

BYLAW 2020-28

BEING A BYLAW OF WHEATLAND COUNTY TO AMEND LAND USE BYLAW NO. 2016-01 TO UPDATE LAND USE DISTRICTS, DEFINITIONS, GENERAL REGULATIONS, AND SPECIFIC USE REGULATIONS

WHEREAS the requirements for advertising this Bylaw, as per Section 606 of the *Municipal Government Act*, have been met prior to the public hearing date.

WHEREAS a Public Hearing was held on _____, 2020 at the Wheatland County office.

THEREFORE under the authority and subject to the provisions of the *Municipal Government Act*, as amended, the Council of Wheatland County enacts as follows:

1. Bylaw No. 2016-01, being the Land Use Bylaw is hereby amended by updating Land Use Districts, Definitions, General Regulations, and Specific Use Regulations as shown on the attached Schedule 'A' forming part of this Bylaw.
2. This Bylaw comes into force when it receives third reading and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

_____ **MOVED** First Reading of Bylaw 2020-28 on _____ this being a bylaw for the purpose of amending Land Use Bylaw No. 2016-01 to update Land Use Districts, Definitions, General Regulations, Specific Regulations

Carried.

_____ **MOVED** Second Reading of Bylaw 2020-28 on _____ and it was

Carried.

_____ **MOVED** Third and Final Reading of Bylaw 2020-28 on _____ and it was

Carried.

Amber Link – Reeve

Brian Henderson – Chief Administrative Officer

SCHEDULE 'A'

Part 2: Definitions

Dwelling, Accessory means a detached dwelling unit that is located on the same parcel as a Dwelling, Primary and is considered accessory and subordinate to that primary dwelling. Only one Dwelling, Accessory is permitted per lot. Dwelling, Relocatable Industrial Accommodations (Eg: camp shacks) in whole or in part are excluded from this use.

Dwelling, Duplex means a building containing two dwelling units, with one above the other, and having separate entrances to each dwelling unit. This use does not include Dwelling, Manufactured, Dwelling, Modular or Dwelling, Relocatable Industrial Accommodations (Eg: camp shacks) in whole or in part.

Dwelling, Fourplex means a building containing four dwelling units. These dwelling units are situated in a building that is a maximum of two storey's exclusive of basement, with either one or two complete walls in common with adjoining units or an independent entrance, either directly from the exterior or through a vestibule. This use does not include Dwelling, Manufactured, Dwelling, Modular or Dwelling, Relocatable Industrial Accommodations (Eg: camp shacks) in whole or in part.

Dwelling, Manufactured means a prefabricated, transportable single or multiple section dwelling unit that conforms to CSA A277 certified standards at time of manufacture. It is ready for residential occupancy upon completion of setup in accordance with required factory recommended installation instructions. The home is typically transported to a site on its own chassis and wheel system or on a flatbed truck. Dwelling, Relocatable Industrial Accommodations (Eg: camp shacks) in whole or in part are excluded from this use. See Dwelling, Manufactured Section for more information.

Dwelling, Modular means a residential building containing one dwelling unit built in a factory in one or more sections, suitable for long term occupancy, and designed to be transported to a suitable site. Modular Dwellings must conform to CSA A277 standards and have a minimum floor area length to width ratio of 3:1. This definition also includes Ready-to-move (RTM) dwellings. Dwelling, Relocatable Industrial Accommodations (Eg: camp shacks) in whole or in part are excluded from this use. See Dwelling, Modular Section for more information.

Dwelling, Moved On means a Dwelling, Single Detached that has previously been used as a residence that has now been relocated to a new parcel for the purpose of a Dwelling, Single Detached. Dwelling, Relocatable Industrial Accommodations (Eg: camp shacks) in whole or in part are excluded from this use. See Dwelling, Moved On Section for more information.

Dwelling, Multi-Unit means a residential building containing three or more dwelling units separated by common walls and two or more stories in height. Each dwelling unit has at least one separate entrance with at least one dwelling unit situated fully within the second floor of the building. This use does not include Dwelling, Manufactured, Dwelling, Modular or Dwelling, Relocatable Industrial Accommodations (Eg: campshacks) in whole or in part.

Dwelling, Primary ~~for the purpose of the Dwelling, Accessory section), a (for the purpose of Section 8.6.1 Dwelling, Accessory)-~~ A Dwelling, Primary must be one of the following types: Dwelling, Single Detached, a Dwelling Moved-On or Dwelling, Modular. It shall not be a Dwelling Manufactured or a Dwelling, Relocatable Industrial Accommodation (Eg: camp shacks) in whole or in part.-

Dwelling, Secondary Suite means development consisting of a self-contained Dwelling Unit located within, and accessory to, a structure in which the principle use is a Dwelling, Single Detached. A secondary suite has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal dwelling within the structure. A Dwelling, Secondary Suite also has a separate entrance from the entrance of the principal dwelling either from a common indoor landing or directly from the exterior of the structure. Dwelling, Relocatable Industrial Accommodations (Eg: camp shacks) in whole or in part are excluded from this use. See Dwelling, Secondary Suite Section for more information.

Dwelling, Semi-Detached means a building containing two dwelling units sharing one common wall extending from the first floor to the roof, and located side by side with each dwelling unit having at least one separate entrance. This use does not include Dwelling, Manufactured, Dwelling, Modular or Dwelling, Relocatable Industrial Accommodations (Eg: camp shacks) in whole or in part.

Dwelling, Single Detached means a single building which contains one Dwelling Unit with the exception of an approved Dwelling, Secondary Suite. This does not include Dwelling, Manufactured or Dwelling, Modular: or Dwelling, Relocatable Industrial Accommodations (Eg: camp shacks) in whole or in part.

Dwelling, Temporary means a dwelling that is used for temporary living accommodations while the primary dwelling is being constructed on a parcel. A Dwelling, Temporary must be one of the following types: Dwelling, Manufactured or Dwelling, Relocatable Industrial Accommodation. See Dwelling, Temporary Section for more information.

Dwelling, Townhouse means a building divided vertically into three or more separate dwelling units, each of which have an independent entrance. Dwelling, Townhouse is situated on one titled parcel of land. This use does not include Dwelling, Manufactured, Dwelling, Modular or Dwelling, Relocatable Industrial Accommodations (Eg: camp shacks) in whole or in part.

Equestrian Centre means public or private a facilities (buildings, shelters and structures) at which horses, are exercised or trained, boarded or participate in equestrian shows, jackpots, clinics and other activities for which the proprietor of the premises receives any form of compensation including in-kind compensation. Patrons may include but are not limited to clients, customers, groups, or the public. This definition is not applicable to personal/private riding arenas. See definition for Farm Building..

Greenhouse, Private means a building specially designed and used for the growing of vegetables, flowers, or other plants for personal use. It does not involve a wholesale or retail component~~selling items to the public~~. A Cannabis Production Facility is excluded from this use.

Greenhouse, Public means a building specially designed and used for the growing of vegetables, flowers or other plants for transplanting or sale to the public. This use includes wholesale distribution to locations off-site as well as on-site commercial/~~retail~~ sales May include an area for display and sale of goods or products raised on site. A cannabis facility is excluded from this use.~~of vegetation and flowers produced in the Greenhouse, Public.~~ A Cannabis Production Facility and the sale of Cannabis are excluded from this use.

Gross Floor Area means the total livable area of all floors of a building, excluding the area of basement floors and enclosed decks and attached garages.

Home-Based Business, Type 2 means the secondary use of a dwelling and ~~its~~ accessory buildings by an occupant of the residential dwelling to conduct an activity that may generate minimal business-related visits. See *Home-Based Business Section for more information*.

Home-Based Business, Type 3 means the secondary use of a dwelling and ~~its~~ accessory buildings by an occupant of the residential dwelling to conduct an activity that will generate daily business-related visits. See ~~See~~ *Home-Based Business Section for more information*.

Lot Coverage means the area of a lot/parcel that is covered by buildings, structures and other impervious surface cover. ~~It is usually~~ Lot coverage is measured by calculating the percentage of the entire lot/parcel that is covered by impervious surfaces as a percentage of the total lot area.

Proposed New Definitions

Impervious Surface means a material through which liquid substances cannot pass. Examples include, (but are not limited to) roofing materials, asphalt, concrete, brick, paving, compacted gravel, and lined and/or clay based storm water ponds.

Garden Centre means the use of lands, buildings or structures, or parts thereof, for the purpose of selling soft landscaping materials such as plants, trees shrubs, as well as hard landscaping materials such as bricks, pavers, shale, crushed rock or, other similar materials associated with landscaping.

Dwelling, Relocatable Industrial Accommodation means a prefabricated, transportable single or multiple section (modules) dwelling unit that conforms to CSA A277 certified standards at time of manufacture. These units are typically used for persons working or residing at a work camp on a temporary basis

Proposed Removal of Definitions

~~**Nursery** means the growing of trees, shrubs or other plants (not fruit or vegetables) for commercial purposes. This use includes an area for display and sale of goods or product grown or raised on site.~~

Part 7: General Regulations

7.18 Signage

7.18.5 Prohibited Signs:

- a) Signs which employ revolving, flashing or intermittent lights, or lights resembling emergency services, traffic signals, railway crossing signals, hazard warning devices or other similar lighting but does not include changeable content, sign projection styles or animation;
- b) Signs located within 300 meters of a provincial highway, and within 800 meters of a public road intersection with a provincial highway that do not have a roadside development permit from Alberta Transportation as per the Highways Development and Protection Regulation. This does not include provincial highways with a “minor two-lane” classification as determined by Alberta Transportation.
- c) Signs which emit amplified sounds or music;
- d) No animation signs or signs that fit into a different signage category and have animation effects;
- e) Signs that employ changeable content, animation or pictorial scenes at a luminosity, intensity and/or interval which may create a public hazard or nuisance. \An example would be an LED sign.
- f) Any sign located within the public right-of-way or on public property, except for signs approved by the County, which may include: canopy signs, projecting signs, and temporary signs or signs approved by the Provincial or Federal Government;
- g) Signs that are attached to or appearing on any vehicle, freight trailer or trailer which is parked on a public right of way;
- h) Signs attached to ~~non-wheeled freight containers~~ equipment, including signage placed on, painted or adhered directly onto equipment. Examples of equipment include (but are not limited to): motor vehicle, freight container, trailer, machinery, shipping container.~~a container;~~
- i) Any window sign or graphic painted on or graphic, attached to or installed on a window that covers or obscures more than 50 percent of the window area;
- j) Signs that incorporate moving parts;
- k) Any sign which has not obtained a Development Permit or any sign which has not been deemed exempt from the requirement of obtaining a Development Permit.

Part 8: Specific Use Regulations

8.14 Home-Based Business

A Home-Based Business will be reviewed and classified according to the table below.

Table - Home-Based Business Standards

	Home-Based Business Type 1 <i>Example: Home Office</i>	Home-Based Business Type 2 <i>Example: Service-Oriented</i>	Home-Based Business Type 3 <i>Example: Contractors</i>
Development Permit Required	No	Yes	Yes
Site Plan Required	No	No Yes	Yes
Landscaping / Screening Required	No	No Yes	Yes
Non-Resident Employees	None	Up to 2	Up to 4
Commercial Vehicles and/or Trailers	1 Business Related Vehicle Maximum	Up to 2	Up to four (4) Business Related Vehicles
Customer Traffic Generation	Up to two (2) business related visits per day on average.	Up to five (5) business related visits per day on average.	At the discretion of the Development Authority
Outside Storage	None	None	At the discretion of the Development Authority. Minimal outdoor storage may be allowed.
Accessory Building / Structure	None	None	Maximum of 1
Parking Stalls	None	One (1) per employee plus one (1) for customers	One (1) per two employees, one (1) per commercial vehicle, one (1) for customers
Note: The Purpose of Home-Based Businesses is to accommodate small, non-intrusive, low risk, low intensity developments that can be integrated into and are compatible with adjacent non-commercial or non-industrial sites. Uses that exceed the business standards of a Home-Based Business should be more appropriately located within an alternative and compatible land use district (i.e. Rural Business, Highway Commercial or Industrial General).			

8.14.1 General Regulations

- l) A Type 1 Home-Based Business does not need a Development Permit. However, a Type 2 & Type 3 Home-Based Business will need development permits.
- m) No more than one Type 2 or one Type 3 Home-Based Business is allowed on a parcel.
- n) The applicant must ~~own~~ occupy the residence for which the permit has been issued.
- ~~o) The term of a temporary development permit issued for a Home-Based Business shall be for two (2) years if the Home-Based Business is a Permitted Use on the parcel subject to the application, for a maximum two (2) year term. Subsequent renewals may be issued for a maximum 5 year term at the discretion of the Development Authority~~
- ~~p) The term of a temporary development permit issued for a Home-Based Business Type 2 and 3 shall not exceed two (2) years if the Home-Based Business is a Discretionary Use.~~
- q) An approved Permitted or Discretionary use Development Permit may be re-issued by the Development Officer for a Home-Based Business for a ~~two (2)-year~~ subsequent term if the following conditions have been met:

i. The Home-Based Business is applying for a renewal of its Development Permit prior to the expiry date;

ii. There has been no changes to the Home-Based Business from the previous application;

iii. There are no enforcement orders or complaints related to the Home-Based Business.

g) If a previously approved Permitted or Discretionary Use Development Permit does not fit all of the criteria listed in ~~8.12.1f~~ above, the Development Officer may refuse the renewal of the temporary Development Permit or refer it to the Municipal Planning Commission for a decision.

8.8 Dwelling, Accessory

8.8.1 General Regulations:

- a) Existing Dwellings:

When an existing dwelling is not one of the allowable housing types identified in the Dwelling, Primary definition (Dwelling, Single Detached, Dwelling Moved-On or Dwelling, Modular) OR an existing dwelling is one of the allowable housing types but is smaller than a new dwelling;

 - i. The applicant may apply for a permit to construct or place on the property a Dwelling, Primary (Dwelling, Single Detached, Dwelling Moved-On or Dwelling, Modular) and
 - ii. As stipulated as a condition of approval for the new Dwelling, Primary, construction shall not commence until a Development Permit has been obtained for the existing dwelling to be issued a permit as a Dwelling, Accessory.
 - iii. If for any reason the Dwelling, Primary is not constructed, the permit for the Dwelling, Accessory will be cancelled See the Suspension or Cancellation of a Development Permit section for further information.as per Section 6.2.1.
- b) A Dwelling Accessory:
 - i. Shall meet applicable Safety Codes and will require a Building Permit
 - ii. Shall not be located on a property that already has a secondary suite
 - iii. Shall have adequate water and sewer either through a shared or individual system
 - iv. Shall be located within a building other than the primary dwelling or as a detached standalone unit. For example: A Dwelling, Accessory may be built on top of an accessory building or garage
 - v. ~~May Shall~~ require its own municipal address
 - vi. Shall require one additional parking space for the residents
 - vii. Shall follow the height and setback regulations in the applicable land use district, except where otherwise noted in this Bylaw.

8.8.2 Size:

- c) Outside of a hamlet the ~~gross floor total~~ area of a Dwelling, Accessory will be no more than 80% of the ~~Gross Floor total~~ aArea of the primary dwelling. Total area calculation includes all floors of the dwelling unit including enclosed decks, additions, and attached garages, but excludes basements. As defined in the definitions section.
- d) Inside a hamlet the Dwelling, Accessory shall be smaller than the primary dwelling and shall not exceed 74.32 m² (800.0 ft²) Total area calculation includes all floors of the dwelling unit including enclosed decks, additions, and attached garages, but excludes basements. in Gross Floor Area. As defined in the definitions section.
- e) A Dwelling, Accessory will count as part of the total lot coverage for the land use district, such as Hamlet Residential or Country Residential.

8.8.3 Location:

- f) The Dwelling, Accessory shall be a minimum of 3.05 m (10.0 ft) from the primary residence.

8.8.4 Design:

- g) A Dwelling, Accessory will contain at least two rooms and will include a kitchen, washroom and sleeping area.
- h) Wherever possible, the windows and doors on a Dwelling, Accessory should be located away from yards of adjacent properties to protect privacy.

8.8.5 Additional Considerations:

- i) In considering a Development Permit application for a Dwelling, Accessory, the Development Authority has the discretion to consider such factors as:
- j) The effect of a Dwelling, Accessory on the character of a neighborhood and the cumulative effect of an additional dwelling within a specific location.
- k) The similarity of the Dwelling, Accessory to the principal dwelling or adjacent properties in architectural design, character, and appearance. For example: exterior wall materials, window types, door and window trims, roofing materials, and roof pitch.
- l) The location of the Dwelling, Accessory with preference for its close proximity to the principal dwelling so as to appear as a related building.

- m) The use of a shared approach.
- n) The availability of outdoor yard space that is useful for the residents of the Dwelling, Accessory.
- o) The provision of landscaping or screening to provide privacy between the Dwelling, Accessory and adjacent properties and dwellings.
- p) Other such considerations as the Development Authority may deem to be relevant

8.8.6 Existing Temporary Dwellings or Existing Dwelling, Manufactured to be utilized as a Dwelling, Accessory ~~(as per 8.6.1 a):~~

- q) At the discretion of the Development Authority, an existing Temporary Dwelling or an existing Dwelling Manufactured ~~(as per 8.6.1 a)~~ may be issued a permit as a Dwelling, Accessory even though it does not meet all of the provisions of this bylaw but will be evaluated in consideration of the following:
 - i. The existing dwelling was onsite prior to the date of the adoption of the current Land Use Bylaw.
 - ii. There have been no complaints from adjacent residents regarding the existing dwelling
 - iii. The existing dwelling has been well maintained and repaired as required

The Development Authority may require a Safety Codes Inspection of an existing dwelling if deemed necessary.

8.11 Dwelling, Moved On

8.11.1 All moved on dwellings are subject to an approved Development Permit.

~~8.11.2 A moved on dwelling must meet the following criteria:~~

- ~~r) The dwelling must be placed on a foundation within 60 days of arrival onto the lot;~~
- ~~s) If the dwelling is unable to be placed on a foundation within 60 days, the applicant will be required to apply for an extension to the Municipal Planning Commission.~~

~~8.11.3 All structural and exterior renovations to a dwelling, moved on shall be completed within one year of the issuance of the Building Permit or a Development Permit shall be required.~~

8.8.1 All applications to relocate a building/structure shall be accompanied by a series of photographs including all four sides of the building and the interior taken within 30 days of receipt of a complete application.

8.8.1 For all moved on dwellings, a financial security shall be taken as per the Wheatland County Master Fee Schedule. This shall be refunded once all applicable conditions of the Development Permit are met and all exterior features are completed to the satisfaction of the Development Officer.

8.13 Dwelling, Temporary

8.8.1 A Development Permit shall only be issued for a Dwelling, Temporary in a Land Use District in which a Dwelling, Temporary is a prescribed use, providing that:

- a) A building permit has been issued for the primary dwelling on the same parcel;
- b) The term of the Development Permit for the Dwelling, Temporary does not exceed 24 months;
- c) The Development Permit for the Dwelling, Temporary contains a condition that requires the Dwelling, Temporary to be removed from the parcel within 30 days of the first residential occupancy of the primary dwelling.

8.8.1 A Dwelling, Temporary Permit shall only be issued for a manufactured home ~~dwelling~~ as defined as a Dwelling, Manufactured or a Dwelling, Relocatable Industrial Accommodation as defined in the Definitions section of the Bylaw.

8.8.1 A Dwelling, Manufactured to be used as a Dwelling, Temporary shall meet all of the rules and regulations of the Dwelling, Manufactured section of the Bylaw.

8.8.1 Dwelling, Temporary Development Permits shall only be issued for the purpose of providing temporary accommodation while a primary dwelling is being constructed on a parcel.

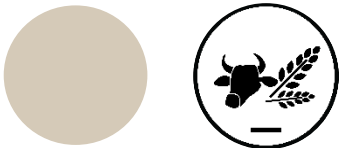
8.17 Shipping Containers

Table: Shipping Container Rules & Regulations

	Maximum Number of Shipping Containers Allowed (if approved)	Stacking of Shipping Containers Permitted	Painting Required As Condition of Development Permit
Agricultural General (AG) District	5	No	No
Country Residential (CR) District	3	No	As Determined by the Development Authority
Rural Business (RB) District	5	No	Yes
Commercial Highway (CH) District	1	No	Yes
Industrial General (IG) District	No maximum	Yes (maximum of two four shipping containers in height)	No
Intensive Industrial (II) District	No maximum	Yes	No
Public Utility (PU) District	2	No	Yes
Hamlet Commercial (HC) District	1	No	Yes
Hamlet Industrial (HI) District	2	No	No

Part 9: Land Use Districts

9.1 Agricultural General District (AG)



Purpose and Intent

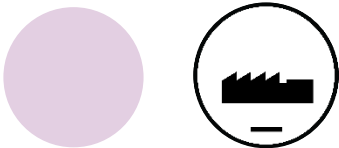
The purpose and intent of this district is to promote and accommodate agricultural land uses that support the goals and objectives of the Municipal Development Plan and preserve the agrarian character of the County.

Permitted and Discretionary Uses

- a) The following uses shall be permitted or discretionary with or without conditions provided the application complies with the regulations of this district and this Bylaw:

Permitted	Discretionary
Accessory Building / Structure	Abattoir
Agricultural Operation ¹	Agricultural Processing – Major
Agricultural Processing – Minor	Bed and Breakfast
Dwelling, Clustered Farm	Composting Facility
Dwelling, Manufactured	Day Home
Dwelling, Modular	Dwelling, Accessory
Dwelling, Moved On	Dwelling, Temporary
Dwelling, Secondary Suite	Equestrian Centre
Dwelling, Single Detached	Farm Gate Sales
Farm Building	Greenhouse, Public
Greenhouse, Private	Home-Based Business, Type 2
Shipping Container	Home-Based Business, Type 3
Signs not requiring a Development Permit ¹	Kennel
Solar Panel, Ground Mount ¹	Nursery
Solar Panel, Structure Mount ¹	Shooting Range, Minor
Stripping and Grading ¹	Signs requiring a Development Permit [^]
WECS (micro) ¹	Stockpile
WECS (Category 1) ¹	Tower
Home-Based Business, Type 2	

9.5 Industrial General District (IG)



Purpose and Intent

The purpose is to provide for light or medium industrial development that has minimal to no impact on adjacent landowners in terms of a nuisance effect.

Permitted and Discretionary Uses

- a) The following uses shall be permitted or discretionary with or without conditions provided that the application complies with the regulations of this district and this Bylaw:

Permitted	Discretionary
Accessory Building / Structure	Agricultural Processing - Major
Agricultural Operation	Auction Mart
Agricultural Processing - Minor	Automotive and Equipment Services
Agricultural Support Services	Composting Facility
Cannabis Production Facilities (Only considered within the WH1ASP)	Dwelling, Employee
Commercial Storage	Industrial, Medium
Contractor Service	Mechanical Repair Shop
Essential Public Service	Signs requiring a Development Permit^
Food and Beverage Production	Tower
Greenhouse, Public	Warehouse Sales
Industrial, Light	Work Camp
Office	
Outdoor Storage	
Recreational Vehicle Storage	
Service Station	
Shipping Container	
Signs not requiring a Development Permit ¹	
Solar Panel, Ground Mount ¹	
Solar Panel, Structure Mount ¹	
Stripping and Grading ¹	
Stockpile	
Veterinary Clinic	
Warehouse Storage	
WECS (Category 1) ¹	
WECS (micro) ¹	

Notes: 1 - See Development Permits Not Required Section
^ - See Signage Section for Signage that does not require a permit

Site Regulations

- b) The following regulations and policies shall apply to every development in this district:

Minimum Parcel Size	<p>1. For the creation of new parcels the following minimum parcel sizes shall be required:</p> <p>a) Fully serviced parcels with water and wastewater piped servicing: 0.2 ha (0.5 ac); and</p> <p>b) Unserviced parcels: 0.4 ha (1.0 ac).</p>
Maximum Parcel Size	No maximum parcel size
Maximum Lot Coverage	No building or group of buildings including their accessory buildings and impervious surfaces shall cover more than 90% percent of the lot area.
Setback Between Buildings / Structures	A minimum of 1.52 m (5.0 ft)
Front Yard Setback	A minimum of 22.86 m (75.0 ft) from the right-of-way of a public road.
	A minimum of 15.24 m (50.0 ft) from the right-of-way of an internal subdivision road.
	A minimum of 3.05 m (10.0 ft) from the property line in all other cases.
	A minimum of 6.10m (20.0ft) from the property line for WECS micro and Category 1, and Solar Panel, Ground Mount, unless abutting the right-of-way of a public road
Side Yard Setback	A minimum of 22.86 m (75.0 ft) from the right-of-way of a public road.
	A minimum of 15.24 m (50.0 ft) from the right-of-way of an internal subdivision road.
	A minimum of 3.05 m (10.0 ft) from the property line in all other cases.
	A minimum of 6.10m (20.0ft) from the property line for WECS micro and Category 1, and Solar Panel, Ground Mount, unless abutting the right-of-way of a public road
Rear Yard Setback	A minimum of 22.86 m (75.0 ft) from the right-of-way of a public road.
	A minimum of 3.05 m (10.0 ft) from the property line in all other cases.
	A minimum of 6.10m (20.0ft) from the property line for WECS micro and Category 1, and Solar Panel, Ground Mount, unless abutting the right-of-way of a public road
Yards Setbacks from Existing and Proposed Highways and Service Roads	Discretion of Alberta Transportation
Other Setbacks	See the <i>Special Setback Requirements</i> section of this Bylaw for additional setback requirements that may apply.
Building Heights	For all other Permitted and Discretionary Uses: Limited to such height as deemed suitable and appropriate for the intended use.
	WECS (micro), Category 1, and Solar Panel, Ground Mount: See height restrictions for ‘ <i>Development Permits Not Required,</i> ’ section.

Special Requirements

Landscaping, Fencing & Screening Standards

- c) Landscaping shall be completed in accordance with the County Landscaping, Fencing and Screening Standards;
- d) Levels and methods of screening of the site shall be completed in accordance with the County Landscaping, Fencing and Screening Standards;

Site Plans

- e) The Development Authority shall require a detailed site plan for the proposed development;

Storage Areas

- f) All outdoor storage areas shall be appropriately fenced or screened and should be concealed from view from the street by the fence or other suitable screening. All sites abutting residential districts shall be screened from view of the residential district to the satisfaction of the Development Authority; and

Other Development Regulations

- g) Permitted and Discretionary Uses shall adhere to Part 7: General Regulations and Part 8: Specific Use Regulations.