

Land Use Bylaw



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Bylaw No. 20-2009

Consolidated for convenience only.
Current as of September 24, 2015.

In the event of a discrepancy between this consolidated Bylaw
and the original Bylaws, the latter shall apply.

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
Cottage Industry	D	D	D	D	D								D											
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								

12.23. Recycling Depots

Section 12.23
Added Under
Bylaw No. 03-2011

1. The following shall apply to a Recycling Depot – MAJOR:
 - a) Notwithstanding the Permitted and Discretionary Uses prescribed within the various land Use Districts within this Bylaw, Recycling Depot – Major is neither permitted nor discretionary use if the subject site is located adjacent to a Provincial Highway;
 - b) A Recycling Depot – Major shall not be approved without the construction of a principal building for the enclosed/interior receiving, sorting and/or processing of materials;
 - c) If outdoor storage is an accessory component of the operation, all outdoor storage areas shall be screened from adjacent properties and roadways;
 - d) All outdoor storage or stockpiles of materials shall not be vertically higher than the approved screening;
 - e) The owner/applicant may be required to provide a Debris and Dust Control Plan;
 - f) If household waste and/or organics are received as an accessory use of the operation, there shall be no outdoor storage. Household waste and organics must be regularly removed from the site;
 - g) The owner/applicant may be required to undertake mitigating measures to minimize any odour escaping the facility, at the discretion of the Development Authority.

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.

CARPORT means a roofed structure used for storing or parking of not more than two private vehicles which has not less than 40% of its total perimeter open and unobstructed.

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

CHATTEL means a moveable item of personal property.

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.

CONFINED FEEDING OPERATION as defined by the *Agricultural Operation Practices Act*, Section 1(b.6) means fenced or enclosed land or buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing, and any other building or structure directly related to that purpose but does not include residences, livestock seasonal feeding and bedding sites, equestrian stables, auction markets, race track or exhibition grounds.

CONTIGUOUS means the development of areas immediately adjacent to one another without intervening vacant land or undevelopable lands.

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 (2,960 ft²) 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.

CORNER LOT means a lot having a frontage on two or more public roadways at their intersection or junction.

CORNER means the intersection of any two property lines of a parcel.

CORNER PARCEL see PARCEL, CORNER.

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.

Bylaw No. 2015-13

COTTAGES means a development of a parcel consisting of a group of recreational cottages, cabins and yurts providing self-contained living quarters for the purpose of temporary accommodation, but does not include summer homes. The maximum square footage for a cottage, cabin or yurts shall not exceed 69.6 m² (750 ft²).

COUNCIL means the Council for Parkland County.