

PART 9: RURAL AREA ZONING DISTRICTS

9.1. AREA DESCRIPTION

The Rural Area consists of the areas of the County that are not part of the Urban Service Area.

9.2. A - Airport

9.2.1. Purpose

To provide for the orderly operation of an airport with a range of associated uses that are directly related to, compatible with, and in support of an airport. This Zoning District is not intended to control aeronautics.

9.2.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Agriculture, general • Aircraft sale/rental • Airport, private • Airport, public • Bulk fuel depot 	<ul style="list-style-type: none"> • Agriculture, intensive horticulture <i>(Bylaw 55-2017 – Sept 12, 2017)</i> • Convenience vehicle rental • Emergency service • Fleet service • Office • Outdoor storage • Residential security/operator unit • Utility service, minor

9.2.3. Fundamental Use Criteria

- a) (None)

9.2.4. Subdivision Regulations

- a) (None)

9.2.5. Development Regulations – Principal Building

- a) The maximum height shall be 10.0 m.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 10.0 m.
- d) The minimum setback from a side lot line shall be 10.0 m.
- e) The minimum setback from the rear lot line shall be 10.0 m.

9.2.6. Other Regulations

- a) One (1) residential security/operator unit may be considered per airport.
- b) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.3 AO – Airport Vicinity Protection Overlay

9.3.1. Purpose

To protect development within areas adjacent to an airport by avoiding conflicts from incompatible land use and development.

9.3.2. Permitted and Discretionary Uses

- a) The listed permitted and discretionary uses are generally the same as those in the underlying Zoning District. The Development Officer may refuse an application for a use on the grounds that they may cause objectionable or dangerous conditions that would interfere with safety by reason of causing excessive:
 - i. discharge of toxic, noxious or other particulate matter into the atmosphere;
 - ii. radiation or interference by the use of electronic equipment such as industrial x-ray, diathermy equipment, or equipment for commercial purposes that causes electrical interference with navigational signals or radio communications;
 - iii. conflicting aircraft movements from private airports;
 - iv. fire and explosive hazards;
 - v. accumulation of any material or waste edible by or attractive to birds; or
 - vi. development that creates glare or lighting that interferes with lights necessary for aircraft landing or take-off.

9.3.3. Subdivision Regulations

- a) The subdivision regulations of the underlying Zoning District shall apply.

9.3.4. Development Regulations

- a) The development regulations of the underlying Zoning District apply except the maximum height for any use or development including all equipment, shall not penetrate the following surfaces for those airports as shown on Schedule "C".
- b) Despite Section 9.3.4 a), these height limitations may be varied if an aeronautical study satisfactory to the Development Officer determines that the variance would not adversely affect safety.

9.3.5. Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.4 AD – Agriculture: Future Development

9.4.1. Purpose

To provide transitional agriculture uses that will not prejudice the future use of land for development within a designated development area.

9.4.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses	
<ul style="list-style-type: none"> • Agricultural product stand • Agriculture, general • Home business, minor* 	<ul style="list-style-type: none"> • Aggregate extraction* • Agriculture, intensive horticulture • Animal breeding facility* (in the Rural Area only) • Dwelling, family care* • Dwelling, single • Equestrian centre* • Garden suite* (Bylaw 39-2015 - July 7, 2015) • Greenhouse • Group home, minor 	<ul style="list-style-type: none"> • Home business, intermediate* • Home business, major* • Manufactured home (temporary only) • Manufactured home, singlewide (temporary only) • Recreation, outdoor • Residential sales centre* • Secondary suite* • Utility service, minor

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.4.3. Fundamental Use Criteria

- a) (none)

9.4.4. Subdivision Regulations

- a) For an unsubdivided quarter section, one (1) first lot out subdivision may be considered. The first lot out may consist of one of the following:
 - i. a lot with a minimum area of 0.8 ha and a maximum area of 2.0 ha for an existing dwelling. The maximum area may be increased if the existing accessory building, environmental features or shelterbelt configuration requires a larger size; or
 - ii. a split along a natural or man-made severance.

9.4.5. Development Regulations – Principal and Accessory Buildings

- a) The maximum height shall be 10.0 m, except for agricultural buildings or structures.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 10.0 m,
- d) The minimum setback from the side lot line shall be 10.0 m,
- e) The minimum setback from the rear lot line shall be 10.0 m.

9.4.6. Other Regulations

- a) In considering all discretionary uses, the Development Officer shall not approve uses that would be prejudicial to the future economical subdivision, servicing, and development of the site for urban or country residential development on a planned and orderly basis.
- b) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.5 AG - Agriculture: General

9.5.1. Purpose

To foster agriculture and conserve agricultural land outside of the Urban Service Area by providing for a compatible range of agricultural uses with regulations that maintain large parcel sizes.

9.5.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Agricultural product stand • Agriculture, general • Agriculture, minor intensive livestock • Dwelling, secondary* (except within Heartland ASP) • Dwelling, single (except within Heartland ASP) • Equestrian centre* • Garden suite* (except within Heartland ASP) • Group home, minor • Home business, intermediate* • Home business, minor* • Manufactured home (except within Heartland ASP) • Manufactured home, singlewide (except within Heartland ASP) • Religious assembly, minor* (except within Heartland ASP) • Secondary suite* (except within Heartland ASP) • Veterinary service, minor • WECS, small* 	<ul style="list-style-type: none"> • Aggregate extraction* • Agricultural housing, accessory (except within Heartland ASP) • Agricultural support service • Agriculture, intensive horticulture (<i>Bylaw 55-2017 – Sept 12, 2017</i>) • Agriculture, product processing • Airport, private • Animal boarding facility* • Animal breeding facility* • Bed and breakfast, up to six (6) sleeping units* (except within Heartland ASP) • <i>Deleted by Bylaw 10-2021 – March 31, 2021</i> • Cemetery • Dwelling, agricultural* (except within Heartland ASP replacement only) • Dwelling, collective communal (except within Heartland ASP replacement only) • Dwelling, family care* (except within Heartland ASP replacement only) • Dwelling, secondary* (except within Heartland ASP replacement only) • Dwelling, single (except within Heartland ASP replacement only) • Equestrian centre* (where in accordance with Section 9.5.8.a) • Government service • Greenhouse • Group home, major (except within Heartland ASP replacement only) • Home business, major* • Library and exhibit • Manufactured home (except within Heartland ASP replacement only) • Manufactured home, singlewide (except within Heartland ASP replacement only) • Model aircraft facility* • Private camp (except within Heartland ASP replacement only) • Recreation, outdoor • Religious assembly, major* (except within Heartland ASP) • School bus parking* • Utility service, minor • Veterinary service, major • WECS, large (single)*

Additional Discretionary Uses for MDP Agriculture-Large Holdings Policy Area:

- Recreational vehicle storage, major*
- Recreational vehicle storage, minor*
- WECS, large (multiple)*

Additional Discretionary Uses for MDP Agriculture-Small Holdings Policy Area:

- Recreational vehicle storage, major*
- Recreational vehicle storage, minor*

Additional Discretionary Uses for the MDP Beaver Hills Moraine Policy Area:

- Campground*
- Recreation, community
- Recreational vehicle storage, minor*

Additional Discretionary Use for the MDP Agri-Industrial Transition Policy Area:

- Recreational vehicle storage, minor*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*).

9.5.3. Site Specific Uses

- a) Outdoor Motorized Vehicle Recreation Facility is a discretionary use on Pt. of NE 2-53-21-W4 and SE 2-53-21-W4 and shall have a maximum of three (3) two (2) day events per year excluding rainouts. (*Bylaw 39-2015 - July 7, 2015*)
- b) For Lot 1, Block 1, Plan 0921829 (S ½ of 36-51-21-W4) education, private; recreation, indoor and office are discretionary uses.
 - i. For an education, private use the maximum floor area is 420m².
 - ii. For a recreation, indoor use the maximum floor area is 1350m².
 - iii. For an office use the maximum floor area is 1350m². (*Bylaw 45-2015 - Sept 15, 2015*)

9.5.4. Fundamental Use Criteria

- a) Within the Heartland ASP, a new dwelling (single, secondary or agricultural), manufactured home or manufactured home (singlewide) shall not be considered, except where in accordance with Section 9.5.7.
- b) The minimum size of parcel for a WECS, large (multiple) shall be 32.0 ha.
- c) It is a fundamental use criterion of any of the above permitted or discretionary uses that the maximum density in the AG Zoning District shall be two (2) parcels per quarter section, except that existing subdivided parcels shall be considered as conforming for the purposes of this Bylaw.

9.5.5. Subdivision Regulations

- a) The minimum lot area shall be 32.0 ha;
- b) Despite Section 9.5.5 a), for an unsubdivided quarter section, one(1) first lot out subdivision may be considered. The first lot out may consist of one of the following:
 - i. a split into two equal lots within the Agricultural Large or Small Holdings Policy Area, the Beaver Hills Moraine Policy Area or the Agri-Industrial Transition Policy Area of the MDP; or
 - ii. within the Agricultural Large or Small Holdings Policy Area of the MDP, a lot with a minimum area of 0.8 ha and a maximum area of 2.0 ha for an existing or proposed dwelling. The maximum area may be increased if the existing accessory building, environmental features or shelterbelt configuration requires a larger size; or

- iii. within the Beaver Hills Moraine Policy Area of the MDP, a lot with a minimum area of 0.8 ha and a maximum area of 2.0 ha for an existing dwelling. The maximum area may be increased if the existing accessory building, environmental features or shelterbelt configuration requires a larger size; or
- iv. a split along a natural or man-made severance.

9.5.6. Development Regulations – Principal Buildings and Accessory Buildings

- a) The maximum height shall be 10.0 m except for an agricultural structure such as a silo or grain bin, or where restricted by the Airport Vicinity Protection Overlay.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 20.0 m.
- d) The minimum setback from a side lot line shall be 20.0 m.
- e) The minimum setback from the rear lot line shall be 20.0 m.
- f) Despite 9.5.6. d) and e) above, for a first lot out of a quarter section, the minimum setback from a side and rear lot line shall be 10.0 m.

9.5.7. Development Regulations – Existing Residential Development within the Heartland Area Structure Plan

- a) An existing dwelling (single, secondary, and agricultural), manufactured home or manufactured home (singlewide) may be allowed to be rebuilt if destroyed, except in areas prone to extensive erosion, subsidence or flooding particularly within the 1:100 year floodplain. The replacement shall be a discretionary use.
- b) A new single dwelling, manufactured home or manufactured home, singlewide in replacement of an existing dwelling or home may be considered, except in areas prone to extensive erosion, subsidence or flooding particularly within the 1:100 year floodplain. The replacement shall be a discretionary use.
- c) An existing dwelling (single, secondary, and agricultural), manufactured home or manufactured home (singlewide), family care dwelling or accessory building(s) shall be permitted to remain and be maintained as a conforming use to allow for maintenance. Any modifications or additions shall be a discretionary use.

9.5.8. Other Regulations

- a) An equestrian centre shall be a discretionary use where:
 - i. the proposed use is located on a lot adjacent to an existing country residential subdivision; or
 - ii. the equestrian centre is located within the Country Residential Policy Area of the Municipal Development Plan; or
 - iii. a building to be used for the equestrian centre exceeds 1858 m² (20,000 ft²) in gross floor area.
- b) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.6 AGI - Agri-Industrial

9.6.1. Purpose

To foster the development of primary and secondary agricultural processing with uses compatible with adjacent heavy industrial uses within the MDP Agri-Industrial Transition Policy Area.

9.6.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Agricultural product processing • Agricultural product stand • Agricultural support service • Agriculture, general • Agriculture, minor intensive livestock • Agri-industrial support service • Greenhouse • Utility service, minor • WECS, small* 	<ul style="list-style-type: none"> • Aggregate extraction* • Agriculture, intensive horticulture <i>(Bylaw 55-2017 - Sept 12, 2017)</i> • Emergency service • Government service • Recreational vehicle storage, major* • Utility service, major • WECS, single (large)*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.6.3. Fundamental Use Criteria

- a) It is a fundamental use criterion of any of the above permitted or discretionary uses that the maximum density in the AGI Zoning District shall be eight (8) parcels per quarter section, except that existing subdivided parcels shall be considered as conforming for the purposes of this Bylaw.
- b) The minimum lot area shall be 4.0 ha.

9.6.4. Subdivision Regulations

- a) (none)

9.6.5. Development Regulations – Principal Buildings and Accessory Buildings

- a) The maximum height shall be 10.0 m.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 10.0 m.
- d) The minimum setback from a side lot line shall be 7.5 m.
- e) The minimum setback from a lot line with a flanking road shall be 10.0 m.
- f) The minimum setback from a rear lot line shall be 10.0 m.

9.6.6. Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.7 AR- Agriculture: River Valley

9.7.1. Purpose

To foster the development of natural resources and encourage the conservation of the land and its re-use when an aggregate resource has been exhausted.

9.7.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Agricultural product stand • Agriculture, general • Home business, minor* • Recreation, outdoor 	<ul style="list-style-type: none"> • Aggregate extraction* • Agriculture, intensive horticulture <i>(Bylaw 55-2017 - Sept 12, 2017)</i> • Home business, intermediate* • Home business, major* • Model aircraft facility* • Residential security/operator unit • Dwelling, single • Secondary suite* • Utility service, major <i>(Bylaw 38-2022 - July 19, 2022)</i> • Utility service, minor • WECS, small*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.7.3. Fundamental Use Criteria

- a) It is a fundamental use criterion of any of the above permitted or discretionary uses that the maximum density in the AR Zoning District shall be four (4) parcels per quarter section, except that existing subdivided parcels shall be considered as conforming for the purposes of this Bylaw.
- b) It is fundamental use criteria of this district that despite the definition of Utility service, major, this use shall only be used for a power generating station utilizing renewable energy sources and buildings or structures accessory to the power generating station, within the Environmental Policy Area of the Heartland Industrial Area Structure Plan. *(Bylaw 38-2022 - July 19, 2022)*

9.7.4. Subdivision Regulations

- a) The minimum lot area shall be 16.0 ha.

9.7.5. Development Regulations – Principal Buildings and Accessory Buildings

- a) The maximum height shall be 10.0 m.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 15.0 m.
- d) The minimum setback from a side lot line shall be 15.0 m.
- e) The minimum setback from a rear lot line shall be 15.0 m.

9.7.6. Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.8 C6 – Recreation Commercial

9.8.1. Purpose

To provide for a range of seasonal commercial recreation and tourist uses and other recreational activities.

9.8.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Campground, minor* • Laundromat • Office • Residential security/operator unit 	<ul style="list-style-type: none"> • Amusement centre • Cabin • Campground, major* • Food service, restaurant • Food service, specialty • Hotel • Library and exhibit • Marina • Motel • Recreation, community • Recreation, indoor • Recreation, outdoor • Retail, convenience • Utility service, minor

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.8.3. Fundamental Use Criteria

It is a fundamental use criterion of any of the above permitted or discretionary uses, that notwithstanding the development regulations of this district:

- a) The maximum density for a campsite or cabin is 15 campsites or cabins per developable hectare designated for campground development;
- b) The maximum site coverage for all buildings, campsites, and accessory structures is 45% of the total developable area available for campground development;
- c) Campgrounds, campsites, cabins, hotels and motels are considered temporary occupancies in this Zoning District, and subsequently, the maximum occupancy is two hundred and forty (240) days per calendar year; and
- d) The maximum gross floor area for a convenience retail use shall be 235 m².

9.8.4. Subdivision Regulations

- a) The minimum lot area shall be 0.8 ha.
- b) The minimum lot width shall be 40.0 m.
- c) The minimum lot width for a bare land condominium unit shall be 12.0 m.
- d) The minimum lot depth for a bare land condominium unit shall be 25.0 m.
- e) The minimum lot area for a bare land condominium unit shall be 325 m².

9.8.5. Development Regulations – Principal Buildings and Accessory Buildings

- a) The maximum height shall be 10.0 m.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 7.5 m.
- d) The minimum setback from a side lot line shall be 6.0 m.
- e) The minimum setback from a lot line with a flanking road shall be 10.0 m.
- f) The minimum setback from a rear lot line to a building shall be 6.0 m.

9.8.6. Despite 9.8.5 above, where a minor campground or major campground abuts a residential Zoning District, the minimum setback from any property line to the campground shall be 100 m.

9.8.7. **Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.9 C7 – Local Commercial

9.9.1. Purpose

To provide for a limited range of low intensity business and service commercial uses within hamlets, as well as other locations within the Rural Area.

9.9.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Animal grooming and care • Care centre, intermediate • Food service, restaurant • Food service, specialty • Gas bar • Personal service establishment • Retail, convenience • Service station, minor • Vehicle repair, minor 	<ul style="list-style-type: none"> • Business support service • Contractor service, limited • Equipment, minor • Government service • Health service, minor • Landscaping sales and service • Recreational vehicle storage, major* • Religious assembly, minor* • Residential security/operator unit • Retail, alcohol* • Retail, cannabis* (<i>Bylaw 16-2018 – April 24,2018</i>) • Retail, secondhand • Utility service, minor • Vehicle repair, major • Vehicle sale/rental

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.9.3. Fundamental Use Criteria

- a) (none)

9.9.4. Subdivision Regulations

- a) The minimum lot width shall be 15.0 m.
- b) The minimum lot area shall be 500 m².

9.9.5. Development Regulations – Principal Buildings and Accessory Buildings

- a) The maximum site coverage shall be 30%.
- b) The maximum height shall be 10.0 m.
- c) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- d) The minimum setback from the front lot line shall be 7.5 m.
- e) The minimum setback from a side lot line shall be 3.0 m.
- f) The minimum setback from a rear lot line shall be 7.5 m.

9.9.6. Other Regulations

- a) When considering a development permit application for a use that includes an accessory use, such as outdoor storage or outside displays of equipment, a detailed landscape plan for screening from adjacent uses shall be provided to the satisfaction of the Development Officer.
- b) There shall be no storage of hazardous materials or goods on-site.
- c) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.9A SRR1 – Seasonal Recreational Resort 1 *(Bylaw 48-2020 – Oct.7, 2020)*

9.9A.1. Purpose

To provide for seasonal recreational resort development that allows for seasonal short-term accommodation and limited amenities in order to support medium-scale nature-based tourism in the Beaver Hills Policy Area of the Municipal Development Plan.

9.9A.2. Permitted Uses and Discretionary Uses

Subject to any fundamental use criteria for certain uses set out below, the permitted uses and the discretionary uses for this zoning district are:

Permitted Uses	Discretionary Uses
cabin*	food service, speciality
seasonal recreational resort*	recreation, community
	recreation, outdoor
	residential security/operator unit
	retail, convenience
	utility service, minor

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.9A.3. Fundamental Use Criteria

- a) The fundamental use criteria for certain uses before such uses become permitted uses or discretionary uses within this zoning district are:
 - i) cabin can only occur on a site that contains an existing seasonal recreational resort for which there is a valid development permit;
 - ii) the discretionary uses listed in section 9.9A.2.:
 - 1) can only occur on a site that contains an existing seasonal recreational resort for which there is a valid development permit; and
 - 2) cannot occur on a bare land condominium unit;
 - iii) a food service, speciality can only occur where the gross floor area does not exceed 235 m²;
 - iv) where located on the same site, the combined total gross floor area of food service, speciality cannot exceed 235 m²;
 - v) a recreation, community can only occur where the gross floor area does not exceed 93 m²;
 - vi) only 1 residential security/operator unit may be located on the same site as a seasonal recreational resort;
 - vii) a retail, convenience can only occur where the gross floor area does not exceed 235 m²; and
 - viii) where located on the same site, the combined total gross floor area of retail, convenience cannot exceed 235 m².

9.9A.4. Subdivision Regulations

- a) For a bare land condominium unit:
 - i) the minimum width is 8.5 m;
 - ii) the minimum depth is 21.5 m; and
 - iii) the minimum area is 183.0 m².

9.9A.5. Development Regulations

- a) For a lot that is not a bare land condominium unit:
 - i) the maximum building height of any:
 - 1) principal building is 10.0 m; and
 - 2) accessory building is 4.5 m; and
 - ii) the minimum setback of any building from any:
 - 1) front lot line is:
 - i) 7.5 m where such front lot line does not abut a road, rural; and
 - ii) 30.0 m where such front lot line abuts a road, rural;
 - 2) rear lot line is:
 - i) 6.0 m where such rear lot line does not abut a road, rural; and
 - ii) 30.0 m where such rear lot line abuts a road, rural; and
 - 3) side lot line is:
 - i) 6.0 m where such side lot line does not abut a road, rural or a road, flanking;
 - ii) 10.0 m where such side lot line abuts a road, flanking but does not abut a road, rural; and
 - iii) 30.0 m where such side lot line abuts a road, rural.
- b) For a bare land condominium unit:
 - i) the maximum building height of any:
 - 1) principal building is 6.0 m; and
 - 2) accessory building is 4.5 m;
 - ii) the minimum setback of any building from a front lot line is 5.5 m;
 - iii) the minimum setback of any principal building from a:
 - 1) side lot line is:
 - i) 1.2 m where the door of the principal building does not face that side lot line; and
 - ii) 2.4 m where the door of the principal building faces that side lot line; and
 - 2) rear lot line is 2.4 m;
 - iv) the maximum site coverage is 35 %; and
 - v) not more than 1 accessory building may be located on a bare land condominium unit.

9.9A.6. Development Permit Applications

- a) If a development is proposed to be located within this zoning district on a bare land condominium unit, then as part of an application for a development permit the applicant must submit proof to the satisfaction of the development officer that such development has been authorized by the board of the condominium corporation.

9.9A.7. Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.10 RA – Rural Residential/Agriculture

9.10.1. Purpose

To promote an agriculture and a rural lifestyle on properties between 8.0 ha and 32.0 ha. This includes a range of more intensive agriculture and agriculture-related uses.

9.10.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Agricultural product stand • Agriculture, general • Agriculture, minor intensive livestock • Dwelling, single • Equestrian centre* • Garden suite* • Group home, minor • Home business, minor* • Home business, intermediate* • Manufactured home • Manufactured home (singlewide) • Secondary suite* 	<ul style="list-style-type: none"> • Agriculture, intensive horticulture <i>(Bylaw 55-2017 – Sept 12, 2017)</i> • Animal boarding facility* • Animal breeding facility* • Bed and breakfast, up to six (6) sleeping units* • Care centre, intermediate • Dwelling, agricultural* • Dwelling, family care* • Dwelling, secondary* • Equestrian centre* <i>(where in accordance with Section 9.10.7. a)</i> • Greenhouse • Group home, major • Home business, major* • School bus parking* • Utility service, minor • Veterinary service, minor • WECS, small* • WECS, large (single)*

Additional Discretionary Use for MDP Agriculture - Large Holdings Policy Area

- Recreational vehicle storage, major*
- Recreational vehicle storage, minor*

Additional Discretionary Use for MDP Agriculture - Small Holdings Policy Area

- Recreational vehicle storage, major*
- Recreational vehicle storage, minor*

Additional Discretionary Use for MDP Agriculture – Agri-Industrial Transition Policy Area

- Recreational vehicle storage, minor*

Additional Discretionary Use for MDP Agriculture – Beaver Hills Moraine Policy Area

- Recreational vehicle storage, minor*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.10.3. Fundamental Use Criteria

- a) It is a fundamental use criterion of any permitted or discretionary use that the maximum density in the RA Zoning District shall be eight (8) parcels per quarter section, except where an approved Conceptual Scheme indicates up to ten (10) parcels per quarter section. Existing subdivided lots shall be considered as conforming for the purposes of this Bylaw.
- b) The minimum lot area shall be 8.0 ha.

9.10.4. Subdivision Regulations

- a) Unless otherwise specified by an adopted Area Structure Plan or Conceptual Scheme, each lot shall:
 - i. have a minimum lot width of 200 m;
 - ii. have a minimum lot width to depth ratio of no greater than 1:4; and
 - iii. be provided with access from an internal subdivision road, where possible.

9.10.5. Development Regulations – Principal Building

- a) The maximum height shall be 10.0 m, except where restricted by the Airport Vicinity Protection Overlay.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 10.0 m.
- d) The minimum setback from a side lot line shall be 7.5 m.
- e) The minimum setback from a lot line with a flanking internal subdivision road shall be 10.0 m.
- f) The minimum setback from a rear lot line shall be 10.0 m.

9.10.6. Development Regulations – Accessory Buildings and Accessory Structures

- a) The maximum height shall be 8.0 m except for an agricultural structure such as a silo or grain bin, or where restricted by the Airport Vicinity Protection Overlay.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 10.0 m.
- d) The minimum setback from a side lot line shall be 7.5 m.
- e) The minimum setback from a lot line with a flanking internal subdivision road shall be 10.0 m.
- f) The minimum setback from a rear lot line shall be 10.0 m.
- g) The maximum ground floor area of a single accessory building shall not exceed 425 m². A Development Office may consider an additional ground floor area of 100 m² where the building is accessory to a proposed agriculture, greenhouse or equestrian centre use.
- h) The maximum combined ground floor area of all accessory buildings on a lot shall not exceed 600 m².

9.10.7. Other Regulations

- a) An equestrian centre shall be a discretionary use where:
 - i. the proposed use is located on a lot adjacent to an existing country residential subdivision; or
 - ii. the equestrian centre is located within the Country Residential Policy Area of the Municipal Development Plan.
- b) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.11 RCL – Low Density Country Residential

9.11.1. Purpose

To encourage a country residential lifestyle through the development of single detached dwellings and other compatible uses on residential properties.

9.11.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Bed and breakfast, up to four (4) sleeping units* • Dwelling, single • Garden suite* (<i>Bylaw 39-2015 – July 7, 2015</i>) • Group home, minor • Home business, minor* • Residential sales centre* • Secondary suite* 	<ul style="list-style-type: none"> • Animal breeding facility* • Care centre, intermediate • Dwelling, family care* • Home business, intermediate* • Home business, major* (where initial approval was prior to May 22, 2012) • Manufactured home • School bus parking* • Veterinary service, minor

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

A manufactured home, singlewide is not a listed use in this district.

9.11.3. Fundamental Use Criteria

- a) The ground floor area of a garden suite shall not exceed 40% of the gross floor area of the principal dwelling or 100 m², whichever is less.
- b) The Development Authority may only approve an application for a major home business where:
 - i. the original application was approved before May 22, 2012; and
 - ii. in the opinion of the Development Authority the new application does not constitute an expansion or intensification to the operations of the original major home business.

9.11.4. Subdivision Regulations (*Bylaw 19-2022-Sept. 27, 2022*)

- a) The minimum lot area shall be 0.8 ha, except that the minimum lot area shall be 0.4 ha for parcels serviced by municipal piped water and wastewater systems.
- b) Despite section 9.11.4.a), an increased minimum lot area may be required in accordance with the policies of the Country Residential Area Concept Plan.
- c) The maximum lot area shall be 4.5 ha.
- d) The minimum lot width shall be 45.0 m.
- e) The minimum lot width for an irregularly-shaped lot (e.g., a pie lot) fronting onto an internal subdivision road, shall be 30.0 m.
- f) Where a lot does not abut an internal subdivision road the minimum length of any lot line abutting a rural road or highway shall be 100.0 m.
- g) No new parcel shall exceed a maximum length to width ratio of 4:1.

9.11.5. Development Regulations – Principal Building

- a) The maximum height shall be 10.0 m.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.

- c) The minimum setback from the front lot line shall be 10.0 m.
- d) The minimum setback from a side lot line shall be 7.5 m.
- e) The minimum setback from a lot line with a flanking internal subdivision road shall be 10.0 m.
- f) The minimum setback from a rear lot line shall be 10.0 m.

9.11.6. Development Regulations – Accessory Buildings and Accessory Structures

- a) The maximum height shall be 6.7 m.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 10.0 m.
- d) The minimum setback from a side lot line shall be 7.5 m.
- e) The minimum setback from a lot line with a flanking road shall be 10.0 m.
- f) The minimum setback from a rear lot line shall be 10.0 m.
- g) The maximum ground floor area of a single accessory building shall not exceed 225 m² or 125 m² for lots less than 0.8 ha in size.
- h) The maximum combined ground floor area of all accessory buildings shall be 125 m² per titled acre. In no case shall the combined ground floor area of all accessory buildings on a lot exceed 375 m².
- i) All accessory buildings shall complement the principal dwelling with respect to design, colour, and exterior finish to the satisfaction of the Development Officer.

9.11.7. Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.13 RCH – High Density Country Residential

9.13.1. Purpose

To provide a country residential lifestyle through the development of single detached dwellings on smaller Country residential lots in accordance with an adopted Area Structure Plan located within the Country Residential Area Concept Plan. *(Bylaw 19-2022-Sept. 27, 2022)*

9.13.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Bed and breakfast, up to two (2) sleeping units* • Dwelling, single • Group home, minor • Home business, minor* • Secondary suite* 	<ul style="list-style-type: none"> • Garden suite* • Home business, intermediate* • Residential sales centre*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.13.3. Fundamental Use Criteria *(Bylaw 19-2022-Sept. 27, 2022)*

- a) The ground floor area of a garden suite shall not exceed 40% of the gross floor area of the principal dwelling or 68 m², whichever is less.
- b) A garden suite shall be limited to a one (1) storey building.
- c) Lots shall be serviced by a municipal piped water and sewer system.

9.13.4. Subdivision Regulations

- a) The minimum lot area is shall be 0.125 ha.
- b) The maximum lot area shall be 0.4 ha. *(Bylaw 19-2022-Sept. 27, 2022)*
- c) The minimum lot width shall be 25.0 m.
- d) The minimum lot width for an irregularly-shaped lot (e.g., a pie lot) fronting onto an internal cul-de-sac shall be 20.0 m.

9.13.5. Development Regulations – Principal Building

- a) The maximum height shall be 10.0 m.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 7.0 m;
- d) The minimum setback from a side lot line shall be 4.0 m;
- e) The minimum setback from a lot line with a flanking internal subdivision road shall be 7.0 m.
- f) The minimum setback from a rear lot line shall be 10.0 m.

9.13.6. Development Regulations – Accessory Buildings and Structures

- a) The maximum height shall be 6.7 m.
- b) An accessory building or accessory structure shall not be located in a front yard.
- c) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- d) The minimum setback from a side lot line shall be 3.0 m.
- e) The minimum setback from a side lot line with a flanking internal subdivision road shall be 10.0 m.
- f) The minimum setback from a rear lot line shall be 3.0 m.

- g) The maximum ground floor area for one accessory building shall be 68 m².
- h) The maximum combined ground floor area for all accessory buildings shall be 94 m².
- i) All accessory buildings shall complement the principal dwelling with respect to design, colour, and exterior finish to the satisfaction of the Development Officer.

9.13.7. **Development Regulations – Site Coverage**

- a) The maximum site coverage for all buildings shall be 40%.

9.13.8. **Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.14 RCS – Country Residential Community Services

9.14.1. Purpose

To support community-oriented service facilities that are compatible with country residential development, on serviced lots located within the Country Residential Area Concept Plan.

9.14.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Care centre, intermediate • Care centre, major • Group home, major • Education, public • Education, private • Library and Exhibit • Recreation, community • Religious assembly, minor* • Religious assembly, major* • Residential security/operator unit 	<ul style="list-style-type: none"> • WECS, small

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.14.3. Fundamental Use Criteria

- a) (none)

9.14.4. Subdivision Regulations

- a) The maximum lot width shall be 45.0 m.

9.14.5. Development Regulations – Principal Buildings and Accessory Buildings

- a) The maximum height shall be 10.0 m.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 7.0 m.
- d) The minimum setback from a side lot line shall be 7.0 m, except it shall be 15.0 m where the site abuts a residential Zoning District.
- e) The minimum setback from a rear lot line shall be 10.0 m, except it shall be 15.0 m where the site abuts a residential Zoning District.
- f) The maximum site coverage for all buildings shall be 40%.

9.14.6. Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.15 RH - HAMLET

9.15.1. Purpose

This Zoning District applies to existing hamlets that do not have an approved Area Structure Plan. It provides a broad range of non-residential discretionary uses that are traditional in local service centres and lakefront hamlets.

9.15.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Dwelling, single • Group home, minor • Home business, minor* • Religious assembly, minor* • Secondary suite* 	<ul style="list-style-type: none"> • Bed and breakfast, up to 2 sleeping units* • Dwelling, family care (where initial approval prior to this Bylaw) • Education, public • Education, private • Emergency service • Gas bar • Government service • Group home, major • Health service, minor • Home business, intermediate* • Manufactured home • Recreation, indoor • Recreation, outdoor • Residential sales centre* • Retail, convenience • Personal service establishment • Private camp • Service station, minor • Utility service, minor • Veterinary service, minor

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

A manufactured home, singlewide is not a listed use in this district.

9.15.3. Fundamental Use Criteria

- a) (none)

9.15.4. Subdivision Regulations

- a) The minimum lot area shall be 2000 m², which may be reduced to:
 - i. 1250 m² where there is either a municipal piped water or sanitary sewer system; or
 - ii. 500 m² where there is both a municipal piped water and sanitary sewer system.
- b) The minimum lot width shall be 30.0 m, which may be reduced to 15.0 m where the lot is serviced by both municipal piped water and sanitary sewer.

9.15.5. Development Regulations – Principal Buildings

- a) The maximum height shall be 10.0 m.
- b) The minimum setback from the front lot line shall be 6.0 m.

- c) The minimum setback from a side lot line shall be 1.5 m.
- d) The minimum setback from a side lot line that abuts a flanking road shall be 4.0 m.
- e) The minimum setback from one side lot line shall be 3.0 m where there is not direct vehicular access to the rear yard or to an attached garage.
- f) The minimum setback from the rear lot line shall be 7.5 m.
- g) Where the vehicle door of a garage faces a lane or road, the setback from the lot line shall be 6.0 m.

9.15.6. **Development Regulations – Accessory Buildings and Structures**

- a) The maximum height shall be 4.5 m.
- b) The minimum setback from the front lot line shall be 18.0 m.
- c) The minimum setback from a side lot line shall be 1.0 m.
- d) The minimum setback from the rear lot line shall be 1.0 m.
- e) Where the vehicle door of a garage faces a lane or road, the setback from the lot line shall be 6.0 m.
- f) The maximum ground floor area for one accessory building shall be 68 m².
- g) The maximum combined ground floor area for all accessory buildings shall be 94 m².
- h) All accessory buildings shall complement the principal dwelling with respect to design, colour, and exterior finish to the satisfaction of the Development Officer.

9.15.7. **Development Regulations – Site Coverage**

- a) The maximum site coverage for all buildings shall be 40%.

9.15.8. **Other Regulations**

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.16 RS – SMALL HOLDINGS

9.16.1. Purpose

To foster a rural residential and agriculture lifestyle on lots of 2.0 ha to 8.0 ha within the Agriculture Small Holdings Policy Area of the Municipal Development Plan. Development within this Zoning District shall conform to a Council-approved Conceptual Scheme or the Conceptual Scheme Policy.

9.16.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Agricultural product stand • Bed and breakfast, up to 4 sleeping units* • Dwelling, single • Garden suite* • Group home, minor • Home business, minor* • Manufactured home • Secondary suite* 	<ul style="list-style-type: none"> • Agriculture, intensive horticulture • Animal boarding facility* • Animal breeding facility* • Home business, intermediate* • Home business, major* • Greenhouse • Manufactured home, singlewide (where approved prior to May 2012) • School bus parking* • Utility service, minor • Veterinary service, minor • WECS, small*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

A new manufactured home, singlewide is not a listed use in this district.

9.16.3. Fundamental Use Criteria

- a) It is a fundamental use criterion of any of the above permitted or discretionary uses that the maximum density in the RS Zoning District shall be eight (8) parcels per quarter section, except as approved within in a Conceptual Scheme. Existing subdivided parcels shall be considered as conforming for the purposes of this Bylaw.
- b) The following uses shall not be a permitted use or a discretionary use on lots that gain access by an internal subdivision road and/or on lots less than 4.0 ha in size:
 - i. agriculture, general;
 - ii. agriculture, intensive horticulture;
 - iii. an animal boarding facility; or
 - iv. a greenhouse.
- c) No subdivision or amendment shall be approved unless it conforms to an approved Conceptual Scheme or the Conceptual Scheme Policy.

9.16.4. Subdivision Regulations

- a) The minimum lot area shall be 2.0 ha.
- b) The maximum lot area shall be 8.0 ha.
- c) The minimum lot width shall be 45.0 m, except in the case of an irregular-shaped lot (such as a pie lot) fronting onto an internal cul-de-sac, the minimum lot width shall be 30.0 m.
- d) Each lot shall have a width to length ratio no greater than 1:4, except where approved as part of a Conceptual Scheme.

9.16.5. Development Regulations – Principal Buildings

- a) The maximum height shall be 10.0 m, except where restricted by the provisions of Section 9.3 (Airport Vicinity Protection Overlay).
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 10.0 m.
- d) The minimum setback from a side lot line shall be 7.5 m, except it shall be 10.0 m where the lot flanks an internal subdivision road.
- e) The minimum setback from a rear lot line shall be 10.0 m.

9.16.6. Development Regulations – Accessory Buildings and Structures

- a) The maximum height shall be 8.0 m.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 10.0 m.
- d) The minimum setback from a side lot line shall be 7.5 m, except it shall be 10.0 m where the lot flanks an internal subdivision road.
- e) The minimum setback from a rear lot line shall be 10.0 m.
- f) The maximum ground floor area of a single accessory building shall not exceed 325 m².
- g) In no case shall the total maximum ground floor area of all accessory buildings on a lot exceed 450 m².
- h) All accessory buildings shall complement the principal dwelling with respect to design, colour, and exterior finish.

9.16.7. Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.17 IA – Agri-Business

9.17.1. Purpose

To provide for agriculture-related businesses. Uses include primary and secondary agricultural processing and minor service functions in accessible and serviceable locations.

9.17.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Agriculture, general • Agricultural support service • Equipment, major • WECS, small* 	<ul style="list-style-type: none"> • Abattoir • Aggregate extraction* • Agriculture, intensive horticulture <i>(Bylaw 55-2017 – Sept 12, 2017)</i> • Agriculture, minor intensive livestock • Auctioneering establishment • Business support service • Dwelling, collective communal (where existing prior to June 22, 2001) • Dwelling, single (where existing prior to June 22, 2001) • Emergency service • Food and beverage products • Government service • Outdoor storage • Recycling, oil depot • Residential security/operator unit • WECS, large (single)*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.17.3. Fundamental Use Criteria

- a) (None)

9.17.4. Subdivision Regulations

- a) The minimum lot area shall be 32.0 ha except for parcels that have been severed by natural or manmade features
- b) The minimum lot area may be reduced to 8.0 ha for intensive agriculture proposed within a previously unsubdivided quarter section.
- c) The minimum lot area may be reduced to 4.0 ha for agricultural uses other than intensive agriculture provided it may be demonstrated that such a parcel is of a sufficient size to accommodate the activities of the proposed agricultural operation.

9.17.5. Development Regulations – Principal Buildings and Accessory Buildings

- a) The maximum height shall be 16.0 m.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 10.0 m.
- d) The minimum setback from a side lot line shall be 5.0 m.
- e) The minimum setback from a rear lot line shall be 10.0 m.

9.17.6. Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.18 IL – Local Industrial

9.18.1. Purpose

To provide for rural industrial development on serviced or unserved lands in hamlets, airports, and other potential nodes along highways that are designated by approved Area Structure Plans or Area Redevelopment Plans.

9.18.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Agricultural support service • Business support service • Contractor service, limited • Utility service, minor 	<ul style="list-style-type: none"> • Contractor service, general • Equipment, minor • Industrial, general • Parking, non-Accessory • Recreational vehicle storage, major* <i>(Bylaw 39-2015 – July 7, 2015)</i> • Recycling drop-off • Residential security/operator unit • Warehousing and storage • WECS, small*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.18.3. Fundamental Use Criteria

- a) (None)

9.18.4. Subdivision Regulations

- a) The minimum lot area shall be 1.0 ha except as modified by the provisions of an approved Area Structure Plan or Area Redevelopment Plan.

9.18.5. Development Regulations – Principal Buildings and Accessory Buildings

- a) The maximum height shall be 10.0 m.
- b) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- c) The minimum setback from the front lot line shall be 10.0 m.
- d) The minimum setback from a side lot line shall be 10.0 m.
- e) The minimum setback from a rear lot line shall be 10.0 m.

9.18.6. Other Regulations

- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.19 IMH – Medium Industrial (Heartland)

9.19.1. Purpose

To provide for a broad range of compatible commercial and industrial uses, some of which have outdoor storage. Any nuisance factor should not extend beyond the boundaries of the site. This Zoning District shall be a transition area in accordance with the Heartland Area Structure Plan.

9.19.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Agricultural support service • Agriculture, general • Animal hospital and shelter • Autobody repair and paint shop • Commercial storage • Contractor service, general • Contractor service, limited • Custom indoor manufacturing • Emergency service • Equipment, major • Equipment, minor • Outdoor storage • Recreational vehicle storage, major* • Recycling depot • Recycling drop-off • Service station, minor • Truck and manufactured home sales/rental • Utility service, minor • Vehicle repair, major • Vehicle repair, minor • Veterinary service, major • Veterinary service, minor • Warehousing and storage • WECS, small* 	<ul style="list-style-type: none"> • Abattoir • Asphalt plant, minor <i>(Bylaw 1-2016 – Jan 19, 2016)</i> • Bulk fuel depot • Concrete plant, major <i>(Bylaw 1-2016 – Jan 19, 2016)</i> • Concrete plant, minor <i>(Bylaw 1-2016 – Jan 19, 2016)</i> • Dwelling, secondary* (replacement only) • Dwelling, single* (replacement only) • Food and beverage products • Food service, specialty • Home business, intermediate* • Home business, major* • Home business, minor* • Industrial, general • Parking, non-accessory • Recycling, oil-depot • Residential security/operator unit • Retail, convenience • Utility service, major • Warehouse sales • Waste management, minor • WECS, large (single)*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.19.3. Fundamental Use Criteria

- a) (none)

9.19.4. Subdivision Regulations

- a) No subdivision shall be considered for residential development.

9.19.5. Development Regulations – Principal Buildings and Accessory Buildings

- a) The maximum floor area ratio shall be 2.0.
- b) The maximum height shall be 18.0 m.
- c) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- d) The minimum setback from the front lot line shall be 6.0 m.
- e) The minimum setback from a side lot line shall be 6.0 m.
- f) The minimum setback from a rear lot line shall be 6.0 m.

- g) No setback from a side lot line or a rear lot line shall be required where a site is serviced by rail.

9.19.6. Existing Residential Development

- a) An existing dwelling (single or secondary) may be allowed to be rebuilt if destroyed, except in areas prone to extensive erosion, subsidence or flooding particularly within the 1:100 year floodplain. The replacement of an existing dwelling shall be a discretionary use.
- b) A new dwelling in replacement of an existing dwelling may be considered, except in areas prone to extensive erosion, subsidence or flooding particularly within the 1:100 year floodplain. The replacement of an existing dwelling shall be a discretionary use.
- c) An existing dwelling (single or secondary) or accessory building(s) shall be permitted to remain and be maintained as a conforming use to allow for maintenance. Any modifications or additions shall be a discretionary use.

9.19.7. Other Regulations

- a) General industrial, asphalt plant, and concrete plant uses shall not create any nuisance effect beyond the boundaries of the site. (*Bylaw 1-2016 - Jan 19, 2016*)
- b) Safety, risk and environmental assessment are integral components of the industrial development review process. Where there are potential effects or risk associated with a proposed development, a Development Officer shall require an applicant to retain a qualified professional to provide an environmental impact assessment or a quantitative risk assessment report or both for the proposed development.
- c) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.

9.20 IHH – Heavy Industrial (Heartland)

9.20.1. Purpose

To provide for large scale and major industrial uses in accordance with the Heartland Area Structure Plan (ASP). These uses may have large land requirements and some nuisance effects on adjacent parcels.

9.20.2. Permitted Uses and Discretionary Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Agriculture, general • Equipment, major • Outdoor storage • Recycling, oil depot • Utility service, minor • Warehousing and storage • Waste management, minor • WECS, small* • WECS, large (single)* 	<ul style="list-style-type: none"> • Abattoir • Aggregate extraction* • Asphalt plant, major <i>(Bylaw 1-2016 – Jan 19, 2016)</i> • Asphalt plant, minor <i>(Bylaw 1-2016 – Jan 19, 2016)</i> • Concrete plant, major <i>(Bylaw 1-2016 – Jan 19, 2016)</i> • Concrete plant, minor <i>(Bylaw 1-2016 – Jan 19, 2016)</i> • Dwelling, single* (replacement only) • Dwelling, secondary* (replacement only) • Emergency service • Home business, minor* • Home business, intermediate* • Home business, major* • Industrial, general • Industrial, heavy • Manufactured home (replacement only) • Manufactured home, singlewide (replacement only) • Parking, non-Accessory • Residential security/operator unit • Service station, minor • Utility service, major • Waste management, major • Wrecking yard • WECS, large (multiple)*

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

9.20.3. Fundamental Use Criteria

- a) (none)

9.20.4. Subdivision Regulations

- a) No subdivision shall be considered for residential development.

9.20.5. Development Regulations – Principal Buildings and Accessory Buildings

- a) The minimum setback from a lot line abutting a rural road shall be 30.0 m.
- b) The minimum setback from the front lot line shall be 15.0 m.

- c) The minimum setback from a side lot line shall be 15.0 m.
- d) The minimum setback from a rear lot line shall be 15.0 m.
- e) The Development Officer may require a greater setback for a use that may interfere with the safety and amenity of adjacent sites or to meet the regulations of Section 9.20.7.

9.20.6. **Existing Residential Development**

- a) An existing dwelling (single or secondary), manufactured home or manufactured home (singlewide) may be allowed to be rebuilt if destroyed, except in areas prone to extensive erosion, subsidence or flooding particularly within the 1:100 year floodplain. The replacement shall be a discretionary use.
- b) A new single dwelling, manufactured home or manufactured home (singlewide) in replacement of an existing dwelling or home may be considered, except in areas prone to extensive erosion, subsidence or flooding particularly within the 1:100 year floodplain. The replacement shall be a discretionary use.
- c) An existing dwelling (single or secondary), manufactured home or manufactured home (singlewide), or accessory building(s) shall be permitted to remain and be maintained as a conforming use to allow for maintenance. Any modifications or additions shall be a discretionary use.

9.20.7. **Other Regulations**

- a) Despite the landscaping requirements of this Bylaw, the Development Officer may approve alternate landscape treatments where provision of soft landscaping may result in a fire hazard.
- b) Safety, risk and environmental assessment are integral components of the industrial development review process. Where there are potential effects or risk associated with a proposed development, a Development Officer shall require an applicant to retain a qualified professional to provide an environmental impact assessment or a quantitative risk assessment report or both for the proposed development.
- c) No new development nor expansion to an existing development approved in this Zoning District shall present an annual individual fatality risk in excess of the maximum probabilities specified at the following locations:
 - i. at a distance of 1.5 km (risk of incident 1:100,000) beyond the nearest IH property boundary in the IH Zoning District containing the site;
 - ii. at a distance of 3.0 km (risk of incident 1:1,000,000) beyond the nearest IH property boundary in the IH Zoning District containing the site.
- d) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.