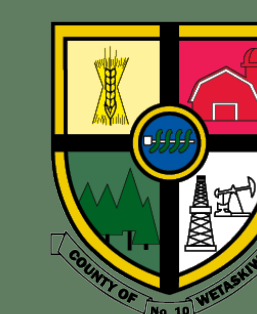


WELCOME TO

COUNTY OF WETASKIWIN  
LAND USE BYLAW UPDATE  
OPEN HOUSE



COUNTY OF  
**WETASKIWIN**  
*Shaping Your Community*  
**LAND USE BYLAW**

# LAND USE BYLAW

## What is a Land Use Bylaw?

The purpose of a Land Use Bylaw (LUB) is to implement the goals, objectives, and policies of other County documents, such as the Municipal Development Plan.

The LUB typically works by delineating the County into districts to direct where residential, commercial, industrial, and institutional uses may be located as well as the standards associated with their development.

The LUB is the “rule book” for shaping the built form of the community, managing the potential impacts created by land uses and development, providing certainty to those who live, work, and enjoy the County, and the types and forms of developments that may occur in the future.

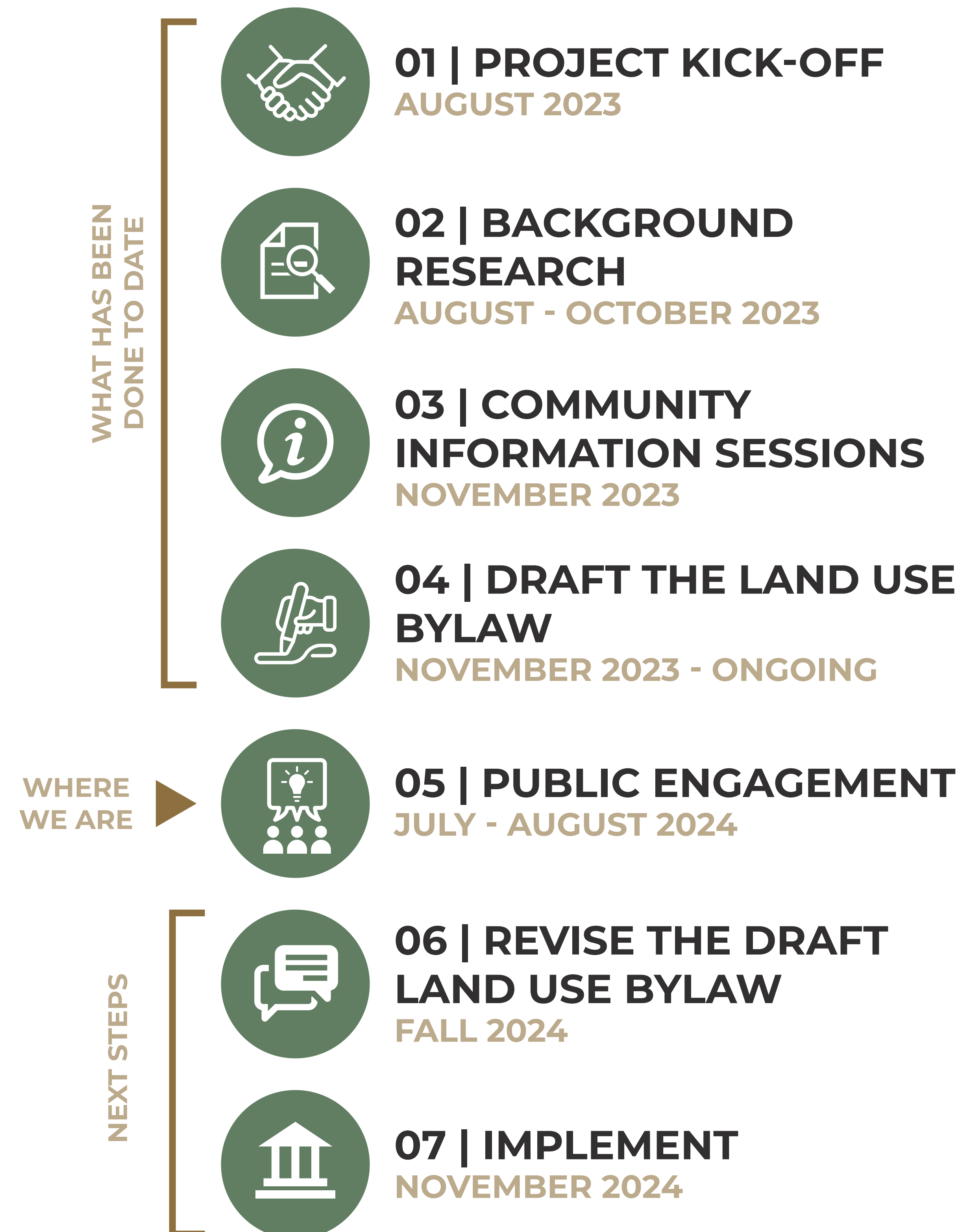
## Benefits of a Land Use Bylaw

- » Manages potential impacts between land uses, the community, and the environment.
- » Provides certainty to the County of what type of uses and built form is expected to occur.
- » Provides a level of certainty to landowners/developers and their neighbours on the types of uses and built form they can and cannot have.
- » Enables economic development by creating greater opportunities of uses and the built form permitted in the districted land.
- » Assists planning for infrastructure and services provided by the County.

## Challenges of a Land Use Bylaw

- » Balancing the level of regulatory control – some citizens will want more controls in place, while others will want less.
- » Determining the appropriate level of impact a development can have on the community - Impacts include noise, smell/odour, light pollution, traffic, vibration, untidy/unkept premises, and visual appearance.
- » Creating a Land Use Bylaw framework that enables a range of uses and building forms while not impacting neighbours, the larger community, or the environment.

## Review Process





# AGRICULTURE DISTRICT

## Current Land Uses

PERMITTED USES	DISCRETIONARY USES		
<ul style="list-style-type: none"> <li>Agriculture, Extensive</li> <li>Buildings and uses accessory to the above</li> <li>Dwelling, Detached</li> <li>Dwelling, Mobile - New</li> <li>Dwelling, Modular - New</li> <li>Dwelling, Moved-in-New</li> <li>Intensive Livestock Operation - situated at least 400.0 meters (1312 feet) away from any land not districted as Agricultural or Severed Agricultural</li> </ul>	<ul style="list-style-type: none"> <li>Abattoir</li> <li>Agricultural, Intensive</li> <li>Apiary Bed and Breakfast</li> <li>Buildings and uses accessory to the above</li> <li>Dwelling, Communal</li> <li>Dwelling, Mobile - Used</li> <li>Dwelling, Modular - Used</li> <li>Dwelling, Moved-in-Used</li> <li>Dwelling, Secondary Suite</li> <li>Equestrian Center</li> <li>Greenhouse</li> </ul>	<ul style="list-style-type: none"> <li>Industry Work Camp</li> <li>Intensive Livestock Operation - situated at least 400.0 meters (1312 feet) of any land not classified as Agricultural or Severed Agricultural under this bylaw</li> <li>Kennel</li> <li>Market Garden Offsite Home Occupation (Type 1)</li> <li>Offsite Home Occupation (Type 2)</li> <li>Onsite Home Occupation (Type 1)</li> <li>Onsite Home Occupation (Type 2)</li> <li>Onsite Home Occupation (Type 3)</li> <li>Public or Quasi-Public Use</li> </ul>	<ul style="list-style-type: none"> <li>Public Utility</li> <li>Recreational Units Use (greater than 32.0 hectares (80 acres), where no dwelling exists - maximum 3 year permit. If the landowner wishes the use to continue, they must re-apply for the use prior to the expiry of the permit.)</li> <li>Recreational, Extensive</li> <li>Resource Extraction Operation Type A</li> <li>Resource Extraction Operation Type B</li> <li>Resource Processing Operation</li> <li>Tree Farm</li> <li>Veterinary Clinic</li> </ul>

PERMITTED USES	DISCRETIONARY USES		
<ul style="list-style-type: none"> <li>Agriculture, Extensive</li> <li>Buildings and uses accessory to the above</li> <li>Dwelling, Detached</li> <li>Dwelling, Mobile - New</li> <li>Dwelling, Modular - New</li> <li>Intensive Livestock Operation - situated at least 400.0 meters (1312 feet) away from any land not districted as Agricultural or Severed Agricultural</li> </ul>	<ul style="list-style-type: none"> <li>Agricultural, Intensive</li> <li>Apiary</li> <li>Bed and Breakfast</li> <li>Buildings and uses accessory to the above</li> <li>Dwelling, Mobile - Used</li> <li>Dwelling, Modular - Used</li> <li>Dwelling, Moved In</li> <li>Dwelling, Secondary Suite</li> <li>Greenhouse</li> </ul>	<ul style="list-style-type: none"> <li>Intensive Livestock Operation - situated at least 400.0 meters (1312 feet) of any land not classified as Agricultural or Severed Agricultural under this bylaw</li> <li>Kennel</li> <li>Market Garden</li> <li>Offsite Home Occupation (Type 1)</li> <li>Offsite Home Occupation (Type 2)</li> <li>Onsite Home Occupation (Type 1)</li> <li>Onsite Home Occupation (Type 2)</li> </ul>	<ul style="list-style-type: none"> <li>Onsite Home Occupation (Type 3)</li> <li>Public Utility</li> <li>Recreational Units Use (greater than 32.0 hectares (80 acres), where no dwelling exists - maximum 3 year permit. If the landowner wishes the use to continue, they must re-apply for the use prior to the expiry of the permit.)</li> <li>Resource Extraction Operation Type A</li> <li>Resource Extraction Operation Type B</li> <li>Resource Processing Operation</li> <li>Veterinary Clinic</li> </ul>

PERMITTED USES	DISCRETIONARY USES		
<ul style="list-style-type: none"> <li>Agriculture, Extensive</li> <li>Buildings and uses accessory to the above</li> <li>Dwelling, Detached</li> <li>Dwelling, Mobile - New</li> <li>Dwelling, Modular - New</li> </ul>	<ul style="list-style-type: none"> <li>Agricultural, Intensive</li> <li>Apiary</li> <li>Bed and Breakfast operations with a maximum of three guest rooms</li> <li>Buildings and uses accessory to the above</li> <li>Dwelling, Detached - Used</li> <li>Dwelling, Mobile - Used</li> </ul>	<ul style="list-style-type: none"> <li>Dwelling, Modular - Used</li> <li>Dwelling, Secondary Suite</li> <li>Equestrian Center</li> <li>Greenhouse</li> <li>Kennel</li> <li>Market Garden</li> <li>Offsite Home Occupation (Type 1)</li> </ul>	<ul style="list-style-type: none"> <li>Offsite Home Occupation (Type 2)</li> <li>Onsite Home Occupation (Type 1)</li> <li>Onsite Home Occupation (Type 2)</li> <li>Onsite Home Occupation (Type 3)</li> <li>Public Utility</li> <li>Veterinary Clinic</li> </ul>

PERMITTED USES	DISCRETIONARY USES		
<ul style="list-style-type: none"> <li>Buildings and uses accessory to the above</li> <li>Dwelling, Detached</li> <li>Dwelling, Mobile - New</li> <li>Dwelling, Modular - New</li> </ul>	<ul style="list-style-type: none"> <li>Agriculture, Extensive (limited and compatible with adjacent land uses)</li> <li>Apiary</li> <li>Bed and Breakfast</li> <li>Buildings and uses accessory to the above</li> <li>Dwelling, Modular - Used</li> <li>Dwelling, Moved In</li> </ul>	<ul style="list-style-type: none"> <li>Dwelling, Secondary Suite</li> <li>Kennel</li> <li>Market Garden</li> <li>Offsite Home Occupation (Type 1)</li> <li>Offsite Home Occupation (Type 2)</li> <li>Onsite Home Occupation (Type 1)</li> <li>Onsite Home Occupation (Type 2)</li> </ul>	<ul style="list-style-type: none"> <li>Onsite Home Occupation (Type 3)</li> <li>Public or Quasi-Public Use</li> <li>Public Utility</li> <li>Veterinary Clinic</li> </ul>

PERMITTED USES	DISCRETIONARY USES		
<ul style="list-style-type: none"> <li>Agriculture, Extensive</li> <li>Buildings and uses accessory to the above</li> <li>Dwelling, Detached</li> <li>Dwelling, Mobile - New</li> <li>Dwelling, Modular - New</li> <li>Dwelling, Moved-in-New</li> </ul>	<ul style="list-style-type: none"> <li>Abattoir</li> <li>Agricultural, Intensive</li> <li>Apiary</li> <li>Bed and Breakfast</li> <li>Buildings and uses accessory to the above</li> <li>Dwelling, Communal</li> <li>Dwelling, Mobile - Used</li> </ul>	<ul style="list-style-type: none"> <li>Dwelling, Modular - Used</li> <li>Dwelling, Moved-in-Used</li> <li>Dwelling, Secondary Suite</li> <li>Greenhouse</li> <li>Industry Work Camp</li> <li>Kennel</li> <li>Market Garden</li> </ul>	<ul style="list-style-type: none"> <li>Offsite Home Occupation (Type 1)</li> <li>Onsite Home Occupation (Type 1)</li> <li>Public or Quasi-Public Use</li> <li>Public Utility</li> <li>Resource Processing Operation</li> <li>Tree Farm</li> <li>Veterinary Clinic</li> </ul>

PERMITTED USES	DISCRETIONARY USES		
<ul style="list-style-type: none"> <li>Agriculture, Extensive</li> <li>Buildings and uses accessory to the above</li> </ul>	<ul style="list-style-type: none"> <li>Agricultural, Intensive</li> <li>Bed and Breakfast</li> <li>Buildings and uses accessory to the above</li> <li>Dwelling, Detached</li> <li>Dwelling, Mobile - New</li> <li>Dwelling, Modular - New</li> <li>Dwelling, Modular - Used</li> <li>Dwelling, Moved In</li> </ul>	<ul style="list-style-type: none"> <li>Dwelling, Secondary Suite</li> <li>Intensive Livestock Operation - situated at least 400.0 meters (1312 feet) of any land not classified as Agricultural or Severed Agricultural under this bylaw</li> <li>Kennel</li> <li>Market Garden</li> <li>Offsite Home Occupation (Type 1)</li> <li>Offsite Home Occupation (Type 2)</li> </ul>	<ul style="list-style-type: none"> <li>Onsite Home Occupation (Type 1)</li> <li>Onsite Home Occupation (Type 2)</li> <li>Onsite Home Occupation (Type 3)</li> <li>Public Parks</li> <li>Public Utility Installations</li> <li>RV/OHV storage</li> <li>Tree Farm</li> </ul>

## Current Districts

Agricultural

Severed Agricultural

Agricultural Hobby Farm

Rural Residential

Agricultural Small Holdings

Urban Fringe

## Proposed District

AGRICULTURAL

## Proposed Land Uses

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> <li>Accessory Building or Structure</li> <li>Agriculture, Extensive</li> <li>Agriculture, Processing</li> <li>Apiary</li> <li>Auction Facility</li> <li>Bed and Breakfast</li> <li>Commercial Greenhouse</li> <li>Dwelling</li> <li>Education Facility</li> <li>Home Occupation, Major</li> <li>Home Occupation, Minor</li> <li>Horticulture</li> <li>Institutional Use(s)</li> <li>Market Garden</li> <li>Place of Worship</li> <li>Public Utility</li> <li>Recreational Unit, Private Storage</li> <li>Recreational Unit, Temporary Accommodation</li> <li>Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>Abattoir</li> <li>Animal Grooming Facility or Dog Training</li> <li>Auto Salvage and Wrecking Yard</li> <li>Breweries, Wineries, and Distilleries</li> <li>Cannabis Production Facility</li> <li>Cannabis Storage and Distribution Facilities</li> <li>Dwelling, Communal</li> <li>Dwelling, Greater than 3 on parcels 16.18 ha (40ac) or greater</li> <li>Equestrian Center</li> <li>Event Facility</li> <li>Group Home</li> <li>Kennel</li> <li>Lumber Yard</li> <li>Recreational, Extensive</li> <li>Recreational Unit, Commercial Storage</li> <li>Resource Extraction Operation Type A</li> <li>Resource Extraction Operation Type B</li> <li>Resource Processing Operation</li> <li>Vehicle Repair Business</li> <li>Warehouse</li> <li>Work Camp</li> </ul>

# COUNTRY RESIDENTIAL DISTRICT

## Current Land Uses

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> <li>Buildings and uses accessory to the above</li> <li>Dwelling, Detached</li> <li>Dwelling, Modular - New</li> <li>Dwelling, Moved In</li> </ul>	<ul style="list-style-type: none"> <li>Bed and Breakfast</li> <li>Buildings and uses accessory to the above</li> <li>Dwelling, Mobile - New</li> <li>Dwelling, Mobile - Used</li> <li>Dwelling, Modular - Used</li> <li>Dwelling, Secondary Suite</li> <li>Market Garden (allowed only in lots not located in subdivision)</li> <li>Offsite Home Occupation (Type 1)</li> <li>Offsite Home Occupation (Type 2)</li> <li>Onsite Home Occupation (Type 1)</li> <li>Onsite Home Occupation (Type 2)</li> <li>Onsite Home Occupation (Type 3) * 2nd Parcel out only</li> <li>Public Utility</li> <li>Show Home</li> </ul>

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> <li>Buildings and uses accessory to the above</li> <li>Dwelling, Detached</li> </ul>	<ul style="list-style-type: none"> <li>Buildings and uses accessory to the above</li> <li>Dwelling, Secondary Suite</li> <li>Offsite Home Occupation (Type 1)</li> <li>Offsite Home Occupation (Type 2)</li> <li>Onsite Home Occupation (Type 1)</li> <li>Onsite Home Occupation (Type 2)</li> <li>Public Utility</li> </ul>

## Current Districts

Country Residential

Restricted Country Residential

## Proposed District

**COUNTRY RESIDENTIAL**

## Proposed Land Uses

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> <li>Accessory Building or Structure</li> <li>Dwelling</li> <li>Home Occupation, Minor</li> <li>Public Utility</li> <li>Recreational Unit, Accessory to a dwelling</li> </ul>	<ul style="list-style-type: none"> <li>Bed and Breakfast</li> <li>Group Home</li> <li>Home Occupation, Major</li> <li>Show Home</li> </ul>

Note: Recreational units are only permitted when accessory to a dwelling. They are not permitted if there is no dwelling on the property.



# RESIDENTIAL RECREATION DISTRICT

## Current Land Uses

PERMITTED USES	DISCRETIONARY USES	
<ul style="list-style-type: none"> <li>Buildings and uses accessory to the above</li> <li>Dwelling, Detached</li> </ul>	<ul style="list-style-type: none"> <li>Bed and Breakfast</li> <li>Buildings and uses accessory to the above</li> <li>Dwelling, Mobile - New</li> <li>Dwelling, Mobile - Used</li> <li>Dwelling, Modular - New</li> <li>Dwelling, Modular - Used</li> <li>Dwelling, Moved In</li> <li>Guest Cabin - If a primary dwelling exists</li> <li>Offsite Home Occupation (Type 1)</li> </ul>	<ul style="list-style-type: none"> <li>Offsite Home Occupation (Type 2)</li> <li>Onsite Home Occupation (Type 1)</li> <li>Public Utility</li> <li>Recreational Units Use (where no dwelling exists - maximum 3-year permit. If the landowner wants the use to continue, they may reapply for the use prior to the expiry of the development permit.)</li> <li>Show Home</li> </ul>

PERMITTED USES	DISCRETIONARY USES	
<ul style="list-style-type: none"> <li>Buildings and uses accessory to the above</li> <li>Dwelling, Detached</li> </ul>	<ul style="list-style-type: none"> <li>Bed and Breakfast</li> <li>Buildings and uses accessory to the above</li> <li>Convenience Store</li> <li>Day Care</li> <li>Dwelling, Mobile - New</li> <li>Dwelling, Mobile - Used</li> <li>Dwelling, Modular - New</li> <li>Dwelling, Modular - Used</li> <li>Dwelling, Moved In</li> <li>Dwelling, Secondary Suite</li> <li>Hotel</li> <li>Marina</li> </ul>	<ul style="list-style-type: none"> <li>Offsite Home Occupation (Type 1)</li> <li>Onsite Home Occupation (Type 1)</li> <li>Onsite Home Occupation (Type 2)</li> <li>Public Utility</li> <li>Recreational Unit/Off-highway Vehicle Dealer or Storage</li> <li>Restaurants</li> <li>Show Home</li> </ul>

PERMITTED USES	DISCRETIONARY USES	
<ul style="list-style-type: none"> <li>Buildings and uses accessory to the above</li> <li>Golf Course</li> <li>New, conventionally built detached residences or Recreation Units Use, limited to one per lot</li> <li>Public Parks</li> <li>Public Utility Installations</li> <li>Recreational, Extensive</li> </ul>	<ul style="list-style-type: none"> <li>Bed and Breakfast Businesses</li> <li>Buildings and uses accessory to the above</li> <li>Convenience Store</li> <li>Day Care</li> <li>Dwelling, Moved In</li> <li>Dwelling, Multiple</li> <li>Dwelling, Secondary Suite</li> <li>Horse riding, boarding, and training establishments</li> </ul>	<ul style="list-style-type: none"> <li>Hotel</li> <li>Offsite Home Occupation (Type 1)</li> <li>Other recreational businesses</li> <li>Recreational Units Dealers</li> <li>Recreational Unit (RU) Storage (Commercial)</li> <li>Restaurants</li> <li>Single detached modular residences, limited to one per lot</li> </ul>

PERMITTED USES	DISCRETIONARY USES	
<ul style="list-style-type: none"> <li>Buildings and uses accessory to the above</li> <li>Detached dwelling or Recreational Units Use; limited to one per lot</li> <li>Public Parks</li> <li>Public Utility Installations</li> </ul>	<ul style="list-style-type: none"> <li>Bed and Breakfast Businesses</li> <li>Boat-House</li> <li>Buildings and uses accessory to the above</li> <li>Dwelling, Modular</li> <li>Dwelling, Modular - Used</li> </ul>	<ul style="list-style-type: none"> <li>Dwelling, Moved In</li> <li>Dwelling, Secondary Suite</li> <li>Equestrian Center</li> <li>Guest Cabin (accessory to dwelling)</li> <li>Offsite Home Occupation (Type 1)</li> </ul>

PERMITTED USES	DISCRETIONARY USES	
<ul style="list-style-type: none"> <li>Bed and Breakfast</li> <li>Buildings and uses accessory to the above</li> <li>Public Parks</li> <li>Public Utility Installations</li> <li>Recreational, Extensive</li> <li>Recreational Units use or single detached modular dwelling (max. length of 16.8m (55ft.)) Limited to one per lot</li> </ul>	<ul style="list-style-type: none"> <li>Buildings and uses accessory to the above</li> <li>Day Care</li> <li>Dwelling, Mobile - New (to a max. length of 16.8m (55ft.))</li> <li>Golf Course, as defined in Section 1.2</li> <li>Offsite Home Occupation (Type 1)</li> <li>Show Home</li> </ul>	

## Current Districts

Lakeshore Residential

Lakeshore Mixed Use

Recreational Resort Holdings

Mixed Recreational Residential

Recreational Resort Holdings - Cavallo Ridge Resort

## Proposed District

### RESIDENTIAL RECREATION

#### Proposed Land Uses

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> <li>Accessory Building or Structure</li> <li>Dwelling</li> <li>Home Occupation, Minor</li> <li>Public Utility</li> <li>Recreational Unit, Private Storage</li> <li>Recreation Unit, Temporary Accommodation</li> </ul>	<ul style="list-style-type: none"> <li>Bed and Breakfast</li> <li>Day Care</li> <li>Group Home</li> <li>Home Occupation, Major</li> <li>Show Home</li> </ul>

# HAMLET RESIDENTIAL DISTRICT

## Current Land Uses

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> <li>Buildings and uses accessory to the above</li> <li>Dwelling, Side-by-Side</li> <li>Dwelling, Vertical</li> <li>Seniors and/or Supportive Living Complex</li> </ul>	<ul style="list-style-type: none"> <li>Buildings and uses accessory to the above</li> <li>Dwelling, Communal</li> <li>Dwelling Multiple</li> <li>Offsite Home Occupation (Type 1)</li> <li>Onsite Home Occupation (Type 1)</li> <li>Public Utility</li> <li>Show Home</li> </ul>

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> <li>Buildings and uses accessory to the above</li> <li>Dwelling, Detached</li> <li>Dwelling, Modular - New</li> </ul>	<ul style="list-style-type: none"> <li>Bed and Breakfast</li> <li>Buildings and uses accessory to the above</li> <li>Dwelling, Mobile - New</li> <li>Dwelling, Modular - Used</li> <li>Dwelling, Moved In</li> <li>Dwelling Multiple</li> <li>Dwelling, Secondary Suite</li> <li>Dwelling, Side-by-Side</li> <li>Dwelling, Vertical</li> <li>Offsite Home Occupation (Type 1)</li> <li>Onsite Home Occupation (Type 2)</li> <li>Public Utility</li> <li>Seniors and/or Supportive Living Complex</li> <li>Show Home</li> </ul>

## Current Districts

High Density Rural Residential

Urban Residential

## Proposed District

HAMLET RESIDENTIAL

## Proposed Land Uses

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> <li>Accessory Building or Structure</li> <li>Bed and Breakfast</li> <li>Dwelling</li> <li>Dwelling, Multiple</li> <li>Home Occupation, Minor</li> <li>Public Utility</li> <li>Recreational Unit, Accessory to a dwelling</li> <li>Seniors and/or Supportive Living Complex</li> </ul>	<ul style="list-style-type: none"> <li>Day Care</li> <li>Group Home</li> <li>Home Occupation, Major</li> <li>Show Home</li> </ul>

**Note:** Recreational units are only permitted when accessory to a dwelling. They are not permitted if there is no dwelling on the property.



# GENERAL COMMERCIAL DISTRICT

## Current Land Uses

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> <li>Buildings and uses accessory to the above</li> <li>Business Service</li> <li>Convenience Store</li> <li>Government Service</li> <li>Retail Store</li> </ul>	<ul style="list-style-type: none"> <li>Abattoir</li> <li>Apiary</li> <li>Buildings and uses accessory to the above</li> <li>Bulk Fuel Dealer</li> <li>Casino</li> <li>Day Care</li> <li>Dwelling, Detached</li> <li>Dwelling, Mobile - New</li> <li>Dwelling, Mobile - Used</li> <li>Dwelling, Modular - New</li> <li>Dwelling, Modular - Used</li> <li>Dwelling, Moved In</li> <li>Dwelling, Secondary Suite</li> <li>Farm Supply and Service Dealer</li> <li>General Contractor</li> <li>Greenhouse</li> </ul>

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> <li>Buildings and uses accessory to the above</li> <li>Business Service</li> <li>Personal Service</li> <li>Retail Store</li> </ul>	<ul style="list-style-type: none"> <li>Buildings and uses accessory to the above</li> <li>Bulk Fuel Dealer</li> <li>Cannabis Accessory Store</li> <li>Cannabis Storage and Distribution Facility</li> <li>Casino</li> <li>Day Care</li> <li>Dwelling, Detached</li> <li>Dwelling, Mobile - New</li> <li>Dwelling, Modular - New</li> <li>Dwelling, Modular - Used</li> <li>Dwelling, Moved In</li> <li>Dwelling, Secondary Suite</li> <li>Farm Supply and Service Dealer</li> </ul>

PERMITTED USES	DISCRETIONARY USES
	<ul style="list-style-type: none"> <li>Buildings and uses accessory to the above</li> <li>Campground</li> <li>Drive-In Theatre</li> <li>Golf Course</li> <li>Offsite Home Occupation (Type 1)</li> <li>Public or Quasi-Public Use</li> <li>Race Track</li> <li>Recreational Commercial Use</li> <li>Recreational Units Park</li> </ul>

## Current Districts

Rural Commercial

Urban Commercial

Recreational

## Proposed District

### GENERAL COMMERCIAL

#### Proposed Land Uses

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> <li>Accessory Building or Structure</li> <li>Bed and Breakfast</li> <li>Breweries, Wineries, and Distilleries</li> <li>Business Service</li> <li>Commercial Greenhouse</li> <li>Commercial Storage</li> <li>Community Hall</li> <li>Day Care</li> <li>Dwelling</li> <li>Education Facility</li> <li>Health Facility</li> <li>Hotel</li> <li>Institutional Use(s)</li> <li>Motel</li> <li>Personal Service Business</li> <li>Place of Worship</li> <li>Public Utility</li> <li>Restaurant</li> <li>Retail Liquor Store</li> <li>Retail Store</li> <li>Seniors and/or Supportive Living Complex</li> <li>Service Station</li> <li>Vehicle Sales, Motor</li> <li>Veterinary Clinic</li> <li>Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>Agriculture, Processing</li> <li>Animal Grooming Facility or Dog Training</li> <li>Apiary</li> <li>Auction Facility</li> <li>Bulk Fuel Dealer</li> <li>Campground</li> <li>Cannabis Retail Store</li> <li>Casino</li> <li>Cemetery</li> <li>Drive-In Food Service</li> <li>Dwelling, Multiple</li> <li>Equestrian Center</li> <li>Event Facility</li> <li>Farm Supply and Services Dealer</li> <li>Funeral Service</li> <li>General Contractor</li> <li>Golf Course</li> <li>Kennel</li> <li>Marina</li> <li>Market Garden</li> <li>Pawn Shop</li> <li>Recreational, Commercial</li> <li>Recreational, Extensive</li> <li>Recreational Unit, Commercial Storage</li> <li>Recreational Unit Dealer</li> <li>Recycling Depot</li> <li>Spectator Sport Facility</li> <li>Vehicle Repair Business</li> <li>Vehicle, Truck/Large Business</li> </ul>

# RURAL RESIDENTIAL CONSERVATION DISTRICT

## Current Land Uses

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> <li>Agriculture, Extensive - Subject to the restriction on land clearance set out in section 12.21.6</li> <li>Buildings and uses accessory to the above</li> <li>Dwelling, Detached</li> <li>Dwelling, Mobile - New</li> <li>Dwelling, Modular - New</li> </ul>	<ul style="list-style-type: none"> <li>Apiary</li> <li>Bed and Breakfast</li> <li>Buildings and uses accessory to the above</li> <li>Dwelling, Mobile - Used</li> <li>Dwelling, Modular - Used</li> <li>Dwelling, Moved In</li> <li>Dwelling, Secondary Suite</li> <li>Greenhouse</li> <li>Intensive Livestock Operation</li> <li>Kennel</li> <li>Market Garden</li> <li>Offsite Home Occupation (Type 1)</li> </ul>

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> <li>Buildings and uses accessory to the above</li> <li>Dwelling, Detached</li> <li>Dwelling, Mobile - New</li> <li>Dwelling, Modular - New</li> </ul>	<ul style="list-style-type: none"> <li>Buildings and uses accessory to the above</li> <li>Dwelling, Modular - Used</li> <li>Dwelling, Modular - Used</li> <li>Dwelling, Secondary Suite</li> <li>Offsite Home Occupation (Type 1)</li> <li>Public Utility</li> </ul>

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> <li>Buildings and uses accessory to the above</li> <li>Dwelling, Detached</li> <li>Dwelling, Mobile - New</li> <li>Dwelling, Modular - New</li> </ul>	<ul style="list-style-type: none"> <li>Apiary</li> <li>Bed and Breakfast</li> <li>Buildings and uses accessory to the above</li> <li>Dwelling, Mobile - Used</li> <li>Dwelling, Modular - Used</li> <li>Dwelling, Moved In</li> <li>Dwelling, Secondary Suite</li> <li>Guest Cabin</li> <li>Offsite Home Occupation (Type 1)</li> </ul>

## Current Districts

Watershed Protection

Rural Conservation

Wizard Lake Watershed

## Proposed District

### RURAL RESIDENTIAL CONSERVATION

#### Proposed Land Uses

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> <li>Accessory Building or Structure</li> <li>Agriculture, Extensive</li> <li>Apiary</li> <li>Bed and Breakfast</li> <li>Dwelling</li> <li>Home Occupation, Minor</li> <li>Public Utility</li> <li>Recreational Units, Private Storage</li> <li>Recreational Units, Temporary Accommodation</li> <li>Veterinary Clinic</li> </ul>	<ul style="list-style-type: none"> <li>Breweries, Wineries, and Distilleries</li> <li>Campground</li> <li>Commercial Greenhouse</li> <li>Event Facility</li> <li>Group Home</li> <li>Home Occupation, Major</li> <li>Kennel</li> <li>Market Garden</li> <li>Place of Worship</li> <li>Recreational, Extensive</li> <li>Show Home</li> </ul>



# PARKS AND PUBLIC SERVICES DISTRICT

## Current Land Uses

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> <li>Agriculture, Extensive</li> <li>Buildings and uses accessory to the above</li> <li>Public Parks</li> </ul>	<ul style="list-style-type: none"> <li>Buildings and uses accessory to the above</li> <li>Campground - If accessory to place of worship</li> <li>Cemetery</li> <li>Community Hall</li> <li>Manse</li> <li>Place of Worship</li> <li>Public or Quasi-Public Use</li> <li>Public Utility</li> <li>Recreational, Extensive - if accessory to place of worship</li> </ul>

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> <li>Only those land uses as defined in section 10.26.2 of the land use bylaw 201748 are allowed and no development in any kind of form of land use will be allowed unless such use is consistent with the definition as prescribed in writing under this bylaw.</li> </ul>	<ul style="list-style-type: none"> <li>Only those land uses as defined in section 10.26.2 of the land use bylaw 201748 are allowed and no development in any kind of form of land use will be allowed unless such use is consistent with the definition as prescribed in writing under this bylaw.</li> </ul>

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> <li>No development in any kind or form of land use will be allowed unless such use is consistent with the Municipal Government Act and as prescribed in writing under this land use bylaw.</li> </ul>	<ul style="list-style-type: none"> <li>No development in any kind or form of land use will be allowed unless such use is consistent with the Municipal Government Act and as prescribed in writing under this land use bylaw.</li> </ul>

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> <li>No development in any kind or form of land use will be allowed unless such use is consistent with the Municipal Government Act and as prescribed in writing under this land use bylaw.</li> </ul>	<ul style="list-style-type: none"> <li>No development in any kind or form of land use will be allowed unless such use is consistent with the Municipal Government Act and as prescribed in writing under this land use bylaw.</li> </ul>

## Current Districts

- Institutional
- Environmental Reserve
- Municipal Reserve
- Municipal School Reserves

## Proposed District

### PARKS AND PUBLIC SERVICES

## Proposed Land Uses

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> <li>Accessory Building or Structure</li> <li>Agriculture, Extensive</li> <li>Cemetery</li> <li>Community Hall</li> <li>Day Care</li> <li>Education Facility</li> <li>Institutional Use(s)</li> <li>Public Park</li> <li>Public Utility</li> <li>Recreational, Extensive</li> </ul>	<ul style="list-style-type: none"> <li>Campground</li> <li>Dwelling</li> <li>Heliport</li> <li>Marina</li> <li>Place of Worship</li> <li>Seniors and/or Supportive Living Complex</li> <li>Spectator Sport Facility</li> </ul>

# INDUSTRIAL DISTRICT

## Current Land Uses

PERMITTED USES	DISCRETIONARY USES
	<ul style="list-style-type: none"> <li>• Buildings and uses accessory to the above</li> <li>• Cannabis Production Facility</li> <li>• Cannabis Storage and Distribution Facility</li> <li>• Manufacturing and/or Processing Plant</li> <li>• Public Utility</li> <li>• Resource Processing Operation</li> </ul>

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> <li>• Buildings and uses accessory to the above</li> <li>• Campground</li> <li>• Convenience Store - Operated as part of a gas stations</li> <li>• Farm Supply and Service Dealer</li> <li>• General Contractor</li> <li>• Hotel</li> <li>• Oilfield Service Businesses</li> <li>• Public Utility</li> <li>• Recreational Unit/Off-highway Vehicle Dealer or Storage</li> <li>• Restaurants</li> <li>• Service Station</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Buildings and uses accessory to the above</li> <li>• Cannabis Accessory Store</li> <li>• Cannabis Production Facility</li> <li>• Cannabis Storage and Distribution Facility</li> <li>• Retail Liquor Store</li> </ul>

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> <li>• Agriculture, Extensive</li> <li>• Buildings and uses accessory to the above</li> </ul>	<ul style="list-style-type: none"> <li>• Abattoir</li> <li>• Auto Wrecking Yard</li> <li>• Buildings and uses accessory to the above</li> <li>• Bulk Fuel Dealer</li> <li>• Cannabis Production Facility</li> <li>• Cannabis Storage and Distribution Facility</li> <li>• Grain Elevator, Terminal or Handling Facility</li> <li>• Manufacturing and Processing operation</li> <li>• Other uses deemed to be industrial in nature by the Development Officer may include but are not limited to the following external impacts: noise, dust, emissions, large traffic volumes, truck traffic, hazardous goods, unusual operating hours.</li> <li>• Public Utility</li> <li>• Resource Processing Operation</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> </ul>

## Current Districts

Urban Industrial

Highway Interchange Commercial

Industrial

## Proposed District

**INDUSTRIAL**

## Proposed Land Uses

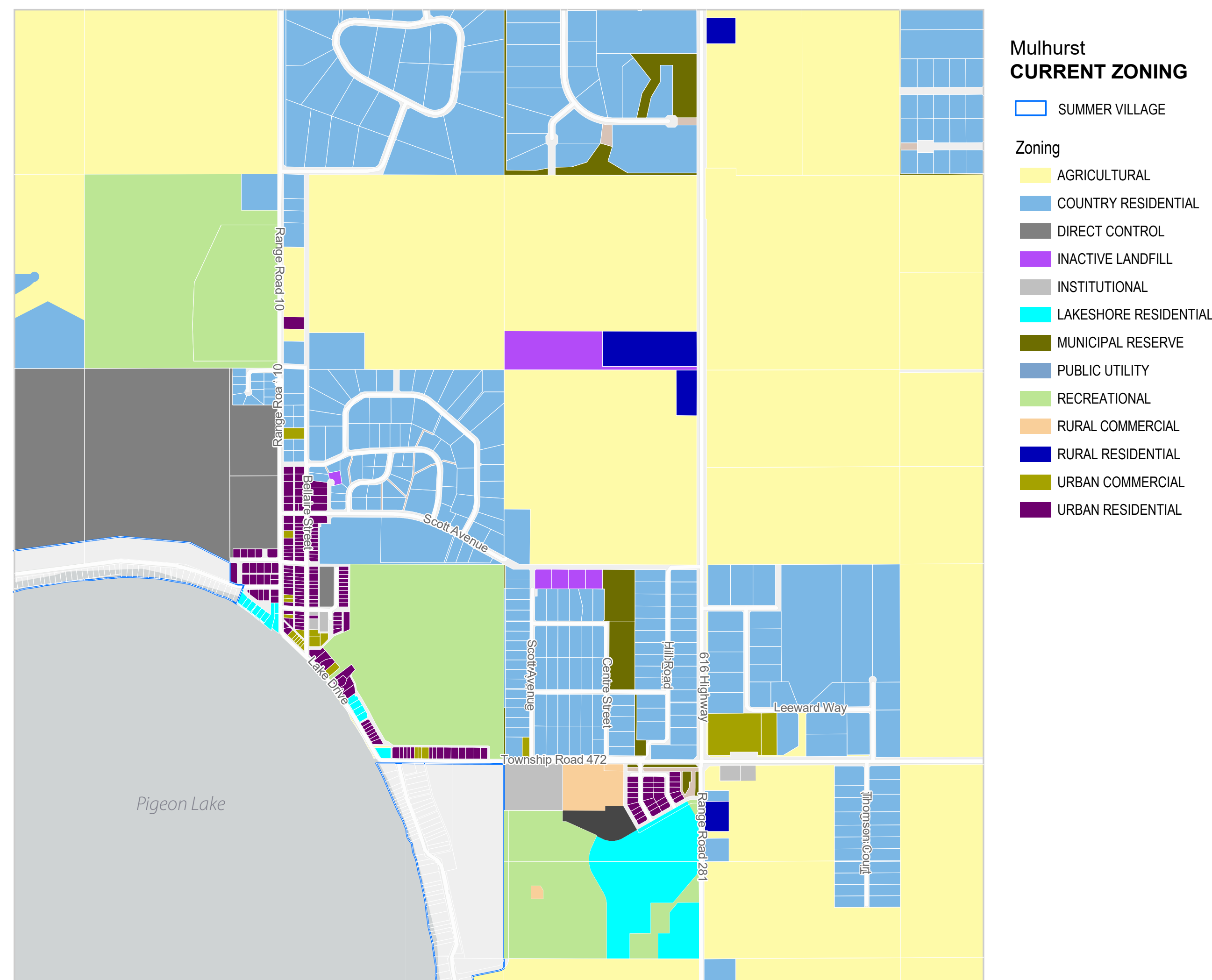
PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> <li>• Accessory Building or Structure</li> <li>• Agriculture, Extensive</li> <li>• Agriculture, Processing</li> <li>• Animal Grooming Facility or Dog Training</li> <li>• Apiary</li> <li>• Auction Facility</li> <li>• Breweries, Wineries, and Distilleries</li> <li>• Bulk Fuel Dealer</li> <li>• Business Service</li> <li>• Commercial Greenhouse</li> <li>• Commercial Storage</li> <li>• Farm Supply and Services Dealer</li> <li>• General Contractor</li> <li>• Health Facility</li> <li>• Institutional Use(s)</li> <li>• Kennel</li> <li>• Public Utility</li> <li>• Recreational, Commercial</li> <li>• Recreational Unit, Commercial Storage</li> <li>• Recreational Unit Dealer</li> <li>• Recycling Depot</li> <li>• Restaurant</li> <li>• Service Station</li> <li>• Vehicle Repair Business</li> <li>• Vehicles Sales, Motor</li> <li>• Vehicle, Truck/Large Business</li> <li>• Veterinary Clinic</li> <li>• Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>• Abattoir</li> <li>• Adult Entertainment Facility</li> <li>• Auto Salvage and Wrecking Yard</li> <li>• Bulk Fuel Depot</li> <li>• Cannabis Production Facility</li> <li>• Cannabis Storage and Distribution Facility</li> <li>• Dwelling</li> <li>• Funeral Service</li> <li>• Group Home</li> <li>• Heliport</li> <li>• Lumber Yard</li> <li>• Manufacturing and/or Processing Plant</li> <li>• Pawn Shop</li> <li>• Resource Processing Operation</li> <li>• Retail Liquor Store</li> <li>• Retail Store</li> <li>• Spectator Sport Facility</li> <li>• Work Camp</li> </ul>



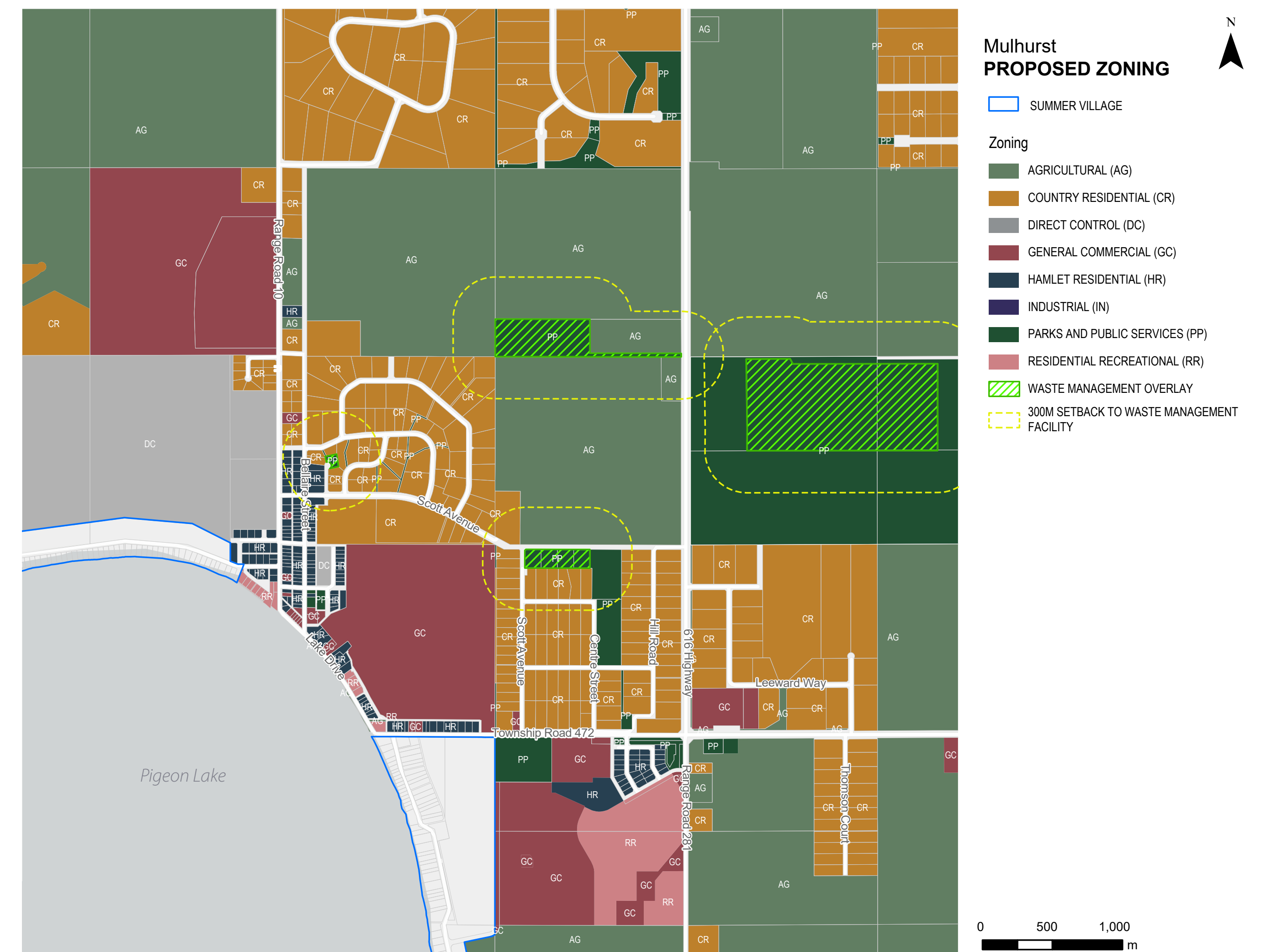
# MULHURST BAY

As An Example . . .

This is the Current Zoning



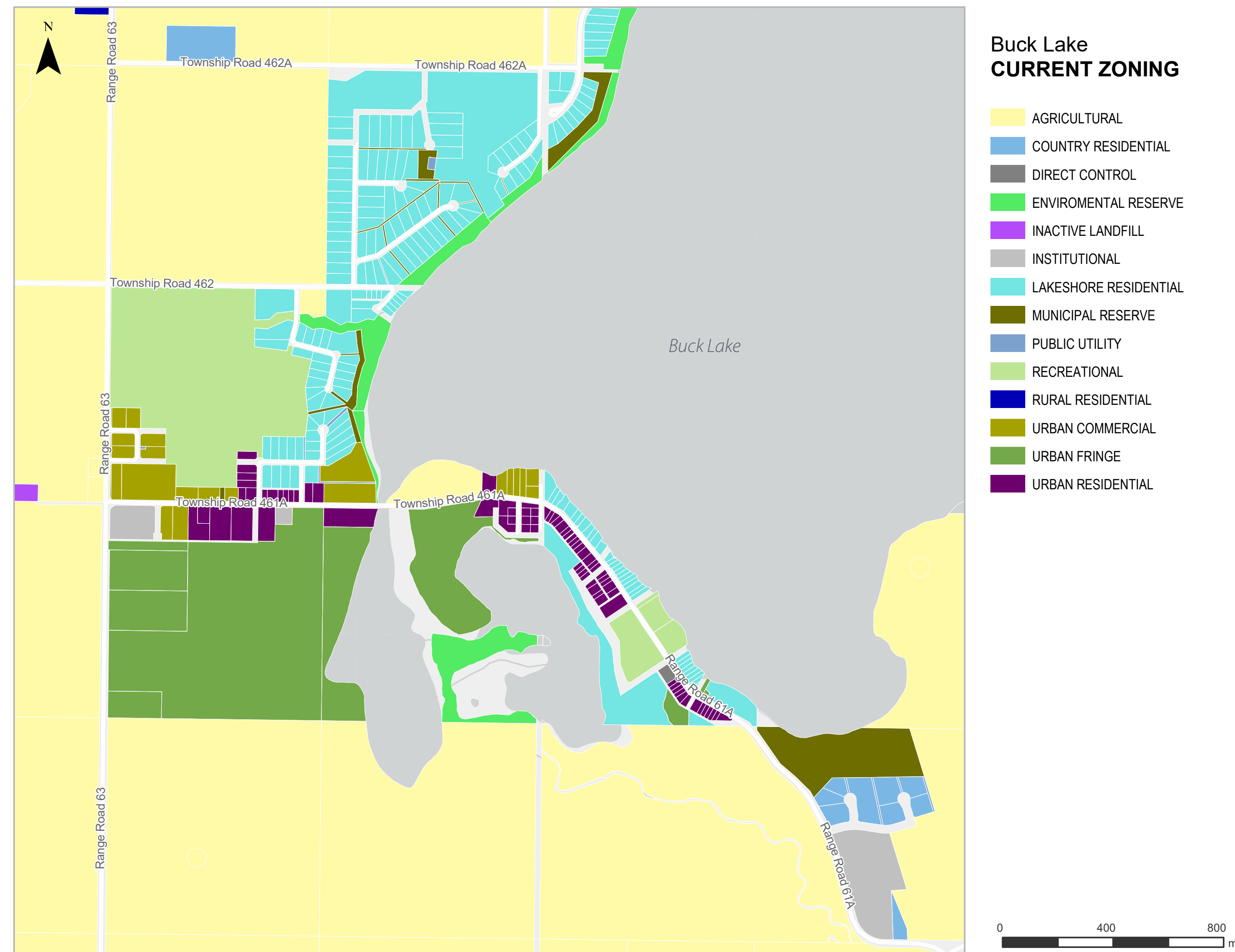
This is the Proposed Zoning



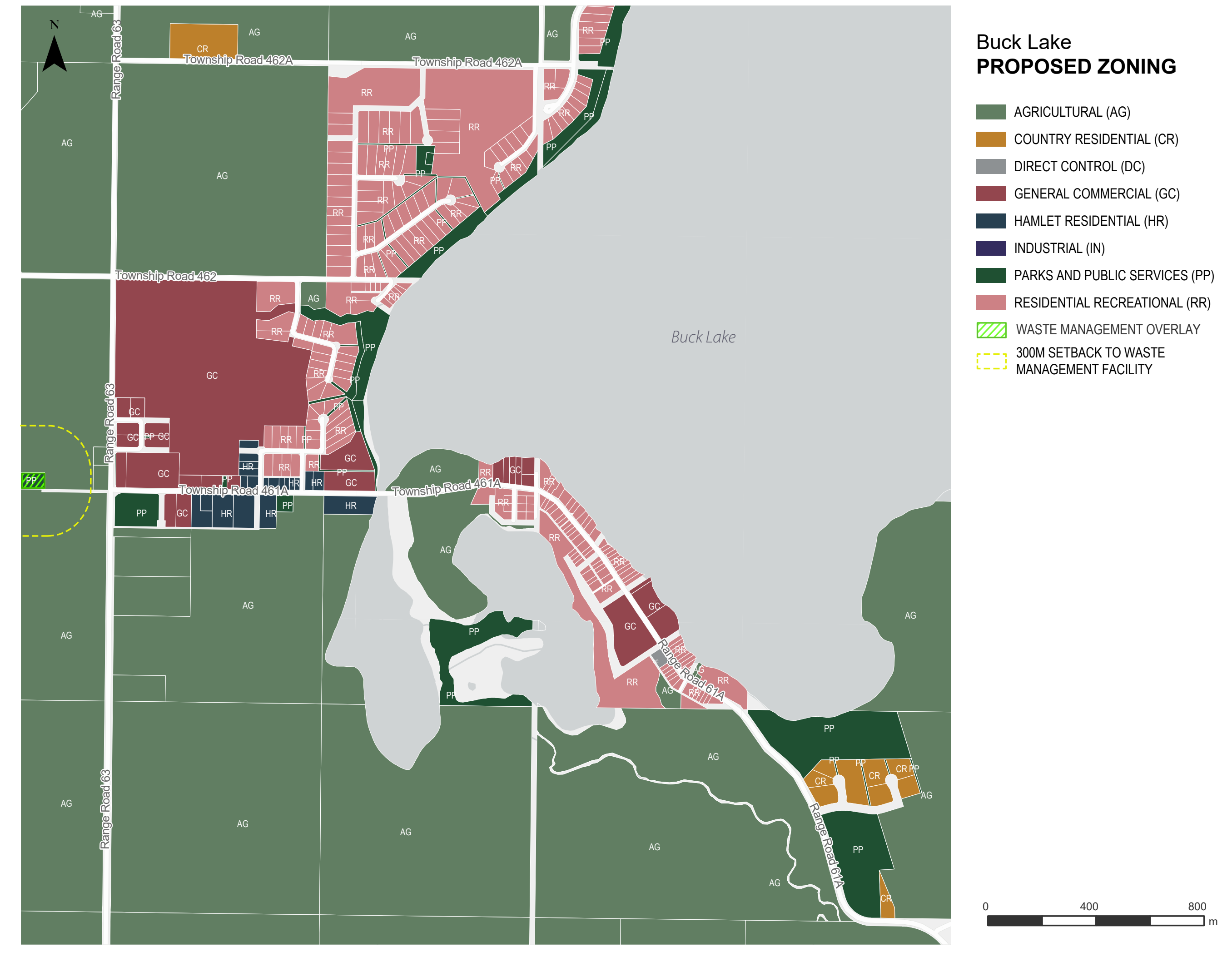
# BUCK LAKE

As An Example . . .

This is the Current Zoning



This is the Proposed Zoning





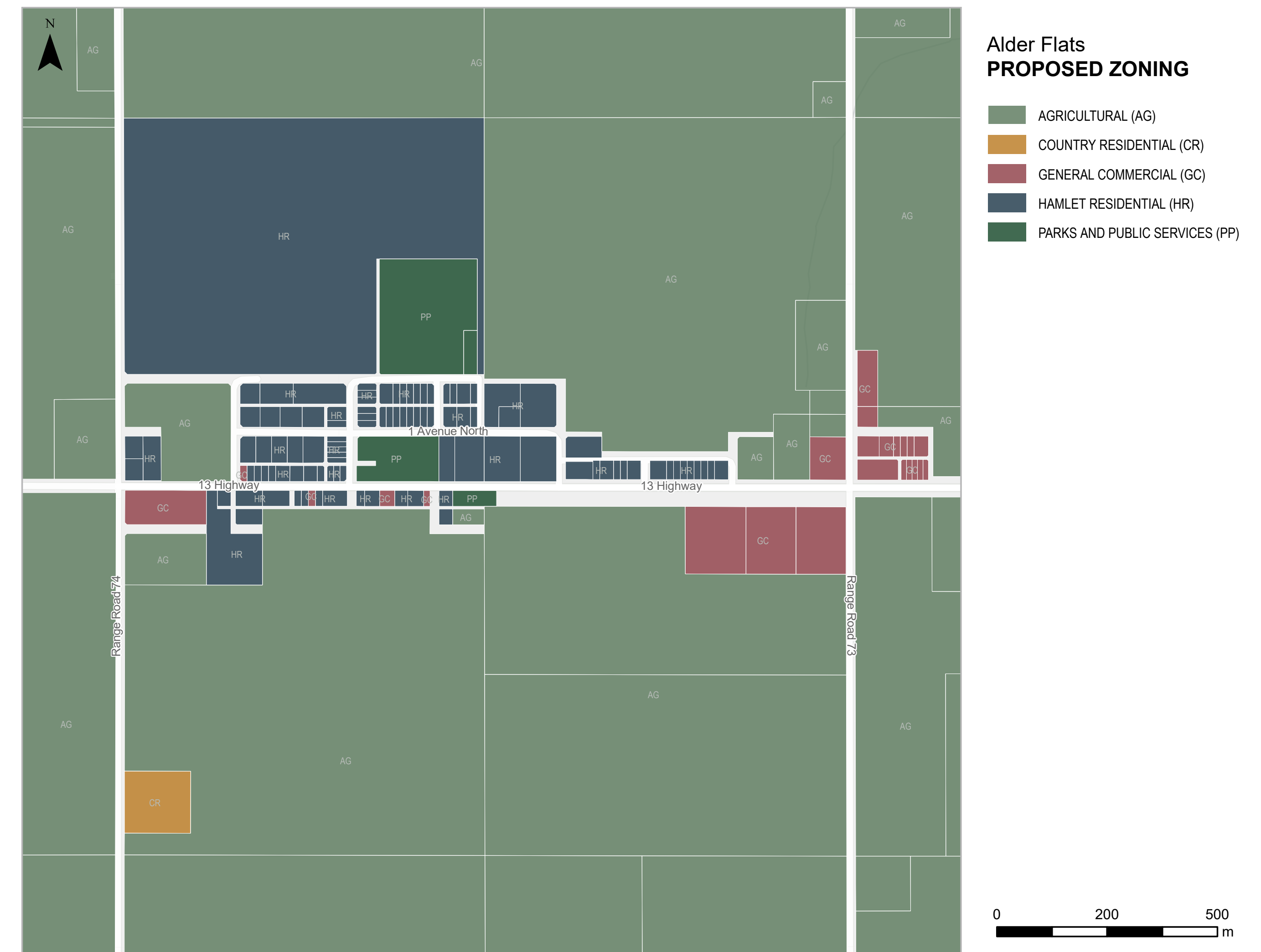
# ALDER FLATS

As An Example . . .

This is the Current Zoning

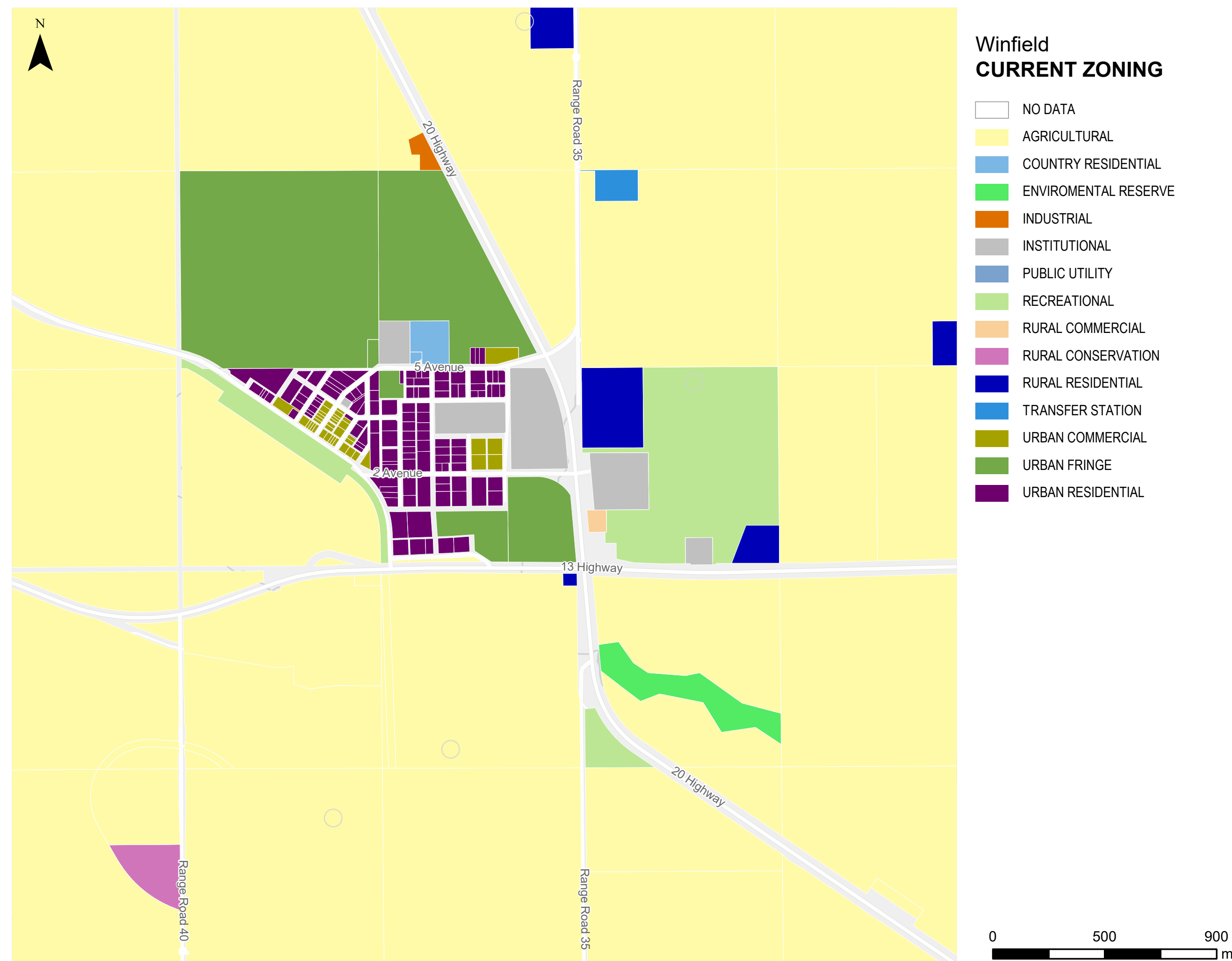


This is the Proposed Zoning



As An Example . . .

This is the Current Zoning



This is the Proposed Zoning





# AGRICULTURAL OPPORTUNITIES

Council wants to reduce red tape and allow for more business and development opportunities across the county, including uses like these . . .

Market Garden



Veterinary Clinic



Agri-Processing



Bed and Breakfast



Commercial Greenhouse



Apiary





# HOME BASED BUSINESSES

Home-based businesses (Home Occupations) provide the opportunity for smaller companies to thrive with lower overhead costs, however, depending on the nature of the home-based business there can be impacts arising that affect other people in the community.

The main concern raised is around the visual appearance of the premises and properties not being kept tidy.

**Council is aiming to allow for more entrepreneurial and small scale business opportunities throughout the county for:**

## Home Occupation, Minor



For **Home Occupation, Minor**,

You **can**:

- » have up to **10** customer visits or on-site sales per week;
- » keep **one (1)** commercial vehicle on the property, as long as it weighs 5,500 kg or less;
- » store items indoors, up to **800 square feet or 2%** of the property size, whichever is smaller; and
- » have up to **three (3)** employees that do not live on the property.

You **cannot**:

- » have commercial deliveries; and
- » have outdoor storage.

## Home Occupation, Major



For **Home Occupation, Major**,

You **can**:

- » have up to **20** customer visits or on-site sales per week;
- » keep **two (2)** commercial vehicles on the property, as long as it weighs 5,500 kg or less;
- » store items indoors, up to **3,000 square feet or 5%** of the property size, whichever is smaller;
- » have **commercial deliveries**;
- » have up to **five (5)** employees that do not live on the property; and
- » **store items outdoors** to a maximum of 1% of the parcel area (with possible screening requirements).



# INDUSTRIAL

Council aspires to foster opportunities for industrial business and development to encourage economic growth with uses such as . . .

General Contractor



Farm Supply and Services Dealer



Bulk Fuel Dealer



Warehouse



Vehicle Repair Business



Vehicle, Truck/Large Business





# COMMERCIAL

Council intends to support commercial business and development to increase employment opportunities and availability of goods and services with uses such as . . .

Restaurant



Warehouse



Breweries, Wineries, and Distilleries



Personal Service Business



Kennel



Retail Store





# PERMITTED USES

## As An Example . . .

### PERMITTED USE

Means a use of land or of a building allowed under this Bylaw for which a development permit **must be issued** with or without conditions, provided that the proposed development complies with the regulations of the Bylaw.

The use must comply with the development regulations.

Land Use Bylaw XXXX/XX

5

CHAPTER FIVE | DISTRICTS

5.4 Hamlet Residential District (HR)

The purpose of the Hamlet Residential District (HR) is to support residential development in established hamlets.

5.4.1. The following uses shall be permitted or discretionary, with or without conditions, provided the application complies with the regulations in this district and this Bylaw:

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> <li>• Accessory Building or Structure</li> <li>• Bed and Breakfast</li> <li>• Dwelling</li> <li>• Dwelling, Multiple</li> <li>• Home Occupation, Minor</li> <li>• Public Utility</li> <li>• Recreation Unit, Accessory to a dwelling</li> <li>• Seniors and/or Supportive Living Complex</li> </ul>	<ul style="list-style-type: none"> <li>• Day Care</li> <li>• Group Home</li> <li>• Home Occupation, Major</li> <li>• Show Home</li> </ul>

5.4.2. Development regulations for development in the Hamlet Residential District (HR):

	REGULATION	PROVISION
5.4.2.1	DEVELOPMENT STANDARDS	
a.	Dwelling Density (maximum)	2 dwelling units
b.	Dwelling, Multiple and Seniors and/or Supportive Living Complex Density (maximum)	75 dwelling units/ha (30 du/ac)
c.	Recreational Unit, Accessory to a dwelling Density (maximum)	2 recreational units only when accessory to a dwelling.
d.	Site Coverage (maximum for all buildings)	40%
5.4.2.2	PRINCIPAL BUILDING (DWELLING)	
a.	Front and Flanking Yard Setback (minimum)	
	from property line abutting County local road	6.0 m (19.7 ft)
	from property line abutting County grid road	20.0 m (65.6 ft)
	from property line abutting Highway	40.0 m (131.2 ft)
b.	Side Yard Setback (minimum)	2.4 m (7.9 ft)
	if there is no developed rear access and the dwelling does not include a front garage (applies to at least one side yard)	4.0 m (13.1 ft)
c.	Rear Yard Setback (minimum)	10.0 m (32.8 ft)
d.	Building Height (maximum)	10.0 m (32.8 ft)

LAND USE BYLAW 37

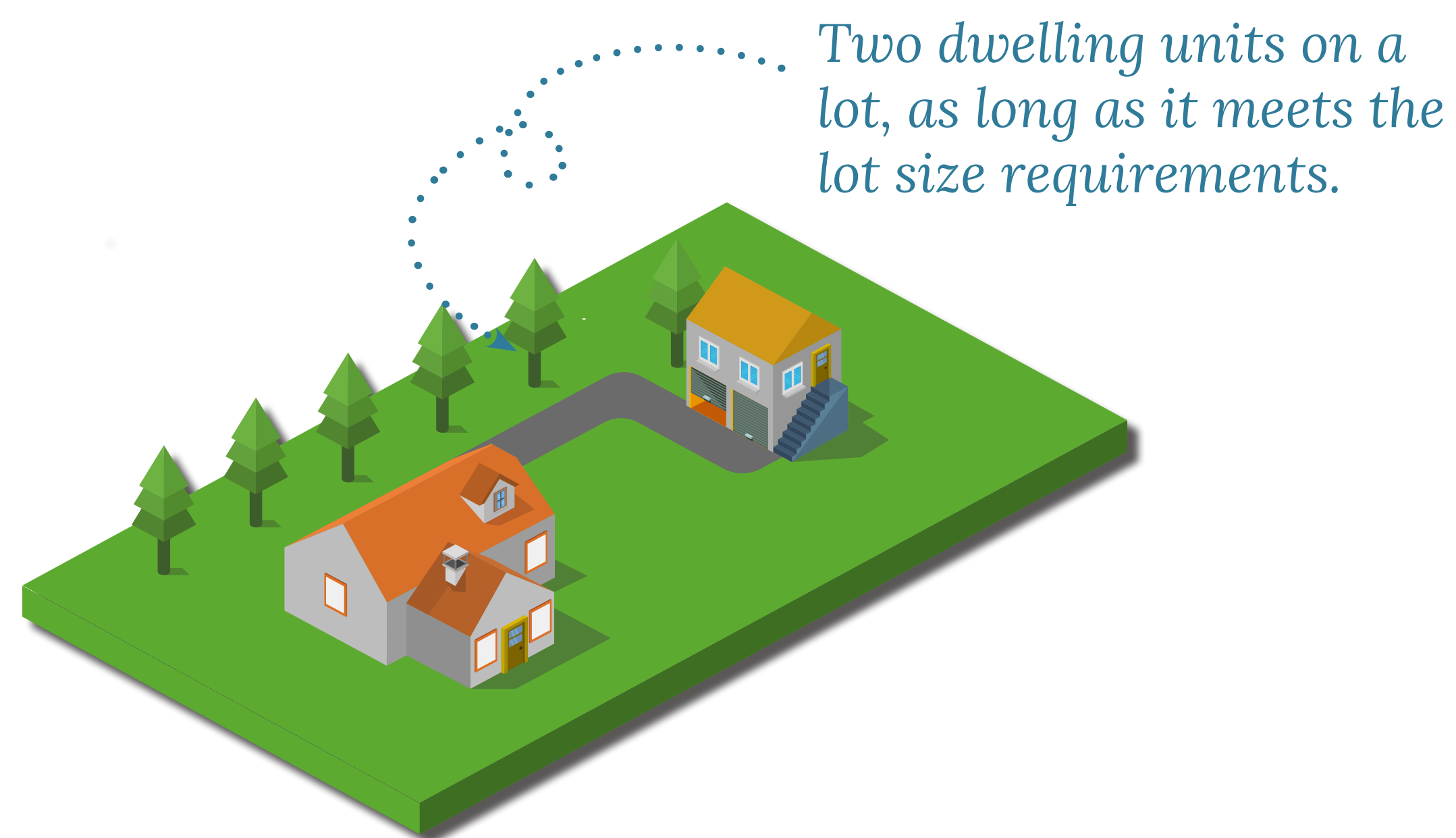
### DISCRETIONARY USE

Means a use of land or of a building provided for in this Bylaw for which a development permit **may be issued** with or without conditions as provided for in this Bylaw. A discretionary use necessitates notification to adjacent landowners.



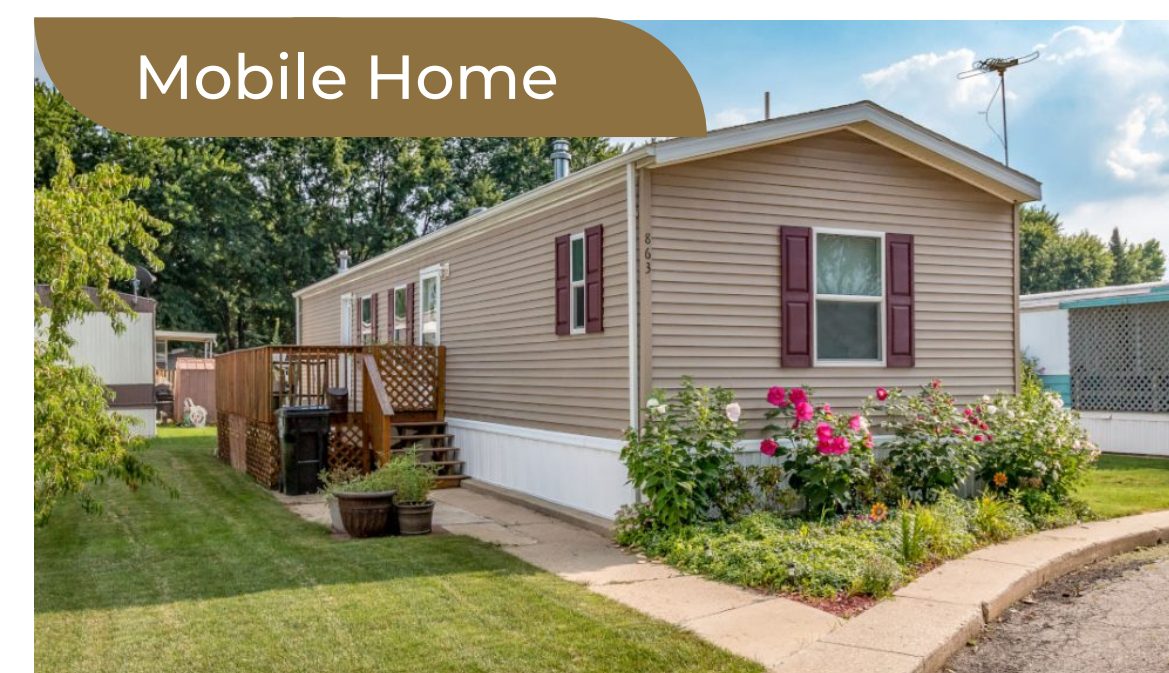
# DWELLINGS

It is proposed that two dwellings are allowed on a lot, as long as it meets the lot size requirements. A second dwelling unit can look like . . .

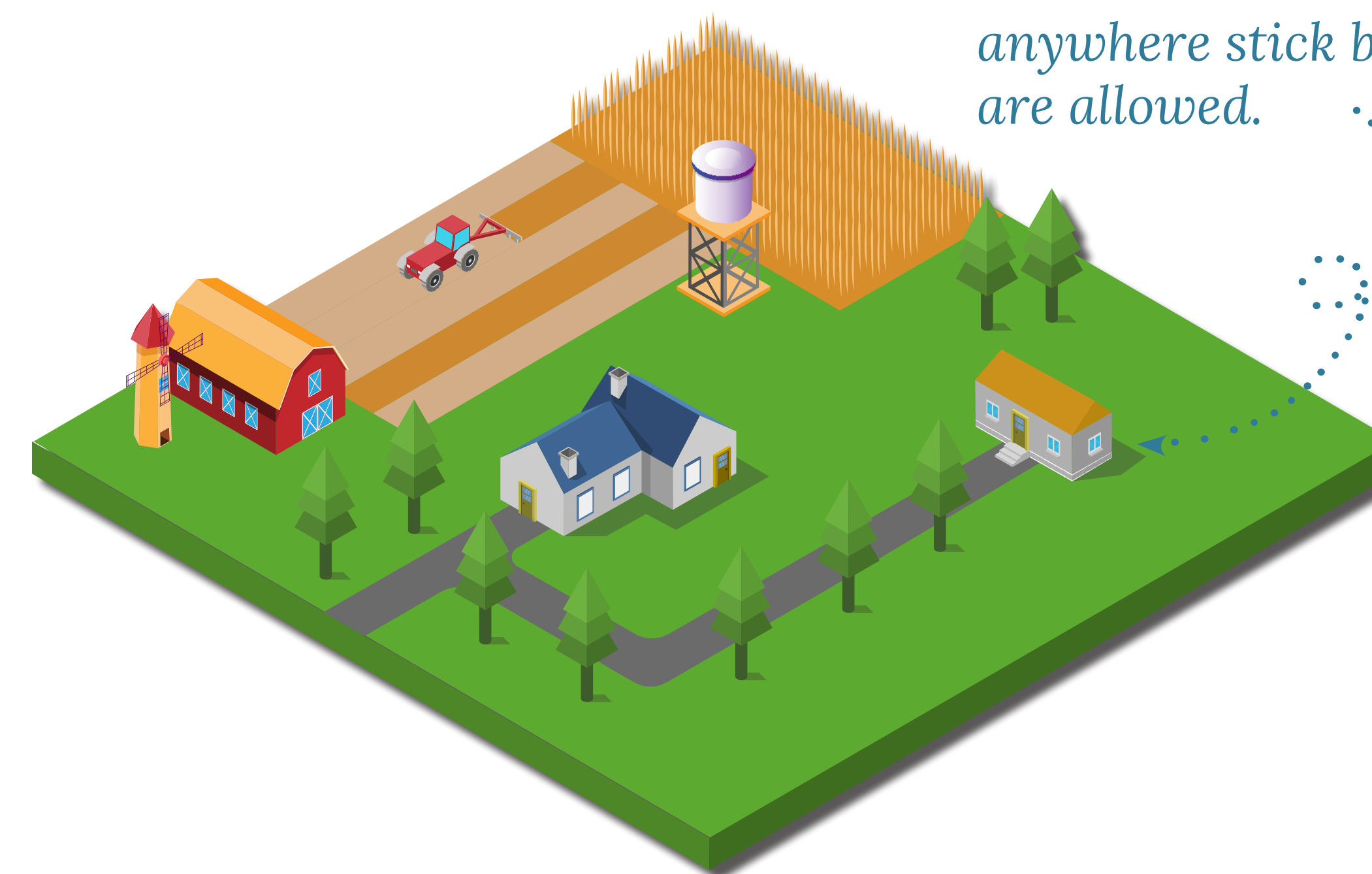


Two dwelling units on a lot, as long as it meets the lot size requirements.

A home is a home! For example . . .



Mobile homes following CSA Standards should be allowed anywhere stick built homes are allowed.



Mobile homes following CSA Standards should be allowed anywhere stick built homes are allowed.



# NUMBER OF RECREATIONAL UNITS

Recreational Units - more commonly known as “RV’s” - consistently spark discussion within our County. This presents a valuable opportunity to explore the diverse perspectives within our community regarding RV regulations.

RV’s come in all shapes and sizes, such as the examples below:



More From Our Fall 2023 Land Use Bylaw Survey.....



**MAJORITY OF RESPONDENTS** are open to allowing up to 2 RV’s per lot.

We heard your input, now here’s what we’re proposing:

DISTRICT	NUMBER OF RECREATIONAL UNITS ALLOWED
» Agricultural District (AG)	3 recreational units (on parcels less than 16.18 ha (40 ac)) 4 recreational units (on parcels 16.18 ha (40 ac) or greater)
» Residential Recreation District (RR) » Rural Residential Conservation District (RRC)	2 recreational units
» Country Residential District (CR) » Hamlet Residential District (HR)	2 recreational units (only when accessory to a dwelling)

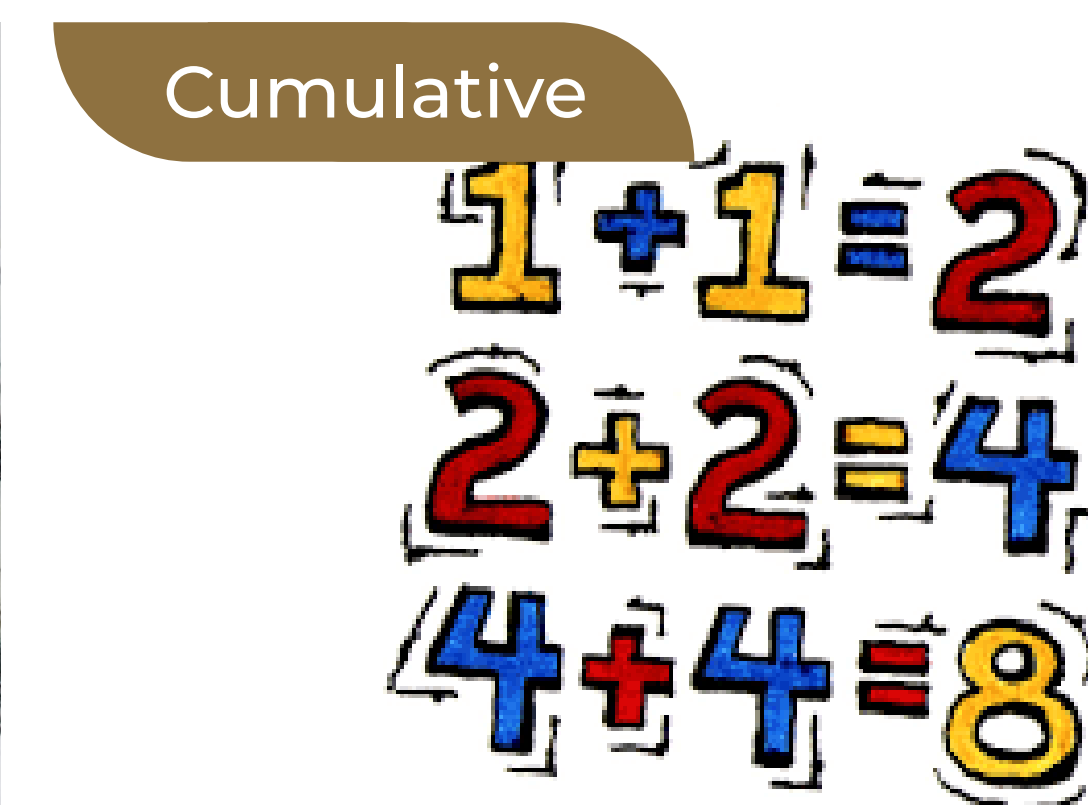
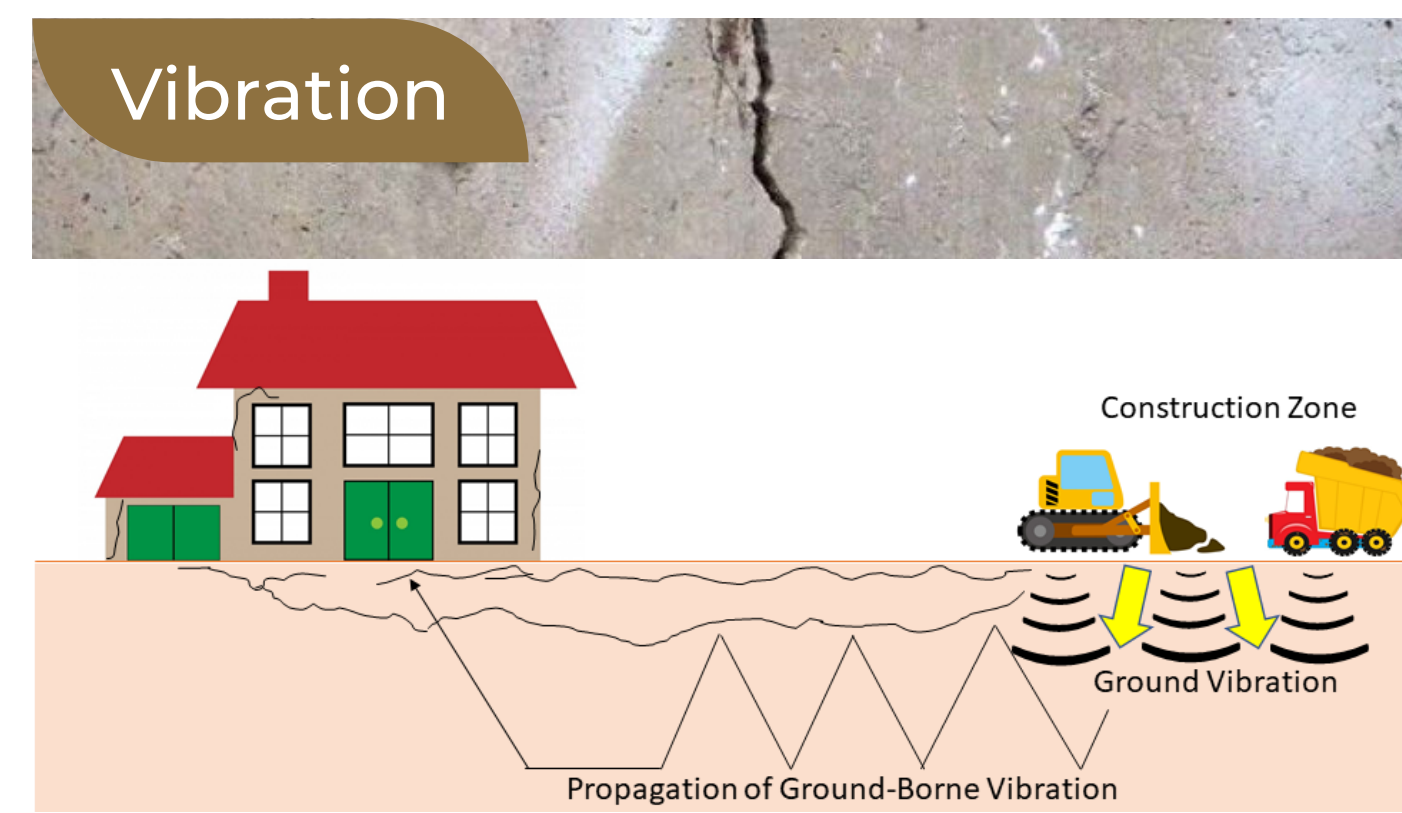


# DISCRETIONARY USE

**Discretionary use** means a use of land or of a building provided for in this Bylaw for which a development permit may be issued with or without conditions as provided for in this Bylaw.

**For Example,** Event Facility falls under the **Discretionary Use** in Agricultural District. Based on the assessment of the criteria mentioned below, where applicable, Event Facility could be **Permitted**.

These are some of the factors the County looks at when assessing a discretionary use application:





# VARIANCE

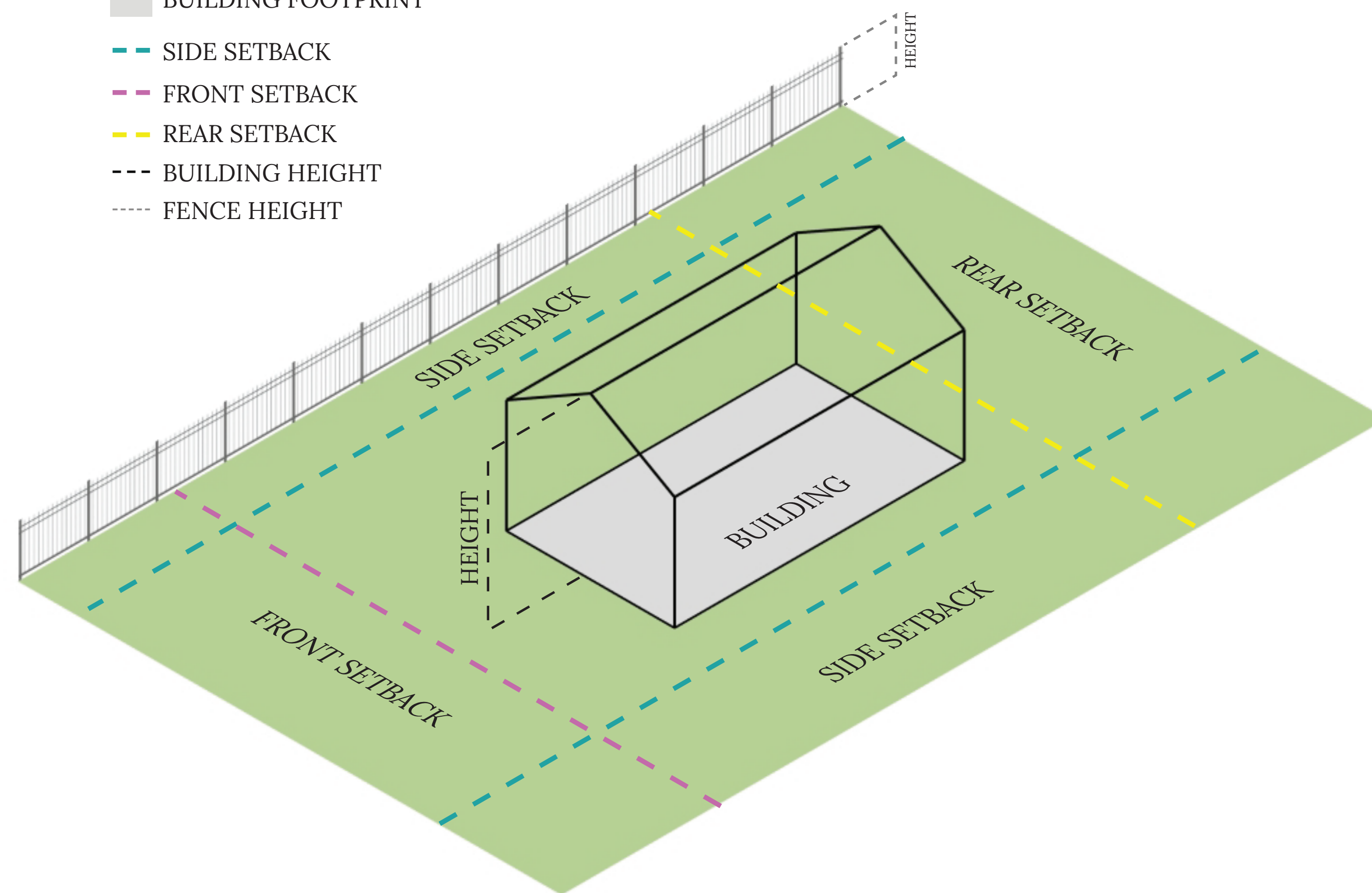
A variance is a tool that allows more flexibility in development regulations. Landowners can apply for variances to deviate from regulation requirements such as setbacks, height limits, and/or lot coverage. However, they need to demonstrate the variance does not result in an impact on the community and therefore it may or may not be approved.

The County of Wetaskiwin wants to work with landowners to grant variances to address the unique needs of individual properties while understanding that the variances should be compatible with community standards and ultimately not adversely impacting a neighbour.

## As An Example . . .

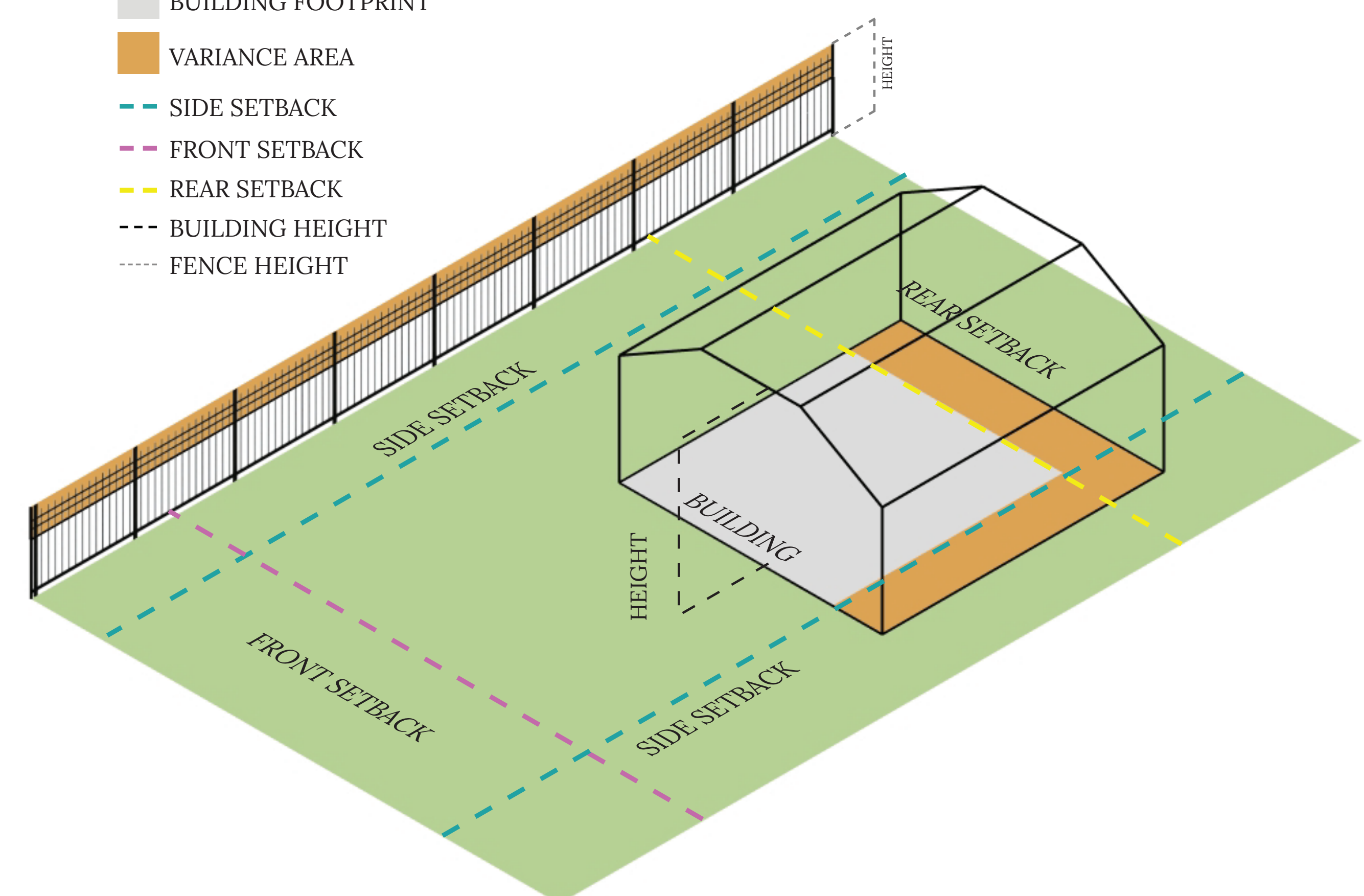
### BASELINE

- PARCEL
- BUILDING FOOTPRINT
- SIDE SETBACK
- FRONT SETBACK
- REAR SETBACK
- BUILDING HEIGHT
- FENCE HEIGHT



### VARIANCE

- PARCEL
- BUILDING FOOTPRINT
- VARIANCE AREA
- SIDE SETBACK
- FRONT SETBACK
- REAR SETBACK
- BUILDING HEIGHT
- FENCE HEIGHT



\*For Illustrative Purposes Only



# OTHER KEY CHANGES TO THE LUB

## Animal Restrictions

### EXISTING

The existing Land Use Bylaw regulations related to Residential Livestock and Kennels.

### PROPOSED

Removed from Land Use Bylaw and proposed to create a separate Animal Control Bylaw.

This will not apply to agricultural farm lands. Regulations relating to Kennels have been revised and moved to the Specific Use Regulations section for clarity and usability.

## Building Controls

REGULATION	EXISTING	PROPOSED
<b>Residential Building Height</b>	Different heights in each district	10 m in all districts
<b>Front Yard Setback</b> <i>(for County Grid Roads)</i>	40 m	20 m
<b>Rear Yard Setback</b> <i>(in rural contexts such as the Agriculture District (AG), Country Residential District (CR), and Public and Parks District (PP))</i>	10 m	5 m

## Parking Standards

### EXISTING

The existing Land Use Bylaw has four pages of parking standards describing the required parking stalls for each use.

9.13.6 For the proposed subdivision of two to five lots (including the accumulation or result of subdivisions from a former section) or development opportunity, an existing well may be added or a new well may be added by a licensed water well driller and/or report by a hydrogeological engineer to prove adequate water supply exists, as determined in this section.

9.13.7 For medium to high density residential uses and all other uses, supply standards may be satisfied through consultation with a hydrogeological engineer and relevant agencies, including Alberta Environmental Protection, Alberta Agriculture and Rural Development, and the Fire Authority - Alberta (where applicable).

9.13.8 For the purpose of Section 9.13.5, Section 9.13.6 and Section 9.13.7 above, the well driller or hydrogeological engineer's report must be submitted to the County and must show a minimum two-hour capacity for a minimum production level of 0.5 litres per second per residential lot. Plans for equivalent well distribution and a minimum capacity shall apply.

9.13.9 Development permit or subdivision application for uses which require large quantities of water may not be allowed if, in the opinion of the Development Officer, they will have a negative effect on the water supply of adjacent landowners.

### 9.14 Parking and Loading

9.14.1 The following on-site parking provisions apply to all districts. The minimum number of on-site vehicle parking stalls required for each use is specified in the following table:

Use	Required Parking Stalls
Business	1.0 per 100.0 m <sup>2</sup> ground floor area (GFA)
Abolished	2.4 per 100.0 m <sup>2</sup> GFA
Business Services	As determined by Development Officer
Equine/Equine Services	As determined by Development Officer
Construction	1.0 per 30.0 m <sup>2</sup> GFA
Kennel	1.0 per 25.0 m <sup>2</sup> GFA
Personal Services	1.0 per 40.0 m <sup>2</sup> GFA
Veterinary Clinic	1.0 per 40.0 m <sup>2</sup> GFA
Public	1.0 per ha
Community	1.0 per 10 stalls
Community Hall	1.0 per 10 students
Education Facility	1.0 per 5 students
Elementary/Junior High School	1.0 per 5 students
Funeral Service	1.0 per 5 seats of public seating, plus 1 stall per funeral home vehicle

COUNTY OF WETASKIWIN, 16 LAND USE BYLAW 2017/8  
Updated June 16, 2024 (Revised 2024/4)

Use	Required Parking Stalls
Vehicle Repair	per 2 service bays
Business	1.0 per 100.0 m <sup>2</sup> GFA up to 2000.0 m <sup>2</sup> plus 1 per additional 100.0 m <sup>2</sup>
Warehousing	1.0 per 100.0 m <sup>2</sup> GFA, and not less than 3 per establishment
Storage and Distribution	1.0 per 100.0 m <sup>2</sup> GFA, and not less than 3 per establishment
Service Station	As determined by Development Officer
Industrial	1 per 100.0 m <sup>2</sup> GFA, and not less than 3 per tenant or establishment
Auto Whacking	As determined by Development Officer
Yard	1 per 100.0 m <sup>2</sup> GFA, and not less than 3 per tenant or establishment
All Other Industrial Uses	As determined by Development Officer

COUNTY OF WETASKIWIN, 16 LAND USE BYLAW 2017/8  
Updated June 16, 2024 (Revised 2024/4)

Use	Required Parking Stalls
Dwelling, Multiple Dwelling, Vertical	1.0 per dwelling unit, and 1.0 per 100.0 m <sup>2</sup> GFA
Home Occupation	1.0 additional stall plus total required parking stalls for primary dwelling unit
Mobile Home Park	1.0 per dwelling unit
Senior/Supportive Living Complex	1.0 motor stall for every 4 dwellings
Senior Home	1.0 per 4 sleeping units
Other Home	1.0 per 100.0 m <sup>2</sup> GFA
Accommodation	1.0 per camping space plus 1.0 motor stall for every 7 camping spaces
Campground	1.0 per 100.0 m <sup>2</sup> GFA

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9.14.2 Where development on a lot includes more than one use, the required number of parking spaces shall be the sum of the requirements for each of the uses.

9.14.3 Notwithstanding the above, the parking requirement may be waived where, in the opinion of the Development Officer, sufficient parking is available:

- a) on-street without causing congestion;
- b) in nearby public parking lots; or
- c) in private parking on-site or nearby that can be shared with other uses.

9.14.4 A loading space shall be provided entirely within the lot boundaries. Adequate space for loading and unloading shall be provided and maintained to the satisfaction of the Development Officer.

9.14.5 Each required stall shall conform to the following provisions:

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### PROPOSED

The proposed Land Use Bylaw consolidated these parking requirements and reduced the regulations to minimum standards for the General Commercial District (GC), the Industrial District (IN), and the Hamlet Residential District (HR).

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### 7.11 Parking and Loading

7.11.1 On-site parking stalls shall be provided in accordance with Table 3: On-site Parking Requirements shall only apply to the districts below:

Table 3: On-site Parking Requirements

DISTRICT	MINIMUM NUMBER OF PARKING STALLS
General Commercial District (GC)	0.5 per 1000 sq ft
Industrial District (IN)	1.0 per 1000 sq ft
Hamlet Residential District (HR)	1.0 per dwelling unit

Note: These are minimum standards, and a variance can be sought if an application warrants deviation from these established guidelines.

7.11.2 For multiple use sites, parking requirements shall be based on the sum of the calculation of parking required for each individual use.

7.11.3 Parking stalls shall be provided for all developments in accordance with Table 3: On-site Parking Requirements; and:

- shall be calculated on the basis of number of Dwellings Units, or gross floor area, or where the term "units" is used shall be calculated on the basis of free occupancy ratings;
- the total number of required parking stalls includes accessible parking stalls;
- where the calculation of the required number of parking stalls results in a fractional number, the requirements shall be rounded up to the nearest full stall; and
- where the parking stall requirements of a development are not specified in this Bylaw, the Development Authority shall be guided by the standards for similar uses.

7.11.4 The Development Authority may reduce or waive parking requirements where:

- sufficient on-street parking is available within 100 metres of the site without causing congestion;
- there are available public parking lots;
- there is available private on-site parking that can be shared and the Development Authority is provided a legal agreement regarding the shared parking arrangement; or
- a parking study completed by a professional transportation engineer determines that less parking would not result in negative impacts to adjacent lots or the surrounding neighbourhood.

### PARKING DIMENSIONS

7.11.5 Each required parking stall shall comply with Table 4 and Figure 5:

Table 4: Minimum Parking Stall Design Standards

A	B	C	D

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