

PART 7 – LAND USE DISTRICTS

7.1 R1 - Single Detached Residential

7.1.1 Purpose

To provide for residential development in the form of low density single detached housing on larger lot sizes.

7.1.2 Permitted Uses and Discretionary Uses

Permitted Uses

Dwelling, Single
Dwelling, Secondary suite*
Family Day Home
Group Home, Minor*
Home Business, Minor*
WECS, Micro*

Discretionary Uses

Bed and Breakfast*
Group Home, Major *
Home Business, Major*
Temporary Outdoor Event

Refer to Part 5, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.1.3 Subdivision Regulations

- a) The minimum lot width shall be 15m, or 16.5 m for a corner lot.
- b) The minimum lot depth shall be 33m.

7.1.4 Development Regulations – Principal Building

- a) The maximum height shall be 10.0 m
- b) Where the vehicle door of an attached garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
- c) The minimum setback from the front lot line shall be 6.0 m.
- d) For a side lot line:
 - i) the minimum setback from a side lot line shall be 1.5 m.

- ii) the minimum setback from a side lot line that abuts a flanking road shall be 4.0 m.
- iii) the minimum setback from a side lot line that abuts a multiple residential, commercial, or industrial district shall be 4.0 m.
- iv) 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.
- e) The minimum setback from the rear lot line shall be 7.5 m, or 5.5 m for a corner lot.
- f) There shall be a minimum of 3.0 m of the first storey of a dwelling, other than an attached garage, exposed to the road.

7.1.5 Development Regulations – Accessory Buildings and Accessory Structures

- a) The maximum height shall be 4.5 m.
- b) Where the vehicle door of a garage faces a lane, the minimum setback from the rear lot line shall be 6.0 m.
- c) The minimum setback from the front lot line shall be 18.0 m.
- d) The minimum setback from a side lot line shall be 1.0 m, or 4.0 m from a lot line that abuts a flanking road.
- e) The minimum setback from the rear lot line shall be 1.0 m.
- f) The maximum ground floor area for one accessory building shall be 68m²
- g) The maximum combined ground floor area for all accessory buildings shall be 85m².

7.1.6 Development Regulations – Site Coverage

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

7.1.7 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.

7.2 R2 – Low Density Residential

7.2.1 Purpose

To provide primarily for single dwellings and semi-detached dwellings on smaller lots.

7.2.2 Permitted and Discretionary Uses

Permitted Uses

Dwelling, Single
Dwelling, Semi-Detached
Family Day Home
Home Business, Minor*
Group Home, Minor*
WECS, Micro*

Discretionary Uses

Bed and Breakfast*
Dwelling, Duplex
Dwelling, Secondary Suite*
Group Home, Major*
Home Business, Major*
Temporary Outdoor Event

Refer to Part 5, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.2.3 Subdivision Regulations

- a) The minimum lot width shall be 10.4 m, or 13 m for a corner lot.
- b) The minimum lot depth shall be: with lane 30.5m, without lane 33.5m

7.2.4 Development Regulations – Principal Building

- a) The maximum height shall be 10.0 m
- b) Where the vehicle door of an attached garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
- c) The minimum setback from the front lot line shall be 6.0 m.
- d) For a side lot line:
 - i) the minimum setback from a side lot line shall be 1.2 m.

- ii) the minimum setback from a side lot line that abuts a flanking road shall be 3.0 m.
- iii) the minimum setback from a side lot line that abuts a multiple residential, commercial, or industrial district shall be 4.0 m.
- iv) 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.
- e) The minimum setback from the rear lot line shall be 7.5 m, or 5.5m for a corner lot.
- f) There shall be a minimum of 1.5 m of the first storey of a dwelling, other than an attached garage, exposed to the road.

7.2.5 Development Regulations – Semi-Detached Dwelling

- a) The maximum height shall be 10.0m
- b) The minimum site width for semi-detached dwellings shall be 20.8m.
- c) The minimum yard requirements shall be the same as those required for Single Dwelling
- d) Where a common wall of a semi-detached dwelling is located on a mutual side lot line, the side yard shall be 0.0

7.2.6 Development Regulations – Duplex Dwelling

- a) The maximum height shall be 10.0m.
- b) The minimum site width for a duplex dwelling shall be 10.4m
- c) The minimum yard requirements shall be the same as those required for single dwelling

7.2.7 Development Regulations – Accessory Buildings and Accessory Structures

- a) Accessory buildings and structures shall not be permitted in the front yard
- b) The maximum height shall be 4.5 m.
- c) Where the vehicle door of a garage faces a lane, the minimum setback from a lot line shall be 6.0 m.
- d) The minimum setback from the front lot line shall be 18.0 m.
- e) The minimum setback from a side lot line shall be 1.0 m, or 3.0 m from a lot line that abuts a flanking road.
- f) The minimum setback from the rear lot line shall be 1.0 m.
- g) The maximum combined ground floor area for all accessory buildings shall be 53m².

7.2.8 Development Regulations – Site Coverage

- a) The maximum site coverage for all buildings shall be 50.0%

7.2.9 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.

7.3 R3 – Low to Medium Density Multiple Residential

7.3.1 Purpose

To provide for a mix of low density and medium density dwelling types, either on a planned site or street-oriented basis.

7.3.2 Permitted Uses and Discretionary Uses

Permitted Uses

Dwelling, Duplex
Dwelling, Multi-Attached
Dwelling, Semi-Detached
Group Home, Minor*
Home Business, Minor*
WECS, Micro*

Discretionary Uses

Bed & Breakfast*
Dwelling, Single
Secondary Suite*
Home Business, Major*
Temporary Outdoor Event

Refer to Part 5, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.3.3 Subdivision Regulations

- a) The minimum lot width for a multi-attached dwelling unit shall be:
 - i) 6.0m for an internal unit, or
 - ii) 7.2m for an end unit, or
 - iii) 9.1m for a corner unit.
- b) The lot width and depth for single, semi-detached and duplex lots shall be in accordance with Section 7.2.3
- c) The minimum lot depth for all listed dwelling types shall be: 30.5m with lane and 33.0 without lane;

7.3.4 Development Regulations – Multi Attached Dwellings

- a) The maximum height shall be 10.5m
- b) Where a vehicle door of an attached garage faces a lane or road, the minimum setback from a lot line shall be 6.0m
- c) The minimum setback from the front lot line shall be 6.0m
- d) For a side lot line:
 - i) the minimum setback from a side lot line shall be 1.2m
 - ii) the minimum setback from a side lot line that abuts a flanking road shall be 3.0m
 - iii) the minimum setback from a side lot line that abuts a multiple residential, commercial, or industrial district shall be 3.0m;
 - iv) the minimum setback from one side lot line shall be 3.0m where there is not direct vehicular access to the rear yard or to an attached garage.
- b) Where a common wall of a dwelling unit is located on a shared lot line, the setback shall be 0.0m
- c) The minimum setback from the rear lot line shall be 7.5m

7.3.5 Development Regulations – Semi-Detached Dwellings

- a) The development regulations of Section 7.2.5 should apply to all semi-detached dwellings

7.3.6 Development Regulations – Duplex Dwellings

- a) The development regulations of Section 7.2.6 should apply to all duplex dwellings

7.3.7 Development Regulations – Single Dwellings

- a) The development regulations of Section 7.2.4 should apply to all single dwellings.

7.3.8 Development Regulations – Accessory Buildings and Accessory Structures

- a) Accessory buildings and structures shall not be permitted in the front yard.
- b) The maximum height shall be 4.5m.
- c) Where a vehicle door of a garage faces a lane, the minimum setback from a lot line shall be 6.0.
- d) The minimum setback from the front lot line shall be 18.0m.
- e) The minimum setback from a side lot line shall be 1.0m, or 3.0m from a lot line that abuts a flanking road.
- f) The minimum setback from the rear lot line shall be 1.0m.

- g) The maximum combined floor area for all accessory buildings shall be 53m².

7.3.9 Development regulations – Site Coverage

- a) The maximum site coverage for all buildings shall be 55% for an interior lot, or 50% for a corner lot.

7.3.9 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.

7.4 R4 – Medium Density Multiple Residential

7.4.1 Purpose

To provide for medium-density dwellings, primarily as low-rise apartment dwellings and town housing units.

7.4.2 Permitted Uses and Discretionary Uses

Permitted Uses

Congregate Housing
Dwelling, Apartment
Dwelling, Multi-Attached
Home Business, Minor*
Special Care Facility
WECS, Micro *

Discretionary Uses

Child Care Services*
Personal Service
Convenience Retail Store
Utility Service, Minor
Temporary Outdoor Event

Refer to Part 5, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.4.3 Subdivision Regulations

- a) The minimum lot area is 0.2 ha.
- b) The minimum lot frontage is 35.0m.
- c) The minimum site density is 35 units/ha

7.4.4 Development Regulations – Principal Building and Accessory Buildings

- a) The maximum height for a principal building shall be 14 m.
- b) The maximum height for an accessory building shall be 4.5 m.
- c) The minimum setback from the front lot line shall be 6.0 m.
- d) The minimum setback from a side lot line shall be 2.0 m or 1.5 m for each storey or partial storey, whichever is greater.
- e) The minimum setback from a side lot line that abuts a flanking road shall be 6.0 m.
- f) The minimum setback from the rear lot line shall be 7.5 m.

- g) Where the vehicle door of an attached garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
- h) The minimum separation distance between buildings is 10m between the exterior wall of an apartment building and any other residential building;
- i) The minimum setback for an accessory building is 3.0m.
- j) The maximum site coverage shall be 40%.

7.4.5 Development Regulations – Multi Attached

- a) The development regulations of 7.3.4 shall apply to all multi-attached dwellings.

7.4.6 Commercial Uses

- a) Commercial uses shall only be permitted within ground floor units of apartment buildings that front onto and have access to a municipal street and have a maximum gross floor area of 275m².

7.4.7 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.

7.5 R5- Residential Manufactured Home

7.5.1 Purpose

To provide primarily for manufactured housing on lots designated for low density development

7.5.2 Permitted and Discretionary Uses

Permitted Uses

Family Day Home
Home Business, Minor*
Manufactured Home (single wide or double wide)
WECS, Micro*

Discretionary Uses

Dwelling, Single (Modular Home only)
Home Business, Major*

Refer to Part 5, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.5.3 Subdivision Regulations

- a) The minimum lot width shall be 12.2m and total area of 390m².

7.5.4 Development Regulations – Principal Building

- a) The maximum height shall be 5.0 m or one (1) story, whichever is less
- b) The minimum setback from the front lot line shall be 4.5m;
- c) The minimum setback from a lot line that abuts a flanking road shall be 4.5m;
- d) The minimum sideyard setback to the side of a manufactured home where there is no door on the side of the dwelling shall be 1.5 m;
- e) The minimum sideyard setback to the side of a manufactured home where there is a door on the side of the dwelling shall be 1.5m;
- f) Where a vehicle door of a garage faces a lane or road, the minimum setback from a lot line shall be 6.0m.

7.5.5 Development Regulations – Single Dwelling

- a) The regulations of Section 7.1.4 shall apply

7.5.6 Development Regulations – Accessory Buildings and Accessory Structures

- a) The maximum height shall be 4.5 m.
- b) Where the vehicle door of a garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
- c) The minimum setback from the front lot line shall be 18.0 m.
- d) The minimum setback from a side lot line shall be 1.0 m, or 4.5 m from a lot line that abuts a flanking road.
- e) The minimum setback from the rear lot line shall be 1.0 m.
- f) The maximum ground floor area for one accessory building shall be 59m².
- g) The maximum combined ground floor area for all accessory buildings shall be 69m².

7.5.7 Development Regulations – Site Coverage

- a) The maximum site coverage for all buildings shall be 42.5%.

7.5.8 Other Regulations

- a) The manufactured home and all additions shall be considered as part of the principal building.
- b) Each manufactured home shall have an Alberta Manufactured Home label issued by the Province of Alberta. Proof of this shall be submitted with the development permit application for placement of a manufactured home on a site.
- c) Upon passage of this Bylaw, placement of manufactured homes older than five (5) years shall not be permitted.
- d) All accessory developments such as patios, porches, additions, skirting and storage facilities shall be factory-prefabricated units, or of an equivalent quality so that design and construction will complement the manufactured home.
- e) Structures or additions to a manufactured home shall have a foundation, structure and appearance equivalent to or better than that of the manufactured home and shall be provided with steps and landings to all entrances within 30 days of their development.
- f) The undercarriage of each manufactured home shall be suitably enclosed from view by skirting or such other means satisfactory to the Development Authority, within 30 days of placement of the

manufactured home. Axles, wheels and trailer hitches shall be removed where they are not part of the frame. Where a hitch cannot be removed, it shall be skirted or covered from view.

- g) Each manufactured home must be placed upon a foundation of concrete blocks, poured concrete or a series of piers as approved by the Development Authority.
- h) 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.

7.6 C1 - Central Business Commercial

7.6.1 Purpose

The district provides primarily for a pedestrian-oriented service and retail environment in the central business area of the community

7.6.2 Permitted and Discretionary Uses

Permitted Uses

Child Care Services*
Cannabis Retail Sales * *Bylaw 06/18*
Business Support Services
Community Service Facility
Convenience Retail Store
Custom Workshops
Food Service, Restaurant
Food Service, Specialty
Custom Workshops
Health Service, Minor
Neighborhood Pub
Personal Service
Pet Care Service
Private club
Professional and Office Service
Retail, General
Retail, Alcohol*
Retail, Secondhand
Seasonal Garden Centre
Utility Service, Minor
WECS, Micro*

Discretionary

Amusement Centre
Animal Service Facility, Minor*
Automotive Service Centre – Lots 12 – 14, Block A, Plan 182 BS only
Commercial School
Communication Tower-Utility Service, Minor*
Emergency Service
Farmers Market
Funeral Service
Hotel – Lots 17 – 19, Block 3, Plan 6700U only

Household Repair Services
Live/Work Unit*
Motel – Lots 4A and G, Block 8, Plan 792 2242 only
Temporary Outdoor Event

7.6.3 Subdivision Regulations

- a) Minimum Lot Width: 4.57m
- b) Minimum Lot Area: 150m²

7.6.4 Development Regulations – Principal Building

- a) The maximum height shall be 12m.
- b) No minimum setback from the front lot line shall be required.
- c) On a side lot line adjacent to land districted C-1 or C-2 the minimum setback shall be 0.0m.
- d) On a side lot line adjacent to land districted residential the minimum setback shall be 3.0m.
- e) The minimum setback from a rear lot line shall be 6.0m

7.6.6 Development Regulations – Site Coverage

- a) Maximum site coverage 80%, subject to provision of on-site parking, loading, storage and waste disposal at the rear of the property.

7.6.7 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.

7.7 C2 – General Commercial

7.7.1 Purpose:

To provide primarily for a broad range of low intensity business and service commercial uses.

7.7.2 Permitted and Discretionary Uses

Permitted Uses

Animal Service Facility, Minor*
Automotive Service Centre
Automotive and Recreation Vehicle Repair Shops
Business Support Service
Car Wash*
Contractor Service, Limited
Convenience Retail Store
Custom Indoor Manufacturing
Custom Workshops
Drive through Service*
Equipment Sales, Service and Rentals
Food Service, Restaurant
Food Service, Specialty
Gas Bar*
Government Service
Household Repair Service
Health Services, Minor
Landscaping sales and service
Personal Service
Professional and Office Service
Recycling Depot
Recycling Drop Off
Service Station*
Utility Service, Minor
WECS, Micro*

Discretionary

Amusement Centre
Automotive and Recreation Vehicle Sales/Rental
Cannabis Retail Sales* *Bylaw 06/18*
Child Care Services*
Commercial School
Communication Tower-Utility Service, Minor*

Contractor Service, General
Emergency Service
Fleet Service
Food Service, Mobile Catering
Funeral Service
Neighbourhood Pub
Parking, Non-Accessory
Retail, Alcohol
Retail, General
Retail, Secondhand
Seasonal Garden Centre
Storage Facility
Temporary Outdoor Event

Refer to Part 5, specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.7.3 Subdivision Regulations

- a) The minimum lot width shall be 12.0 m.

7.7.4 Development Regulations – Principal Building

- a) The maximum floor area ratio shall be 1.0.
- b) The maximum height shall be 12.0m
- c) The minimum setback from the front lot line shall be 6.0m.
- d) The minimum setback from a side lot line shall be 3.0m
- e) The minimum setback from a side lot line that abuts a flanking road shall be 6.0m.
- f) The minimum setback from a rear lot line shall be 3.0m
- g) The minimum setback from a rear lot line that abuts a residential district shall be 6.0m.

7.7.5 Other Regulations

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

7.8 C3 – Highway Commercial

7.8.1 Purpose

To provide for a diversity of commercial uses largely intended to serve vehicular traffic in locations along arterial roads and highways.

7.8.2 Permitted and Discretionary Uses

Permitted Uses

Automotive Service Centre
Automotive and Recreation Vehicle Repair Shops
Cannabis Retail Sales* *Bylaw 06/18*
Car Wash*
Community Service Facility
Convenience Retail Store
Food Service, Restaurant
Food Service, Specialty
Gas Bar*
Hotel
Landscaping Sales and Service
Motel
Neighborhood Pub
Personal Service
Professional and Office Service
Retail, Alcohol*
Retail, General
Service Station*
Utility Service, Minor
WECS, Micro*

Discretionary Uses

Amusement Centre
Animal Service Facility, Minor*
Automotive and Recreation Vehicle Sales/Rental
Child Care Services*
Communication Tower-Utility Service, Minor
Drive through Service*
Seasonal Garden Centre

7.8.3 Subdivision Regulations

- a) The minimum lot width shall be 20.0 m.

7.8.4 Development Regulations – Principal Building

- a) The maximum floor area ratio shall be 2.0.
- b) The maximum height shall be 12.0 m.
- c) The minimum setback from the front lot line shall be 6.0 m.
- d) The minimum setback from a side lot line shall be 3.0 m.
- e) The minimum setback from a rear lot line shall be 3.0 m.
- f) The minimum setback from a side lot line or rear lot line that abuts a residential land use district shall be 4.5 m.

7.8.5 Other Regulations

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

7.9 M1 – Business Industrial

7.9.1 Purpose

To provide for a broad range of compatible commercial and industrial uses, some of which have outdoor storage or activities. This district is generally not located adjacent to residential areas because of potential nuisance factors.

7.9.2 Permitted and Discretionary Uses

Permitted Uses

Animal Service Facility, Minor*
Animal Service Facility, Major*
Auctioneering Facility
Automotive Service Centre
Autobody Repair and Paint Shop
Automotive Sales and Rental, Industrial
Automotive and Recreation Vehicle Repair Shops
Automotive and Recreation Vehicle Sales/Rental
Bulk Fuel Depot
Cannabis Production & Distribution *Bylaw 06/18*
Communication Tower-Utility Service, Minor*
Contractor Service, General
Contractor Service, Limited
Custom Indoor Manufacturing
Emergency Service
Equipment Sales and Service, Major
Equipment Sales, Service and Rentals
Fleet Service
General Industrial
Landscaping Sales and Service
Outdoor Storage
Manufactured Home Sales
Recreational Vehicle Storage
Recycling Depot
Storage Facility
Warehouse Distribution & Storage
Warehouse Sales
WECS, Micro*

Discretionary Uses

Business Support Service
Drive through Service*

Parking, Non-Accessory
Recreation Indoor
Salvage Yard
Surveillance Suite*
Utility Service, Major

Refer to Part 5, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.9.3 Subdivision Regulations

- a) The minimum lot width shall be 20.0 m for lots with full municipal services;
- b) The minimum lot area shall be 0.8 ha for lots without full municipal services.

7.9.4 Development Regulations – Principal Building

- a) The maximum floor area ratio shall be 2.0 m.
- b) The maximum height shall be 15.0 m.
- c) The minimum setback from the front lot line shall be 6.0 m.
- d) The minimum setback from a side lot line shall be 6.0 m.
- e) The minimum setback from a rear lot line shall be 6.0 m.
- f) The Development Officer may reduce the minimum setback from a side lot line or a rear lot line where the site is serviced by rail.

7.9.5 Other Regulations

- a) 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 may 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.
- 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.

7.10 PR – Recreation

7.10.1 Purpose

To provide for a wide range of parks and public and private recreation activities. Primarily aimed at passive and active outdoor activities, it includes buildings for community recreation.

7.10.2 Permitted and Discretionary Uses

Permitted Uses

Community Service Facility
Communication Tower-Utility Service Minor*
Recreation, Indoor
Recreation, Outdoor
Utility Service, Minor
WECS, Micro*

Discretionary Uses

Campground*
Child Care Services*
Cemetery
Community Garden
Farmers Market

Refer to Part 5, Specific Use Regulations, for additional regulations pertained to uses containing an asterisk (*)

7.10.3 Subdivision Regulations

- a) The minimum lot width shall be 30.0

7.10.4 Development Regulations - Principal Buildings and Accessory Buildings

- a) The maximum height shall be 10.0 m.
- b) The minimum setback from the front lot line shall be 7.5 m.
- c) The minimum setback from a side lot line shall be 4.5 m.
- d) The minimum setback from the rear lot line shall be 7.5 m.

7.10.5 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.

7.11 PS – Public Services

7.11.1 Purpose

To provide for a broad range of public and private institutional and community services, uses and facilities to serve the Town and the surrounding area.

7.11.2 Permitted and Discretionary Uses

Permitted Uses

Communication Tower-Utility Service, Minor*
Community Service Facility
Education, Private
Education, Public
Government Service
Health Service, Major
Health Service, Minor
Religious Assembly
Utility Service, Minor
WECS, Micro*

Discretionary Uses

Child Care Services*
Congregate Housing
Emergency Service
Funeral Service
Private Camp
Recreation Facility, Indoor
Recreation Facility, Outdoor
Special Care Facility
Utility Service, Major

7.11.3 Subdivision Regulations

- a) The minimum lot width shall be 30.0m

7.11.4 Development Regulations – Principal Building and Accessory Buildings

- a) The maximum height shall be 20.0m
- b) The minimum setback from the front lot line shall be 6.0m
- c) The minimum setback from the rear lot line shall be 6.0m.

- d) The minimum setback from a lot line that abuts a residential district shall be 10.0m
- e) The maximum site coverage shall be 40%

7.11.5 Accessory Uses

- a) The following uses may be considered as accessory uses when located within a principal use:
 - i) convenience retail store
 - ii) food service, specialty
 - iii) food service, restaurant
- b) A helipad may be considered by the Development Authority as an accessory use to a health service, major use

7.11.6 Other Regulations

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

7.12 PU – Public Utilities

7.12.1 Purpose

To provide for public and private utilities needed to serve the Town of Lamont and the region.

7.12.2 Permitted Uses and Discretionary Uses

Permitted Uses

Communication Tower-Utility Service, Minor*
Recycling Depot
Recycling Drop-Off
Utility Service, Major
Utility Service, Minor

Discretionary Uses

Emergency Service
Outdoor Storage
Recreation Outdoor

Refer to Part 5, Specific Use Regulations for additional regulations pertaining to uses containing an asterisk (*)

7.12.3 Subdivision Regulations

- a) None

7.12.4 Development Regulations – Principal Building and Accessory Buildings

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

7.12.5 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.

7.13 FD – Future Development

7.13.1 Purpose

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

7.13.2 Permitted and Discretionary Uses

Permitted Uses

Agriculture
Home Business, Minor*
WECS, Micro*

Discretionary Uses

Animal Breeding and Boarding Facility
Communication Tower-Utility Service, Minor*
Dwelling, Single
Group Home, Major* - Block 1, Plan 263RS only
Home Business, Major*
Manufactured Home (temporary only)
Recreation Outdoor
Recreation Vehicle Storage
Secondary Suite*

Refer to Part 5, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.13.3 Subdivision Regulations

- a) For an unsubdivided quarter section, one (1) first parcel out subdivision may be considered. The first parcel 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.

7.13.4 Development Regulations – Principal Building and Accessory Buildings

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

7.13.5 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 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.