



PARKLAND COUNTY LAND USE BYLAW

BYLAW 2017-18

One Parkland: Powerfully Connected.

Consolidated for convenience only. Current as of June 19, 2020.

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

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

Bylaw No. 2018-03

Bylaw No. 2019-01

b) PERMITTED USES	c) DISCRETIONARY USES
Apiary Bed and Breakfast Home Cannabis Cultivation, Minor Dwellings, Single Detached Farm Vacation Home Government Services Home Day Care Manufactured Home, Single Wide Wind Energy Converter System – Minor Accessory Uses for the uses listed in 4.1.2 b)	Abattoir Agricultural Support Services Animal Health Care Services Aquaculture Automotive Equipment and Vehicle Services <i>Automotive repair only on Lot A, Plan 5388 HW, Pt. NE-31-52-26-W4M, and Pt. NE-36-51-28-W4M (School bus operations)</i> <i>Only on the 8.09 hectares within SE-35-52-06-W5M</i> Boarding House Cannabis Cultivation, Major Cemetery Community Recreation Services



5.7 EUV - Entwistle Urban Village District

1. Application

This Section applies to the areas designated as EUV – Entwistle Urban Village District in Schedule B Entwistle Urban Village Map. The area designated as EUV – Entwistle Urban Village District encompasses Sub Districts R1, R2, R3, C1, and UR.

2. Purpose

To accommodate for a wide range of compatible residential and commercial uses that are traditional in Entwistle. Uses, which may or may not be compatible, are included as Discretionary Uses so they can be considered by taking specific site circumstances and effects into account. Further the district is to be split into the following sub-districts as shown on Schedule B of this Bylaw.

3. R1 – Residential – Single Family

a) Purpose

This district is generally intended to accommodate dwellings, single detached.

b) Uses

i) Fundamental Use Provision

The Fundamental Use Provision are requisite qualifiers for Permitted and Discretionary Uses listed within Subsection 3 b) ii. And iii. shall ensure:

- (1) That a Wind Energy Converter System - Minor, as a Permitted Use, is limited to no more than one system.

ii) PERMITTED USES	iii) DISCRETIONARY USES
Dwelling, Single Detached Accessory Uses for the uses listed in 5.7.3 b) ii)	Bed and Breakfast Home Day Care Services Home Based Business Level 2 Home Day Care Manufactured Home, Single Wide Religious Assembly Secondary Suite Show Home Wind Energy Converter System – Minor Accessory Uses for the uses listed in to 5.7.3 b) iii)

c) Development Regulations for Sub District R1

i) Setbacks for Dwelling, Single Detached Dwelling and Manufactured Homes

- (1) A minimum front yard setback shall be 6.0 m.

- (2) A minimum side yard setback shall be 10% of the average parcel width but not less than 3.0 m.
- (3) A minimum rear yard setback shall be 8.0 m except the Development Authority may vary the setback requirement, to a maximum of 10%, for parcels located on curves or cul-de-sacs.

d) Setbacks for all Other Permitted and Discretionary Uses

- i) The minimum building setback requirement shall be determined by the Development Authority.

e) Parcel Coverage

- i) Coverage of all buildings shall not exceed 50% of the total parcel area.

f) Minimum Floor Area

- i) Dwelling, Single Detached (not including attached garage)

Number of Storeys	Minimum Floor Area
1 Storey	79.0 m ²
1.5 Storey and Split Level	Upper Floor - 37.0 m ² Lower Floor - 70.0 m ²
2 Storey	Upper Floor - 60.0 m ² Lower Floor - 60.0 m ²
Bi-Level	Upper Floor - 79.0 m ²

g) Building Height

- i) For a Dwelling, Single Detached, the height of all structures shall not exceed 9.0 m.

4. R2 – Residential Medium Density District

a) Purpose

This district is intended to accommodate a variety of low to medium density housing types. The dwellings shall be of a low profile/elevation thereby making such developments compatible with adjacent dwellings, single detached residential neighbourhoods.

b) Uses

- i) Fundamental Use Provision

The Fundamental Use Provision are requisite qualifiers for Permitted and Discretionary Uses listed within Subsection 4 b) ii) and iii) shall ensure:

- (1) That a Wind Energy Converter System - Minor, as a Permitted Use, is limited to no more than one system.

ii) PERMITTED USES	iii) DISCRETIONARY USES
Dwelling, Duplex	Community Recreation Services
Dwelling, Fourplex	Day Care Services
Dwelling, Row House	Group Home, Limited
Dwelling, Single Detached	Group Home, Major

ii) PERMITTED USES	iii) DISCRETIONARY USES
Dwelling, Triplex Accessory Uses for the uses listed in 5.11.4 b) i)	Home Based Business Level 2 Home Day Care Religious Assembly Secondary Suite Show Home Wind Energy Converter System– Minor Accessory Uses for the uses listed in 5.11.4 b) ii)

c) Development Regulations for Sub District R2

- i) Setbacks for Duplex, Triplex, Fourplex and Row Housing Development
 - (1) Minimum Front Yard Setback
 - I. A minimum front yard setback of 6.0 m shall be provided, except the Development Authority may vary the setback requirement for corner or double fronting parcels
 - II. A minimum front yard setback of 4.5 m shall be provided for a flanking front yard.
 - III. A minimum front yard setback of 5.0 m shall be provided for a flanking front yard where an attached garage faces the flanking street.
 - (2) A minimum side yard setback of 10% of the average parcel width but not less than 3.0 m shall be provided.
 - (3) A minimum rear yard setback shall be 6.0 m.

5. R3 – Residential High Density District

a) Purpose

This district is generally intended to accommodate medium to high density housing. This land use district will normally be located adjacent to collector and Arterial Roadways to reduce the impact of higher density development on single family residential land use districts.

b) Uses

i) PERMITTED USES	ii) DISCRETIONARY USES
Apartment Dwelling, Duplex Dwelling, Fourplex Dwelling, Row Housing Dwelling, Single Detached Dwelling, Triplex	Day Care Services Group Care Facility Group Home, Limited Group Home, Major Home Day Care Religious Assembly Secondary Suite

i) PERMITTED USES	ii) DISCRETIONARY USES
Accessory Uses for the uses listed in 5.11.5 b) i)	Show Home Wind Energy Converter System, Minor Accessory Uses for the uses listed in 5.11.5 b) ii)

c) Development Regulations for Sub District R3

- i) Setbacks for Duplex, Triplex, Fourplex and Row Housing Development
 - (1) Minimum Front Yard Setback
 - I. A minimum front yard setback of 6.0 m shall be provided, except the Development Authority may vary the setback requirement for corner or double fronting parcels
 - II. A minimum front yard setback of 5.0 m shall be provided for a flanking front yard where an attached garage faces the flanking street.
 - (2) A minimum side yard setback of 10% of the average parcel width but not less than 3.0 m shall be provided.
 - (3) A minimum rear yard setback shall be 6.0 m.

6. C1 – Main Street Commercial

a) Purpose

This district is generally intended to accommodate a variety of office, retail and service commercial outlets to serve the Village.

b) Uses

i) PERMITTED USES	ii) DISCRETIONARY USES
Accommodation and Convention Services Convenience Retail Services Indoor Eating Establishment Professional, Business, Financial and Office Support Services Wind Energy Converter System (WECS) – Minor Accessory Uses for the uses listed in 5.11.6 b) i)	Dwelling Unit – attached to a commercial use General Commercial Retail Services Government Services Park Accessory Uses for the uses listed in 5.11.6 b) ii)

7. UR – Urban Reserve

a) Purpose

This land use district is generally intended to reserve those areas within the Village that are rural in character or land use for development that is urban in land use and density. When development on lands within this land use district is proposed, other than for the uses and



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; and
- iii) 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
Bed and Breakfast Home Boarding House Day Care Services Dwelling, Single Detached Educational Services 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 Dwelling, Fourplex Dwelling, Row Housing

b) PERMITTED USES	c) DISCRETIONARY USES
	Dwelling, Triplex General Commercial Retail Services Government Services Group Home, Limited Group Home, Major Home Based Business Level 2 Home Based Business Level 3 Home Day Care Horticultural Use Indoor Eating Establishment Indoor Participant Recreation Services Liquor Sales/Distribution Services Manufactured Home, Single Wide Medical Treatment Services 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

- 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.
- 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.
- 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.