 - vi. Beverage Production
 - vii. Cannabis Cultivation, Major
 - viii. Cannabis Cultivation, Minor
 - ix. Cannabis Processing, Major
 - x. Cannabis Processing, Minor
 - xi. Cannabis Retail Sales
 - xii. Community Recreation Services
 - xiii. Computer, Electronic, Data Processing Services
 - xiv. Convenience Retail Services
 - xv. Cultural Facilities
 - xvi. Day Care Services
 - xvii. Drive Through Vehicle Service
 - xviii. Funeral Home
 - xix. General Commercial Retail Services
 - xx. General Manufacturing and Processing, Indoor
 - xxi. Government Services
 - xxii. Indoor Eating Establishment
 - xxiii. Indoor Participant Recreation Services
 - xxiv. Liquor Retail Sales
 - xxv. Liquor Distribution Services
 - xxvi. Personal and Health Care Services
 - xxvii. Professional, Business, Financial and Office Support Services
 - xxviii. Recycling Depot – Minor
 - xxix. Security Suite
 - xxx. Service Station
 - xxxi. Storage, Warehousing and Distribution, Indoor
 - xxxii. Wind Energy Converter System – Minor
 - xxxiii. Accessory Uses for uses listed in 10.4.2(a)
 - b) Discretionary Uses
 - i. Wind Energy Converter System – Minor
 - ii. Accessory Uses for uses listed in 10.4.2(b)
3. Outdoor Storage and Display

- a) Outdoor Storage shall only be permitted to the rear and / or side of the Building. Areas used for Outdoor Storage shall not be located between the Principal Building and a Provincial Highway corridor.
- b) Outdoor Storage shall be enclosed from view or screened to lessen the visual impact on adjacent properties and public roadways.
- c) Outdoor Display Areas are intended to allow for the showcase of equipment or materials related to the business or industry of that site.
- d) Outdoor Display Area are limited to examples of equipment or materials related to the industry or business located on the site. The display area shall be incorporated into the submitted Landscape Plan

4. Building Features

- a) The design, character and appearance of all Buildings shall be appropriate and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the project.
- b) The Building face nearest the highway corridor should incorporate a combination of the following elements: façade articulation, colour, material, and / or texture. In addition to these elements, landscaping (as required by Section 13.0 of this Bylaw) can be used to add visual interest.
- c) The primary entrance should be clearly visible to visiting patrons through the use of architectural detail or differentiating colours.

5. Parking and Loading Requirements

- a) All activities associated with the shipping, loading, and receiving of raw materials, partially processed and finished goods, and related equipment shall be enclosed from view or screened to lessen the visual impact on adjacent properties and major transportation corridors.
- b) Loading bays shall be to the rear or side of the building. Building design should obscure loading bays from the view of the front of the building as much as possible. Screening and landscaping can be utilized toward these ends.
- c) Pedestrian circulation should be considered in overall parking lot design. Consideration for safe passage to points of entry including, but not limited to, landscaped boulevards, painted crosswalks, and directional signage, is encouraged.
- d) All parking and loading areas shall meet the requirements of Section 14 of this Bylaw.

(6) Adding a General Definition for OUTDOOR DISPLAY AREA in Section 20.2 as follows:

1. OUTDOOR DISPLAY AREA means outdoor areas used for the display of examples of equipment, vehicles, finished products, or items related to the Principal Use located on the Parcel.

(7) Adding a General Definition for OUTDOOR STORAGE in Section 20.2 as follows:

1. OUTDOOR STORAGE means the storage of products, equipment, vehicles, or materials in an open area.

(8) Adding a Land Use Class Definition for AMUSEMENT AND ENTERTAINMENT SERVICES, INDOOR in Section 20.3 as follows:

1. AMUSEMENT AND ENTERTAINMENT SERVICES, INDOOR means an indoor development, having a room, area or building used for the purpose of providing entertainment and amusement to patrons on a commercial fee for admission/service basis.

(9) Adding a Land Use Class Definition for AMUSEMENT AND ENTERTAINMENT SERVICES, OUTDOOR in Section 20.3 as follows:

1. AMUSEMENT AND ENTERTAINMENT SERVICES, OUTDOOR means an indoor or outdoor development, having a room, area or building used for the purpose of providing entertainment and amusement to patrons on a commercial fee for admission/service basis.

(10) Adding a Land Use Class Definition for AUTOMOTIVE, EQUIPMENT AND VEHICLE SERVICES, MAJOR in Section 20.3 as follows:

1. AUTOMOTIVE, EQUIPMENT AND VEHICLE SERVICES, MAJOR means development used for the rental, lease, sale, storage, service, restoration, inspection and/or mechanical repair of heavy equipment vehicles, such as: industrial vehicles, farm implement vehicles, semi trucks & trailers, busses, among others.

(11) Adding a Land Use Class Definition for AUTOMOTIVE, EQUIPMENT AND VEHICLE SERVICES, MINOR in Section 20.3 as follows:

1. AUTOMOTIVE, EQUIPMENT AND VEHICLE SERVICES, MINOR means development used for the rental, lease, sale, storage, service, restoration, inspection and/or mechanical repair of light vehicles, such as: automobiles, trucks, trailers, motorcycles, snowmobiles, motor homes, tent trailers, boats, travel trailers, among others.

(12) Adding a Land Use Class Definition for BEVERAGE PRODUCTION in Section 20.3 as follows:

1. BEVERAGE PRODUCTION means a micro-distillery, brewery, or coffee roaster, where the small-scale production and packaging of alcoholic and non-alcoholic beverages takes place. This use includes distribution, retail or wholesale, on or off the premises, and can include an Indoor Eating Establishment or tasting room where guests may sample alcoholic beverages without charge.

(13) Adding a Land Use Class Definition for COMPUTER, ELECTRONIC, DATA PROCESSING SERVICES in Section 20.3 as follows:

1. COMPUTER, ELECTRONIC, DATA PROCESSING SERVICES means a development that may include the use of land, building or structure, or part thereof, for the research, development, input, prototypical manufacturing, processing and printing of data and which may include the design, manufacturing and warehousing of electronic equipment or software.

(14) Adding a Land Use Class Definition for DRIVE-THROUGH VEHICLE SERVICE in Section 20.3 as follows:

1. DRIVE-THROUGH VEHICLE SERVICE means development providing rapid cleaning, lubrication, and maintenance or repair services to motor vehicles, where the customer typically remains within their vehicle or waits on the premises.

(15) Deleting the Land Use Class Definition for CONVENIENCE RETAIL SERVICES in Section 20.3 and replacing with the following:

1. CONVENIENCE RETAIL SERVICES means development used for the retail sale of those goods required by area residents or employees on a day-to-day basis, from business premises that do not exceed 275 m² in gross floor area.

(16) Adding a Land Use Class Definition for DRIVE-THROUGH VEHICLE SERVICE in Section 20.3 as follows:

1. DRIVE-THROUGH VEHICLE SERVICE means development providing rapid cleaning, lubrication, and maintenance or repair services to motor vehicles, where the customer typically remains within their vehicle or waits on the premises.

(17) Adding a Land Use Class Definition for FLEET SERVICE AND STORAGE in Section 20.3 as follows:

1. FLEET SERVICE AND STORAGE means a development using fleet vehicles for the delivery of people, goods, or services. This use includes the storage, maintenance, and dispatch, of the vehicles, but does not allow for the lease or sale.

(18) Deleting the Land Use Class Definition for GENERAL COMMERCIAL RETAIL SERVICES in Section 20.3 and replacing with the following:

1. GENERAL COMMERCIAL RETAIL SERVICES means development used for the rental, sale, and repair, of household goods.

(19) Adding a Land Use Class Definition for GENERAL MANUFACTURING AND PROCESSING, INDOOR in Section 20.3 as follows:

1. GENERAL MANUFACTURING AND PROCESSING, INDOOR means development principally associated with manufacturing, assembling, fabrication, processing, packaging, and related research/testing activities, where no nuisance factors exceed the building envelope.

(20) Adding a Land Use Class Definition for GENERAL MANUFACTURING AND PROCESSING, OUTDOOR in Section 20.3 as follows:

1. GENERAL MANUFACTURING AND PROCESSING, OUTDOOR means development principally associated with manufacturing, assembling, fabrication, processing, packaging and related research/testing activities, where no nuisance factors exceed the site boundaries.

(21) Deleting the Land Use Class Definition for INDOOR EATING ESTABLISHMENT in Section 20.3 and replacing with the following:

1. INDOOR EATING ESTABLISHMENT means a commercial development where foods and beverages are prepared and served for consumption by the public on the premises and may include a drive-through component for consumption off-site.

(22) Adding a Land Use Class Definition for LIQUOR RETAIL SALES in Section 20.3 as follows:

1. LIQUOR RETAIL SALES means development used principally for the retail sale to the public of any and all types of alcoholic spirits or beverages as defined by the Alberta Liquor Control Act.

(23) Adding a Land Use Class Definition for LIQUOR DISTRIBUTION SERVICES in Section 20.3 as follows:

1. LIQUOR DISTRIBUTION SERVICES means development used principally for the wholesale or retail sale or distribution to the public of any and all types of alcoholic spirits or beverages as defined by the Alberta Liquor Control Act.

(24) Deleting the Land Use Class Definition for PERSONAL AND HEALTHCARE SERVICES in Section 20.3 and replacing with the following:

1. PERSONAL AND HEALTH CARE SERVICES means development used for the provision of physical and mental health services on an out-patient basis, of a preventative, diagnostic treatment, therapeutic, rehabilitator or counseling nature. It may also mean development related to the care and appearance of the body.

(25) Deleting the Land Use Class Definition for PROFESSIONAL, BUSINESS, FINANCIAL AND OFFICE SUPPORT SERVICES in Section 20.3 and replacing with the following:

1. PROFESSIONAL, BUSINESS, FINANCIAL AND OFFICE SUPPORT SERVICES means development primarily used for the provision of services to businesses, professional, management, administrative, consulting and financial services

(26) Deleting the Land Use Class Definition for SERVICE STATION in Section 20.3 and replacing with the following:

1. SERVICE STATION means a development primarily used for the fueling and charging of motor vehicles, and may include activities related to the servicing and cleaning of these vehicles. This development may include an Indoor Eating Establishment and Convenience Retail Services.

(27) Adding a Land Use Class Definition for STORAGE, WAREHOUSING AND DISTRIBUTION, INDOOR in Section 20.3 as follows:

1. STORAGE, WAREHOUSING, AND DISTRIBUTION, INDOOR means a development primarily used for indoor storage and distribution of raw materials, partially processed and finished goods, and related equipment. This use class does not preclude activities associated with the shipping/loading of materials from occurring outdoors.

(28) Adding a Land Use Class Definition for STORAGE, WAREHOUSING AND DISTRIBUTION, OUTDOOR in Section 20.3 as follows:

1. STORAGE, WAREHOUSING, AND DISTRIBUTION, OUTDOOR means a development primarily used for outdoor storage and distribution of raw materials, partially processed and finished goods, and related equipment. This use may include a security suite as defined by this Bylaw.

ENACTMENT/TRANSITION

2. Should any provision of this bylaw be deemed invalid then such invalid provision will be severed from this bylaw and such severance will not affect the validity of the remaining portions of this bylaw, except to the extent necessary to give effect to such severance.

3. This bylaw shall come into force and take effect on the day of third reading and signing thereof.

READ A FIRST TIME this _____ day of _____, 2019.

READ A SECOND TIME this _____ day of _____, 2019.

READ A THIRD TIME and finally passed this _____ day of _____, 2019.

SIGNED AND PASSED this _____ day of _____, 2019.

Mayor

Chief Administrative Officer