

**BYLAW 2016-26**

**BEING A BYLAW OF PARKLAND COUNTY FOR THE PURPOSE OF AMENDING  
LAND USE BYLAW 20-2009 TO ADD COTTAGE INDUSTRY USE**

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**WHEREAS** the Council of Parkland County passed a Bylaw pursuant to Part 17, Section 639 of the Municipal Government Act, R.S.A. 2000, c.M-26, known as the Parkland County Land Use Bylaw 20-2009 for the purpose of regulating and controlling the use and development of land and buildings within Parkland County;

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

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

**NOW THEREFORE** the Council of Parkland County duly assembled and under the authority of the Municipal Government Act, as amended, hereby enacts the following:

**BYLAW 20-2009 AMENDMENTS:**

1. That Bylaw 20-2009 being the Land Use Bylaw is amended as follows:

**(1) Adding a new Section 12.24. to read:**

**12.24. Cottage Industry**

1. Cottage Industry uses may be a Discretionary Use in certain Districts, if in the opinion of the Development Authority the potential intensity of the use is compatible with the nature and character of the area and will not adversely impact the quality of life for the residents in neighbouring subdivisions;
2. The scale and intensity of the Cottage Industry use, including details of building size, use and type; number of commercial vehicles; and number of employees on site shall be approved at the discretion of the Development Authority if in the Development Authority's opinion they do not interfere with the rural and/or agricultural characteristics of the surrounding landscape;
3. Potential adverse impacts to adjacent landowners caused by noise, odour, waste or other nuisances generated by the Cottage Industry use shall be adequately mitigated to the satisfaction of the Development Authority;
4. All outdoor storage related to the Cottage Industry that may present visual impact shall be screened by means of fencing, landscaping or locating in areas not visible to adjacent residential dwellings;
5. The Cottage Industry use shall provide adequate on-site parking for clients and employees;
6. The display or placement of signage on the premises for a Cottage Industry shall be in accordance with Subsection 15.5; and
7. The Development Authority may require the applicant to conduct and document public engagement prior to submitting a development permit application for a Cottage Industry use, if in the Development Authority's opinion the proposal may increase the intensity of the land use relative to the surrounding areas, or may affect adjacent land uses by increasing noise, dust, odour, emissions, waste, traffic or lighting.

**(2) Adding a new Cottage Industry definition in Section 20.1.3 to read:**

**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.

- (3) Adding a new Land Use classification of Cottage Industry as a Discretionary Use within the AGG, ANC, AGR, CR, CRWL, and RC Land Use Districts in Table 3.3-1.
- (4) Adding a new Land Use classification of Cottage Industry as a Discretionary Use in the Use tables subsections:
  - (a) Section 4.1. AGG – Agricultural General District, subsection 2;
  - (b) Section 4.2. ANC – Agricultural/Nature Conservation District, subsection 2;
  - (c) Section 4.3. AGR – Agricultural Restricted District, subsection 2;
  - (d) Section 5.1. CR – Country Residential District, subsection 2;
  - (e) Section 5.2. CRWL – Country Residential Work / Live District, subsection 2; and
  - (f) Section 5.10 RC – Rural Centre District, subsection 2.

## ENACTMENT/TRANSITION

- 2. **THIS** Bylaw shall come into force and take effect on the day of third reading and signing thereof.

**READ A FIRST TIME** this 13<sup>th</sup> day of December, 2016.

**READ A SECOND TIME** this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**READ A THIRD TIME** and finally passed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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Mayor

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Chief Administrative Officer