

PUBLIC SERVICE – PS

PURPOSE: To provide for publicly-owned services and facilities and to protect the operation of these facilities from encroachment by incompatible land uses. When located within or adjacent to other major land uses, the development of these uses must be sensitive to these neighbouring areas.

SECTION 1 USES

1.1 Permitted Uses

- Accessory building, structure or use
- Additions to existing buildings
- Parking areas and structures
- Parks and playgrounds
- Public building or use
- Public day use area
- Sign, Category 1 (e)
- Sign, Category 2
- Utilities (e)

1.2 Discretionary Uses – MPC

- Airport
- Airstrip
- Entertainment establishment
- Hangar
- Medical treatment services
- Moved-in building
- Recycling facility
- Renewable energy, individual
- School
- Shipping container
- Waste management site
- Waste management transfer station
- Wastewater treatment plan
- Water treatment plant and reservoirs

Discretionary Uses – DO

- Sign, Category 3

(e) means “Exempt” and development will not require a development permit if it meets all the provisions of this Bylaw and is in accordance with any applicable requirements in Schedule 3.

SECTION 2 MINIMUM LOT SIZE

- 2.1 Existing parcels or as required by the Municipal Planning Commission.

SECTION 3 MINIMUM SETBACK FROM PROPERTY LINES



- 3.1 All structures and buildings shall be setback 7.6 m (25 ft) from all property lines not fronting on or adjacent to a municipal roadway.

SECTION 4 MINIMUM SETBACKS FROM ROADS

- 4.1 No part of a building or structure shall be located within 38.1 m (125 ft) of the centre line of any public roadway which is not designated as a provincial highway under the *Highways Development and Protection Regulation*.
- 4.2 Any road designated as a provincial highway under the *Highways Development and Protection Regulation* is subject to setbacks as required by Alberta Transportation and any applications for development adjacent to a highway should be referred to Alberta Transportation for a Roadside Development Permit.
- 4.3 No part of any dugout, regardless of size, shall be located within 76.2 m (250 ft) of the right-of-way of a highway or public road.
- 4.4 Dugouts may be allowed closer to the centre line of a highway or public road if a barricade is installed along 100 percent of the length of that part of the dugout fronting the highway or public road and 25 percent of the length of the sides of the dugout.

SECTION 5 MINIMUM SETBACKS FROM IRRIGATION INFRASTRUCTURE

- 5.1 No part of a building or structure shall be located:
- (a) within 10.0 m (33 ft) of the centreline of a Bow River Irrigation District (BRID) irrigation pipeline or 3.0 m (10 ft) of a registered right-of-way or easement for any irrigation pipeline or irrigation canal, whichever is greater;
 - (b) within 60.1 m (200 ft) from any BRID or Alberta Environment water reservoir measured from the water's edge at full supply level (FSL) or 30.5 m (100 ft) from the registered reservoir right-of-way, whichever is greater.

SECTION 6 ACCESSORY BUILDINGS

- 6.1 An accessory building shall not be used as a dwelling unit.
- 6.2 An accessory building shall be setback a minimum 3.0 m (10 ft) from the principal dwelling and from all other structures on the same lot.
- 6.3 Where a structure is attached to the principal building on a site by a roof, an open or enclosed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.

SECTION 7 ACCESS

- 7.1 The municipality may, at the time of subdivision or development, require the developer to enter into an agreement for the construction or upgrade of any approach(s) necessary to serve the development area in accordance with County Design Guidelines.
- 7.2 To ensure proper emergency access, all developments shall have direct legal and physical access to a public roadway in accordance with County Design Guidelines. If the development is within

300 m (984.3 ft.) of a provincial highway, direct legal and physical access to a public roadway shall be to the satisfaction of Alberta Transportation.

- 7.3 The requirement for a service road or subdivision street to provide access may be imposed as a condition of subdivision approval for any new development. Survey and construction costs shall be the responsibility of the applicant.

SECTION 8 LAND SUITABILITY AND SERVICING REQUIREMENTS – See Schedule 4.

SECTION 9 STANDARDS OF DEVELOPMENT – See Schedule 5