

Table 3.3-1: Permitted and Discretionary Uses by Land Use District

D = Discretionary Use

DA = Discretionary Uses subject to Development Authority (excluding Development Officer) Approval

P = Permitted Use

District Key

AGG – Agricultural General District

ANC – Agriculture / Nature Conservation District

AGR – Agricultural Restricted District

CR – Country Residential District

CRWL – Country Residential Work / Live District

CRR – Country Residential Restricted District

CCR – Cluster (Conservation) Country Residential District

CRE – Country Residential Estate District

LSR – Lakeshore Residential District

RRH – Residential Row Housing District

MHR – Manufactured Home Residential District

BRR – Bareland Recreational Resort District

RC – Rural Centre District

EUV – Entwistle Urban Village District *(refer to Section 5.11 for Uses)*

LC – Local Commercial District

HC – Highway Commercial District

BI – Business Industrial District

MI – Medium Industrial District

HI – Heavy Industrial District

RIC – Rural Industrial / Commercial District

RE – Resource Extraction District

IRD – Industrial Reserve District

PC – Conservation District

PR – Recreation District

PS – Public Service District

DC – Direct Control District *(refer to Section 9.0)*

LAND USE	AGG	ANC	AGR	CR	CRWL	CRR	CCR	CRE	LSR	RRH	MHR	BRR	RC	LC	HC	BI	MI	HI	RIC	RE	IRD	PC	PR	PS
Medical Treatment Services	DA	DA	DA	DA									D	P	P									P
Natural Resource Extraction / Processing																				P				
Natural Science Exhibits	D	D	D	D											D							D	D	P
Outdoor Eating Establishment												D	D	P	D								D	
Outdoor Participant Recreation Services	DA	DA	DA	DA			D	D			D	P		D						D		D	P	D
Park				P	P	P	P	P	P	P	P	P	P									P	P	
Personal and Health Care Services	D										D	D	D	P	D	P								
Professional, Business, Financial and Office Support Services	D			D							D		D	P	D	P	P		D					
Recreational Unit, Park Model												P												
Recreational Vehicle												P												
Recreational Vehicle Storage	D	D	D	D						D		D	D		D	D	D		P					
Recycling Depot - Major																DA	DA	DA						
Recycling Depot - Minor													D		D	P	P	P						D
Religious Assembly	D	D	D	D		D	D	D			D	D	P	D	D									P
Riding Arena	D	D	D	D			D																	
Secondary Suite	D	D	D	D	D	D	D		D				D							D				
Security Suite				P								D		D	D	P	D	D	P	P			D	
Semi-Public Use		D																					D	

Section 4 AGRICULTURAL



4.1. AGG - Agricultural General District

1. Purpose

To permit agricultural production and related farming activities while providing limited opportunity on a discretionary basis for compatible non-farm related land uses.

2. Uses

PERMITTED	DISCRETIONARY	NOTES
Note: Grey shading denotes Discretionary Uses subject to Development Authority (excluding Development Officer) Approval.		
	Abattoir	
	Agricultural Support Services	
	Animal Health Care Services	
Apiary		Compliant with Section 12.2 Apiary and Aquaculture
	Aquaculture	Compliant with Section 12.2 Apiary and Aquaculture
Bylaw No. 20-2010		Automotive repair only on Lot A, Plan 5388HW, Pt. NE 31-52-26-W4M, and Pt. NE 36-51-28-W4M (School Bus Operations)
Bylaw No. 2015-10	Automotive, Equipment and Vehicle Services	Only on the 8.09 hectares within S.E. 35-52-06-W5M as shown on Schedule "A" of Bylaw No. 2015-10 (Tri-Lakes Septic)
Bed and Breakfast Home		Compliant with Section 12.3 Bed and Breakfast Home
	Boarding House	Compliant with Section 12.4 Boarding House
	Cemetery	
	Community Recreation Services	
	Cultural Facilities	
	Day Care Services	
Demolition		Compliant with Section 12.5 Demolition
Dugouts		

PERMITTED	DISCRETIONARY	NOTES
Note: Grey shading denotes Discretionary Uses subject to Development Authority (excluding Development Officer) Approval.		
Dwelling, Single Detached		Compliant with Section 11.4 Dwelling Units on a Parcel, and Section 11.6 Relocation of Any Building or Structure
Extensive Agriculture Development		
Extensive Livestock Development		
Farm Vacation Home		
	General Industrial Manufacturing/Processing	Only on N1/2 of NW15-53-7-W5M (Pembina Concrete)
Government Services		
	Group Care Facility	
	Group Home, Limited	
	Group Home, Major	
Home Based Business Level 1		Compliant with Section 12.9 Home Based Business
	Home Based Business Level 2	Compliant with Section 12.9 Home Based Business
	Home Based Business Level 3	Compliant with Section 12.9 Home Based Business
Home Day Care		
	Horticultural Use	
	Industrial Storage and Warehousing	Only on Pt. S.W. 03-52-27-W4M (Limited to mini-storage) Only on the 8.09 hectares within S.E. 35-52-06-W5M as shown on Schedule "A" of Bylaw No. 2015-10 (Tri-Lakes Septic)
	Kennel	Compliant with Section 12.7 Kennel
	Livestock Auction Mart	
Manufactured Home, Single Wide		Compliant with Section 11.4 Dwelling Units on a Parcel, and Section 11.6 Relocation of Any Buildings or Structures, and Section 12.11 Manufactured Home
	Medical Treatment Services	
	Natural Science Exhibits	
	Outdoor Participant Recreation Services	

Bylaw No. 26-2011

Bylaw No. 32-2010

Bylaw No. 2015-10



4.2. ANC - Agriculture/Nature Conservation District

1. Purpose

To protect areas with distinctive natural features and/or resources, such as the North Saskatchewan and Pembina River valleys, Atim Creek / Big Lake floodplain, and other areas with comparable natural features and/or resources, while providing opportunity for compatible agricultural and non-agricultural land uses.

2. Uses

PERMITTED	DISCRETIONARY	NOTES
Note: Grey shading denotes Discretionary Uses subject to Development Authority (excluding Development Officer) Approval.		
	Accommodation and Convention Services	Only on Pt. NE & SE 35-50-2-W5M (River Lodge Retreat)
	Animal Health Care Services	
Apiary		Compliant with Section 12.2 Apiary and Aquaculture
Bed and Breakfast Home		Compliant with Section 12.3 Bed and Breakfast Home
	Boarding House	
	Cemetery	
	Community Recreation Services	
	Cultural Facilities	
	Daycare Services	
Demolition		Compliant with Section 12.5 Demolition
	Dugouts	
Dwelling, Single Detached		Compliant with Section 11.4 Dwelling Units on a Parcel, and Section 11.6 Relocation of Any Buildings or Structures
Extensive Agriculture Development		
Extensive Livestock Development		
Farm Vacation Home		
Government Services		
	Group Care Facility	
	Group Home, Limited	
	Group Home, Major	
Home Based Business Level 1		Compliant with Section 12.9 Home Based Business
	Home Based Business Level 2	Compliant with Section 12.9 Home Based Business

PERMITTED	DISCRETIONARY	NOTES
Note: Grey shading denotes Discretionary Uses subject to Development Authority (excluding Development Officer) Approval.		
	Home Based Business Level 3	Compliant with Section 12.9 Home Based Business
Home Day Care		Only Six (6) people or less
	Horticultural Use	
	Kennel	Compliant with Section 12.7 Kennel
Manufactured Home, Single Wide		Compliant with Section 11.4 Dwelling Units on a Parcel, and Section 12.11 Manufactured Home, and Section 11.6 Relocation of Any Buildings or Structures
	Medical Treatment Services	
	Natural Science Exhibits	
	Outdoor Participant Recreation Services	
	Recreational Vehicle Storage	Only on Block 4, Plan 4992RS, Pt. NE and NW 08-51-25-W4M
	Religious Assembly	
	Riding Arena	
	Secondary Suite	Compliant with Section 12.13 Secondary Suite
	Semi-Public Use	Only on Block 4, Plan 4992RS, (NE 08-51-25-W4M)
	Small Animal Breeding/Boarding	Compliant with Section 12.16 Small Animal Breeding/Boarding
	Telecommunication Tower	Compliant with Section 12.1 Antennas Satellite Dishes and Telecommunication Towers
	Tourist Campground, Destination	Compliant with Section 12.17 Tourist Campground
	Tourist Campground, Enroute	
Utility Services – Minor Infrastructure		
	Wind Energy Converter Systems (WECS) - Major	Compliant with Section 12.19.1 Wind Energy Converter Systems (WECS) -Major
Wind Energy Converter System (WECS) – Minor (1 System)		Compliant with Section 12.19.2 Wind Energy Converter Systems (WECS) -Minor
	Wind Energy Converter System (WECS) – Minor (2 Systems)	Compliant with Section 12.19.2 Wind Energy Converter Systems (WECS) -Minor

Bylaw No. 26-2010

Bylaw No. 31-2010

Bylaw No. 31-2010

Bylaw No. 31-2010



4.3. AGR - Agricultural Restricted District

1. Purpose

To permit agricultural production and related farming activities while providing limited opportunity on a discretionary basis for compatible non-farm related land uses, and to prevent premature or scattered subdivision.

2. Uses

- a) The following uses are not considered permitted nor discretionary in the AGR – Agricultural Restricted District within the Jackfish Lake Area Structure Plan and surrounding Osborne Acres:
 - (i) Agricultural support services
 - (ii) Outdoor participant recreation services
 - (iii) Tourist campground, destination
 - (iv) Tourist campground, enroute
- b) Dwelling units are not permitted within the AGR District surrounding Osborne Acres.

PERMITTED	DISCRETIONARY	NOTES
Note: Grey shading denotes Discretionary Uses subject to Development Authority (excluding Development Officer) Approval.		
	Agricultural Support Services	Not a Permitted or Discretionary Use within the Jackfish Lake Area Structure Plan and surrounding Osborne Acres.
	Animal Health Care Services	
Apiary		Compliant with Section 12.2 Apiary and Aquaculture
Bed and Breakfast Home		Compliant with Section 12.3 Bed and Breakfast Home
	Boarding House	Compliant with Section 12.4 Boarding House
	Cemetery	
	Community Recreation Services	
	Cultural Facilities	
	Day Care Services	
Demolition		Compliant with Section 12.5 Demolition
Dugouts		

Bulk Fuel Depot
Repealed
Bylaw No. 35-2009

PERMITTED	DISCRETIONARY	NOTES
Note: Grey shading denotes Discretionary Uses subject to Development Authority (excluding Development Officer) Approval.		
Dwelling, Single Detached		Compliant with Section 11.4 Dwelling Units on a Parcel, and Section 11.6 Relocation of Any Building or Structure; Not a Permitted or Discretionary Use surrounding Osborne Acres
Extensive Agriculture Development		
Extensive Livestock Development		
Farm Vacation Home		
Government Services		
	Group Care Facility	
	Group Home, Limited	
	Group Home, Major	
Home Based Business Level 1		Compliant with Section 12.9 Home Based Business
	Home Based Business Level 2	Compliant with Section 12.9 Home Based Business
Home Day Care		
	Horticultural Use	
	Kennel	Compliant with Section 12.7 Dog Breeding/Boarding (Kennel)
Manufactured Home, Single-Wide		Compliant with Section 11.4 Dwelling Units on a Parcel, and Section 11.6 Relocation of Any Building or Structure, and Section 12.11 Manufactured Home. Not a Permitted or Discretionary Use surrounding Osborne Acres.
	Medical Treatment Services	
	Natural Science Exhibits	
	Outdoor Participant Recreation Services	Not a Permitted or Discretionary Use within the Jackfish Lake Area Structure Plan and surrounding Osborne Acres
	Recreational Vehicle Storage	
	Religious Assembly	
	Riding Arena	
	Secondary Suite	Compliant with Section 12.13 Secondary Suite. Not a Permitted or Discretionary Use surrounding Osborne Acres.

Section 5 RESIDENTIAL



5.1. CR - Country Residential District

1. Purpose

To provide for traditional multi-parcel country residential subdivision/development identified in a statutory plan for that use and related uses, including minor agricultural pursuits. Subdivision and development may be serviced by private on-site systems.

2. Uses

PERMITTED	DISCRETIONARY	NOTES
Note: Grey shading denotes Discretionary Uses subject to Development Authority (excluding Development Officer) Approval.		
	Animal Health Care Services	Not a Discretionary Use within a multi-parcel residential subdivision
	Apiary	Compliant with Section 12.2 Apiary and Aquaculture
Bed and Breakfast Home		Compliant with Section 12.3 Bed and Breakfast Home
	Boarding House	
	Cemetery	Not a Discretionary Use within a multi-parcel residential subdivision
	Community Recreation Services	
	Day Care Services	
Demolition		Compliant with Section 12.5 Demolition
	Dugouts	
	Dwelling, Duplex	Only on Pt. NW 35-53-27-W4M
Dwelling, Single Detached		Compliant with Section 11.4 Dwelling Units on a Parcel, and Section 11.6 Relocation of Any Buildings and Structures, and Section 12.11 Manufactured Home
	Educational Services	
Extensive Agricultural Development		
Extensive Livestock Development		
	Government Services	Not a Discretionary Use within a multi-parcel residential subdivision
	Group Care Facility	
	Group Home, Limited	

Bylaw No. 13-2009

Bylaw No. 17-2010

	Group Home, Major	
Home Based Business Level 1		Compliant with Section 12.9 Home Based Business
	Home Based Business Level 2	Compliant with Section 12.9 Home Based Business
	Home Based Business Level 3	Compliant with Section 12.9 Home Based Business With the exception of an auto body business including auto body shop and steel fabrication shop on NE 12-51-27-W4M within 152.4 m (500 ft) of a multi-parcel residential subdivision
Home Day Care		
	Horticultural Use	
	Indoor Participant Recreation Services	Not a Discretionary Use within a multi-parcel residential subdivision
	Kennel	Compliant with Section 12.7 Kennel
	Manufactured Home, Single Wide	Compliant with Section 11.4 Dwelling Units on a Parcel, and Section 11.6 Relocation of Any Buildings and Structures, and Section 12.11 Manufactured Home
	Medical Treatment Services	Not a Discretionary Use within a multi-parcel residential subdivision
	Natural Science Exhibit	Not a Discretionary Use within a multi-parcel residential subdivision
	Outdoor Participant Recreation Services	Not a Discretionary Use within a multi-parcel residential subdivision
Park		
	Professional, Business, Financial and Office Support Services	Medical services agency only on Block 14, Plan 4134RS, Riverview Acres, Pt. NE 2-51-26-W4M
	Recreational Vehicle Storage	Not a Discretionary Use within a multi-parcel residential subdivision
	Religious Assembly	
	Riding Arena	
	Secondary Suite	Compliant with Section 12.13 Secondary Suite
	Shipping Container (maximum 1)	Compliant with Section 12.21 Shipping Containers

Bylaw No. 04-2010

Section 7 INDUSTRIAL



7.1. BI - Business Industrial District

1. Purpose

To accommodate a range of lower intensity industrial and commercial uses which may have outdoor storage or work activities, in fully serviced business and industrial parks and do not create any nuisance outside a building 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

PERMITTED	DISCRETIONARY	NOTES
Note: Grey shading denotes Discretionary Uses subject to Development Authority (excluding Development Officer) Approval.		
Accommodation and Convention Services		
Agricultural Support Services		
Animal Health Care Services		
	Auctioneering Services	
Automotive Equipment and Vehicle Services		
	Community Recreation Services	
Convenience Retail Services		
Crematorium		
	Day Care Services	
Demolition		Compliant with Section 12.5 Demolition
Drive Through Business		
Funeral Home		
General Commercial Retail Services		
	General Industrial Manufacturing/Processing	
Government Services		
	Horticultural Use	
Indoor Eating Establishment		
Indoor Participant Recreation Services		
	Industrial Storage and Warehousing	

Bulk Fuel Depot
Repealed
Bylaw No. 35-2009

	PERMITTED	DISCRETIONARY	NOTES
	Note: Grey shading denotes Discretionary Uses subject to Development Authority (excluding Development Officer) Approval.		
	Kennel		Compliant with Section 12.17 Kennel
		Liquor Sales/Distribution Services	Compliant with Section 12.10 Liquor Sales/Distribution Services
	Personal and Health Care Services		
	Professional, Business, Financial and Office Support Services		
		Recreational Vehicle Storage	
Bylaw No. 03-2011		Recycling Depot - Major	Compliant with Section 12.23 Recycling Depot - Major
Bylaw No. 03-2011	Recycling Depot - Minor		
	Security Suite		
Bylaw No. 31-2010	Shipping Container (maximum 2)		Compliant with Section 12.21 Shipping Containers
	Small Animal Breeding/Boarding		Compliant with Section 12.13 Small Animal Breeding/Boarding
		Spectator Sports Establishments	
		Telecommunication Tower	Compliant with Section 12.1 Antennas Satellite Dishes and Telecommunication Towers
Bylaw No. 34-2012		Tourist Campground, Destination	Only on PT. NE 33-52-26-W4M (Glowing Embers)
Bylaw No. 34-2012		Tourist Campground, Enroute	Only on PT. NE 33-52-26-W4M (Glowing Embers)
	Utility Services, Minor Infrastructure		
Bylaw No. 31-2010	Wind Energy Converter System (WECS) – Minor (1 System)		Compliant with Section 12.19.2 Wind Energy Converter Systems (WECS) -Minor
Bylaw No. 31-2010		Wind Energy Converter System (WECS) – Minor (2 Systems)	Compliant with Section 12.19.2 Wind Energy Converter Systems (WECS) -Minor

3. Subdivision

- a) Parcel Area Requirement (for purposes of new parcel creation only)
 - (i) Minimum parcel area shall be the area contained in the existing titled area, unless otherwise approved by the Subdivision Authority.
 - (ii) Minimum parcel width shall be 30.0 m (98.5 ft).

7.2. 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

	PERMITTED	DISCRETIONARY	NOTES
	<i>Note: Grey shading denotes Discretionary Uses subject to Development Authority (excluding Development Officer) Approval.</i>		
		Abattoir	
	Agricultural Support Services		
	Animal Health Care Services		
	Auctioneering Services		
	Automotive Equipment and Vehicle Services		
Bylaw No. 35-2009		Bulk Agricultural Chemical Distribution	
Bylaw No. 35-2009		Bulk Fuel Depot	Compliant with Section 12.14 Service Stations, Gas Bars and Bulk Fuel Stations
		Community Recreation Services	
		Concrete/Asphalt Plant	
	Convenience Retail Services		
	Crematorium		
	Demolition		Compliant with Section 12.5 Demolition
	General Commercial Retail Services		
	General Industrial Manufacturing/Processing		
Bylaw No. 31-2010		Government Services	
		Indoor Eating Establishment	
	Industrial Storage and Warehousing		
	Kennel		Compliant with Section 12.7 Kennel
	Professional, Business, Financial and Office Support Services		

7.3. HI - Heavy Industrial District

1. Purpose

The purpose of the Heavy Industrial District is to provide for large scale industrial uses that due to their large land requirements and potential negative impacts such as noise, odour, risk of toxic emissions, fire or explosion hazard, are incompatible with other non-industrial land uses, but may be compatible with extensive agricultural operations.

2. Uses

PERMITTED	DISCRETIONARY	NOTES
Note: Grey shading denotes Discretionary Uses subject to Development Authority (excluding Development Officer) Approval.		
Animal Health Care Services		
Auctioneering Services		
Automotive, Equipment and Vehicle Services		
Bulk Fuel Depot		
	Concrete/Asphalt Plant	
Demolition		Compliant with Section 12.5 Demolition
Extensive Agriculture Development		
Extensive Livestock Development		
General Industrial Manufacturing/Processing		
Industrial, Heavy		
Industrial Storage and Warehousing		
Indoor Participant Recreation Services		
Livestock Auction Mart		
	Recycling Depot - Major	Compliant with Section 12.23 Recycling Depot - Major
	Security Suite	
	Utility Services – Major Infrastructure	
	Utility Services – Minor Infrastructure	
	Waste Management Facility, Major	Compliant with Section 12.18 Waste Management Facility or Dry-Waste Landfill

Bylaw No. 03-2011

Bylaw No. 03-2011



7.4. RIC - Rural Industrial / Commercial District

1. Purpose

To accommodate lower intensity industrial and commercial development requiring minimal servicing outside of business and industrial parks.

2. Uses

PERMITTED	DISCRETIONARY	NOTES
Note: Grey shading denotes Discretionary Uses subject to Development Authority (excluding Development Officer) Approval.		
	Abattoir	
Agricultural Support Services		
Animal Health Care Services		
Apiary		Compliant with Section 12.2 Apiary and Aquaculture
	Aquaculture	Compliant with Section 12.2 Apiary and Aquaculture
Auctioneering Services		
	Automotive, Equipment and Vehicle Services	
	Bulk Fuel Depot	
	Crematorium	
Demolition		Compliant with Section 12.5 Demolition
	Dugouts	
	General Industrial Manufacturing/Processing	
	Government Services	
	Horticultural Use	
	Indoor Eating Establishment	
Industrial Storage and Warehousing		
	Kennel	Compliant with Section 12.17 Kennel
Livestock Auction Mart		
	Professional, Business, Financial and Office Support Services	
Recreational Vehicle Storage		
Security Suite		
	Utility Services - Major Infrastructure	



7.5. RE - Resource Extraction District

1. Purpose

The general purpose of this district is to accommodate existing and planned natural resource extraction operations; large-scale exploration and processing; and reclamation of coal resources, as well as to provide for orderly development of future natural resource operations and to identify the future extent of natural resource extraction operations.

2. Uses

PERMITTED	DISCRETIONARY	NOTES
Apiary		Compliant with Section 12.2 Apiary and Aquaculture
Aquaculture		Compliant with Section 12.2 Apiary and Aquaculture
	Auctioneering Services	
	Bulk Fuel Depot	
Demolition		Compliant with Section 12.5 Demolition
	Dwelling, Single Detached	Dwelling, Single Detached is a Permitted Use only in those locations outside of a mine license area designated by the EUB
Extensive Agriculture Development		
Extensive Livestock Development		
	General Industrial Manufacturing/Processing	
	Home Based Business Level 1	Compliant with Section 12.9 Home Based Business
	Home Based Business Level 2	Compliant with Section 12.9. Home Based Business
	Home Based Business Level 3	Compliant with Section 12.9. Home Based Business
	Horticultural Use	
	Industrial Storage and Warehousing	
	Kennel	Compliant with Section 12.17 Kennel

PERMITTED	DISCRETIONARY	NOTES
	Manufactured Home, Single Wide	Manufactured Home, Single Wide is a Permitted Use only in those locations outside of a mine license area designated by the EUB
Natural Resource Extraction/ Processing		
	Outdoor Participant Recreation Services	
Security Suite		
	Small Animal Breeding and or Boarding Services	Compliant with Section 12.13 Small Animal Breeding/Boarding
Telecommunication Tower		Compliant with Section 12.1 Antennas Satellite Dishes and Telecommunication Towers
	Utility Services - Major Infrastructure	
Utility Services - Minor Infrastructure		
Bylaw No. 31-2010 Wind Energy Converter System (WECS) – Minor (1 System)		Compliant with Section 12.19.2 Wind Energy Converter Systems (WECS) -Minor
Bylaw No. 31-2010	Wind Energy Converter System (WECS) – Minor (2 Systems)	Compliant with Section 12.19.2 Wind Energy Converter Systems (WECS) -Minor
	Work Camp	Compliant with Section 12.20 Work Camp

3. Subdivision

- a) Parcel Area Requirement (for purposes of new parcel creation only)
 - (i) For extensive agriculture and extensive livestock, a minimum parcel area of 64.8 ha (160 ac), more or less, shall be required.
 - (ii) For manufactured home and dwelling, single detached, a minimum parcel area of 0.8 ha (2.0 ac) of contiguous developable land and a maximum parcel area of 4.1 ha (10.0 ac) for a single parcel residential subdivision, unless greater area is required to include shelterbelts, buildings or other improvements related to the residence on a farmstead shall be required.
 - (iii) For all other Permitted and Discretionary Uses, the minimum and maximum parcel area requirements shall be determined by the Subdivision Authority.
- b) Parcel Density Requirement (for purposes of new parcel creation only)
 - (i) A manufactured home and dwelling, single detached shall have a maximum of one (1) single parcel residential subdivision from an un-subdivided quarter section.
 - (ii) For all other Permitted and Discretionary Uses, the parcel density requirements shall be determined by the Subdivision Authority.



7.6. IRD – Industrial Reserve District

1. Purpose

To accommodate existing development, to provide for low intensity development with minimal servicing requirements, and to reserve land for the future expansion of industrial and commercial land uses to prevent premature and scattered subdivisions.

2. Uses

	PERMITTED	DISCRETIONARY	NOTES
	Note: Grey shading denotes Discretionary Uses subject to Development Authority (excluding Development Officer) Approval.		
	Apiary		Compliant with Section 12.2 Apiary and Aquaculture
		Aquaculture	Compliant with Section 12.2 Apiary and Aquaculture
	Demolition		Compliant with Section 12.5 Demolition
	Extensive Agricultural Development		
	Extensive Livestock Development		
Bylaw No. 2013-26	General Industrial Manufacturing/Processing		Only on Lots 2 and 3, Plan 942 0960 within SW 28-52-26-W4M
Bylaw No. 29-2010		Horticultural Use	
Utility Services –Major Infrastructure Repealed Bylaw No. 35-2009		Telecommunication Tower	Compliant with Section 12.1 Antennas Satellite Dishes and Telecommunication Towers
	Utility Services – Minor Infrastructure		
		Waste Management Facility, Minor	Compliant with Section 12.18 Waste Management Facility or Dry-Waste Landfill and the Acheson Industrial Area Direct Control Regulations
Bylaw No. 31-2010	Wind Energy Converter System (WECS) – Minor (1 System)		Compliant with Section 12.19.2 Wind Energy Converter Systems (WECS) -Minor
Bylaw No. 31-2010		Wind Energy Converter System (WECS) – Minor (2 Systems)	Compliant with Section 12.19.2 Wind Energy Converter Systems (WECS) -Minor

12.12. Natural Resource Extraction / Processing

1. Notwithstanding Natural Resource Extraction/Processing is a Permitted Use within the RE – Resource Extraction District, all proposed site locations for Natural Resource Extraction/Processing shall be redistricted to RE – Resource Extraction District prior to submitting a development permit application. There shall be no consideration for redistricting if the proposed site is:
 - a) within a multi-parcel residential subdivision or within 304.8 m (1,000.0 ft) of the boundary of a multi-parcel residential subdivision or a row housing development. Notwithstanding the aforementioned, extraction and reclamation only uses and activities (i.e. no washing, crushing, processing, etc.) may be permitted on a discretionary basis within 304.8 m (1,000.0 ft) of the boundary of a multi-parcel residential subdivision or a row housing development; and
 - b) where the sand and/or gravel pit and associated activities have a disturbance area of less than 5.1 ha (12.5 ac) on a parcel. Therefore, all sand and/or gravel pits shall require municipal development permit approval, but reclamation issues, including performance security, shall be under the provincial jurisdiction of Alberta Environment and Sustainable Resource Development.

2. The Authority shall condition of permit approval renewal extraction use, an existing extraction applicant(s) necessary



Development require as a development for a new or aggregate or an expansion to aggregate operation, that the acquire all provincial permits

and approvals pertinent to the proposed development. Further, the applicant(s) shall be required to supply a copy of any such provincial permit or approval to the County for its records.

3. In considering whether to approve aggregate extraction as a Discretionary Use, as described in Subsection 16.5 of this Bylaw, the Development Authority may also consider the uniqueness of each application for a new or renewal aggregate extraction use, or an expansion to an existing aggregate extraction operation, and have additional due regard for the following:
 - a) the purpose of this Bylaw and the general purpose of the district in which the development is located and the future use of the site as proposed in a reclamation plan;
 - b) the provisions of the Municipal Development Plan and any relevant statutory plan;
 - c) relevant guidelines prepared by Alberta Environment and their comments on applications made for provincial approval;
 - d) the desirability to utilize the aggregate resource as a regional benefit;
 - e) conservation of topsoil for agricultural use on this or another site;
 - f) conservation of designated historical resources;
 - g) conservation of trees and maintenance of habitat;

- h) conservation of environmentally significant and sensitive areas, including areas identified in the Environmental Conservation Plan;
 - i) conservation of watercourses; and
 - j) the safety and potential nuisance effect(s) on adjacent properties, including both operation and hauling activities.
4. Hours of Operation
- a) The hours of operation for the pit, including extraction, reclamation and the processing (crushing) of materials shall be specified by the Development Authority. The Development Authority shall have regard to, but not bound by, the following guidelines:
 - (i) 24 hours/day six days/week
 - (1) Six (6) days is defined as 6:00 a.m. Monday to 6:00 p.m. Saturday
 - (2) 7th day is defined as 6:00 p.m. Saturday until 6:00 a.m. Monday.
5. Dust and Noise
- a) The applicant shall
 - (i) prevent noise from becoming an annoyance to neighbouring landowners at the request of and to the satisfaction of the Development Authority. Required prevention may include, but not be limited to, locating stockpiles to act as sound barriers and using methods of minimizing or reducing noise created by machinery and equipment. Installation of noise monitors shall be required as a condition of a development permit. Noise that exceeds the level as specified in the Community Standards Bylaw is an indication that noise may be an annoyance; and
 - (ii) ensure compliance with the *Environmental Protection & Enhancement Act* regarding dust and air quality.
6. The applicant(s) shall locate appropriate safety and traffic signage on and about the subject site and road accesses, to the satisfaction of the Development Authority.
7. An Industrial Haul Agreement, between Parkland County (Public Works Operations Department) and the land owner/developer of aggregate extraction incorporating, but not limited to, such things as haul routes, maintenance, dust control, security, signage, participation in the Alberta Sand and Gravel Association central truck registry numbering system, notification to local residents, and other related clauses is required as a condition of a development permit.
8. Hours for Hauling
- a) The removal of sand and/or gravel from the pit location (hauling) shall take place only within the hours specified by the Development Authority. The Development Authority shall have regard to but is not bound by the following guidelines:
 - (i) 6:00 a.m. to 6:00 p.m. Monday to Friday
 - (ii) 8:00 a.m. to 4:00 p.m. Saturday
 - (iii) No hauling on Sunday

9. No new aggregate extraction or expansion of an existing operation shall be located within 20.1 m (66.0 ft) of any public road, unless otherwise approved by the Development Authority. The Development Authority may require certain buffering/screening measures occur within this setback as outlined in Subsection 12.12.10 below.
10. All stripping, excavation, and grading shall be in conformance with Subsection 11.8 of this Bylaw.
11. The applicant shall keep the area, subject to the development permit, in a clean and tidy condition free from rubbish and non-aggregate debris, including any required screening or buffering to the satisfaction of the Development Authority, at all times.
12. Approval Timelines
 - a) Development permits for the purpose of sand and/or gravel extraction may run concurrent with the approved Provincial Registration. The applicant shall provide the County with a copy of the report which is submitted to the Province as a requirement of the Registration under the Code of Practice for Pits. The report is required to be submitted five years after the Provincial Registration and every five years after that until the Final Reclamation Report.
 - b) With respect to aggregate pits that currently hold a valid development permit as of the date of adoption of this Bylaw, these pits are allowed to continue, however, any application for a renewal of a time limited development permit or amendment to a permit shall be subject to the provisions of this Bylaw.
13. The Development Authority shall require, as a condition of development permit approval, that the applicant redistrict the lands after reclamation. The applicant shall provide Parkland County with a copy of the reclamation certificate issued by the Province as part of a redistricting application.

12.13. Secondary Suite

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| Bylaw No. 2013-07 | 1. On any parcel only one secondary suite may be developed. |
| Bylaw No. 2013-07 | 2. The minimum floor area for a secondary suite shall be 30.0 m ² (322.9 ft ²) and the maximum floor area of a secondary area shall be 92.9 m ² (1000 ft ²). |
| Bylaw No. 2013-07 | 3. The Development Authority shall, in its opinion, be satisfied that there exists on the hosting parcel, a suitable development site upon which to site the secondary suite. The Development Authority shall be satisfied that the secondary suite can and will, where possible, be properly connected to services (e.g.: gas, power, water, sewage disposal) associated with the existing host residence without jeopardizing existing services associated with either the hosting parcel or adjacent and neighbouring parcels. |
| Bylaw No. 2013-07 | 4. A secondary suite shall be designed, sited, constructed, finished and sided in a manner that is visually compatible, in the opinion of the Development Authority, with the residential character of adjacent and neighbouring lands and/or the neighbourhood in general. The following guidelines may be considered by the Development Authority: |



- e) the proposed extraction, operation, and staging of the aggregate extraction use (including years, dates, hours of operation, guidelines for meeting recommended noise levels, aesthetics, etc.);
- f) the proposed access and hauling activities (including number of trucks, tonnage, hours of hauling, methods of preventing/controlling/reducing erosion or dust, etc.);
- g) a copy of the development and reclamation plans that are to be submitted by the applicant(s) to Alberta Environment and Sustainable Resource Development for the development and reclamation of the aggregate extraction use; and
- h) details of the proposed community consultation, including the pre-application consultation with potentially affected landowners, and the further communications that will be carried out to inform landowners of the ongoing aggregate extraction use and to address any issues or concerns landowners may have regarding the aggregate extraction use.
- i) Proposed post- reclamation Land Use District.

16.6. Application for a Telecommunication Tower

1. In addition to the development permit application requirements stipulated in Subsections 16.4.1 and 16.4.2, an application for a development permit for a Telecommunication Tower shall include a Site Plan, drawn to scale, including the following information:
 - j) the site boundary;
 - k) the tower location;
 - l) guy wire anchors;
 - m) the location of vehicular parking and access;
 - n) existing vegetation to be retained, removed, or replaced; and
 - o) existing and/or proposed uses and structures on the site and abutting properties.

16.7. Application for Wind Energy Converter Systems

1. In addition to the development permit application requirements stipulated in Subsections 16.4.1 and 16.4.2, a development permit application for a single Wind Energy Converter System (WECS) shall be accompanied by
 - a) a site plan showing and labeling the information outlined in this section, and the location of overhead utilities on or abutting the subject lot or parcel;
 - b) scale elevations or photographs of the proposed WECS showing total height, tower height, rotor diameter, and colour;
 - c) the manufacturer's specifications indicating
 - (i) the WECS rated output in kilowatts;
 - (ii) safety features and sound characteristics;
 - (iii) type of material used in tower, blade, and/or rotor construction;