

PART TWO

Development Process

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This part outlines the nature and role of the Development Authority, their procedures and responsibilities.

Authorities and Duties

DEVELOPMENT AUTHORITY

- 49 The Development Authority is a person or persons appointed by resolution of Council pursuant to the MGA.
- 50 The Development Authority may include one or more of the following:
- a) A Development Officer,
 - b) The Manager of Planning & Development Services,
 - c) A Municipal Planning Commission, ~~and/or~~
 - d) The Chief Administrative Officer, ~~or~~
 - e) Council.

DUTIES OF THE DEVELOPMENT AUTHORITY

- 51 The Development Authority shall:
- a) Receive, process and make decisions on all Development Permit applications,
 - b) Keep, and maintain for inspection during regular municipal office hours, a copy of the Bylaw as amended or replaced from time to time, and ensure that an online version is made available on the County's website and hard copies are available to the public for a fee, and
 - c) Keep a register of all supporting documentation for each Development Permit for seven (7) years, and a copy of the Development Permit shall be kept permanently.
- 52 The Development Authority may:
- a) Refer a Development Permit application, in whole or in part, to any outside agency or local authority they deem necessary for comment,
 - b) Provide a written Time Extension Agreement, in alignment with the Bylaw,
 - c) Allow a variance, in alignment with the Bylaw, and
 - d) Refer a decision of a Development Permit to another Development Authority as identified in **Section 50**.

A-GEN Agricultural, General District

303 PURPOSE: To provide for agricultural activities as the primary use on a Quarter Section of land or larger or on large remnant parcels from a previous subdivision, or to provide for residential and associated minor agricultural pursuits on a small first parcel out.

304 PERMITTED USES:

Accessory Building $\leq 930 \text{ m}^2$ (10010.40 ft²)
Accessory Dwelling Unit
Agriculture (General)
Beekeeping
Dwelling, Single Detached

DISCRETIONARY USES:

Accessory Building $> 930 \text{ m}^2$ (10010.40 ft²)
Agriculture (Intensive)
Agriculture (Processing)
Animal Health (Inclusive)
Bed and Breakfast
Cannabis Cultivation
Care Facility (Child)
Care Facility (Clinic)
Care Facility (Group)
Communications Facility (Type A)
Communications Facility (Type B)
Communications Facility (Type C)
Dwelling, Manufactured
Dwelling, Tiny
Dwelling Unit, accessory to principal use
Equestrian Centre
Farm Gate Sales
Farmers Market
Film Production
Home-Based Business (Type II)
Kennel
Recreation (Culture & Tourism)
Riding Arena
Special Function Business
Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

- a) A Development Permit application proposing a new Care Facility (Group) in this District shall not be received nor processed upon Bylaw C-8500-2024 coming into full force and effect.
- b) A Development Permit renewal application for a Care Facility (Group) in this District shall be determined by Council acting as the Development Authority upon Bylaw C-8500-2024 coming into full force and effect.
- c) A Development Permit application for Care Facility (Group) submitted prior to amending Bylaw C-8500-2024 coming into effect and where no decision has been rendered prior to the effective date of this bylaw will be considered under Land Use Bylaw C-8000-2020 as consolidated with the amendments made by this bylaw. Notwithstanding this, all such applications shall be determined by Council, as Development Authority.

305 MINIMUM PARCEL SIZE:

- a) An un-subdivided Quarter Section
- b) The portion created and the portion remaining after registration of a First Parcel Out subdivision

A-SML Agricultural, Small Parcel District

310 PURPOSE: To provide for a range of mid-sized parcels for agricultural uses. To accommodate traditional and emerging trends in agriculture which may successfully be developed on smaller parcels.

311 PERMITTED USES:

Accessory Building $\leq 930 \text{ m}^2$ (10010.40ft²)
 Accessory Dwelling Unit
 Agriculture (General)
 Beekeeping
 Dwelling, Single Detached

DISCRETIONARY USES:

Accessory Building $> 930 \text{ m}^2$ (10010.40ft²)
 Agriculture (Intensive)
 Agriculture (Processing)
 Animal Health (Inclusive)
 Bed and Breakfast
 Cannabis Cultivation
 Care Facility (Child)
 Care Facility (Clinic)
 Care Facility (Group)
 Communications Facility (Type A)
 Communications Facility (Type B)
 Communications Facility (Type C)
 Dwelling, Manufactured
 Dwelling, Tiny
 Dwelling Unit, accessory to principal use
 Equestrian Centre
 Film Production
 Farm Gate Sales
 Farmers Market
 Film Production
 Home-Based Business (Type II)
 Kennel
 Recreation (Culture & Tourism)
 Riding Arena
 Special Function Business
 Vacation Rental

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312 MINIMUM PARCEL SIZE:

- a) 20.2 ha (49.92 ac)
- b) The minimum size of parcels designated with the letter "p" is the number indicated on the [Land Use Map](#)

R-RUR Residential, Rural District

317 PURPOSE: To provide for residential uses in a rural setting on parcels which can accommodate limited agricultural pursuits.

318 PERMITTED USES:

Accessory Building $\leq 190 \text{ m}^2$ (2045.14 ft²)
Dwelling, Single Detached
Beekeeping

DISCRETIONARY USES:

Accessory Building $> 190 \text{ m}^2$ (2045.14 ft²)
Accessory Dwelling Unit
Agriculture (Intensive)
Animal Health (Inclusive)
Bed and Breakfast
Care Facility (Child)
Care Facility (Clinic)
Care Facility (Group)
Communications Facility (Type A)
Dwelling, Manufactured
Dwelling, Tiny
Equestrian Centre
Home-Based Business (Type II)
Kennel
Riding Arena
Special Function Business
Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

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319 MINIMUM PARCEL SIZE:

- a) 1.6 ha (3.95 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**
- c) Notwithstanding b), the number following the “p” shall not be less than 1.6 ha (3.95 ac)

320 MAXIMUM DENSITY:

- a) A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached.

321 MAXIMUM BUILDING HEIGHT:

- a) Accessory Buildings: 7.0 m (22.97 ft.)

R-URB Residential, Urban District

331 PURPOSE: To provide for single and semi-detached residential dwellings in Hamlets and comprehensively planned area.

332 PERMITTED USES:

Accessory Building $\leq 65 \text{ m}^2$ (699.65 ft²)
 Dwelling, Single Detached
 Dwelling, Duplex/Semi
 Beekeeping

DISCRETIONARY USES:

Accessory Building $> 65 \text{ m}^2$ (699.65 ft²)
 Accessory Dwelling Unit
 Bed and Breakfast
 Care Facility (Child)
 Care Facility (Group)
 Dwelling, Manufactured
 Dwelling, Tiny
 Home-Based Business (Type II)
 Special Function Business
 Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

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333 MINIMUM PARCEL SIZE:

- a) Lots not serviced by a piped sewer system: 0.18 ha (0.44 ac)
- b) All others: 0.09 ha (0.22 ac)
- c) Notwithstanding b), the minimum size for parcels designated with the letter “p” is the number indicated on the **Land Use Map**

334 MINIMUM PARCEL WIDTH:

- a) Lots not serviced by a piped sewer system: 30.5 m (100.07 ft.)
- b) All others: 13.5 m (44.29 ft.)
- c) Notwithstanding b), the minimum width for parcels designated with the letter “w” is the number indicated on the **Land Use Map**

335 MAXIMUM DENSITY:

- a) A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached.

336 MAXIMUM PARCEL COVERAGE:

- a) 25% for principal building and 10% for total of Accessory Building

R-SML Residential, Small Lot District

341 PURPOSE: To provide for single and semi-detached residential dwellings on small parcels in Hamlets and comprehensively planned area.

342 PERMITTED USES:

Accessory Building ≤ 65 m² (699.65 ft²)
 Beekeeping
 Dwelling, Duplex/Semi
 Dwelling, Single Detached

DISCRETIONARY USES:

Accessory Building > 65 m² (699.65 ft²)
 Accessory Dwelling Unit
 Bed and Breakfast
 Care Facility (Child)
 Care Facility (Group)
 Dwelling, Manufactured
 Dwelling, Tiny
 Special Function Business
 Vacation Rental

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343 MINIMUM PARCEL SIZE:

- a) 0.06 ha (0.15 ac)
- b) The minimum size of parcels designated with the letter “p” is the number indicated on the **Land Use Map**

344 MINIMUM PARCEL WIDTH:

- a) 13.5 m (44.29 ft.).
- b) The minimum width of parcels designated with the letter “w” is the number indicated on the **Land Use Map**

345 MAXIMUM DENSITY:

- a) A maximum of two Dwelling Units – one Dwelling, Single Detached and one other Dwelling Unit where the other Dwelling Unit is not a Dwelling, Single Detached.

346 MAXIMUM PARCEL COVERAGE:

- a) 50% for principal building and 15% for total of Accessory Buildings

347 MAXIMUM BUILDING HEIGHT:

- a) Accessory Buildings: 5.5 m (18.04 ft.)
- b) All others: 12.0 m (39.37 ft.)
- c) Notwithstanding b), the maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

R-MID Residential, Mid-Density Urban District

350 PURPOSE: To accommodate a diverse range of low to medium density fee simple residential housing types in an urban setting, such as Hamlets and comprehensively planned area.

351 PERMITTED USES:

Accessory Building ≤ 75 m² (807.29 ft²)
Dwelling, Single Detached
Dwelling, Duplex/Semi
Dwelling, Rowhouse
Beekeeping

DISCRETIONARY USES:

Accessory Building > 75 m² (807.29 ft²)
Accessory Dwelling Unit
Bed and Breakfast
Care Facility (Child)
Care Facility (Group)
Communications Facility (Type A)
Dwelling, Manufactured
Dwelling, Tiny
Special Function Business
Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

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352 MINIMUM PARCEL SIZE (per unit):

- | | |
|--|--|
| a) Dwelling, Single Detached
0.03 ha (0.07 ac) | b) Notwithstanding a), the minimum parcel size on parcels designated with the letter “sp” is the number indicated on the Land Use Map |
| c) Dwelling, Duplex/Semi
0.025 ha (0.06 ac) | d) Notwithstanding c), the minimum parcel size on parcels designated with the letter “ip” is the number indicated on the Land Use Map |
| e) Dwelling Rowhouse
0.02 ha (0.05 ac) | f) Notwithstanding e), the minimum parcel size on parcels designated with the letter “rp” is the number indicated on the Land Use Map |
| g) All Other
0.09 ha (0.22 ac) | h) Notwithstanding g), the minimum parcel size on parcels designated with the letter “op” is the number indicated on the Land Use Map |

353 MINIMUM PARCEL WIDTH (per unit):

- | | |
|---|--|
| a) Dwelling, Single Detached
9.14 m (29.99 ft.) | b) Notwithstanding a), the minimum parcel width for parcels designated by the letter “sw” is the number indicated on the Land Use Map |
| c) Dwelling, Duplex/Semi
7.92 m (25.98 ft.) | d) Notwithstanding c), the minimum parcel width for parcels designated by the letter “iw” is the number indicated on the Land Use Map |
| e) Dwelling, Rowhouse
6.09 m (19.98 ft.) | f) Notwithstanding e), the minimum parcel width for parcels designated by the letter “rw” is the number indicated on the Land Use Map |
| g) All Other | h) Notwithstanding g), the minimum parcel width for parcels designated by |

R-MRU Residential, Multi-Residential Urban District

361 PURPOSE: To accommodate a diverse range of medium density multi-dwelling condominium residential housing types in an urban setting, such as Hamlets and comprehensively planned area.

362 PERMITTED USES:

Accessory Building ≤ 75 m² (807.29 ft²)
Dwelling, Multiple Unit
Beekeeping

DISCRETIONARY USES:

Accessory Building > 75 m² (807.29 ft²)
Bed and Breakfast
Care Facility (Child)
Care Facility (Group)
Care Facility (Senior)
Communications Facility (Type A)
Special Function Business
Vacation Rental

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

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363 MINIMUM PARCEL SIZE:

- a) Lots not serviced by a piped sewer system: 0.18 ha (0.44 ac)
- b) All others: 0.09 ha (0.22 ac)
- c) Notwithstanding b), the minimum size for parcels designated with the letter “p” is the number indicated on the **Land Use Map**

364 MAXIMUM DENSITY:

- a) 50 units per ha
- b) The maximum density on parcels designated with the letter “d” is the number indicated on the **Land Use Map**

365 MAXIMUM PARCEL COVERAGE:

- a) 65%

366 MAXIMUM BUILDING HEIGHT:

- a) Accessory Buildings: 5.5 m (18.04 ft.)
- b) All others: 14.0 m (45.93 ft.)
- c) Notwithstanding b), the maximum height on parcels designated with the letter “h” is the number indicated on the **Land Use Map**

367 MINIMUM SETBACKS: *

Front Yard
6.0 m (19.69 ft.)

Side Yard
6.0 m (19.69 ft.)

Rear Yard
6.0 m (19.69 ft.)