

REGULATIONS FOR LAND USE DISTRICTS

1. **Low Density Residential (R1) District**

1.1. Purpose

The purpose of the R1 district is to provide land for detached residences on individual, fully serviced lots.

1.2. Permitted Uses

The following uses are permitted:

- o new detached residences
- o modular homes, but excluding manufactured and mobile homes
- o granny suites
- o home offices
- o public parks and recreation areas
- o buildings and uses accessory to the above.

1.3. Discretionary Uses

The following uses may be allowed at the discretion of the Development Authority:

- o moved-in residences, but excluding manufactured and mobile homes
- o churches
- o group homes (*up to six clients*)
- o home businesses
- o rental suites
- o utility installations
- o buildings and uses accessory to the above.

1.4. Number of Dwellings on a Lot

Only one dwelling shall be constructed on a lot, but this shall not prevent the construction and use of one self-contained suite within a main building.

1.5. Lot Size Requirements

Lot area: All residential lots shall have an area of at least 557 m² (6,000 square feet).

Lots for other uses shall have an area satisfactory to the Development Authority.

Lot width: Residential lots which have lane or road access to the rear yard shall have a mean width of at least 15.25 metres (50 feet).

Residential lots which do not have lane or road access to the rear yard shall have a mean width of at least 18.3 metres (60 feet).

Residential corner lots shall have a width of at least 17 metres (55 feet).
Non-rectangular residential lots shall have a front width of at least 10 metres (33 feet)

Where oversized lots are being re-subdivided, the required lot widths may be relaxed to accommodate existing buildings.

Lots for other uses shall have a width satisfactory to the Development Authority.

1.6. Building Sizes

1.6.1. A dwelling shall not exceed two and a half storeys above grade.

1.6.2. A dwelling shall have a finished floor area of at least 93 square metres (1001 square feet).

1.6.3 No accessory building shall have a wall height exceeding 3 metres (10 feet).

1.7. Site Coverage

Buildings shall cover no more than 30% of the area of a residential lot.

1.8. Yards and Setbacks: Main Buildings

Front yard: Buildings shall be set back at least 6 metres (20 feet) from the front property line.

Rear Yard: Buildings shall be set back at least 6 metres (20 feet) from the rear property line.

Side yard: Buildings shall be set back at least

- o 3 metres (10 feet) from the side property line of a flanking street,
- o 3 metres (10 feet) on one side of the lot where there is no road or lane access to the rear yard, and

- o 1.5 metres (5 feet) in all other cases, but this shall be increased by 0.3 metres for each 1 metre of building height above 7.5 metres.

1.9. Yards and Setbacks: Accessory Buildings

Front yard: No accessory building shall be located in a front yard.

Side yard: Accessory buildings shall be set back at least 1 metre from side property lines.

No accessory building shall be located between a main building and a flanking street or lane.

Rear yard Accessory buildings shall be set back at least 1 metre (3 feet) from the rear property line.

Despite the above, garages may be located 1 metre (3 feet) or at least 6 metres (20 feet), but not *between* 1 metre and 6 metres, from a rear property line.

A garage gaining direct access from a flanking street shall be located at least 6 metres from the flanking street.

1.10. Other Controls

The requirements of Schedules A and D apply in this district.

2. General Residential (R2) district

2.1 Purpose

The purpose of the R2 district is to provide land for smaller detached houses and side-by-side duplexes.

2.2 Permitted Uses

The following uses are permitted:

- o new detached residences
- o modular homes, but excluding manufactured and mobile homes
- o duplex dwellings
- o granny suites in detached houses
- o home offices
- o public parks and recreation areas
- o buildings and uses accessory to the above.

2.3 Discretionary Uses

The following uses may be allowed at the discretion of the Development Authority:

- o moved-in residences
- o manufactured homes no more than 15 years old
- o churches
- o group homes
- o home businesses
- o rental suites
- o utility installations
- o buildings and uses accessory to the above.

2.4 Number of Dwellings on a Lot

Only one dwelling shall be constructed on a lot, except that

2.4.1 a duplex may be built on a lot which is large enough to be re-subdivided, and

2.4.2 one self-contained suite may be constructed and used within a detached house.

2.5 Lot Size Requirements

Detached houses: A lot for a detached house shall have an area of at least 445 square metres (4,800 square feet), a mean width of at least 12.2 metres (40 feet), and a street frontage of at least 7.5 metres (25 feet).

Duplexes: A subdivided lot for one side of a duplex shall have an area of at least 250 square metres (2,690 square feet), a mean width of 7.5 metres (25 feet), and a street frontage of at least 5 metres (16.5 feet).

Non-residential uses: Lots for non-residential uses shall have an area and width satisfactory to the Development Authority.

2.6 Site Coverage

Buildings shall cover no more than 40% of the area of a residential lot.

2.7 Yards and Setbacks: Main Buildings

Front yard: Buildings shall be set back at least 6 metres (20 feet) from the front property line.

Rear yard: Buildings shall be set back at least 6 metres (20 feet) from the rear property line.

Side yard: Buildings shall be set back at least

- o 3 metres (10 feet) from the side property line of a flanking street,
- o 3 metres (10 feet) on one side of the lot where there is no road or lane access to the rear yard, and
- o 1.5 metres in all other cases, except that a duplex may be built straddling the side property line.

2.8 Yards and Setbacks: Accessory Buildings

Front yard: No accessory building shall be located in a front yard.

Side yard: Accessory buildings other than garages shall be set back at least 1 metre from side property lines.

No accessory building shall be located between a main building and a flanking street or lane.

A shared garage serving two attached duplexes may be constructed straddling the property line provided that there is a fireproof dividing wall at the property line.

Rear yard Accessory buildings shall be set back at least 1 metres (3 feet) from the rear property line.

Despite the above, garages may be located 1 metre (3 feet) or more than 6 metres (20 feet), but not *between* 1 metre and 6 metres, from a rear property line.

A garage gaining direct access from a flanking street shall be located at least 6 metres from the flanking street.

2.9 Building sizes

A building shall not exceed two storeys above grade.

An accessory building shall not have a wall height exceeding 3 metres (10 feet)

2.10 Subdivision design

A new subdivision intended to be classified R2 shall contain lanes serving every residential lot.

2.11 Other Controls

The requirements of Schedules A and D apply in this district.

3. Medium Density Residential (R3) district

3.1. Purpose

The purpose of the R3 district is to provide land for medium density housing in the form of town housing, row housing, and fourplexes. Duplexes and detached houses are also allowed. This district does not allow apartments or any type of housing with more than two floors above grade.

3.2 Permitted Uses

The following uses are permitted:

- o new detached residences
- o modular homes, but excluding manufactured and mobile homes
- o duplex, triplex, and fourplex dwellings not forming part of a condominium
- o row housing not forming part of a condominium
- o granny suites in detached houses
- o home offices
- o public parks and recreation areas
- o buildings and uses accessory to the above.

3.3 Discretionary Uses

The following uses may be allowed at the discretion of the Development Authority:

- o moved-in residences
- o manufactured homes no more than 15 years old
- o multiple unit housing registered as a condominium
- o churches
- o day care facilities
- o group homes
- o home businesses
- o rental suites
- o utility installations

- o buildings and uses accessory to the above.

3.4 Number of Dwellings on a Lot

Only one detached dwelling shall be constructed on a lot, but this shall not prevent the construction and use of a single suite within a detached dwelling.

3.5 Lot Size Requirements

Detached houses: A lot for a detached house shall have an area of at least 445 square metres (4,800 square feet), a mean width of at least 12.2 metres (40 feet), and a street frontage of at least 7.5 metres (25 feet).

Duplexes: A subdivided lot for one side of a duplex shall have an area of at least 250 m² (2,690 square feet), a mean width of 7.5 metres (25 feet), and a street frontage of at least 5 metres (16.5 feet).

Other residences: A lot for other styles of residences shall be large enough to accommodate the proposed buildings with the required yards, site coverage, setbacks, parking, and landscaping.

Non-residential uses: Lots for non-residential uses shall have an area and width satisfactory to the Development Authority.

3.6 Site Coverage

Buildings shall cover no more than 40% of the area of a residential lot.

3.7 Yards and Setbacks: Main Buildings

Front yard: Buildings shall be set back at least 6 metres (20 feet) from the front property line.

Rear yard: Buildings shall be set back at least 6 metres (20 feet) from the rear property line.

Side yard: Buildings shall be set back at least

- o 3 metres (10 feet) from the side property line of a flanking street or lane,
- o 3 metres (10 feet) on one side of the lot where there is no road or lane access to the rear yard, and

- o 1.5 metres in all other cases, except that a duplex may be built straddling the side property line.

3.8 Yards and Setbacks: Accessory Buildings

Front yard: No accessory building shall be located in a front yard.

Side yard: Accessory buildings other than garages shall be set back at least 1 metre from side property lines.

No accessory building shall be located between a main building and a flanking street or lane.

A shared garage serving two attached duplexes may be constructed straddling the property line provided that there is a fireproof dividing wall at the property line.

Rear yard Accessory buildings shall be set back at least 1 metres (3 feet) from the rear property line.

Despite the above, garages may be located 1 metre (3 feet) or at least 6 metres (20 feet), but not *between* 1 metre and 6 metres, from a rear property line.

A garage gaining direct access from a flanking street shall be located at least 6 metres from the flanking street.

3.9 Distances Between Buildings

All buildings shall be separated by 3 metres (10 feet) from all other buildings whether on the same or a different lot or such greater distance as may be required by the Alberta Building Code.

3.10 Building sizes

A building shall not exceed two storeys above grade.

An accessory building shall not have a wall height exceeding 3 metres (10 feet)

3.11 Subdivision design

A new subdivision intended to be classified R3 shall contain lanes serving every residential lot.

3.12 Condominiums

3.12.1 The internal circulation routes within a condominium must be at least 7.5 metres (25 feet) wide and able to accommodate emergency vehicles.

3.12.2 Where the units in a condominium have direct outside access, they must each have at least 13.5 m² (140 square feet) of private outdoor space.

3.12.3 At least 40% of the area of the common property shall be landscaped.

3.13 Other Controls

The requirements of Schedules A and D apply in this district.

4. High Density Residential (R4) District

4.1 Purpose

The purpose of the R4 district is to provide land for higher density housing including apartments. The district may also be used for lower density housing.

4.2 Permitted Uses

The following uses are permitted:

- o new detached residences
- o modular homes, but excluding manufactured and mobile homes
- o duplex, triplex, and fourplex dwellings not forming part of a condominium
- o row housing not forming part of a condominium

- o apartment buildings not forming part of a condominium
- o granny suites in detached houses
- o home offices
- o public parks and recreation areas
- o buildings and uses accessory to the above.

4.3 Discretionary Uses

The following uses may be allowed at the discretion of the Development Authority:

- o moved-in residences
- o manufactured homes no more than 15 years old
- o multiple unit housing of any building type which is registered as a condominium
- o churches
- o day care facilities
- o group homes
- o home businesses
- o rental suites
- o utility installations
- o buildings and uses accessory to the above.

4.4 Number of Dwellings on a Lot

No more than one detached house may be built on a lot.

4.5 Lot Size Requirements

Detached houses: A lot for a detached residence shall have an area of at least 450 m² (4,800 square feet), a mean width of at least 12 metres (40 feet), and a street frontage of at least 7.5 metres (25 feet).

Duplexes: A lot for one side of a duplex shall have an area of at least 250 m² (2,690 square feet), a mean width of 7.5 metres (25 feet), and a street frontage of at least 5 metres (16.5 feet).

Other residences: A lot for other styles of residences shall be large enough to accommodate the proposed buildings with the required yards, setbacks, site coverage, parking, and landscaping.

Non-residential uses: Lots for non-residential uses shall have an area and width satisfactory to the Development Authority.

4.6 Site Coverage

Buildings shall cover no more than 50% of the area of a residential lot.

4.7 Yards and Setbacks

Front yard: Buildings shall be set back at least 6 metres (20 feet) from the front property line.

Rear yard: Buildings shall be set back at least 6 metres (20 feet) from the rear property line.

Side yard: Buildings shall be set back at least

- o 3 metres (10 feet) from the side property line of a flanking street,
- o 3 metres (10 feet) on one side of the lot where there is no road or lane access to the rear yard,
- o 25% of the overall height of the building, and
- o 1.5 metres (5 feet) in all other cases.

Despite the foregoing, a duplex, row house, or fourplex may be built straddling the side property line.

4.8 Yards and Setbacks: Accessory Buildings

Front yard: No accessory building shall be located in a front yard.

Side yard: Accessory buildings shall be set back at least 1 metre from side property lines, but see below regarding garages accessing flanking streets.

No accessory building shall be located between a main building and a flanking street.

Rear yard Accessory buildings shall be set back at least 1 metres (3 feet) from the rear property line.

Despite the above, garages may be located 1 metre (3 feet) or at least 6 metres (20 feet), but not *between* 1 metre and 6 metres, from a rear property line.

A garage gaining direct access from a flanking street shall be located at least 6 metres from the flanking street.

A shared garage serving two attached dwellings may be constructed straddling the property line provided that there is a fireproof dividing wall at the property line.

4.9 Distances Between Buildings

All buildings shall be separated by 3 metres (10 feet) from all other buildings whether on the same or a different lot, or such greater distance as may be required by the Alberta Building Code.

4.10 Emergency Vehicle Access

4.10.1 Along the sides of an apartment building exceeding two storeys above grade, emergency vehicle access must conform to the side and rear yard setbacks as per the Alberta Building Code requirements. There shall be a firm, level "fire access area", accessible from the road by emergency response equipment. This requirement may increase the setbacks required by section 4.7 above.

4.10.2 No buildings, vehicles, or other obstructions shall be placed or allowed in a fire access area.

4.11 Height of buildings

4.11.1 No accessory building shall have a wall height exceeding 3 metres (10 feet).

4.11.2 No building shall have a height exceeding 10 metres (33 feet) above grade, measured to the roof peak.

4.12 Condominiums

4.12.1 The internal circulation routes within a condominium must be at least 7.5 metres (25 feet) wide and able to accommodate emergency vehicles.

4.12.2 Where the units in a condominium have direct outside access, they must each have at least 13.5 m² (140 square feet) of private outdoor space.

4.12.3 At least 40% of the area of the common property shall be landscaped.

4.13 Other Controls

The requirements of Schedules A and D apply in this district.

5. Manufactured Housing Subdivision District (MHS)

5.1 Purpose

The purpose of the MHS district is to provide land where manufactured homes may be placed on titled lots which are dimensioned to fit the unique size and shape of this style of housing.

5.2 Permitted Uses

- o new manufactured homes
- o new conventionally built detached residences
- o duplexes
- o modular homes
- o home offices
- o public parks and recreation areas
- o buildings and uses accessory to the above.

5.3 Discretionary Uses

The following uses may be allowed at the discretion of the Development Authority:

- o manufactured homes no more than fifteen years old when moved to the site
- o mobile homes
- o moved-in conventionally built residences
- o churches
- o day care facilities
- o group homes
- o home businesses
- o utility installations
- o buildings and uses accessory to the above.

5.4 Number of Dwellings on a Lot

Only one dwelling shall be constructed on a lot.

5.5 Lot Size Requirements

Single wide units: A lot for a single wide manufactured home or mobile home, serviced by a rear lane, shall have a mean width of at least 12 metres (40 feet), a street frontage of at least 9 metres (30 feet), and a depth of at least 36 metres (120 feet).

Double wide units: A lot for a double wide manufactured home or mobile home, serviced by a rear lane, shall have a mean width of at least 13.5

MHS

metres (44 feet), a street frontage of at least 10 metres (33 feet), and a depth of at least 30 metres (99 feet).

Corner lots: Residential corner lots shall be at least 15 metres (50 feet) wide.

In all cases: If a residential lot is not serviced by a lane it shall be at least 15 metres (50 feet) wide.

Non-residential uses: Lots for non-residential uses shall have an area and width satisfactory to the Development Authority.

5.6 Lot Coverage

Buildings shall cover no more than 40% of the area of a residential lot.

5.7 Yards and Setbacks: Main Buildings

Front yard: Buildings shall be set back at least 5 metres (17 feet) from the front property line.

Rear yard: Buildings shall be set back at least 5 metres (17 feet) from the rear property line.

Side yard: Buildings shall be set back at least

- o 3 metres (10 feet) from the side property line of a flanking street,
- o 3 metres (10 feet) on one side of the lot where there is no road or lane access to the rear yard, and
- o 1.5 metres in all other cases.

5.8 Yards and Setbacks: Accessory Buildings

Front yard: No accessory building shall be located in a front yard.

Side yard: Accessory buildings shall be set back at least 1 metre from side property lines.

No accessory building shall be located between a main building and a flanking street.

Rear yard Accessory buildings shall be set back at least 1 metres (3 feet) from the rear property line.

Despite the above, garages may be located 1 metre (3 feet) or at least 6 metres (20 feet), but not *between* 1 metre and 6 metres, from a rear property line.

A garage gaining direct access from a flanking street shall be located at least 6 metres from the flanking street.

5.9 Distances Between Buildings

All buildings shall be separated by 3 metres (10 feet) from all other buildings whether on the same or a different lot, or such greater distance as may be required by the Alberta Building Code.

5.10 Lanes

Where lanes are not provided, lot width must be sufficient to provide a wide side yard as required by section 5.7.

5.11 Aesthetics

Manufactured homes must be skirted and the hitches must be removed.

5.12 Other Controls

The requirements of Schedules A and D apply in this district.

6. Manufactured Housing Park District (MHP)

6.1 Purpose

The purpose of the MHP district is to provide land where manufactured homes can be set on rented sites. Regulations for the MHS district apply in this district. Additionally, the following regulations apply.

6.2 Interpretation

Where the word “lot” is used in the regulations for this district, it is to be interpreted as meaning an unsubdivided space, stall, pad, or site rented to the occupant of a manufactured home or mobile home for his exclusive use.

6.3 Site-built houses not permitted

Houses built on site are not permitted in the MHP district.

6.4 Site development plan required

6.4.1 No land shall be developed for a manufactured housing park unless that land is the subject of a site development plan accepted by council.

6.4.2 If Council does not adopt its own guidelines, the “Land Use Planning Recommendations for Manufactured Housing in Alberta,” prepared by the Manufactured Housing Association of Alberta and Saskatchewan, may be used, but where that document conflicts with this Bylaw, the Bylaw shall govern.

6.4.3 The site development plan shall specify the standards for servicing the site and whether these are the responsibility of the developer or the municipality, and these items shall be included in a formal agreement under section 560 of the Act prior to the issuance of a development permit.

6.4.4 The requirement for a site development plan does not apply to manufactured housing or mobile home parks which existed at the date of adoption of this Bylaw.

6.5 Parking

The developer or operator of a manufactured home park may provide common parking lots in place of one of the two parking stalls required by each residence.

6.6 Other Controls

The requirements of Schedule A apply in this district.

7. **Central Commercial District (C1)**

7.1 Purpose

The C1 district provides land for pedestrian-oriented commercial land uses in the core of the municipality.

7.2 Permitted Uses

The following uses are permitted:

- o retail businesses, except those listed as discretionary
- o hotels and motels, except those listed as discretionary
- o professional, financial, and service businesses, except those listed as discretionary
- o clubs, associations, churches, and lodges, except those listed as discretionary
- o government, police, and emergency services operations
- o public parks and recreation areas
- o residences above the main floor
- o buildings and uses accessory to the above

7.3 Discretionary Uses

The following uses may be allowed at the discretion of the Development Authority:

- o Trade workshops
- o Establishments selling or dispensing alcohol for consumption on the premises
- o Establishments providing "adult" entertainment or products
- o Establishments where gambling is conducted
- o Pawn shops
- o Amusement arcades
- o Businesses selling lumber or other flammable products
- o Drive-in businesses
- o Businesses selling or servicing motor vehicles
- o Day care facilities

- o Group care facilities
- o Residences at street level
- o Buildings and uses accessory to the above uses

7.4 Yards and Setbacks

- 7.4.1 All buildings shall be set back at least 6 metres (20 feet) from a rear lane, unless space is provided elsewhere for parking, loading, and garbage containers.
- 7.4.2 No front or side yard setbacks are required.

7.5 Other Controls

The requirements of Schedules A and D apply in this district.

8. Highway Commercial District (C2)

8.1 Purpose

The purpose of the C2 district is to provide land for services to the travelling public, for businesses which generate or benefit from exposure to large volumes of vehicle traffic, and for retail and service businesses which need larger lots than can reasonably be provided in the C1 area.

8.2 Permitted Uses

The following uses are permitted:

- o all uses listed as permitted in the C1 district
- o gasoline and other fuel sales
- o trade workshops
- o churches
- o automobile, recreation vehicle, boat, manufactured housing, and farm equipment sales, leasing, service, and repair businesses, but excluding body shops, paint shops, and bulk and unattended gasoline sales

8.3 Discretionary Uses

The following uses may be allowed at the discretion of the Development Authority:

- o all uses listed as discretionary in the C1 district
- o automotive body shops and paint shops
- o travel trailer campsites
- o bulk and unattended fuel sales, provided that the tanks and loading areas are at least 50 metres from any residence
- o warehousing and storage

- o fertilizer storage and sales
- o buildings and uses accessory to the above

8.4 Highway Access

The Development Authority shall not approve a direct access from a lot to Highway 21 or Highway 53 without the approval of Alberta Transportation.

8.5 Lot Size Requirements

8.5.1 Lots for commercial operations shall have an area of at least 1,000 square metres (10,750 square feet) and a mean width of at least 30 metres (100 feet).

8.5.2 The size of lots for other uses shall be as required by the Development Authority.

8.6 Yards and Setbacks

All buildings shall be set back at least

- o 8 metres (26 feet) from any road or, if used as part of a service station or a drive in business, 12 metres from any road,
- o 5 metres (16 feet) from the rear property line, and
- o 3 metres (10 feet) from the side property line, but no less than half the height of the building from a side property line which abuts a residential area.

8.7 Other Controls

The requirements of Schedules A and D apply in this district.

9. **Industrial District (M)**

9.1 Purpose

The purpose of the Industrial district is to provide land for industrial and commercial uses which will not damage or interfere with adjacent land uses by reason of noise, dust, odour, vibration, heavy traffic, or other objectionable conditions.

9.2 Permitted Uses

The following uses are permitted:

- o manufacturing, processing, and fabrication
- o services and sales to agriculture
- o warehousing and storage

- o railway operations
- o automobile, truck, and farm equipment sales and service
- o car and truck washing establishments
- o transportation, communications, and utilities industries
- o veterinary clinics
- o auction markets, but excluding animal sales wholesale distributors
- o retail businesses, except those listed as discretionary
- o service businesses, except those listed as discretionary
- o clubs, associations, and lodges, except those listed as discretionary
- o government, police, and emergency services operations
- o utility installations
- o buildings and uses accessory to the above

provided that these uses comply with the purpose of this district as regards objectionable conditions, noted in section 9.1.

9.3 Discretionary Uses

The following uses may be allowed at the discretion of the Development Authority:

- o auto body and paint shops
- o bulk fuel and fertilizer storage and sales
- o slaughterhouses and meat processing plants
- o hatcheries
- o recycling industries including auto wreckers
- o livestock auction markets
- o liquor stores
- o restaurants, clubs, and other establishments serving alcoholic drinks
- o amusement arcades
- o casinos and bingo halls
- o residences to a maximum of one per lot
- o advertising signs not exempted by Schedule A
- o buildings and uses accessory to the above

When approving a discretionary use, the Development Authority may require that appropriate measures are taken to mitigate any objectionable conditions listed in section 9.1.

9.4 Highway Access

The Development Authority shall not approve a direct access from a lot to Highway 21 or Highway 53 without the agreement of Alberta Transportation.

9.5 Yards and Setbacks

All buildings shall be set back at least

- o 8 metres (26 feet) from any road or, if used as part of a service station or a drive in business, 12 metres (40 feet) from any road,
- o 6 metres (20 feet) from the rear property line, and
- o 3 metres (10 feet) from the side property line.

9.6 Screening

The Development Authority may require that areas used for open storage of unsightly material are screened from public view by means of suitable fencing or landscaping.

9.7 Other Controls

The requirements of Schedules A and D apply in this district.

10. Institutional and Public Uses District (IPU)

10.1 Purpose

The purpose of the IPU district is to provide land for parks, schools, hospitals, and other community service facilities, both publicly and privately owned.

10.2 Permitted Uses

The following uses are permitted:

- o schools
- o libraries
- o halls and auditoriums
- o churches
- o day care facilities
- o group homes (*up to six clients*)
- o group care facilities (*more than six clients*)

- o hospitals, hospices, nursing homes, and long term care facilities
- o cemeteries and crematoriums
- o public parks, playgrounds, and buffer strips
- o golf courses
- o municipally owned athletic and sporting facilities
- o storm water detention areas
- o buildings and uses accessory to the above

10.3 Discretionary Uses

The following uses may be allowed at the discretion of the Development Authority:

- o campgrounds
- o privately owned athletic, sporting, and recreational facilities
- o residences for staff of a permitted use
- o buildings and uses accessory to the above

10.4 Yards and Setbacks

Residences in the IPU district require the same yards and setbacks as in the adjacent residential district or, if there is no adjacent residential district, the same yards and setbacks as in the R1 district.

Yards and setbacks for other land uses shall be as required by the Development Authority.

10.5 Other Controls

The requirements of Schedule A and D apply in this district.

11. **Urban Expansion District (UX)**

11.1 Purpose

The purpose of the UX district is to identify land which in future will probably be converted to urban use, but which can be used for agriculture as long as the owner elects to do so. An outline plan acceptable to council must be prepared before the land will be considered for reclassification to another use.

11.2 Permitted Uses

The following uses are permitted:

- o agriculture, but excluding intensive livestock operations or the spreading of manure

- o buildings and uses accessory to the above

11.3 Discretionary Uses

The following uses may be allowed at the discretion of the Development Authority:

- o uses which are compatible with the long term plans for the land as set out in the Municipal Development Plan and any area structure plan or outline plan affecting the land

11.4 Number of Dwellings on a Lot

No more than one dwelling shall be established on a lot.

11.5 Yards and Setbacks

Buildings, utility connections, and other improvements shall be established in locations compatible with the long term plans for the land as set out in the Municipal Development Plan and any area structure plan or outline plan affecting the land.

11.6 Other Controls

The requirements of Schedule A apply in this district.

12. Direct Control (DC) District

12.1 Control by Council

Pursuant to section 11 of this Bylaw and section 641 of the Act, and subject to any statutory plan, Council may directly regulate and control the use or development of land and buildings in a DC district in any manner it considers necessary.