

PART 6: SPECIFIC USE REGULATIONS

The Specific Use Regulations of this Part shall apply to all Zoning Districts.

Where there appears to be a conflict with the regulations in other sections of this Bylaw, these regulations apply unless those sections specifically exclude or modify these Specific Use Regulations.

6.1 ADDITIONAL DWELLINGS AND SUITES

6.1.1. The following uses are considered to be additional dwellings, in accordance with this Bylaw:

- a) secondary dwelling;
- b) temporary dwelling (construction);
- c) agricultural dwelling;
- d) family care dwelling; and
- e) collective communal housing.

6.1.2. No person shall construct or locate an additional dwelling unit on a lot, except where provided for within this Bylaw.

6.1.3. The approval of an additional dwelling listed within Section 6.1.1 shall not allow for subdivision of the additional or principal dwelling, except where County statutory plans or regulations may consider a subdivision.

Secondary Dwelling

6.1.4. The Development Authority may issue a development permit for one (1) secondary dwelling on a lot that is 32 ha or greater.

6.1.5. When considering an application for a secondary dwelling, the proposed location shall be suitable for potential future subdivision and access.

6.1.6. Where there is an approved secondary dwelling on a lot, a secondary suite may be considered within the secondary dwelling.

Temporary Dwelling (Construction)

6.1.7. A temporary dwelling (construction) may consist of:

- a) a building (existing or proposed) on the lot; or
- b) a manufactured home or manufactured home, singlewide where listed as a use within a Zoning District.

6.1.8. An application for a temporary dwelling (construction) shall be considered concurrently with a development permit application for a new dwelling.

6.1.9. A temporary dwelling (construction) consisting of a manufactured home or manufactured home, singlewide shall be removed from the lot to the satisfaction of the Development Officer prior to or on the expiry date indicated in the development permit.

6.1.10. A temporary dwelling (construction) consisting of an existing single dwelling shall be:

- a) removed from the property to the satisfaction of the Development Officer as a condition of approval, prior to the expiry date indicated in the development permit; or
- b) converted to an accessory building to the satisfaction of the Development Officer as a condition of approval, prior to the expiry date indicated in the development permit.

- 6.1.11. An application for a temporary dwelling (construction) shall include:
- a) a timeline of how long it is anticipated that the temporary dwelling (construction) is required;
 - b) the intentions for the temporary dwelling (construction) upon development permit expiration;
 - c) details regarding the conversion of a temporary dwelling (construction) to an accessory building to the satisfaction of the Development Officer, including but not limited to:
 - i) the removal of a kitchen;
 - ii) the removal of interior walls; and
 - iii) the installation of a garage door or doors.
 - d) an estimate of the cost to remove the temporary dwelling (construction) from the subject lot or convert the temporary dwelling (construction) to an accessory building; and
 - e) security in accordance with Section 2.14.5 of this Bylaw.

Agricultural Dwelling

- 6.1.12. The Development Authority may issue a development permit for one (1) agricultural dwelling on a temporary basis on a lot greater than 16 ha and less than or equal to 32 ha, provided it is to be occupied by a person who is engaged on a full-time basis for at least six (6) months of each year in an intensive agricultural activity such as, but not limited to; agriculture intensive horticulture, a greenhouse with a minimum gross floor area of 1,000 m² or an equestrian centre.
- 6.1.13. A new agricultural dwelling shall be a manufactured home or manufactured home (singlewide).
- 6.1.14. An application for an agricultural dwelling shall include:
- a) a letter which indicates the reason for the agricultural dwelling;
 - b) a timeline of how long it is anticipated that the agricultural dwelling is required;
 - c) the intentions for the agricultural dwelling upon development permit expiration;
 - d) an estimate of the cost to remove the agricultural dwelling from the lot; and
 - e) security in accordance with Section 2.14.5 of this Bylaw.

Family Care Dwelling

- 6.1.15. The following provisions shall apply to a family care dwelling:
- a) the Development Authority may consider one (1) family care dwelling on a lot as a temporary use;
 - b) the Development Authority shall specify a fixed expiry date for a family care dwelling;
 - c) where a family care dwelling is proposed within an accessory building in the RCL Zoning District, the accessory building shall have a maximum height of 4.5 m and a maximum floor area of 60 m²; and
 - d) despite Section 6.1.15 (c), a family care dwelling shall not exceed 100 m² in floor area in other Zoning Districts.
- 6.1.16. An application for a family care dwelling shall include:
- a) a letter which indicates the reason for the family care dwelling;
 - b) a timeline indicating how long it is anticipated that the family care dwelling is required;

- c) confirmation that the family care dwelling shall be removed prior to development permit expiration;
- d) an estimate of the cost to remove the family care dwelling from the lot; and
- e) security in accordance with Section 2.14.5 of this Bylaw.

Secondary Suite

6.1.17. The following provisions shall apply to a secondary suite:

- a) a secondary suite shall not be developed within a single dwelling containing a group home, care centre or bed and breakfast;
- b) a secondary suite shall not exceed 40% of the gross floor area of the principal dwelling;
- c) the exterior of the principal dwelling shall continue to appear as a single dwelling;
- d) an on-site parking space shall be provided;
- e) an owner of a lot shall not subdivide title for a secondary suite. The restriction of subdivision shall be fundamental to the secondary suite use;
- f) a secondary suite shall contain at least two rooms in which a bedroom, cooking facilities and a bathroom are provided; and
- g) only one secondary suite may be considered per dwelling.

Garden Suite

6.1.18. The following provisions shall apply to a garden suite:

- a) a principal dwelling shall be developed on the lot prior to the development of a garden suite;
- b) a garden suite shall not exceed the lesser of 40% of the gross floor area of the principal dwelling or 100 m²;
- c) despite Section 6.1.18 b) within the RE and RCH Zoning Districts a garden suite shall not exceed the lesser of 40% of the gross floor area of the principal dwelling or 68 m²; (*Bylaw 19-2022, Sept. 27, 2022*)
- d) the garden suite shall not be located closer to the front property line than the existing principal dwelling;
- e) the exterior design of the garden suite shall include a roof pitch and exterior finishing that is similar in design, colour and material and which is of a complimentary nature to the principal dwelling, to the satisfaction of the Development Officer;
- f) the exterior of a garden suite developed as part of a detached garage shall continue to appear as such;
- g) an existing structure may be converted to a garden suite provided it meets the requirements set out in Section 6.1.18 b), c), e), and f) above;
- h) only one garden suite may be considered per lot; and
- i) despite section 6.1.18.b) where located on a lot within the R6 zoning district a garden suite shall not exceed the lesser of 40% of the gross floor area of the principal dwelling or 55 m². (*Bylaw 40-2021-Sept. 29, 2021*)

6.2 AGGREGATE EXTRACTION (*Bylaw 14-2018 – Mar 27, 2018*)

6.2.1. In addition to the application requirements of Section 2.9, an applicant proposing an aggregate extraction use, or an expansion to an existing aggregate extraction use, shall submit plans and an accompanying report to the Development Authority explaining:

- a) existing site conditions, including but not limited to, topography, vegetation, water courses, soil and water table profiles;

- b) proposed extraction, operation, and staging;
 - c) proposed access, hauling activities and routes;
 - d) reclamation plan and post-extraction conditions including proposed end uses;
 - e) a cost estimate detailing what is required to reclaim the Site for post-extraction use; and
 - f) any required security.
- 6.2.2. In addition to Section 2.15 of this bylaw, the Development Officer shall also consider:
- a) the future use of the site as proposed in a reclamation plan;
 - b) the proposed hours of operation;
 - c) relevant guidelines prepared by the Government of Alberta and their comments on applications made for provincial approval;
 - d) conservation of topsoil for future agricultural use;
 - e) conservation of designated historical resources;
 - f) conservation of habitat;
 - g) conservation of environmentally sensitive lands;
 - h) conservation of wetlands and watercourses; and
 - i) potential impacts on adjacent properties.
- 6.2.3. As a condition of approval, the Development Authority may impose operation restrictions based on the potential impacts on adjacent lands or residences.
- Reclamation Security**
- 6.2.4. As a condition of approval, the Development Authority may impose that the owner provide a guaranteed security to ensure that reclamation is completed. The security may be cash or an irrevocable letter of credit having the value equivalent to 110% of the established reclamation costs.
- 6.2.5. The Development Authority may waive the reclamation security requirement within Section 6.2.4 where reclamation securities have already been submitted to the Government of Alberta.
- 6.2.6. Reclamation securities may be staged with development, provided that security must be in place for reclamation of any area disturbed before that stage commences.
- 6.2.7. The owner shall calculate the reclamation costs, based on the information provided in the reclamation plan. If a Development Authority does not accept the costs identified by the owner, the Development Authority may establish a higher reclamation cost figure for the purpose of determining the value of the reclamation security.
- 6.2.8. If an irrevocable letter of credit is offered as the reclamation security, it shall be in a form satisfactory to the County. The initial term of the letter of credit shall be not less than three (3) years. The letter of credit shall be renewed for a further term by the owner thirty (30) days prior to expiry. The security shall not be released until the reclamation has been completed to the satisfaction of a Development Officer.
- 6.2.9. The owner shall notify the County thirty (30) days prior to the expiry date of the letter of credit, in order to provide sufficient time for a Development Officer to inspect the site and to determine if the reclamation is in accordance with the requirements of the approved reclamation plan. If reclamation conditions are satisfactory to the Development Officer, the letter of credit may be released. If inspection cannot be made within this thirty (30) day item period due to weather conditions or other extenuating circumstances, the Development Officer may require renewal of the letter of credit until a satisfactory inspection can be made.

- 6.2.10. In the event the owner does not complete the required reclamation in the time specified in the approved reclamation plan and the security is insufficient for the County to complete the required work, should it elect to do so, then the owner shall pay such deficiency to the County immediately upon being invoiced. The County shall provide a statement of cost to the owner indicating how the proceeds of the security were applied, within sixty (60) days of completing the reclamation.

Other Provisions

- 6.2.11. Future development of aggregate extraction areas located within Sections 1, 2, 11, 12, 13, and 14-54-23-W4 shall be in accordance with the North Saskatchewan River Valley Consolidated Reclamation Plan.
- 6.2.12. A Road Use Agreement between the County and the owner of aggregate extraction is required as a condition of a development permit.
- 6.2.13. Aggregate extraction shall not be allowed within 800 m of Trappers Lake.

6.3 AMATEUR RADIO ANTENNA

- 6.3.1. An amateur radio antenna shall:
- a) be a free standing, ground-mounted unit installed to the manufacturer's specifications;
 - b) be located only in a rear yard;
 - c) be no higher than 18.0 m from the ground;
 - d) not be illuminated nor have any signs; and
 - e) be landscaped if required by a Development Officer to reduce the negative visual impact on adjacent properties;
- 6.3.2. Notwithstanding the above, where a ground mounted unit would prohibit adequate transmission and reception as demonstrated to a Development Officer, a Development Officer may allow an amateur radio antenna to be installed on the roof of a building to a maximum combined height of 19 m, except that it may be 46 m in the AG, RA, RS and RCL Zoning Districts.

6.4 ANIMAL BOARDING FACILITY

- 6.4.1. All animal boarding facilities shall be to the satisfaction of the Development Officer and:
- a) include kennel buildings, cages or exterior exercise areas (runs) or both;
 - b) shall be located a minimum 75 m from any property line or 150 m from any dwelling on an abutting property.
 - c) be located behind a principal dwelling (or accessory building) on-site, where possible;
 - d) be screened from dwellings on adjacent lots; and
 - e) be cleaned on a daily basis with all feces stored in an enclosed container and disposed of in a sanitary manner.
- 6.4.2. In addition to Section 6.4.1, an animal boarding facility for dogs shall provide exercise areas consisting of at least 9.3 m² of area per dog. The exercise area shall be enclosed with a secure fence with a minimum height of 2.0 m made of materials to the satisfaction of the Development Officer.
- 6.4.3. The hours that the animals are allowed in the exterior exercise areas shall be determined based on uses that are adjacent to, or surrounding the site, as well as the particular type of animal being boarded on-site. Animals shall not be in exterior exercise areas between the hours of 11:00 p.m. and 7:00 a.m.

6.5 ANIMAL BREEDING FACILITY

- 6.5.1. All animal breeding facilities shall be to the satisfaction of the Development Officer and:
- a) be considered on a temporary basis with a fixed expiry date;
 - b) be cleaned on a daily basis with all feces stored in an enclosed container and disposed of in sanitary manner;
 - c) be adequately screened from existing dwellings on adjacent properties;
 - d) include buildings, cages and exercise areas;
 - e) shall be limited to a maximum of six (6) dogs on-site at any one time in an AD or RCL Zoning District. In an AG or RA Zoning District the maximum number of dogs shall be at the discretion of the Development Officer;
 - f) obtain appropriate dog tags for dogs on-site that are over the age of four months. Where a development permit has been approved, dog tags will be issued free of charge by Strathcona County Bylaw Services;
 - g) provide exercise areas (runs) that provide an area of at least 4.6 m² per dog for breeds weighing 18.14 kg or less and, are enclosed with an acceptable secure fence with a minimum height of 1.2 m or at least 9.3 m² per dog for breeds weighing more than 18.14 kg and, are enclosed with an acceptable secure fence with a minimum height of 1.8 m;
 - h) where there are six (6) or fewer dogs on site, all facilities shall be located a minimum 25 m from any property line or 85 m from any dwelling on an abutting property;
 - i) where there are greater than six (6) dogs on site, all facilities shall be located a minimum 75 m from any property line or 150 m from any dwelling on an abutting property; and
 - j) comply with other applicable County Bylaws.
- 6.5.2. The hours that the animals are allowed in the exterior exercise areas shall be determined based on uses that are adjacent to, or surrounding the site, as well as the particular type of animal being boarded on-site. Animals shall not be in exterior exercise areas between the hours of 11:00 p.m. and 7:00 a.m.

6.6 BED AND BREAKFAST

- 6.6.1. A bed and breakfast shall be operated in a manner that ensures the privacy and enjoyment of adjacent residents is preserved and the amenities of the neighbourhood are maintained at all times to the satisfaction of the Development Officer.
- 6.6.2. Although the Development Officer may consider a development permit application for an addition to a principal dwelling to accommodate a bed and breakfast, the overall appearance and character of the principal dwelling shall be maintained.
- 6.6.3. Where a bed and breakfast in the Rural Area outside of the hamlets proposes that some of the sleeping units be provided in an accessory building, the building shall, in the opinion of the Development Officer, be one which is an example of unique and well preserved architecture or history in the area. This may include, but is not limited to, a building such as a converted barn, cabin, or school.
- 6.6.4. A bed and breakfast may employ no more than one non-resident on-site employee.

- 6.6.5. A bed and breakfast shall not be approved within a building where a development permit has been issued for the following:
- a) home business, major;
 - b) care centre(s);
 - c) secondary suite;
 - d) garden suite;
 - e) agricultural dwelling;
 - f) family care dwelling; or
 - g) group home.

6.6A CABIN *(Bylaw 48-2020 -Oct.7, 2020)*

- 6.6A.1. A cabin must meet Canadian Standards Association standards or conform to the Alberta Building Code.
- 6.6A.2. Only 1 cabin may be located on a bare land condominium unit.

6.7 CAMPGROUND

Campground Regulations (Major and Minor Campgrounds)

- 6.7.1. Where a campground proposal will exceed sixty (60) campsites, cabins or both, is located on a parcel greater than 8 ha, a master plan or conceptual plan for the development of the entire tract of land shall be submitted and approved by the Development Approving Authority prior to submitting a development permit application for any site specific development. The master plan or conceptual plan shall include detailed plans and specifications (i.e. servicing, traffic, environmental considerations) for the initial stage, as well as any subsequent stages of development.
- 6.7.2. A minimum of 10% of the gross lot area of campground shall be set aside for common recreation area and shall be developed and maintained as a park, playground or other useable open space. No portion of any other use or facility or both shall be included in this area.
- 6.7.3. Visitor parking shall be provided in common areas within a campground area, to the satisfaction of a Development Officer.
- 6.7.4. All campgrounds shall be provided with safe and convenient vehicular access and all roadways within a campground shall be of a surface and standard acceptable to a Development Officer for the purposes of accommodating emergency, fire and maintenance vehicles.
- 6.7.5. Within a campground development, the roadway system will be sensitive to the topography and site characteristics of the site and shall have adequate signage to avoid confusion.
- 6.7.6. All campsites shall be accessible by means of an access at least 3.0 m in width where the access is for one-way traffic, or at least 6.0 m in width where the access is for two-way traffic.
- 6.7.7. Trees and natural vegetative cover shall not be removed without an approved development permit, master plan or conceptual plan. The Development Authority may prevent the removal of trees or shrubs adjacent to environmentally sensitive areas.
- 6.7.8. Abutting residential area(s) shall be screened by a solid fence or year-round vegetation with a minimum height of 2 m, to the satisfaction of the Development Officer.
- 6.7.9. Fires are permitted only in facilities which conform to the requirements of Strathcona County Emergency Services.

- 6.7.10. Pedestrian walkways having a width of not less than 1.2 m shall be provided from the recreational vehicle spaces to all service buildings, facilities, refuse collection area, and recreation areas. The walkways shall be well drained, well lighted, and the surface shall be constructed of a standard to the satisfaction of a Development Authority.
- 6.7.11. The storage, collection and disposal of solid waste in campgrounds shall be so conducted as to create no health hazards, rodent harbourage, insect breeding areas, or accident or fire hazards. Individual or grouped refuse containers must be screened to the satisfaction of a Development Officer.
- 6.7.12. Campgrounds with less than sixty (60) campsites and no permanent cabins shall be required to provide sewage disposal and water service facilities to the satisfaction of the Development Authority.
- 6.7.13. Campgrounds with more than sixty (60) campsites and with permanent cabins shall provide on-site services as follows:
- a) water supply system shall be provided for each campsite designed to accommodate the campground user occupying a self-contained recreational vehicle or a cabin and shall be connected to a community water supply system. The water system for a campground shall be constructed to the satisfaction of the Development Authority in accordance with all applicable Provincial and County regulations;
 - b) alternatively, a campground may provide one or more easily accessible water supply outlets for filling potable water storage tanks. The water supply outlets shall be located within 100 m of the campsites. The water supply outlets shall be constructed to the satisfaction of the Development Authority in accordance with all applicable Provincial and County regulations;
 - c) an adequate and safe sewage disposal system shall be provided in a campground for each campsite designed to accommodate the campground user occupying a self-contained vehicle or cabin and shall be connected to a community sewage system, sanitary dumping station or both to the satisfaction of the Development Authority. The sewage disposal system in a campground shall be constructed to the satisfaction of the Development Authority and shall comply with all applicable Provincial and County regulations, and shall be maintained to the standards of the regulatory approvals;
 - d) a campground shall be provided with sanitary dumping stations in the ratio of one for every one hundred recreational vehicle spaces or fractional part thereof. The sanitary dumping stations shall be designed and maintained to County regulations and standards to the satisfaction of the Development Authority. Each station shall provide a water outlet, with the necessary appurtenances connected to the water supply system to permit periodic wash down of the immediate adjacent areas. A sign shall be posted near the water outlet indicating that this water is for flushing and cleaning purposes only. Sanitary stations shall be separated from any campsite or cabin by a distance of not less than 20 m; and
 - e) in no case shall less than one toilet and lavatory be provided for each gender for every ten campsites.
- 6.7.14. Campgrounds, containing campsites, cabins, hotels and or motels are considered temporary occupancies, and subsequently, the maximum occupancy is two hundred and forty (240) days per calendar year.
- 6.7.15. The minimum size for a campsite is:
- a) 10 m in width
 - b) 25 m in depth; and
 - c) 325 m² in area.

- 6.7.16. A recreational vehicle on a campsite, shall be separated a minimum of 3.0 m from:
- a) another recreational vehicle on an adjacent site;
 - b) other structures; and
 - c) an interior roadway
- 6.7.17. Each campsite shall provide two parking spaces on the campsite.
- 6.7.18. All campsites shall be required to provide an acceptable form of ground cover to prevent erosion. Natural vegetation shall not be removed from campsites without an approved development permit. The Development Authority may prevent the removal of trees or shrubs adjacent to environmentally sensitive areas.
- 6.7.19. Each campsite shall be numbered in a conspicuous location and a site or location map shall be posted at the entrance to each campground area clearly identifying streets, campsite numbers and parking areas.
- 6.7.20. Each recreational vehicle on a campsite shall display a current license plate.
- 6.7.21. No recreational vehicle or tent in a campground shall be occupied for more than a total of two hundred and forty (240) days in any one calendar year.

6.8 CONFINED FEEDING OPERATION

- 6.8.1. Confined feeding operations continue to be regulated by the Government of Alberta and therefore shall adhere to all applicable provincial regulations.

6.9 *DELETED* *(Bylaw 16-2018 – April 24, 2018)*

6.10 EQUESTRIAN CENTRE

- 6.10.1. Where the County's Animal Control Bylaw determines that horses can be considered on a lot, the maximum number of horses shall be in accordance with that Bylaw or a maximum of 1 horse per 0.4 ha, whichever is less.
- 6.10.2. Manure should be controlled in accordance with best practices of the Province of Alberta and the County.
- 6.10.3. Where limited overnight stays (during events only) are proposed, it may be considered as an accessory use.
- 6.10.4. A proposed equestrian centre that abuts an existing country residential Zoning District shall:
- a) maintain a 20 m setback from the abutting property line to any accessory building used for the equestrian centre;
 - b) maintain a 20 m setback from the abutting property line to any proposed overnight stay area to the discretion of the Development Officer; and
 - c) landscape along those areas abutting the property line, to the satisfaction of the Development Officer.

6.11 GOLF DRIVING RANGE

- 6.11.1. A golf driving range may be considered as an accessory use to a golf course or as a stand-alone use.
- 6.11.2. Where a golf driving range is proposed as a stand-alone use within the Rural Area, the Development Officer shall require that:
- a) the use is compatible with, and will not limit any agricultural operation;
 - b) netting is proposed to minimize effects on surrounding lands;
 - c) landscaping buffers, fencing and other measures are provided to minimize the impacts on existing and potential uses in the area;

- d) site plans identify the designated area where the use will take place, with specific identification of the hitting area;
- 6.11.3. All buildings and structures relating to a golf driving range shall be setback 30.0 m from any residential Zoning District.
- 6.11.4. Activities shall be limited to those which serve golfers on the range (i.e. pro shop with incidental sales of golf equipment, snack bar and maintenance operations).
- 6.11.5. Lighting for the purposes of extending hours of operation past dusk shall be prohibited.

6.12 HOME BUSINESS

- 6.12.1. All home businesses (minor, intermediate, major) shall comply with the following general regulations:
 - a) an agricultural dwelling, family care dwelling, secondary suite, garden suite or group home shall not include a home business;
 - b) nuisance shall not be generated by a home business;
 - c) one vehicle of a client, customer or delivery arriving at the home business shall constitute one visit;
 - d) except for emergency situations, vehicle trips, deliveries and client or customer visits shall only occur:
 - i) between the hours of 8:00 a.m. and 9:00 p.m. Monday to Saturday;
 - ii) between the hours of 10:00 a.m. and 6:00 p.m. Sundays and Statutory Holidays;
 - e) all clients or customers, home business vehicles and non-resident employee parking shall be provided on-site as outlined in Part 4 of this Bylaw except for an occasional gathering such as a recital, instruction demonstration, meeting, or similar event;
 - f) signs shall be as outlined in Part 5 of this Bylaw;
 - g) a development permit shall expire upon change in ownership of the property; and
 - h) where the Development Officer determines that a proposed home business would be more appropriately located in a commercial or industrial Zoning District due to the proposed scale, potential traffic generation, potential off-site impact or nuisance, the Development Officer shall not approve a development permit.
- 6.12.2. A home business, minor is a permanent use, in accordance with the provisions of Section 6.12.1, the definition in Part 1 of this Bylaw, and the following:
 - a) storage of materials or goods related to the home business shall be limited to areas within the principal dwelling; and
 - b) shall not exceed two (2) home business vehicles.
- 6.12.3. A home business, intermediate is a temporary use, in accordance with the provisions of Section 6.12.1, the definition in Part 1 of this Bylaw, and the following:
 - a) Any storage of materials or goods related to the home business shall be located within the principal dwelling or accessory building(s). Exterior storage on the lot shall not be allowed;
 - b) Where a home business, intermediate is located on a lot less than 0.81 ha there shall be:
 - i) no more than two (2) home business vehicles;
 - ii) no heavy home business vehicles parked, stored or maintained;
 - iii) no more than one (1) non-resident on-site employee; and

- iv) no more than six (6) client or customer visits per day.
 - c) Where a home business, intermediate is located on a lot 0.81 ha or greater shall be:
 - i) no more than two (2) home business vehicles and one (1) heavy home business heavy vehicle. A heavy home business vehicle shall be parked inside a building or screened from adjacent residences and a road, to the satisfaction of the Development Officer;
 - ii) no more than two (2) non-resident on-site employees; and
 - iii) no more than eight (8) client or customer visits per day.
- 6.12.4. A home business, major shall be a temporary use, in accordance with the provisions of Section 6.12.1, the definition in Part 1 of this Bylaw, and the following:
- a) where a home business, major is located on a lot equal to or greater than 2.02 ha and less than 8.1 ha:
 - i) there shall be no more than two (2) client or customer visits per hour;
 - ii) there shall be no more than three (3) home business vehicles or heavy home business vehicles;
 - iii) any heavy home business vehicle shall be parked inside a building or screened from adjacent residences and a road, to the satisfaction of the Development Officer; and
 - iv) no more than three (3) non-resident on-site employees;
 - b) where a home business, major is located on a lot equal to or greater than 8.1 ha and less than 16.2 ha there shall be:
 - i) there shall be no more than three (3) client or customer visits per hour;
 - ii) no more than four (4) home business vehicles or heavy home business vehicles; and
 - iii) no more than four (4) non-resident on-site employees;
 - c) where a home business, major is located on a lot equal to or greater than 16.2 ha and less than 32.4 ha there shall be:
 - i) there shall be no more than three (3) client or customer visits per hour;
 - ii) no more than five (5) home business vehicles or heavy home business vehicles; and
 - iii) no more than five (5) non-resident on-site employees;
 - d) where a home business, major is located on a lot equal to or greater than 32.4 ha and less than 64.8 ha there shall be:
 - i) there shall be no more than three (3) client or customer visits per hour;
 - ii) no more than six (6) home business vehicles or heavy home business vehicles; and
 - iii) no more than six (6) non-resident on-site employees;
 - e) despite the above, no more than one (1) heavy home business vehicle shall be allowed where access to the lot is from an internal subdivision road.
 - f) on all lot sizes, storage of materials or goods related to the home business shall be located within the principal dwelling or accessory structure(s) except on lots equal to or greater than 4.0 ha, exterior storage may be considered provided the storage area:
 - i) is located in accordance with the minimum setback requirements for accessory buildings in the Zoning District;
 - ii) does not exceed 400 m² in area; and

- iii) is screened from adjacent residences and a road to the satisfaction of the Development Officer.

6.13 MODEL AIRCRAFT FACILITY

- 6.13.1. A model aircraft facility shall comply with the following regulations.
- 6.13.2. A model aircraft facility shall not be located:
 - a) within Alberta's Industrial Heartland area;
 - b) within 1.5 km of lands designated as heavy industrial;
 - c) within any hamlet;
 - d) within any residential Zoning District; or
 - e) where it would create a nuisance.
- 6.13.3. A model aircraft facility shall be subject to the following regulations:
 - a) a development permit application shall only be considered from a model aircraft club that is a member of the Model Aeronautics Association of Canada (MAAC); and
 - b) all activities on-site, installations and site layout shall be in accordance with the Model Aeronautics Association of Canada (MAAC) Safety Code and approval shall be provided to the satisfaction of the Development Officer.
- 6.13.4. An overfly area shall:
 - a) have a minimum setback of 500 m from any building; and
 - b) not cross a road right-of-way.
- 6.13.5. The hours of operation shall be to the discretion of the Development Officer.
- 6.13.6. Accesses and on-site roadways shall be designed in a manner that provides a safe and clearly defined circulation pattern.
- 6.13.7. All on-site parking shall be provided in a designated area and, all on-site roadways and parking areas shall have a durable surface of asphalt, gravel or similar material and, shall be developed, drained and maintained to the satisfaction of the Development Officer.
- 6.13.8. There shall be no storage of vehicles, equipment, or materials other than maintenance equipment used specifically in the operation of the site.
- 6.13.9. A temporary accessory building may be considered by the Development Officer.
- 6.13.10. In addition to the application requirements of Section 2.9, the following is required to be submitted with a development permit application:
 - a) a plan to scale, identifying the layout of the site, including the overfly and no-fly areas; and
 - b) letter(s) of consent from all landowners within the overfly area to allow entrance onto their lands in order to retrieve aircraft that may land on their lands.
- 6.13.11. As part of the development permit process and prior to a decision on a proposed model aircraft facility, an applicant shall:
 - a) hold a public meeting for adjacent and affected landowners; and
 - b) provide an attendance log and record of the issues and concerns expressed by the attendees of the public meeting and provide a response as to how the applicant proposes to address and mitigate concerns.
- 6.13.12. Where a development permit application is submitted for a scheduled event:
 - a) the applicant shall notify all adjacent landowners of each event two (2) weeks prior to the event occurring;

- b) the use of the site or any portion of the site shall:
 - i) be limited to a maximum of six (6) events per year;
 - ii) provide water service and sewage disposal facilities to the satisfaction of the Development Officer; and
 - iii) where limited overnight stays (during events only) are proposed, they may be considered as an accessory use. Overnight stays shall not be located within 1.5 km of lands designated as Heavy Industrial.

6.14 RECREATIONAL VEHICLE STORAGE

The storage of four (4) or more recreational vehicles on a lot shall comply with the following:

General Regulations

- 6.14.1. Access to the lot shall be hardsurfaced to prevent mud tracking onto roads and be located and constructed in accordance with County Standards to the satisfaction of the Development Authority.
- 6.14.2. Where upgrades to an access, road or highway are required, the upgrades shall be designed and constructed by the owner or applicant in accordance with County Standards to the satisfaction of the Development Authority, and where applicable, in accordance with Alberta Transportation requirements.
- 6.14.3. Fencing shall not be utilized in place of an existing or new or enhanced natural screen planting.
- 6.14.4. An existing building may be considered for storage purposes.
- 6.14.5. A recreational vehicle storage use shall not include:
 - a) hazardous materials or goods;
 - b) salvage of abandoned vehicles or equipment;
 - c) construction material;
 - d) vehicles or goods of a non-recreational vehicle nature;
 - e) discarded or recyclable materials similar to the above; or
 - f) day use or overnight stay(s).
- 6.14.6. In the Rural Area:
 - a) in addition to the requirements of Sections 6.14.6 b), 6.14.12 and 6.14.13, a development permit shall only be considered on a lot where:
 - i) the storage area is substantially screened year round from adjacent dwellings and roads by an existing natural screen planting, topography or existing buildings to the satisfaction of the Development Officer; and
 - ii) the existing natural screen planting exceeds 2.5 m in height;
 - b) where the storage area does not contain an existing natural screen planting, topography or existing buildings in accordance with Section 6.14.6 a), a development permit may be considered where a new or enhanced screen planting of a density and species that consists of a minimum of 70% coniferous trees at least 2.5 m high and with the remainder being deciduous with at least a 60 mm caliper, is provided in order to provide screening in accordance with Section 6.14.6 a);
 - c) an application shall include a plan detailing the existing or new or enhanced natural screen planting, including location, area, species, height and, where applicable, tree caliper. The plan shall also identify the

topography or existing buildings that may be used to satisfy Section 6.14.6 a).

Major Recreational Vehicle Storage

- 6.14.7. The amount of recreational vehicles stored on a lot is based on the lot size, recreational vehicle space size requirements, drive aisle requirements, location of existing or proposed screening, and traffic impacts, but in no case shall the amount exceed six hundred (600) recreational vehicles per lot.
- 6.14.8. Recreational vehicle storage spaces shall be a minimum of 3.5 m in width and a minimum of 7.5 m in length, but may be reduced for items such as tent trailers, boats, and all-terrain vehicles.
- 6.14.9. Drive aisles shall be designed in a manner that provides a safe and clearly defined circulation pattern and be a minimum of 15.0 m in width unless the spaces are designed in a drive-thru manner in which case the drive aisle may be reduced to 12.0 m.
- 6.14.10. The location and dimensions of parking spaces and drive aisles shall be indicated on the submitted site plan.
- 6.14.11. Within the Urban Service Area:
- a) provided there is no effect on approved landscaping, parking, drive aisles or loading areas, it may be considered as an accessory use to:
 - i) fleet service;
 - ii) truck and manufactured home sales and rentals;
 - iii) vehicle sales/rentals;
 - iv) warehousing and storage;
 - v) contractor service, general;
 - vi) major equipment;
 - vii) general industrial; or
 - viii) a similar existing use which includes outdoor parking of vehicles or equipment;
 - b) the Development Officer shall ensure the proposed use is screened and landscaped as required for the existing principal use, in accordance with the requirements of this Bylaw;
 - c) a surface drainage plan shall be submitted indicating that the proposed use does not interfere with site grading or drainage onto any road or adjacent lot;
- 6.14.12. Within the Rural Area:
- a) may be considered where a listed use in the Zoning District on a lot equal to or greater than 8.0 ha;
 - b) despite Section 6.14.12 a) may be considered on a lot in the Beaver Hills Moraine Policy Area of the Municipal Development Plan that prior to the adoption of Bylaw 49-2012 had an industrial or commercial zoning and is a listed use in the Zoning District; (*Bylaw 47-2015 – Sept 15, 2015*)
 - c) proposed storage areas shall be developed in a manner that does not alter the natural drainage pattern or interfere with the grading or drainage onto any adjacent road or lot. A surface drainage plan shall be submitted, if there is any proposed surface alteration to the storage area.

Minor Recreational Vehicle Storage

- 6.14.13. May be considered where a listed use in a Zoning District provided:
 - a) the site is equal to or greater than 4.0 ha in area; and
 - b) is an accessory use to a single dwelling.
- 6.14.14. Where new or enhanced natural screen planting is required pursuant to Section 6.14.6, the storage area shall be located beside or to the rear of an existing dwelling on the lot.
- 6.14.15. The Development Officer shall refer to the following table to determine the maximum number of recreational vehicles that may be considered for a lot:

Parcel Size (ha)	Maximum Number of Recreational Vehicles
4.0 – 7.9	20
8.0 – 16.1	30
16.2 – 24.2	40
24.3 – 32.3	50
32.4 – 64.8	60

- 6.14.16. All recreational vehicles shall be located within one (1) contiguous area which shall not exceed 1.21 ha.
- 6.14.17. A proposed storage area shall be developed in a manner that does not alter the natural drainage pattern or interfere with the grading or drainage onto any adjacent road or property. A surface drainage plan to the satisfaction of the Development Authority shall be submitted with an application, if there is any proposed surface alteration to the storage area.

6.15 RELIGIOUS ASSEMBLY

- 6.15.1. A religious assembly shall:
 - a) have a minimum lot frontage of 30.0 m;
 - b) have a combined site area of not less than 1400 m² where a manse, rectory or other building is used for a residence related to a religious assembly on the same site;
- 6.15.2. Where a religious assembly is adjacent to a residential Zoning District, it shall:
 - a) be located on a corner lot in such a way that it would minimize the impact on adjacent development and in no instance shall a religious assembly be approved in the interior of the block unless at least one of the adjacent developments is other than residential;
 - b) not exceed a total site coverage of 40%;
 - c) not exceed 10.0 m in height or the maximum allowable height of the applicable Zoning District, whichever is greater;
 - d) be setback a minimum of 7.5 m from the front and rear lot lines to the principal building; and
 - e) be setback a minimum of 6.0 m from any side lot line abutting a residential Zoning District to the principal building.
- 6.15.3. To minimize impact on adjacent uses, the Development Officer may require that the principal building be designed to reduce the perceived massing through techniques such as:
 - a) increased setbacks and landscaping;
 - b) articulation of elevations and rooflines; and
 - c) varying finishing materials and colours.

- 6.15.4. Where considering a variance for height, the Development Officer may require the building to have increased setbacks from the front, side, and rear lot lines.
- Major Religious Assembly
- 6.15.5. In addition to the above, the following regulations shall apply:
- a) the use shall be located on a site not less than 1.6 ha in size;
 - b) the maximum height shall not exceed 20.0 m or the maximum allowable height of the applicable Zoning District, whichever is greater; and
 - c) the minimum setback from any lot line shall be 7.5 m.

6.16 RESIDENTIAL SALES CENTRE

- 6.16.1. The Development Authority may issue a temporary development permit for a residential sales centre provided:
- a) there is minimal effects, such as noise, lighting, traffic congestion on public roadways and adjacent residents;
 - b) there is sufficient on-site and off-site parking;
 - c) it complements the scale and character of the neighbourhood in which it is located, with regard to:
 - i) the size of the building; and
 - ii) the colour, material and design of the exterior finish, including hoardings or false fronts;
 - d) lighting shall be designed so it is not directed onto adjacent lots. All lighting (except motion activated security lights) shall be off when the residential sales centre is closed; and
 - e) the number of other residential sales centres in the area, the proximity to arterial or collector public roadways, the effect on other dwellings, the length of time the centre will be operating, and the location and proximity of properties being marketed is to the satisfaction of the Development Officer;
- 6.16.2. Two (2) or more residential sales centres may be connected by a temporary enclosure across a common boundary line provided the enclosure is located in the side or rear yards, does not exceed one storey in height and is developed with regard to the colour, material and design of the exterior finishes of the buildings to which it is attached.

6.17 RETAIL ALCOHOL

- 6.17.1. A retail alcohol use should not be located in close proximity to any site being used for community recreation, parks, public or private education, or religious assembly.

6.17A RETAIL, CANNABIS *(BYLAW 16-2018 – APR 24, 2018)*

- 6.17A.1 The closest point of any part of an exterior wall of a retail, cannabis use shall not be located within 100 m of the closest point of any lot that contains, or is identified in any statutory plan to in the future contain:
- a provincial health care facility;
 - education, public; or
 - education, private.

6.17B SEASONAL RECREATIONAL RESORT *(Bylaw 48-2020 -Oct. 7, 2020)* *(Bylaw 39-2021-Sept. 29, 2021)*

- 6.17B.1 A seasonal recreational resort must:
- a) provide a potable water system that is designed to the satisfaction of the development authority and in conformance with provincial legislation, County bylaws and County standards;
 - b) provide a sewage disposal system that is designed to the satisfaction of the development authority and in conformance with provincial legislation, County bylaws and County standards;
 - c) provide electricity services to each resort site;
 - d) have each resort site accessible from an internal roadway;
 - e) have any building located on a resort site that is not a bare land condominium unit conform to the minimum setback requirements set out in the applicable zoning district for a lot that is not a bare land condominium unit as if the front boundary line of the resort site is the front lot line, the rear boundary line of the resort site is the rear lot line, and the side boundary lines of the resort site are the side lot lines;
 - f) be designed to:
 - i) operate as a seasonal destination;
 - ii) provide a minimum of 10% of the total site as space for active or passive recreational use;
 - iii) preserve existing environmental features;
 - iv) mitigate any adverse environmental impacts;
 - v) provide a safe and clearly defined circulation pattern and to allow for access by vehicles used for emergency services; and
 - vi) mitigate any potential nuisance impacts on adjacent land uses; and
 - g) conform to any County area structure plan applicable for the site.

6.18 SCHOOL BUS PARKING

- 6.18.1. School bus parking, where exempted by Section 2.8, shall be a permitted use.
- a) Where the number of school buses exceeds the exemption in 2.8, the Development Officer may consider additional school bus parking, provided it is a listed use in the Zoning District and the number of school buses:
 - i) on a lot less than or equal to 8.0 ha does not exceed one (1) school bus per 0.8 ha; and
 - ii) on a lot greater than 8.0 ha does not exceed ten (10) school buses plus one (1) additional school bus per additional 1.6 ha.
 - b) School buses shall be parked and maintained inside a building or in a location screened to the satisfaction of the Development Officer.
 - c) Additional school bus parking may be considered during the summer at the discretion of the Development Officer provided the location is in accordance with 6.18.1 b).

6.19 WIND ENERGY CONVERSION SYSTEMS (WECS)

- 6.19.1. There are four types of WECS:
- a) WECS, micro (see section 2.8.16);
 - b) WECS, small;
 - c) WECS, large (single); and
 - d) WECS, large (multiple).

General Regulations for WECS, small and WECS, large

- 6.19.2. The following criteria shall apply:
- a) The rotor clearance shall be a minimum of 8.0 m from grade.
 - b) A freestanding WECS shall be setback no less than two times (2x) the total height from the nearest lot line.
 - c) A freestanding WECS shall be setback from any building located on the same lot by no less than two times (2x) the total height, or as determined by the Development Officer.
 - d) The minimum separation distance from a road to a freestanding WECS shall be two times the total height.
 - e) The maximum decibel A-weighting (dBA) from outside any receptor building at any wind speed shall not exceed 35 dBA.
- 6.19.3. WECS facilities should avoid locating in or adjacent to environmentally sensitive lands. If a WECS facility is proposed within or adjacent to environmentally sensitive lands, the County shall require an environmental assessment or geo-technical report or both be completed.
- 6.19.4. To protect bird flyways, an environmental assessment shall be required for a WECS facility proposed to be higher than 61.0 m and within 500 m of a high priority environment management area identified within the County's Municipal Development Plan.
- 6.19.5. The Development Officer may increase the required setback where, in their opinion the proposed setbacks are not sufficient to reduce the impact of a WECS facility upon a public roadway.
- 6.19.6. To ensure public safety, the Development Officer may require the following:
- a) a security fence not less than 1.8 m in height with a lockable gate shall surround a WECS tower where the tower is climbable or subject to vandalism that could threaten tower integrity;
 - b) no ladder or permanent tower access shall be located less than 3.6 m from grade and a locked device shall be installed on the tower to restrict access to the top of the tower; and
 - c) all of the above be provided or such additional safety mechanisms or procedures as the Development Officer considers reasonable and appropriate.
- 6.19.7. Section 6.19.6 shall not apply to a WECS with tubular tower construction, and a locked door access.
- 6.19.8. As a condition of approval, the Development Officer may require security in the form of cash or an irrevocable letter of credit to ensure the reclamation or decommissioning plan is implemented.
- 6.19.9. All power lines on the site from a WECS facility to the substation or grid shall be underground.
- 6.19.10. A WECS shall be finished in a non-reflective matte and in a colour which minimizes the obtrusive impact of a WECS to the satisfaction of the Development Officer.
- 6.19.11. No lettering or advertising shall appear on the towers or blades. On other parts of the WECS, the only lettering will be the manufacturer's identification or the County's municipal symbol.
- 6.19.12. The Development Officer may reduce the setback from a lot line in accordance with Section 2.16 and based on the following:
- a) topography, where strict adherence to the setback requirement would result in greater visibility of the system than a reduced setback; and

- b) the system's tower is set back a minimum distance equal to the height of the structure or tower from any structure on adjoining parcels.

WECS, Small Regulations

- 6.19.13. Despite the maximum height requirement of a Zoning District, the maximum height of a WECS, small shall be 20.0 m.
- 6.19.14. The following additional criteria shall apply:
 - a) the minimum separation distance for a WECS, small from any dwelling is one and half times (1.5x) the WECS total height; and
 - b) guy wire anchors (if required) may extend no closer than 3.0 m to a lot line and all guy wires must be marked and clearly visible to a height of 2.0 m above the guy wire anchors.

WECS, Large Regulations

- 6.19.15. Despite the maximum height requirement of a Zoning District, the maximum height of a WECS, large shall be 120 m.
- 6.19.16. Where a listed use, a WECS, large is subject to the following criteria:
 - a) the minimum site shall be 32 ha;
 - b) total height shall not exceed 120 m;
 - c) the separation distance from the nearest dwelling shall be two times (2x) the total height of the WECS; and
 - d) the separation distance for the WECS and all associated structures from a watercourse shall be 30.0 m.

Additional Application Requirements for WECS, large (single and multiple)

- 6.19.17. In addition to the general application requirements in Section 2.9, an application for a WECS, large (single) and WECS, large (multiple) facility shall also include:
 - a) a site plan indicating all buildings on the subject parcel and adjacent parcels and distances from the tower location, at grade to these buildings, as well as distances from lot lines and all overhead utilities on or adjacent to the subject parcel;
 - b) scaled elevations or photos showing total height, tower height, rotor diameter, colour and lighting;
 - c) manufacturer's specifications, including:
 - i) WECS name plate capacity in kilowatts;
 - ii) Canadian Safety Association approval; and
 - iii) type of material used in tower, blade and nacelle construction.
 - d) for systems with a rated capacity of 1.0 MW or greater, documentation regarding the status of the application to the Alberta Utilities Commission;
 - e) description of fencing, locking or other public security measures in accordance with Section 6.19.6;
 - f) a decommissioning and reclamation plan;
 - g) sound analysis, indicating sound levels less than or equal to 35.0 dBA at all receptor buildings and at all potential wind speeds;
 - h) identification of any future phases or developments planned;
 - i) copies of all documentation required under the Canadian Environmental Assessment Act; and
 - j) an application for WECS, large (multiple) shall also include an emergency response plan for site safety.

6.20 WIRELESS COMMUNICATION FACILITY

- 6.20.1. Wireless communication facilities are encouraged to be located in specific areas of the County, such as:
- a) agricultural;
 - b) industrial;
 - c) institutional, if less than 35.0 m in height in the urban service area and hamlets;
 - d) commercial, if less than 35.0 m in height in the urban service area and hamlets;
 - e) multiple dwelling areas, provided they are located as rooftop or side-mounted antenna on buildings which are greater than 12 m in height; or
 - f) non-residential areas where tower height is unlikely to be an issue.
- 6.20.2. Where possible, visually unobtrusive antennas are encouraged to be located on existing infrastructure such as signs located on private property, light standards, water towers or other utility infrastructure.
- 6.20.3. Wireless communication facilities shall avoid locating in or near the following areas:
- a) up to 50.0 m from the top of bank of the North Saskatchewan River;
 - b) up to 30.0 m outside of a high priority environment management area and associated buffers;
 - c) heritage resources areas; and
 - d) gateway or town centre areas unless visually unobtrusive.
- 6.20.4. The co-location of multiple devices on wireless communication facilities is preferred. Where appropriate, new facilities should be built to a standard to accommodate multiple devices. Any exclusivity agreement which limits access to other applications is strongly discouraged.
- 6.20.5. If co-location is determined to be unfeasible, the clustering of wireless communication facilities is preferred.
- 6.20.6. The design or appearance of all wireless communications facilities including antennas, antenna mounts, equipment shelters and cable runs, should minimize the visibility of facilities through the use of colour, consistent architectural styles and aesthetic design.
- 6.20.7. Roof and side-mounted wireless communication facilities are encouraged to minimize the potential impact on a building's façade or silhouette, and every effort should be made to conceal the facility to limit its visibility with consistent design features, colour and materials of the structure or building.
- 6.20.8. Ground mounted wireless communication facilities (i.e. monopoles and lattice towers), should be screened by existing structures, buildings, or vegetation. The associated equipment shelters are encouraged to be consistent with the architectural styles and materials of the surrounding property, and where necessary, be screened behind a year-round buffer which includes landscaping.
- 6.20.9. Guy wires are encouraged to have daytime visual markers to prevent the collision of birds that are active during the day.
- 6.20.10. Where Transport Canada requires that a wireless communication facility be lit, the following steps are encouraged to minimize the effects on migratory birds:
- a) the lighting of equipment structures and any other facilities on the site should be shielded from abutting properties;
 - b) all lighting should be a minimum number of low intensity white lights; and

- c) the strobe interval should be the maximum allowable by Transport Canada.
- 6.20.11. The County recommends that signs only be placed on a wireless communication facility to:
- a) identify the facility
 - b) identify the owner; or
 - c) warn of any safety issues.
- 6.20.12. Wireless communication facility sites should be established with setbacks to both Alberta Infrastructure and Transportation and County road network standards.
- 6.20.13. The County encourages the stewardship of its natural resources and as such, encourages protection of high priority environment management areas when siting wireless communication facilities.
- 6.20.14. Wireless communication facilities should avoid locating in or near sensitive habitat areas. These include:
- a) high priority environment management areas; and
 - b) up to 30.0 m outside of high priority environment management areas;
- If a wireless communication facility is proposed within these areas, the County shall request that an environment assessment and/or geo-technical report be completed.
- 6.20.15. To protect bird flyways, an environmental assessment would also be requested for:
- a) a wireless communication facility proposed to be higher than 61.0 m and within 500 m of a high priority environment management area; and
 - b) any guy wireless communication facility proposed to be within 500 m of a high priority environment management area.
- 6.20.16. No environmental assessment would be required for non-guy wireless communication facilities proposed to be 61.0 m or less in height and located a minimum of 30.0 m outside of high priority environment management areas.
- 6.20.17. A Terms of Reference for Environmental Assessment for Wireless Communication Facilities will be provided to each carrier requested to provide an environmental assessment. The carrier will be expected to bear all costs associated with the environmental assessment.
- 6.20.18. Wireless communication facilities shall be removed within six months of cessation of use.
- 6.20.19. The County's procedure for public consultation is intended to provide an opportunity for local community concerns to be addressed when a wireless communication facility is proposed to be in close proximity to a residential area.
- 6.20.20. All carriers interested in locating a wireless communications facility within the County should first contact all other carriers providing similar services and pursue co-location before meeting with the Development Officer. These responses should be provided to the County in writing prior to a pre-consultation meeting with the Development Officer.
- 6.20.21. A pre-consultation meeting with the carrier(s), the Development Officer, neighbourhood association representatives should occur prior to submitting an application for a wireless communication facility if it is considered by the Development Officer to be potentially controversial. This is done to initiate a full discussion of possible alternate locations before an application occurs. The Development Officer will determine at this stage whether the proposed site is in close proximity to a residential area or high priority environment management

- area or whether a public consultation process or environmental assessment or both will be requested.
- 6.20.22. The County will request public consultation for all proposed wireless communication facilities greater than 10.0 m in height for all adjacent landowners or dwellings or both with in a distance of six times the tower height.
- 6.20.23. If a tower located on the top of a building is proposed to exceed 25% of the height of the building or be greater than 3.5 m in height, public consultation would also be initiated.
- 6.20.24. The carrier will be requested to pay for all costs of public consultation including mail-outs, newspaper advertisements, property signs, and public meetings.
- 6.20.25. Public consultation will not be requested for proposed wireless communication facilities or modifications to existing towers if, because of their distance from existing residential areas or low height, they are unlikely to have negative impacts upon area residents or the public at large. The Development Officer will have the discretion to determine probable impact and modify these criteria on a site by site basis.
- 6.20.26. The Development Officer will provide the carrier with addresses of affected landowners and community associations for areas requiring public consultation. The carrier will be requested to provide the County with a letter for a direct mail out which will give notification of the location, physical details of the proposed structure, the time and location of the public meeting, and contact name and number of someone employed by the carrier.
- 6.20.27. A sign not greater than 1.0 m² in size or newspaper advertisement providing information of the public may also be requested on-site at the discretion of the Development Officer. The sign should be visible from any roadway abutting the subject site.
- 6.20.28. At the public meeting, the carrier will be requested to take an attendance log and record issues and concerns expressed by the public. These, as well as the responses given by the carrier and how issues will be addressed, will be forwarded to the Development Officer. The meeting should not be held less than 21 days from the date of mail out.
- 6.20.29. A letter of concurrence will be forwarded by the Development Officer to Industry Canada indicating that the carrier has consulted adequately with the County provided:
- a) the environmental assessment which was requested at the pre-consultation phase is completed and the results are satisfactory to the Development Officer; and
 - b) public consultation was not requested.
- 6.20.30. If public consultation is initiated, a recommendation of support or non-support based on the results of the consultation process will be provided by the Development Officer to Council for final decision. This decision will be forwarded by the Development Officer to Industry Canada.
- 6.20.31. In addition to the regulations listed above, other regulations apply. These include Section 3.6 and the general development regulations of the applicable Zoning District.

6.21 SHOW HOMES *(Bylaw 40-2021-Sept. 29, 2021)*

- 6.21.1. A show home:
- a) shall not be used as a dwelling;
 - b) shall be in the form of a single dwelling, semi-detached dwelling, townhouse dwelling, and/or stacked townhouse dwelling;

- c) shall be designed so that lighting is not directed onto adjacent lots containing dwelling units. All outdoor lighting, with the exception of motion activated security lighting, must be turned off during hours outside of its hours of operation; and
 - d) may provide access directly to a road, through other show home lots or through a lot containing a residential sale centre that is marketing the residential lands that the show home is located within.
- 6.21.2. Despite anything else in this bylaw, 2 or more show homes may be connected by a temporary enclosed development that crosses a shared lot line provided that development:
- a) Is located within a side yard or a rear yard on each lot;
 - b) Does not have more than 1 storey; and
 - c) Has an exterior finish that is complementary and that is similar in colour, design, and material to the buildings to which it is connected.