

SECTION 4 AGRICULTURAL

4.1 AGG – Agricultural General District



1. Purpose

The purpose of the Agricultural General District is to protect and enhance agricultural production while accommodating a range of supportive and compatible land uses.

2. Uses

a) Fundamental Use Provisions

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

- i) That Natural Resource Extraction/Processing shall not be located within a Multi-Parcel Residential Subdivision;
- ii) That Manufactured Home, Single Wide as a Discretionary Use shall only be allowed within the following Multi-Parcel Subdivisions:

Flickinger Acres	NE 20-51-1-W5M
Jud Ranch	S ½ 17-52-1-W5M

- iii) That a Wind Energy Converter System - Minor, as a Permitted Use, is limited to no more than one system;
- iv) That Wind Energy Converter System(s) - Minor, as a Discretionary Use, are limited to no more than two systems;
- v) That Recreational Vehicle Storage shall not be within 150.0 m of a Multi-Parcel Residential Subdivision; and,
- vi) **That Mini Storage use shall not be located within 150.0 m of a Multi-Parcel Residential Subdivision.**

(1) **The 150.0 m separation distance shall be measured from the boundary of the proposed development area to the boundary of the Multi-Parcel Residential Subdivision.**

- ii) **The Parcel subject to the Mini Storage use shall be located within 100.0 m of a Highway, Arterial Road or Collector Road.**

Bylaw No. 2018-03

Bylaw No. 2019-01

a) PERMITTED USES	b) DISCRETIONARY USES
Apiary	Abattoir
Bed and Breakfast Home	Agricultural Support Services
Cannabis Cultivation, Minor	Animal Health Care Services
Dwellings, Single Detached	Aquaculture
Farm Vacation Home	Automotive Equipment and Vehicle Services
Government Services	<i>Automotive repair only on Lot A, Plan 5388 HW, Pt. NE-31-52-26-W4M, and Pt. NE-36-51-</i>
Home Day Care	

Bylaw No. 2018-03

a) PERMITTED USES	b) DISCRETIONARY USES
<p>Manufactured Home, Single Wide Wind Energy Converter System – Minor Accessory Uses for the uses listed in 4.1.2 b)</p>	<p><i>28-W4M (School bus operations) Only on the 8.09 hectares within SE-35-52-06-W5M</i></p> <p>Cannabis Cultivation, Major Cottage Industry Cultural Facilities Day Care Services General Industrial Manufacturing / Processing <i>only on the Northern half of NW15-15-7-W5</i> Group Care Facility Group Home, Limited Group Home, Major Home Based Business Level 2 Home Based Business Level 3 Horticultural Use Industrial Storage and Warehousing <i>only on SW 3-52-27-W4 and 8.09 ha within SE 35-52-06-W5 (Tri Lakes Septic)</i> Kennel Livestock Auction Mart Manufactured Home, Single Wide Medical Treatment Services <i>Mini Storage (see Fundamental Use Provisions)</i> Natural Resource Extraction/Processing Natural Science Exhibit Out-Building Outdoor Participant Recreation Services Outdoor Shooting Range Personal and Health Care Services <i>only on Lot B, Plan 842 1539, Pt. NE 28-52-27- W4</i> Professional, Business, Financial and Office Support Services <i>only on Lot 1, Plan 782 1361, Pt. SW 27-52-27- W4</i> <i>only on the 8.09 ha within S.E. 35-52-06-W5M as shown on Schedule "A" of Bylaw No. 2015- 10 (Tri-Lakes Septic)</i></p>

SECTION 5 RESIDENTIAL



5.1 BRR - Bareland Recreational Resort District

1. Purpose

To provide for condominium Recreational Vehicle resort development in association with amenity features, and in compliance with an approved plan in accordance with the County's statutory plan hierarchy.

2. Uses

a) Fundamental Use Provisions

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

- i) That Dwelling, Single Detached shall be limited to pre-existing structures;
- ii) That Outdoor Participant Recreation Services does not include any development or part thereof where the use of firearms are discharged; and
- iii) That a Wind Energy Converter System – Minor, as a Discretionary Use, is limited to no more than one system.

b) PERMITTED USES	c) DISCRETIONARY USES
Community Recreation Services Outdoor Participant Recreation Services Park Recreational Unit, Park Model Accessory Uses for the uses listed in 5.1.2 b)	Convenience Retail Services Dwelling, Single Detached Home Day Care Indoor Eating Establishment Indoor Participant Recreation Services Mini Storage Outdoor Eating Establishment Personal and Health Care Services Recreational Vehicle Storage Religious Assembly Service Station Show Home Utility Services – Major Infrastructure Wind Energy Converter System – Minor Accessory Uses for the uses listed in 5.1.2 c)

3. Subdivision

- a) Parcel Area Requirement (for purposes of new Parcel creation only)



5.11 RC - Rural Centre District

1. Purpose

To provide for a range of residential and non-residential land uses that are traditional in the following Rural Centres: Carvel, Duffield, Fallis, Gainford, Keephills, Magnolia and Tomahawk, excluding Entwistle. Uses which may have a higher impact on surrounding areas, are included as Discretionary Uses so they can be considered by taking specific locational circumstances and potential impacts into account.

2. Uses

a) Fundamental Use Provisions

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

- i) That Manufactured Home, Single Wide is neither a Permitted nor a Discretionary Use within the Hamlet of Keephills;
- ii) That a Wind Energy Converter System - Minor, as a Discretionary Use, is limited to no more than one system;
- iii) That Recycling Depot Major, as a Discretionary Use, shall not be located adjacent to a Provincial Highway; and,
- iv) The Parcel subject to the Mini Storage use shall be located within 50.0 m of a Highway, Arterial or Collector Roadway.

Bylaw No. 2019-01

b) PERMITTED USES	c) DISCRETIONARY USES
Bed and Breakfast Home Boarding House Day Care Services Dwelling, Single Detached Park Religious Assembly Accessory Uses for the uses listed in 5.11.2 b)	Accommodation and Convention Services Agricultural Support Services Animal Health Care Services Apartment Apiary Automotive, Equipment and Vehicle Services Bulk Fuel Depot Cannabis Cultivation, Minor Cannabis Retail Sales Cemetery Community Recreation Services Convenience Retail Services Cottage Industry Crematorium Cultural Facilities Dwelling, Duplex

b) PERMITTED USES	c) DISCRETIONARY USES
	Dwelling, Fourplex Dwelling, Row Housing Dwelling, Triplex General Commercial Retail Services Group Home, Limited Group Home, Major Home Day Care Horticultural Use Indoor Eating Establishment Indoor Participant Recreation Services Liquor Sales/Distribution Services Manufactured Home, Single Wide Medical Treatment Services <i>Mini Storage (See Fundamental Use Provisions)</i> Outdoor Eating Establishment Personal and Health Care Services Professional, Business, Financial and Office Support Services Recreational Vehicle Storage Recycling Depot – Minor Secondary Suite Show Home Spectator Sports Establishments Utility Services – Major Infrastructure Wind Energy Converter System – Minor Accessory Uses for the uses listed in 5.11.2 c)

3. Subdivision

- a) For residential Parcels (excluding Keephills) that are not served by a sewage collection system or water distribution system, a minimum area of 1,860.0 m² with a minimum width of 30.0 m shall be required. For residential Parcels in Keephills, the minimum area of 4,047.0 m² with a minimum width of 30.0 m shall be required.
- b) For residential Parcels served by a water distribution system but not a sewage collection system, a minimum area of 1,400.0 m² with a minimum width of 30.0 m shall be required.
- c) For residential Parcels served by a sewage collection system but not a water distribution system, a minimum area of 930.0 m² and a minimum width of 30.0 m shall be required.



SECTION 6 COMMERCIAL

6.1 HC - Highway Commercial District

1. Purpose

To accommodate a diverse range of high quality commercial, recreation and tourism type of uses to serve the travelling public and that will benefit from exposure to high traffic volumes.

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) That Recreational Vehicle Storage shall not be within 150.0 m of a Multi-Parcel Residential Subdivision;
- 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. 2019-01

b) PERMITTED USES	c) DISCRETIONARY USES
Convenience Retail Services Cultural Facilities Drive Through Business Educational Services General Commercial Retail Services Government Services Mini Storage Indoor Eating Establishment Medical Treatment Services Service Station Wind Energy Converter System - Minor <i>(See Fundamental Use Provisions)</i> Accessory Uses for the uses listed in 6.1.2 b)	Accommodation and Convention Services Agriculture Support Services Amusement and Entertainment Services Animal Health Care Services Auctioneering Services Automotive Equipment and Vehicle Services Bulk Fuel Depot Cannabis Retail Sales Crematorium Day Care Services Funeral Home Horticultural Use Indoor Participant Recreation Services Liquor Sales/Distribution Services Natural Science Exhibit Outdoor Eating Establishment

Bylaw No. 2019-01

b) PERMITTED USES	c) DISCRETIONARY USES
	Personal and Health Care Services Professional, Business, Financial and Office Support Services Recreational Vehicle Storage Recycling Depot – Minor Religious Assembly Security Suite Small Animal Breeding / Boarding Services Tourist Campground, Destination Tourist Campground, Enroute Utility Services – Major Infrastructure Wind Energy Converter System – Minor Accessory Uses for the uses listed in 6.1.2 c)

3. Subdivision

- a) Parcel Area Requirement (for purposes of new Parcel creation only)
 - i) For all Permitted and Discretionary Uses, the minimum and maximum Parcel area requirements shall be determined by the Subdivision Authority.
 - ii) Minimum Parcel width shall be 60 m.
- b) Parcel Density Requirement (for purposes of new Parcel creation only)
 - i) For all Permitted and Discretionary Uses, the Parcel density requirements shall be determined by the Subdivision Authority.

4. Development

- a) Setbacks
 - i) Minimum Front Yard Setback
 - (1) A minimum Setback of 7.5 m shall be provided from the Property Line of an adjacent internal subdivision road.
 - (2) A minimum Setback of 23.0 m shall be provided from the Property Line of an adjacent municipal road right-of-way.
 - (3) A minimum Setback of 45.0 m shall be provided from the Property Line of an adjacent Arterial Road right-of-way.
 - (4) A minimum Setback shall be provided as determined by the Development Authority in consultation with Alberta Transportation for Parcels adjacent to a Highway.

- ii) Minimum side yard Setback shall be 6.0 m or 7.5 m from a side Parcel Property Line adjacent to a residential development.
- iii) Minimum rear yard Setback shall be 6.0 m or 7.5 m from a rear Parcel Property Line adjacent to a residential development.
- b) Parcel Coverage
 - i) The maximum Parcel coverage shall not exceed 50% the Parcel area provided that provisions have been made for off-street parking, loading, storage and waste disposal to the satisfaction of the Development Authority.
- c) Landscaping
 - i) As required by the Development Authority, all required yards and all open spaces on the site, 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 13.2 of this Bylaw.

5. Other Development Regulations

- 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) 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.
- c) Servicing
 - i) Except as allowed for in an area structure plan, for all developments, sanitary sewage shall be provided in compliance with the Alberta Private Sewage Systems Standard of Practice and to the satisfaction of the Approving Authority.
 - ii) For all developments the availability and suitability of on-site water shall be confirmed and shall be licensed pursuant to the provisions of the *Water Act*.
 - iii) For all developments storm drainage facilities shall be provided to the satisfaction of the Approving Authority.
 - iv) Utility right-of-way and/or easement agreements may also be required as a condition of approval for new subdivisions or development to allow for connection to a municipal or regional water and/or wastewater system.
- d) Permitted and Discretionary Uses are subject to the appropriate provisions and requirements contained within PART 3 - DEVELOPMENT REGULATIONS.



6.2 LC – Local Commercial District

1. Purpose

To permit a variety of small scale, local, day to day retail and service commercial outlets requiring minimal services and accessible to rural locations.

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) That a Wind Energy Converter System - Minor, as a Permitted Use, is limited to no more than one system; and
- ii) That a Wind Energy Converter System – Minor, as a Discretionary Use, is limited to no more than two systems.

Bylaw No. 2019-01

b) PERMITTED USES	c) DISCRETIONARY USES
Agriculture Support Services Convenience Retail Services Indoor Eating Establishment Medical Treatment Services Mini Storage 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 6.2.2 b)	Animal Health Care Services Automotive Equipment and Vehicle Services Cannabis Retail Sales Day Care Services Dwelling, Single Detached Government Services Indoor Participant Recreation Services Liquor Sales/Distribution Services Outdoor Participant Recreation Services Religious Assembly Security Suite Utility Services – Major Infrastructure Wind Energy Converter System – Minor Accessory Uses for the uses listed in 6.2.2 c)

3. Subdivision

- a) Parcel Area Requirements (for purposes of new Parcel creation only)
 - i) Minimum Parcel width shall be 30.0 m.
 - ii) Minimum Parcel depth shall be 35.0 m.
- b) Parcel Density Requirement (for purposes of new Parcel creation only)

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 Highway corridors within a major employment area in 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 proposed to form part of the development.
- ii) 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 Liquor Retail Sales Mini Storage	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 6.1.2 c)

SECTION 7 INDUSTRIAL



Bylaw No. 2019-22 **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. Typical uses in this district do not create any nuisance factors that extend beyond the boundaries of the parcel to ensure that the development is compatible with other non-industrial uses. For any development within this district, a high landscaping standard is required to improve the appearance of new industrial and commercial development throughout the County, including along high-visibility Highways and County main roads.

2. Uses

a) Fundamental Use Provisions

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

- i) The Industrial Frontage Overlay applies to any privately-held Parcel districted Business Industrial adjacent to Highway 16, Highway 16A, or Highway 60. For the purposes of the Overlay, Parcels separated from a Highway by a Municipal Reserve parcel will be deemed adjacent. Section 10.4 of this Bylaw identifies Permitted and Discretionary Uses allowable within the Overlay. (*) See Section 10.4 for permissible uses in the Industrial Frontage Overlay.
- ii) Wind Energy Converter System – Minor, as a Discretionary Use, is limited to no more than two systems; and
- iii) 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
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 Computer, Electronic, Data Processing Services Fleet Service and Storage	Accommodation and Convention Services Amusement and Entertainment Services, Indoor* Cannabis Retail Sales* Community Recreation Services* Convenience Retail Services* Crematorium Cultural Facilities* Day Care Services* Drive Through Vehicle Service* Kennel Liquor Retail Sales*

b) PERMITTED USES	c) DISCRETIONARY USES
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 Mini Storage* Professional, Business, Financial and Office Support Services Recreational Vehicle Storage* Recycling Depot - Minor Security Suite Service Station Storage, Warehousing and Distribution, Indoor Storage, Warehousing and Distribution, Outdoor* Accessory Uses for the uses listed in 7.1.2 b)	Personal and Health Care Services* Recycling Depot – Major Small Animal Breeding/Boarding Wind Energy Converter System – Minor <i>(See Fundamental Use Provision)</i> Accessory Uses for the uses listed in 7.1.2 c)

3. Subdivision

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

4. Development

- a) Setbacks
 - i) Minimum Front Yard Setback
 - (1) A minimum Setback of 8.0 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.

Bylaw No. 2018-09



7.2 BIR - Regional Business Industrial District

1. Purpose

- a) The purpose of this district is to accommodate a range of industrial and industrial support services that typically provide logistics, manufacturing/processing, professional office, or research and development functions. Developments within this District typically require larger parcels adjacent to regional transportation routes. For any development within this district, a high landscaping standard is required to improve the appearance of new development 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 Subsection 7.2.2 b) and c) shall ensure:

- i) nuisances are contained within the building envelopes.

Bylaw No. 2019-01

b) PERMITTED USES	c) DISCRETIONARY USES
Agricultural Support Services Cannabis Cultivation, Major Cannabis Cultivation, Minor Cannabis Processing, Major Cannabis Processing, Minor Convenience Retail Services General Industrial Manufacturing/Processing Government Services Horticultural Use Industrial Storage and Warehousing Professional, Business, Financial and Office Support Services Security Suite Wind Energy Converter System (WECS) – Minor (1 system) Accessory Uses for the uses listed in 7.22.2 b)	Accommodation and Convention Services Animal Health Care Services Automotive Equipment and Vehicle Services Community Recreation Services Day Care Services Drive Through Business General Commercial Retail Services Indoor Eating Establishment Indoor Participant Recreation Services Liquor Sales/Distribution Services Mini Storage Personal and Health Care Services Spectator Sports Establishments Accessory Uses for the uses listed in 7.22.2 c)

3. Subdivision Regulations

- 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.



Bylaw No. 2019-22

7.3 MI - Medium Industrial District

1. Purpose

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

2. Uses

a) Fundamental Use Provisions

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

- i) Wind Energy Converter System – Minor, as a Discretionary Use, is limited to no more than two systems; and
- ii) All activities associated with Abattoir, as a Discretionary Use, must be enclosed within a 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, 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 Concrete / Asphalt Plant Computer, Electronic, Data Processing Services Crematorium Fleet Services and Storage General Commercial Retail Services General Manufacturing and Processing, Indoor	Abattoir (<i>See Fundamental Use Provisions</i>) Convenience Retail Services Drive-Through Vehicle Service Indoor Eating Establishment Wind Energy Converter System – Minor Accessory Uses for the uses listed in 7.3.2 c)

b) PERMITTED USES	c) DISCRETIONARY USES
General Manufacturing and Processing, Outdoor Horticultural Use Kennel Liquor Distribution Services Mini Storage 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) 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 12.0 m with a minimum side yard building Setback of 3.0 m.
 - iii) Minimum rear yard Setback shall be 9.0 m.



7.7 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

a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within Subsections 7.7.2.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; and
- ii) That a Wind Energy Converter System – Minor, as a Discretionary Use, is limited to no more than two systems.

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b) PERMITTED USES	c) DISCRETIONARY USES
Agricultural Support Services Animal Health Care Services Apiary Auctioneering Services Industrial Storage and Warehousing Livestock Auction Mart Mini Storage Recreational Vehicle Storage Waste Management Facility, Minor Wind Energy Converter System - Minor <i>(See Fundamental Use Provisions)</i> Accessory Uses for the uses listed in 7.7.2 b)	Abattoir Aquaculture Automotive, Equipment and Vehicle Services Bulk Fuel Depot Cannabis Cultivation, Major Cannabis Cultivation, Minor Cannabis Processing, Major Cannabis Processing, Minor Crematorium General Industrial Manufacturing/Processing Government Services Horticultural Use Indoor Eating Establishment Kennel Natural Resource Extraction/Processing Professional, Business, Financial and Office Support Services Utility Services, Major Infrastructure Wind Energy Converter System – Minor <i>(See Fundamental Use Provisions)</i> Work Camp

Bylaw No. 2019-22 **10.4 Industrial Frontage Overlay**

The purpose of this Overlay is to elevate the Highway 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 Highway. 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 adjacent to Highway 16, Highway 16A, or Highway 60. For the purposes of this Overlay, Parcels separated from a Highway by a Municipal Reserve parcel will be deemed adjacent.
 - 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 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	Wind Energy Converter System – Minor Accessory Uses for Uses Listed in 1.3(c)

a) PERMITTED USES	b) DISCRETIONARY USES
Drive Through Vehicle Service Funeral Home General Commercial Retail Services General Manufacturing and Processing, Indoor Government Services Indoor Eating Establishment Indoor Participant Recreation Services Liquor Retail Sales Liquor Distribution Services Mini Storage Personal and Health Care Services Professional, Business, Financial and Office Support Services Recycling Depot - Minor Security Suite Service Station Storage, Warehousing and Distribution, Indoor Accessory Uses for Uses Listed in 1.3(b)	

3. Outdoor Storage

- a) Outdoor Storage related to the Principal Use should not be located between the Principal Building and a Provincial Highway.
- b) Notwithstanding the above, where, in the opinion of the Development Authority, it is not possible or practical for the effective development of the Parcel due to existing site constraints, Outdoor Storage related to the Principal Use may be located between the Principal Building and a Provincial Highway when products, equipment, vehicles, or materials to be stored are adequately screened from view or identified as an Outdoor Display Area (as per Section 10.4.4 Outdoor Display Area).
- c) Outdoor Storage related to the Principal Use shall be adequately screened from view to lessen the visual impact on adjacent properties and public roadways.

4. Outdoor Display Area

- a) Notwithstanding Section 10.4.3(a) of this Bylaw, equipment and materials related to a Principal Use on a Parcel may be located between the Principal Building and a Provincial Highway provided that the location and commodities to be stored are identified as an Outdoor Display Area on an approved Landscape Plan.
- b) Outdoor Display Areas are intended to allow for the orderly showcase of equipment or materials related to the business or industry of that Parcel.

b) Cannabis Cultivation, Minor use shall incorporate Dark Sky compliant practices and measures to minimize light pollution to nearby properties.

Bylaw No. 2019-20

c) The total square metres of Cannabis Cultivation, Minor use shall be included in the calculation for Accessory Development as per Section 11.1.3.

d) Cannabis Cultivation, Minor shall be designed, sited, constructed and finished in a manner that is visually compatible, in the opinion of the Development Authority, with the residential character of adjacent and neighbouring lands.

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e) Cannabis Cultivation, Minor will not be supported in a dwelling.

f) Landscaping and screening measures may be required at the discretion of the Development Authority to minimize any adverse visual impact to nearby residences and public roadways.

g) The proposed development shall meet all federal, provincial and all other relevant statutory requirements prior to commencement of the operation, and provide evidence of applicable federal and provincial approvals to the satisfaction of the Development Authority.

Bylaw No. 2019-01

12.28 Cannabis Retail Sales

1. Cannabis Retail Sales use shall not be located within 100.0 m of any parcel that contains:
 - a) a provincial healthcare facility;
 - b) a school or building containing Educational Services; or,
 - c) a school reserve or municipal and school reserve.
2. When evaluating the appropriateness of a proposed Cannabis Retail Sales use, the Development Authority shall consider:
 - a) compatibility of the proposed use with adjacent and neighbouring land uses;
 - b) impact of the proposed use on existing traffic volumes and patterns of flow;
 - c) appropriate vehicle parking and site access/egress requirements (the location of access/egress points shall not route traffic through residential areas); and
 - d) appropriate site security/fencing requirements.

The separation distance shall be measured from the exterior wall of the Cannabis Retail Sales development to the nearest point of the parcel boundary containing the above facilities, buildings or reserves.

3. The proposed development shall meet all federal, provincial and all other relevant statutory requirements prior to commencement of the operation, and provide evidence of applicable federal and provincial approvals to the satisfaction of the Development Authority.

12.29 Mini Storage

1. Mini Storage use may be a Permitted or Discretionary Use in certain Commercial and Industrial Districts, subject to the standard development regulations, design and character, landscaping, parking and loading, signage and other applicable requirements of the respective District.

2. Mini Storage use may be a Discretionary use in the Agricultural General and Rural Centre District if, in the opinion of the Development Authority, the potential intensity of the use is appropriate and reasonably compatible with the nature and uses of the surrounding properties.
3. When evaluating the appropriateness of Mini Storage use within the Agricultural General District, Bareland Recreational Resort District and the Rural Centre District where it is a Discretionary Use, the Development Authority shall consider:
 - a) The proposed site shall be suitable and appropriate for the scale and intensity of the proposed use. To assess site suitability, the Development Authority may consider factors such as, but not limited to, size of the property, site security measures, site servicing, distance to nearby residences, on-site parking, access to transportation networks, agricultural soil capacity, environmentally significant areas, and other unique site conditions.
 - b) Mini Storage use will be encouraged to locate in areas with a soil class of 3-6 when located in Prime Agricultural areas as identified by Parkland County's Municipal Development Plan Bylaw 2017-14.
4. The following provisions shall apply to Mini Storage Use where allowed for in the Agricultural General District, Bareland Recreational Resort District, and the Rural Centre District:
 - a) Landscaping and screening measures may be required at the discretion of the Development Authority to minimize any adverse visual impact to nearby residences and public roadways. When required by the Development Authority, landscaping shall be as follows:
 - i) On sites smaller than 1.0 ha, a minimum of 10%, or as otherwise required by the Development Authority, if the site shall be landscaped. On sites larger than 1.0 ha, a minimum of 60%, or as otherwise required by the Development Authority, of the required front and side yard Setbacks of the site shall be landscaped;
 - ii) One tree for every 40.0m² of landscaped area, to a minimum of four trees, at a proportion of approximately 1:1 deciduous and coniferous trees, provided that where new tree plantings are otherwise required, existing trees that comply with the minimum tree sizes can be used;
 - iii) One shrub for every 60.0m² of landscaped area shall be provided to a minimum of six shrubs, at a proportion of approximately 2:1 of deciduous and coniferous shrubs;
 - iv) Deciduous trees shall be a minimum of 63.0 mm caliper measured 450.0 mm from ground level. Coniferous trees shall be 2.5 m in height.
 - b) The Minimum Setback shall be as follows:
 - i) A minimum Setback of 20.0m shall be provided from the Property Line of an adjacent municipal road right-of-way.
 - ii) A minimum Setback of 45.0 m shall be provided from the Property Line of an adjacent Arterial or Collector Road right-of-way.
 - iii) A minimum Setback shall be provided as determined by the Development Authority in consultation with Alberta Transportation for Parcels adjacent to a Highway.
 - iv) A minimum Setback of 6.0m shall be provided from the Side Property Line and Rear Property Line, not Adjacent to any Road.

5. In addition to the aforementioned regulations, the following provisions shall apply to Mini Storage Use where allowed for in this Bylaw:
 - a) Mini Storage use shall incorporate Dark Sky compliance practices and measures to minimize light pollution to nearby properties.
 - b) Vehicle entrances and exits, as well as internal vehicle routes, shall be designed in a manner that provides a safe and clearly defined circulation pattern.
 - c) All on-site roadways, parking, loading and storage areas shall have a durable hard surface of asphalt or similar material and the same shall be drained and developed to the satisfaction of the Development Authority in consultation with Parkland County Engineering Services,
 - d) Roads and road networks leading to a proposed Mini Storage may be required as a condition of Development Permit approval to be brought into a condition necessary to sustain the volume and type of traffic to be generated by the proposed development.
 - e) Mini Storage use shall not generate off-site nuisance including noise, dust, odour, heat, glare or refuse matter considered excessive by the Development Authority.
 - f) Mini Storage use shall not include the storage of hazardous materials and/or goods.
 - g) Mini Storage use shall not include overnight accommodations.



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*.

Bylaw No. 2019-22

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*.

Bylaw No. 2019-22

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.

MINI STORAGE means fully enclosed building(s) intended to provide self-storage units inside each building, each with a separate entrance designed to be used by the general public for the storage of personal goods, materials and equipment. This use may also include the storage of vehicles, recreational vehicles and recreational equipment.