

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

D = Discretionary Use

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

P = Permitted Use

District Key

AGG – Agricultural General District

ANC – Agriculture / Nature Conservation District

AGR – Agricultural Restricted District

CR – Country Residential District

CRWL – Country Residential Work / Live District

CRR – Country Residential Restricted District

CCR – Cluster (Conservation) Country Residential District

CRE – Country Residential Estate District

LSR – Lakeshore Residential District

RRH – Residential Row Housing District

MHR – Manufactured Home Residential District

BRR – Bareland Recreational Resort District

RC – Rural Centre District

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

LC – Local Commercial District

HC – Highway Commercial District

BI – Business Industrial District

MI – Medium Industrial District

HI – Heavy Industrial District

RIC – Rural Industrial / Commercial District

RE – Resource Extraction District

IRD – Industrial Reserve District

PC – Conservation District

PR – Recreation District

PS – Public Service District

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

LAND USE	AGG	ANC	AGR	CR	CRWL	CRR	CCR	CRE	LSR	RRH	MHR	BRR	RC	LC	HC	BI	MI	HI	RIC	RE	IRD	PC	PR	PS
Abattoir	DA																DA		DA					
Accommodation and Convention Services		D											D		D	P								
Agricultural Support Services	D		D										D	P	D	P	P		P					
Amusement and Entertainment Services															D								P	
Animal Health Care Services	D	D	D	D									D	D	D	P	P	P	P					
Apartment													D											
Apiary	P	P	P	D									D						P	P	P			
Aquaculture	D																		D	P	D			
Auctioneering Services															D	D	P	P	P	P	D			
Automotive, Equipment and Vehicle Services	D												D	D	D	P	P	P	D					
Bed and Breakfast Home	P	P	P	P	P	D	D	D	D				P							D				
Boarding House	D	D	D	D	P	D	D	D					P											
Bulk Agricultural Chemical Distribution																	DA							
Bulk Fuel Depot													D		D		D	P	D	D				
Cemetery	D	D	D	D									D											P
Community Recreation Services	D	D	D	D		D	D	D	D	D	D	P	D			D	D						P	P
Concrete / Asphalt Plant																	DA	DA						
Convenience Retail Services											D	D	D	P	P	P	P					D	D	D

LAND USE	AGG	ANC	AGR	CR	CRWL	CRR	CCR	CRE	LSR	RRH	MHR	BRR	RC	LC	HC	BI	MI	HI	RIC	RE	IRD	PC	PR	PS
Crematorium													D		D	P	P		D					D
Cultural Facilities	D	D	D										D		P								P	P
Day Care Services	D	D	D	D			D				D		P	D	D	D								P
Demolition	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Detention and Correction Services																								D
Drive Through Business															P	P								
Dry-Waste Landfill																								D
Dugouts	P	D	P	D	D							D							D					
Dwelling, Duplex				D			D			P			D											
Dwelling Fourplex										P			D											
Dwelling, Row Housing										P			D											
Dwelling, Single Detached	P	P	P	P	P	P	P	P	P	P		D	P	D						D				
Dwelling, Triplex										P			D											
Educational Services				D							D		P		P									P
Extensive Agriculture Development	P	P	P	P														P		P	P			
Extensive Livestock Development	P	P	P	P														P		P	P			
Farm Vacation Home	P	P	P																	D				
Funeral Home															D	P								
General Commercial Retail Services													D		P	P	P							

LAND USE	AGG	ANC	AGR	CR	CRWL	CRR	CCR	CRE	LSR	RRH	MHR	BRR	RC	LC	HC	BI	MI	HI	RIC	RE	IRD	PC	PR	PS
General Industrial Manufacturing / Processing																D	P	P	D	D				
Government Services	P	P	P	D							D		D	D	P	P	D		D					P
Group Care Facility	DA	DA	DA	DA																				
Group Home, Limited	D	D	D	D	D	D	D	D		D	D		D											
Group Home, Major	D	D	D	D	D	D	D						DA											
Home Based Business Level 1	P	P	P	P	P	P	P	P	P	P	P	P	P											
Home Based Business Level 2	D	D	D	D	P	D	D	D	D	D	D		D						D	D				
Home Based Business Level 3	D	D		D	P								D						D	D				
Home Day Care	P	P	P	P							D													
Horticultural Use	D	D	D	D	D		D	D					D		D	D			D	D	D			
Indoor Eating Establishment											D	D	D	P	P	P	D		D				D	
Indoor Participant Recreation Services				DA			D	D			D	D	D	D	D	P		P		D			P	D
Industrial, Heavy																		P						
Industrial Storage and Warehousing																D	P	P	P	D				
Kennel	D	D	D	D												P	P		D	P				
Liquor Sales / Distribution Services													D	D	D	D								
Livestock Auction Mart	DA																	P	P					
Manufactured Home Park											P													
Manufactured Home, Single Wide	P	P	P	D	D		D		D		P		D							D				

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

Section 4 AGRICULTURAL



4.1 AGG - Agricultural General District

1. Purpose

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

2. Uses

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

PERMITTED	DISCRETIONARY	NOTES
Note: Grey shading denotes Discretionary Uses subject to Development Authority (excluding Development Officer) Approval.		
Dwelling, Single Detached		Compliant with Section 11.4 Dwelling Units on a Parcel, and Section 11.6 Relocation of Any Building or Structure
Extensive Agriculture Development		
Extensive Livestock Development		
Farm Vacation Home		
	General Industrial Manufacturing/Processing	Only on N1/2 of NW15-53-7-W5M (Pembina Concrete)
Government Services		
	Group Care Facility	
	Group Home, Limited	
	Group Home, Major	
Home Based Business Level 1		Compliant with Section 12.9 Home Based Business
	Home Based Business Level 2	Compliant with Section 12.9 Home Based Business
	Home Based Business Level 3	Compliant with Section 12.9 Home Based Business
Home Day Care		
	Horticultural Use	
	Industrial Storage and Warehousing	Only on Pt. S.W. 03-52-27-W4M (Limited to mini-storage) Only on the 8.09 hectares within S.E. 35-52-06-W5M as shown on Schedule "A" of Bylaw No. 2015-10 (Tri-Lakes Septic)
	Kennel	Compliant with Section 12.7 Kennel
	Livestock Auction Mart	
Manufactured Home, Single Wide		Compliant with Section 11.4 Dwelling Units on a Parcel, and Section 11.6 Relocation of Any Buildings or Structures, and Section 12.11 Manufactured Home
	Medical Treatment Services	
	Natural Resource Extraction/ Processing	Compliant with Section 12.12 Natural Resource Extraction/ Processing
	Natural Science Exhibits	

Bylaw No. 26-2011

Bylaw No. 32-2010

Bylaw No. 2015-10

	PERMITTED	DISCRETIONARY	NOTES
	Note: Grey shading denotes Discretionary Uses subject to Development Authority (excluding Development Officer) Approval.		
		Outdoor Participant Recreation Services	
		Personal and Health Care Services	Only on Lot B, Plan 842-1539, Pt. NE 28-52-27-W4M (Beauty salon and spa)
Bylaw No. 32-2010			Only on Lot 1, Plan 782 1361, Pt. SW 27-52-27-W4M
Bylaw No. 2015-10		Professional, Business, Financial and Office Support Services	Only on the 8.09 hectares within S.E. 35-52-06-W5M as shown on Schedule "A" of Bylaw No. 2015-10 (Tri-Lakes Septic)
		Recreational Vehicle Storage	
		Religious Assembly	
		Riding Arena	
		Secondary Suite	Compliant with Section 12.13 Secondary Suite
Bylaw No. 31-2010	Shipping Container (maximum 2)		Compliant with Section 12.21 Shipping Containers
		Small Animal Breeding and/or Boarding Services	Compliant with Section 12.16 Small Animal Breeding/Boarding
		Telecommunication Tower	Compliant with Section 12.1 Antennas Satellite Dishes and Telecommunication Towers
		Tourist Campground, Destination	Compliant with Section 12.17 Tourist Campground
		Tourist Campground, Enroute	Compliant with Section 12.17 Tourist Campground
		Utility Services - Major Infrastructure	
	Utility Services – Minor Infrastructure		
Bylaw No. 31-2010		Wind Energy Converter Systems (WECS) - Major	Compliant with Section 12.19.1 Wind Energy Converter Systems (WECS) -Major
Bylaw No. 31-2010	Wind Energy Converter System (WECS) – Minor (1 System)		Compliant with Section 12.19.2 Wind Energy Converter Systems (WECS) -Minor
Bylaw No. 31-2010		Wind Energy Converter System (WECS) – Minor (2 Systems)	Compliant with Section 12.19.2 Wind Energy Converter Systems (WECS) -Minor



4.3 AGR - Agricultural Restricted District

1. Purpose

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

2. Uses

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

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

Bulk Fuel Depot
Repealed
Bylaw No. 35-2009

PERMITTED	DISCRETIONARY	NOTES
Note: Grey shading denotes Discretionary Uses subject to Development Authority (excluding Development Officer) Approval.		
Dwelling, Single Detached		Compliant with Section 11.4 Dwelling Units on a Parcel, and Section 11.6 Relocation of Any Building or Structure; Not a Permitted or Discretionary Use surrounding Osborne Acres
Extensive Agriculture Development		
Extensive Livestock Development		
Farm Vacation Home		
Government Services		
	Group Care Facility	
	Group Home, Limited	
	Group Home, Major	
Home Based Business Level 1		Compliant with Section 12.9 Home Based Business
	Home Based Business Level 2	Compliant with Section 12.9 Home Based Business
Home Day Care		
	Horticultural Use	
	Kennel	Compliant with Section 12.7 Dog Breeding/Boarding (Kennel)
Manufactured Home, Single-Wide		Compliant with Section 11.4 Dwelling Units on a Parcel, and Section 11.6 Relocation of Any Building or Structure, and Section 12.11 Manufactured Home. Not a Permitted or Discretionary Use surrounding Osborne Acres.
	Medical Treatment Services	
	Natural Resource Extraction/ Processing	Compliant with Section 12.12 Natural Resource Extraction/ Processing Not a Permitted or Discretionary Use within the Jackfish Lake Area Structure Plan and surrounding Osborne Acres
	Natural Science Exhibits	
	Outdoor Participant Recreation Services	Not a Permitted or Discretionary Use within the Jackfish Lake Area Structure Plan and surrounding Osborne Acres
	<u>Personal and Health Care Services</u>	<u>Only on Lot B, Plan 842 1539, Pt. NE 28-52-27-W4M</u>
	Recreational Vehicle Storage	