



6.3 HCIC – Highway Commercial Industrial Corridor District

1. Purpose

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 | c) DISCRETIONARY USES |
|--|--|
| Accommodation and Convention Services Amusement and Entertainment Services, Indoor Animal Health Care Services Automotive, Equipment and Vehicle Services, Minor Beverage Production Cannabis Retail Sales Convenience Retail Services Day Care Services Drive Through Vehicle Service Educational Services General Commercial Retail Services General Manufacturing and Processing, Indoor Government Services Indoor Eating Establishment Indoor Participant Recreation Services | Community Recreation Services Cultural Facilities Natural Science Exhibit Wind Energy Converter System – Minor <i>(See Fundamental Use Provisions)</i> Accessory Uses for the uses listed in 6.5.2 c) |

| b) PERMITTED USES | c) DISCRETIONARY USES |
|---|-----------------------|
| Liquor Retail Sales Outdoor Eating Establishment Personal and Health Care Services Professional, Business, Financial and Office Support Services Service Station Wind Energy Converter System - Minor <i>(See Fundamental Use Provisions)</i> Accessory Uses for the uses listed in 6.5.2 b) | |

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
 - iii) 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.

SECTION 7 INDUSTRIAL



7.1 BI - Business Industrial District

1. Purpose

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. ~~and do not create any nuisance outside a building to ensure that the development is compatible with other non-industrial uses.~~ 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~~ **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) ~~That a~~ Wind Energy Converter System - Minor, as a Permitted Use, is limited to no more than one system;
- iii) ~~That a~~ Wind Energy Converter System – Minor, as a Discretionary Use, is limited to no more than two systems; and
- iv) ~~That~~ Recycling Depot Major, as a Discretionary Use, shall not be located Adjacent to a Provincial Highway.

Bylaw No. 2018-09
 Bylaw No. 2019-01

| b) PERMITTED USES | c) DISCRETIONARY USES |
|--|--|
| Accommodation and Convention Services | Accommodation and Convention Services |
| Agricultural Support Services | Amusement and Entertainment Services, Indoor* |
| Animal Health Care Services | Auctioneering Services |
| Automotive Equipment and Vehicle Services | Cannabis Retail Sales* |
| Automotive, Equipment and Vehicle Services, Major | Community Recreation Services* |
| Automotive, Equipment and Vehicle Services, Minor | Convenience Retail Services* |
| Beverage Production | Crematorium |
| | Cultural Facilities* |
| | Day Care Services* |

| b) PERMITTED USES | c) DISCRETIONARY USES |
|--|---|
| <p>Cannabis Cultivation, Major Cannabis Cultivation, Minor Cannabis Processing, Major Cannabis Processing, Minor Computer, Electronic, Data Processing Services Fleet Service and Storage Cannabis Retail Sales Convenience Retail Services Crematorium Cultural Facilities Drive Through Business Funeral Home General Commercial Retail Services General Manufacturing and Processing, Indoor General Manufacturing and Processing, Outdoor* Government Services Horticultural Use* Indoor Eating Establishment Indoor Participant Recreation Services Liquor Distribution Services Kennel Personal and Health Care Services Professional, Business, Financial and Office Support Services Recreational Vehicle Storage* Recycling Depot - Minor Security Suite Service Station Small Animal Breeding/Boarding Storage, Warehousing and Distribution, Indoor Storage, Warehousing and Distribution, Outdoor Wind Energy Converter System - Minor</p> | <p>Drive Through Vehicle Service* Kennel Liquor Retail Sales* Personal and Health Care Services* Recycling Depot – Major Small Animal Breeding/Boarding General Industrial Manufacturing/Processing Horticultural Use Industrial Storage and Warehousing Liquor Sales/Distribution Services Natural Resource Extraction/Processing Recycling Depot Major Recreational Vehicle Storage Spectator Sports Establishments Tourist Campground, Destination Tourist Campground, Enroute Utility Services— Major Infrastructure Wind Energy Converter System – Minor Accessory Uses for the uses listed in 7.1.2 c)</p> |

| b) PERMITTED USES | c) DISCRETIONARY USES |
|--|-----------------------|
| Accessory Uses for the uses listed in 7.1.2 b) | |

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.~~
- a) The Parcel density requirements and the minimum and maximum Parcel area requirements shall be determined by the Subdivision Authority.

Bylaw No. 2018-09

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.
 - i) The combined side yard building Setbacks shall total at least 12.0 m with a minimum side yard building Setback of 3.0 m.
 - ii) Minimum rear yard Setback shall be 9.0 m.
 - iii) Notwithstanding 7.1.4(a)(ii) and (iii), the minimum building Setback shall be 15.0 m from a property line that is shared with a property districted residential.
- b) Parcel Coverage
 - i) The maximum Parcel coverage shall be 60% of the area of the Parcel.
- c) Parking and Loading
 - i) Vehicular entrances and exits, as well as on-site pedestrian and vehicular routes shall be designed in a manner that provides a safe and clearly defined circulation pattern.
 - ii) 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.
 - iii) No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within the first 6.0 m of a required front yard Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from any adjacent sites or public roadway.
 - ~~iv) Notwithstanding the foregoing, only the display of a business's commodity or product may be considered for storage in front or sides of the principal building.~~

- d) Outdoor Storage
 - i) Outdoor storage and screening shall comply with Section 13.7. Industrial Landscaping Requirements.
 - ii) **Notwithstanding the foregoing, only the display of a business's commodity or product may be considered for 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 13.7 of this Bylaw.
- f) Design, Character and Appearance of Buildings and Structures
 - i) All developments within the district shall comply with Subsection 11.2 of this Bylaw.

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.



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) ~~That a~~ Wind Energy Converter System - Minor, as a Permitted Use, is limited to no more than one system;
- ii) ~~That a~~ Wind Energy Converter System – Minor, as a Discretionary Use, is limited to no more than two systems; and
- ~~iii) That Recycling Depot Major, as a Discretionary Use, shall not be located Adjacent to a Provincial Highway.~~
- iii) All activities associated with Abattoir, as a Discretionary Use, must be located within the Principle Building.

Bylaw No. 2019-01

| b) PERMITTED USES | c) DISCRETIONARY USES |
|---|--|
| Agricultural Support Services Animal Health Care Services Auctioneering Services Automotive Equipment and Vehicle Services Automotive, Equipment and Vehicle Services, Major Automotive, Equipment and Vehicle Services, Minor Beverage Production Bulk Agricultural Chemical Distribution Bulk Fuel Depot Cannabis Cultivation, Major Cannabis Cultivation, Minor Cannabis Processing, Major Cannabis Processing, Minor Convenience Retail Services Computer, Electronic, Data Processing Services | Abattoir <i>(See Fundamental Use Provisions)</i> Bulk Agricultural Chemical Distribution Bulk Fuel Depot Cannabis Retail Sales Community Recreation Services Concrete/Asphalt Plant Government Services Convenience Retail Services Drive-Through Vehicle Service Indoor Eating Establishment Natural Resource Extraction/Processing Recreational Vehicle Storage Recycling Depot, Major Wind Energy Converter System – Minor Accessory Uses for the uses listed in 7.3.2 c) |

| b) PERMITTED USES | c) DISCRETIONARY USES |
|--|-----------------------|
| Crematorium Fleet Services and Storage General Commercial Retail Services General Industrial Manufacturing/Processing General Manufacturing and Processing, Indoor General Manufacturing and Processing, Outdoor Horticultural Use Industrial Storage and Warehousing Kennel Liquor Distribution Services Recreational Vehicle Storage Recycling Depot, Major Recycling Depot - Minor Service Station Small Animal Breeding/Boarding Storage, Warehousing and Distribution, Indoor Storage, Warehousing and Distribution, Outdoor Waste Management Facility, Minor Wind Energy Converter System - Minor <i>(See Fundamental Use Provisions)</i> Accessory Uses for the uses listed in 7.3.2 b) | |

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) The minimum Parcel width is 30.0 m.~~
 - i) The Parcel density requirements and the minimum and maximum Parcel area requirements shall be determined by the Subdivision Authority.

4. Development

Bylaw No. 2018-09

- 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 12.0 m with a minimum side yard building **Setback** of 3.0 m.
 - iii) Minimum rear yard Setback shall be 9.0 m.
 - iv) Notwithstanding 7.3.4(a)(ii) and (iii), the minimum building Setback shall be 15.0 m from a property line that is shared with a property districted as residential.
- b) Parcel Coverage
 - i) The maximum Parcel coverage shall be ~~50%~~ 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 6.0 m of a required front yard Setback. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from any adjacent sites or public roadway.
 - ~~ii) Notwithstanding the foregoing, the display of a business's commodity or product only may be considered to be storage in front or sides of the principal building.~~
- d) Outdoor Storage
 - i) Outdoor storage and screening shall be as per Subsection 13.7 Industrial Landscaping Requirements.
 - ~~ii) Notwithstanding the foregoing, the display of a business's 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 13.7 of this Bylaw.
- f) Design, Character and Appearance of Buildings and Structures
 - i) All development within the district shall comply with Subsection 11.6 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.

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 | b) DISCRETIONARY USES |
|---|--|
| Accommodation and Convention Services | Wind Energy Converter System – Minor Accessory Uses for Uses Listed in 1.3(c) |
| Amusement and Entertainment Services, Indoor | |
| Animal Health Care Services | |
| Automotive, Equipment and Vehicle Services, Major | |
| Automotive, Equipment and Vehicle Services, Minor | |
| Beverage Production | |
| Cannabis Cultivation, Major | |
| Cannabis Cultivation, Minor | |
| Cannabis Processing, Major | |
| Cannabis Processing, Minor | |
| Cannabis Retail Sales | |
| Community Recreation Services | |
| Computer, Electronic, Data Processing Services | |
| Convenience Retail Services | |
| Cultural Facilities | |
| Day Care Services | |
| Drive Through Vehicle Service | |
| Funeral Home | |
| General Commercial Retail Services | |

| a) PERMITTED USES | b) DISCRETIONARY USES |
|--|-----------------------|
| General Manufacturing and Processing, Indoor Government Services Indoor Eating Establishment Indoor Participant Recreation Services Liquor Retail Sales Liquor Distribution Services Personal and Health Care Services Professional, Business, Financial and Office Support Services Recycling Depot - Minor Security Suite Service Station Storage, Warehousing and Distribution, Indoor Wind Energy Converter System - Minor Accessory Uses for Uses Listed in 1.3(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 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 Areas 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 factored into 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.

- d. contour information, related to a geodetic datum at an interval of two (2) m is to be superimposed over the plan;
- e. the location, dimensions, numbers and other designations shall be noted in respect to Highways, secondary roads, public roadways, and rights-of-way or easements (including pipelines, well sites, power transmission and distribution lines and railway lines) on record in Land Titles which exist on or adjacent to the lands subject of the plan;
- f. the location of all existing buildings or structures on or immediately adjacent to the lands;
- g. the location, siting and plotting of natural and man-made physical features such as sloughs and/or other bodies of water, rivers, creeks and intermittent streams, muskeg or swamp, organic areas, subsidence information on valley banks, top of bank, wooded areas, manmade water bodies, major drainage ditches, gravel and/or clay deposits, and land under cultivation;
- h. proposed methods of handling surface drainage through preliminary storm water management;
- i. proposed methods of on-site servicing for potable water and sewage; and
- j. the location, dimensions and areas of all proposed municipal and environmental reserve Parcels and public utility lots.

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

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



PARCEL means the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office.

PARCEL AREA means the total area of a Parcel.

PARCEL, CORNER means a Parcel having a Frontage on two or more public roadways at their intersection or junction (see diagram below).

PARCEL DEPTH means the average distance between the front and rear Property Lines (see diagram below).

PARCEL, INTERIOR means a Parcel which is bounded by only one street (see diagram below).

PARCEL WIDTH means the distance between the site Property Lines of a Parcel at the minimum permissible front yard, measured parallel to the road or to the tangent on a curved road. For rectangular and pie Parcels this distance should be measured at front yard Setback line and at rear yard Setback line (see diagrams below).

PARKING FACILITY means the area set aside for the storage and parking of vehicles and includes Parking Stalls, Loading Spaces, aisles, entrances and exits to the area, and traffic islands where they are part of the parking facility.

PARKING STALL means a space set aside for the parking of one motor vehicle.

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

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.

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

APARTMENT means a development consisting of at least three (3) Dwelling Units contained on a single Parcel within a building in which the Dwelling Units are arranged in a horizontal or vertical configuration which share a common hallway and access.

APIARY means a commercial development consisting of beehives in which bees are kept or raised for the production of honey.

AQUACULTURE means a Development where land is devoted to the hatching, raising and breeding of fish or other aquatic plants or animals.

AUCTIONEERING SERVICES means those developments specifically intended for the auctioning of goods and equipment, including temporary storage of such goods and equipment. This use class does not include Livestock Auction Marts.

AUTOMOTIVE, EQUIPMENT AND VEHICLE SERVICES means development used for the rental, lease, sale, storage, service, restoration, inspection and/or mechanical repair of automobiles, trucks, trailers, motorcycles, snowmobiles, motor homes, tent trailers, boats, travel trailers or similar light Recreational Vehicles. Uses and facilities would also include transmission shops, muffler shops, autobody paint and repair facilities, Highway Service Stations and fleet services involving vehicles for the delivery of people, goods or services and may include key lock retail sales. This use class does not include Bulk Fuel Depots.

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.

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.



BED AND BREAKFAST HOME means a development within and secondary to a single detached dwelling or modular home where temporary lodging or sleeping accommodation with no more than three (3) guest

rooms is provided with a breakfast meal to the travelling public. This use does not include a boarding facility, hotel, motel, or guest house.

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.

BOARDING HOUSE means a Development consisting of a Building containing sleeping units where lodging or sleeping accommodation, with or without meals, is provided for remuneration. This use class does not include Group Homes.

BULK AGRICULTURAL CHEMICAL DISTRIBUTION means the land, building and structure for the bulk storage and distribution of fertilizer and other agricultural chemicals.

BULK FUEL DEPOT means lands, buildings, and structures for the bulk storage and distribution of petroleum products. This does not include Service Stations and key lock retail sales.



Bylaw No. 2018-03 CANNABIS CONSUMPTION FACILITY means a development, or any part thereof, licensed to sell Cannabis to the public for consumption within the premises.

Bylaw No. 2019-01 CANNABIS CULTIVATION, MAJOR means a development that has a plant canopy area greater than 200.0 m² and is used principally for the production, cultivation, and growth of Cannabis as licensed by Health Canada. This use class does not preclude the packaging, storage and transporting of products and materials related to cultivation of Cannabis. This does not include Industrial Hemp.

Bylaw No. 2019-01 CANNABIS CULTIVATION, MINOR means a development that has a plant canopy area 200.0 m² or less and is used principally for the production, cultivation, and growth of Cannabis as licensed by Health Canada. This use class does not preclude the packaging, storage and transporting of products and materials related to cultivation of Cannabis. This does not include Industrial Hemp.

Bylaw No. 2019-01 CANNABIS PROCESSING, MAJOR means a development that is used principally for one or more of the following: making, testing, manufacturing, assembling or in any way altering the chemical or physical properties of semi-finished or finished goods and products of cannabis as licensed by Health Canada. This use class does not preclude the storage and transporting of products and materials related to Cannabis processing. This does not include Industrial Hemp.

Bylaw No. 2019-01 CANNABIS PROCESSING, MINOR means a development that is used principally to process a maximum of 600.0 kg of dried cannabis (or equivalent) in one (1) calendar year. This includes one or more of the following: making, testing, manufacturing, assembling or in any way altering the chemical or physical properties of semi-finished or finished goods and products as licensed by Health Canada. This use class does not preclude the storage and transporting of products and materials related to Cannabis production. This does not include Industrial Hemp.

Bylaw No. 2018-03 CANNABIS RETAIL SALES means a development, or any part thereof, used for the retail sale of Cannabis as licensed by the Province of Alberta. Does not include Cannabis Cultivation, Major; Cannabis Cultivation,

Minor; Cannabis Processing, Major; Cannabis Processing, Minor; or Convenience Retail. This does not include Industrial Hemp.

CEMETERY means a Development where land is set apart or used as a place for the interment of the dead or in which human bodies have been buried.

COMMUNITY RECREATION SERVICES means development for recreational, social, or multi-purpose use primarily intended for local community purposes. Typical facilities would include community halls and community centres operated by a local residents' organization.

CONCRETE / ASPHALT PLANT means the processing, manufacturing, recycling, and sales of concrete and asphalt and the accessory manufacture and sales of products made from concrete and asphalt.

Bylaw No. 2018-03 **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 275.0 m² in gross floor area. ~~Typical uses include small food stores, gas bars, drug stores and variety stores selling confectionery, tobacco, groceries, beverages, pharmaceutical and personal care items, hardware or printed matter. Wholesale or retail Liquor Sales/Distribution Outlets or facilities are not included in this use class. This use class does not include Cannabis Retail Sales.~~

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.

COTTAGE INDUSTRY means one or more low intensity activities of a gainful nature demanding a skilled trade or craft or related to an agricultural and/or horticultural operation on a parcel. Cottage Industry shall maintain, and be compatible with, the rural residential and/or agricultural character of the surrounding landscape. Cottage Industry may be the principal use of the parcel, or secondary to existing principal uses such as residential dwelling. A Cottage Industry use shall not be located within a Multi-Parcel Residential Subdivision. Typical Cottage Industry requiring skilled trade may include workshops or storefronts selling custom made products or offering related services. Typical agriculture and horticulture related Cottage Industry may include growing, packing and sale of food products, small-scale wineries and breweries, and minor food establishments including cafes and diners.

CREMATORIUM means a building fitted with the proper appliances for the purpose of the cremation of human remains and includes everything incidental or ancillary thereto.

CULTURAL FACILITIES means development for the collection of literary, artistic, musical and similar reference materials, or, a building intended for live theatrical, musical, or dance performances. Typical facilities would include libraries, museums, art galleries, auditoriums, theatres and concert halls.



DAY CARE SERVICES means development licensed by the Province to provide daytime personal care and education to children or elderly persons, but does not include overnight accommodation. Typical facilities

would include daycare or "elder care" centres, day nurseries, family day home child care for seven (7) or more children, kindergartens, nursery schools and play schools.

DETENTION AND CORRECTION SERVICES means development for the purpose of holding or confining and treating or rehabilitating persons. Typical facilities would include prisons, mental institutions, jails, remand centres, asylums and correction centres.

DRIVE THROUGH BUSINESS means an establishment that services customers travelling in motor vehicles driven onto the Parcel where such business is carried on, where normally the customer either remains in the vehicle for service or parks his vehicle for a short period for the purpose of doing business at the premises. Service Stations are included in this use class.

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.

DRY-WASTE LANDFILL means any landfill development wherein only solid, inert waste/garbage is placed, and which is not reasonably expected to undergo physical, chemical and/or biological changes to such an extent as to originate substances which may have a negative environmental impact. Clay, sand, silt, gravel and other naturally occurring, uncontaminated aggregate fill materials are not considered dry-waste landfill for the purposes of this Bylaw.

DWELLING, DUPLEX means a Development consisting of a residential Building containing only two dwellings placed side by side or with one dwelling placed over the other in whole or in part, with individual and separate access to each dwelling. This type of development shall be designed and constructed as two dwellings at the time of initial construction of the building and intended as a permanent residence. It is also known as semi-detached dwelling.

DWELLING, FOURPLEX means a Development consisting of a residential Building containing four Dwelling Units located immediately adjacent to each other and sharing a common wall and each having a separate entrance at grade and intended as a permanent residence.

DWELLING, ROW HOUSING means a Development consisting of a residential Building designed and built to contain three or more Dwelling Units with a separate exterior entrance at grade that shares no more than two party walls with adjacent Dwelling Units and intended as a permanent residence. No part of a Dwelling Unit is placed over another in part or in whole and every Dwelling Unit shall have separate, individual direct access to grade. For the purposes of this Bylaw, garden linked, row and townhouse units are considered to be row housing dwellings. Row housing units are adjoined by a vertical party wall that is insulated against sound transmission. Row housing units have the following features:

- a. they are adjoined by a vertical party wall that is insulated against sound transmission; and
- b. each Dwelling Unit has a minimum floor area of 80.0 m².

DWELLING, SINGLE DETACHED means a Development consisting of a residential Building containing one Dwelling with or without an attached garage and/or attached carport and is separated from any other Dwelling. Modular Homes, Double wide Manufactured homes and a dwelling constructed onsite are all considered Single Detached Dwellings. Where a Secondary Suite is a Permitted or Discretionary Use within a District, a Dwelling, Single Detached may also contain a Secondary Suite.

DWELLING, TRIPLEX means a Development consisting of a residential Building containing three Dwelling Units located immediately adjacent to each other and sharing a common wall and each having a separate entrance to grade.



EDUCATIONAL SERVICES means development for instruction and education purposes, involving assembly for educational, training or instruction purposes and includes administration offices, dormitory and accessory buildings. Typical facilities would include public and separate schools, private schools or seminaries, community colleges, universities, technical and vocational facilities.

Bylaw No. 2018-03

Bylaw No. 2019-01

EXTENSIVE AGRICULTURE DEVELOPMENT means a system of tillage including the associated clearing of land for agricultural production purposes, which depends upon large areas of land for the raising of crops. Extensive agricultural uses include buildings and other structures incidental to farming as well as farm related uses. Extensive Agriculture Development does include the off-site removal and export of logs or trees. This use class does not include Cannabis Cultivation, Major; Cannabis Cultivation, Minor; Cannabis Processing, Major; or Cannabis Processing, Minor. This includes Industrial Hemp.

EXTENSIVE LIVESTOCK DEVELOPMENT means a farming operation on at least 16.0 ha of land involving the rearing of livestock either in conjunction with or separate from an Extensive Agricultural Development, where the number of animals on the subject Parcel falls below the registration threshold of a Confined Feeding Operation as per the AOPA, Agricultural Operations, Part 2 Matters Regulation, Schedule 2.



FARM VACATION HOME means a single detached dwelling located on land whose primary use is agricultural where temporary lodging or sleeping accommodation, with no more than three guest rooms, is provided, with any or all meals prepared in the residential kitchen, on a daily basis to registered guests for not longer than fourteen days by the occupant and his immediate family for a remuneration.

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.

FUNERAL HOME means a building designed for the purpose of furnishing funeral supplies and services to the public and includes facilities intended for the preparation of the dead human body for internment or cremation.



Bylaw No. 2018-03

GENERAL COMMERCIAL RETAIL SERVICES means development used for the retail rental or sale of groceries, beverages, household goods, furniture and appliances, hardware, lumber, printed matter, secondhand/used household goods (and related repair and refurbishing activities), personal care items,

~~automotive parts and accessories, stationary, office equipment and similar goods. Wholesale or retail liquor sales/distribution services sales/distribution outlets or facilities are not included in this use class. This use class does not include Cannabis Retail Sales.~~

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

Bylaw No. 2018-03
Bylaw No. 2019-01

GENERAL INDUSTRIAL MANUFACTURING / PROCESSING means development principally associated with manufacturing, assembling, fabrication, processing and research/testing activities. Without restricting the generality of the foregoing, typical facilities would include plants involved with natural gas or its derivatives; pulp and paper products; stone, clay, glass, plastic, wood, rubber or metal products; cement or lime products; automotive assembly or fabrication. This use class does not include Cannabis Cultivation, Major; Cannabis Cultivation, Minor; Cannabis Processing, Major; or Cannabis Processing, Minor.

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.

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.

GOVERNMENT SERVICES means development providing municipal, provincial or federal government services directly to the public or the community at large, and includes development required for the public protection of persons or property. Typical facilities would include police stations, fire stations, courthouses, postal distribution offices, municipal offices, social service offices, manpower and employment offices and airport terminals.

GROUP CARE FACILITY means supervised residential Dwelling Unit, licensed or approved under provincial legislation, for the accommodation of persons, excluding staff, referred by hospitals, courts, government agencies or recognized social service agencies or health professionals.

GROUP HOME, LIMITED means development consisting of the use of a building as a facility which is recognized, authorized, licensed or certified by a public authority as a social care facility intended to provide room and board for six (6) residents or less, excluding staff, for foster children or disabled persons, or for persons with physical, mental, social or behavioural problems, and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. The residential character of the development shall be primary with the occupants living together as a single housekeeping group and using cooking facilities shared in common. The use class does not include homes or halfway houses for persons under jurisdiction of the Federal or Provincial justice systems; nor does it include treatment facilities such as detoxification centres.

GROUP HOME, MAJOR means development consisting of the use of a building as a facility which is recognized, authorized, licensed or certified by a public authority as a social care facility intended to provide room and board for seven (7) residents or more, excluding staff, for foster children or disabled persons, or for persons with physical, mental, social or behavioural problems, and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance and supervision. The residential character of the development shall be primary with the occupants living together as a single housekeeping group and using cooking facilities shared in common. The use class does not include homes

generality of the foregoing, this shall include horticultural uses like nurseries, greenhouses, market gardens, tree farms, and specialty crops (not including Cannabis).



~~**INDOOR EATING ESTABLISHMENT** means a commercial development where foods and beverages are prepared and consumed for consumption on-site and within the confines of the building by the public.~~

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.

INDOOR PARTICIPANT RECREATION SERVICES means development providing facilities within an enclosed building for sports and active recreation where patrons are predominantly participants and any spectators are incidental and attend on a non-recurring basis. Typical facilities would include athletic clubs; health and fitness clubs; curling, roller skating and hockey rinks; swimming pools; rifle and pistol ranges; bowling alleys and racquet clubs, indoor soccer fields.

Bylaw No. 2018-03

INDUSTRIAL, HEAVY means a manufacturing or processing facility whereby external effects are likely to be felt beyond the boundaries of the site and possibly the district or neighbourhood. External effects include, but are not limited to, noise, vibration, light, noise, dust, odour, humidity, smoke, fumes, steam, heavy traffic, and other impacts that affect the safety, use, amenities and enjoyment of property. Without restricting the generality of the foregoing, these uses would generally be related to the oil and gas industry and would include for example: upgraders, plants for the manufacture of petroleum products, fertilizers, chemicals and the processing of natural gas and its derivatives.

Bylaw No. 2018-09

Bylaw No. 2018-03

INDUSTRIAL STORAGE AND WAREHOUSING means development (including a security suite as defined by this Bylaw used solely for security purposes) used for either indoor or outdoor storage, warehousing, distribution or trans-shipment of raw materials, partially processed or finished goods, manufactured products, or equipment. Typical facilities would include pipe yards, heavy equipment service and storage, lumber yards, storage/warehousing compounds or distribution centres. Generally no additional processing would occur on site. This use class does not include Cannabis Cultivation, Major; Cannabis Cultivation, Minor; Cannabis Processing, Major; or Cannabis Processing, Minor.

Bylaw No. 2019-01



KENNEL means development used for the breeding, boarding, caring or training of dogs. Typical facilities include dog boarding and dog training establishments, and animal rescue homes.



LIQUOR SALES / 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*.

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*.

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*.

LIVESTOCK AUCTION MART means development specifically intended for the auctioneering of livestock and may include the temporary holding of the livestock. This use class does not include on-site slaughtering.



MANUFACTURED HOME PARK means a development for manufactured homes not having a registered plan of subdivision of individual Parcels. Spaces, or spaces with individual manufactured homes already sited on them, may be rented. Ownership and responsibility for the maintenance of internal roads, underground services, communal areas and buildings, snow clearance and garbage collection, together with general park management, rests with the management. This does not include the situation where an additional agricultural Dwelling Unit is located on a Parcel where the principal building is a Manufactured Home.

MANUFACTURED HOME, DOUBLE WIDE means a building or structure, whether ordinarily equipped with wheels or not, that is constructed or manufactured in two parts with each of the two parts being moved from one point to another individually and put together on a Parcel to form a single unit and which provides completely self-contained, year-round residential accommodation and meets the requirements for a residence under the Canadian Standards Association. A double-wide manufactured home does not include a single wide manufactured home, holiday trailers or recreation vehicle.

MANUFACTURED HOME, SINGLE WIDE means a building or structure, whether ordinarily equipped with wheels or not, that is constructed or manufactured to be moved from one point to another as a single unit which provides completely self-contained, year-round residential accommodation and meets the requirements for a residence under the Canadian Standards Association and has a length to width ratio of 3:1 or greater. A single-wide manufactured home does not include a double wide manufactured home, holiday trailer, park model or Recreational Vehicle.

MEDICAL TREATMENT SERVICES means a Development where the primary purpose is to provide surgical or other medical treatment for the sick, injured, or infirm. This use also may include outpatient services and accessory staff residences. Typical facilities would include hospitals, sanatoriums, nursing homes, convalescent homes, psychiatric hospitals, auxiliary hospitals and detoxification centres.



~~**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. Typical uses or facilities would include medical and dental offices, health clinics, counseling services, fitness centres and clubs, chiropractor offices, barbershops, hairdressers and beauty salons.~~

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.

~~**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. These services may include the use of minor mechanical equipment for printing, duplicating, binding or photographic processing, the provision of office maintenance or custodial services, the provision of office security, and the sale, rental, repair or servicing of office equipment and furniture. Typical uses or facilities include the offices of lawyers, accountants, engineers, architects, real estate and insurance firms, banks or credit unions or similar financial uses, clerical or secretarial and other similar office support uses, printing establishments, film processing establishments, janitorial firms and office equipment sales and repair establishments.~~

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.



RECREATIONAL UNIT, PARK MODEL means a recreational unit that is designed for seasonal use, generally in just one location, and built to the CSA Z-241 Standard. It is built on a single chassis mounted on wheels, which may be removed. It is designed to facilitate occasional relocation, with living quarters for seasonal use, and must be connected to those utilities necessary for the operation of fixtures and appliances.

RECREATIONAL VEHICLE STORAGE means development of a yard for the outdoor storage of more than five Recreational Vehicles or Recreational Equipment or combination thereof. This use does not include the sale, service, restoration, inspection and/or mechanical repair of the recreational units.

RECYCLING DEPOT - MAJOR means a development consisting of a principal building used for the enclosed/interior receiving, sorting, and storage of materials for recycling, prior to their removal for processing on a different Parcel. The materials may include dimensional lumber, drywall, asphalt shingles, asphalt and concrete, scrap metal, plastics, wire and cardboard, but must not include adhesives or sealants, aerosols, motor vehicles or motor vehicle parts, tires or petroleum and petroleum based products. This use class is not a landfill, waste disposal facility or recycling plant for any materials or components of these materials. This use class does not include composting.

RECYCLING DEPOT - MINOR means development used for the buying and temporary storage of bottles, cans, tetra-packs, newspapers and similar household goods for reuse, where all storage is contained within an enclosed building.

RELIGIOUS ASSEMBLY means development owned by a religious organization used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms, classrooms, dormitories and other buildings. Typical facilities would include churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries.

RESIDENTIAL CARE FACILITY means housing within a single detached housing form that allows for congregate living for residents who require some need for support services to maintain their social and functional independence.

RIDING ARENA means a building or an area of land used for the purposes of training, exercising, handling, and care of horses.



SECONDARY SUITE means a development consisting of:

- a. an additional Dwelling Unit located within and Accessory to a Dwelling, Single Detached;
- b. a Garage Suite that is Accessory to a Dwelling, Single Detached ; or
- c. a Garden Suite, that is Accessory to a Dwelling, Single Detached and located on a Parcel greater than 0.8 ha in area.

A Secondary Suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal on-site Dwelling Unit. A Secondary Suite shall have a separate entrance from the entrance of the principal Dwelling, either from a common indoor landing or directly into the Secondary Suite. This use does not include Boarding Houses.

SECURITY SUITE means an accessory development that provides accommodation for the sole purpose of security personnel. A security suite shall contain no more than one bedroom and be no larger than 56.0 m².

SEMI-PUBLIC USE means a development that is used by an association or organization for the meeting, social or recreational activities of its members, and which may or may not include the general public. Typical semi-public uses include but are not limited to lodges, clubs, and service clubs;

~~**SERVICE STATION** means a Development used or intended to be used for any of the following: the servicing, repairing, or cleaning of motor vehicles, the sale of gasoline, the sale of lubricating oils and other automotive fluids, accessories for motor vehicles, and a towing service dispatch point.~~

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**.

SHOW HOME means a permanent dwelling used for the temporary purpose of exhibiting the type or character of a dwelling or dwellings to be constructed and sold in other parts of a subdivision or development area. Show Homes may contain offices for the sale of other Parcels or dwellings in the area.

SILVICULTURE PROCESSING means the processing of cultivated forest commodities.

SOLAR ENERGY SYSTEMS means a system of components that convert sunlight energy into useable electrical or heat energy.

SOLAR FARM means an installation or area of land in which a large Solar Energy System is installed in order to generate alternative energy.

SMALL ANIMAL BREEDING / BOARDING SERVICES means development used for the breeding, boarding, caring or training of small animals, other than dogs, normally considered household pets. Typical facilities include pet boarding and pet training establishments.

Bylaw No. 2018-03

SPECTATOR SPORTS ESTABLISHMENTS means development providing facilities intended for sports and athletic events that are held primarily for public entertainment, where patrons attend on a recurring basis. Typical facilities would include coliseums, stadiums, arenas, animal racing tracks and vehicle racing tracks.

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.

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.



TOURIST CAMPGROUND, DESTINATION means development of land which has been planned and improved for the seasonal use of holiday trailers, motor homes, tents, cottages, campers and similar Recreational Vehicles, and is not used as accommodation for residential use.

TOURIST CAMPGROUND, ENROUTE means development of land which has been planned and improved for the seasonal short term occupancy of holiday trailers, motor homes, tents, campers and similar Recreational Vehicles for those travelers on their way to another destination and is not used as year round storage, or accommodation for residential use.

