

BEAVER COUNTY
BYLAW NO. 18-1064
AMENDMENT TO LAND USE BYLAW

A BYLAW OF BEAVER COUNTY
IN THE PROVINCE OF ALBERTA,
FOR THE PURPOSE OF AMENDING
BYLAW 98-801, AS AMENDED
BEING THE BEAVER COUNTY LAND USE BYLAW

WHEREAS Section 191 of the *Municipal Government Act*, Chapter M-26 of Revised Statutes of Alberta 2000 (Act), authorizes the Council of Beaver County to amend a Land Use Bylaw to address future land use within the municipality;

WHEREAS Sections 632 and 633 of the Act, requires that all statutory plans adopted by the Council of Beaver County be consistent with other statutory plans;

WHEREAS the County deems it desirable to amend Land Use Bylaw 98-801, as amended;

WHEREAS, notice of the proposed Bylaw and Public Hearing was given pursuant to Section 692 of the Act;

NOW THEREFORE, the Municipal Council of Beaver County, duly assembled, hereby enacts as follows:

1. Beaver County Land Use Bylaw 98-801, as amended, shall be amended as follows:
 - a. In the Table of Contents; Part 6 Land Use Districts – Uses and Regulations, insert the following after 6.8 Low Impact Eco-Friendly Industrial District – IE:

6.9 BUSINESS/LIGHT INDUSTRIAL DISTRICT – IL
6.10 MEDIUM INDUSTRIAL DISTRICT - IM
 - b. In Section 6.1 Establishment of Land Use Districts; Subsection (1) insert the following after Low Impact Eco-Friendly Industrial District - IE:

Business/Light Industrial District – IL
Medium Industrial District - IM
 - c. In Section 6.2 Agricultural District – A; Subsection (3) Discretionary Uses, insert the following:

(b) Animal hospital and shelter
(c) Auctioneering establishments

and re-number the balance of subsections accordingly.
 - d. In Section 6.5 Rural Industrial District – RI; insert the following after the paragraph:

This district shall not contain a biomedical waste facility.
 - e. In Section 6.5 Rural Industrial District – RI; Subsection (3) Discretionary Uses, insert the following:

(b) Animal hospital and shelter
(c) Auctioneering establishments

and re-number the balance of subsections accordingly.

- f. In Part 6 Land Use Districts – Uses and Regulations, insert the following after Section 6.8:

6.9 BUSINESS/LIGHT INDUSTRIAL DISTRICT - IL

The general purpose of this district is to provide for light and business industrial uses that do not adversely affect adjacent land uses or cause any external, objectionable or dangerous conditions outside of any building or the industrial business site. This district is typically applied to sites adjacent to roadways on the periphery of industrial areas or on arterial or collector roadways within an industrial area servicing as a buffer to heavier industrial land uses. This district shall not contain a biomedical waste facility.

1. District Boundaries

This district comprises all of the land in Beaver County within the area so designated on the Land Use District Map 10.4.

2. Permitted Uses

- (a) *Accessory uses*
- (b) *Auctioneering establishment (indoor storage only)*
- (c) *Automotive and equipment sale, repair, rental, and storage*
- (d) *Broadcasting studio*
- (e) *Business support service*
- (f) *Commercial school*
- (g) *Commercial storage (indoor storage only)*
- (h) *Contractor service, general*
- (i) *Custom workshop*
- (j) *Drive-in business*
- (k) *EIP industrial, general*
- (l) *EIP manufacturing, small scale*
- (m) *EIP retail, convenience*
- (n) *Equipment rentals*
- (o) *Fleet services*
- (p) *Food and beverage products*
- (q) *Food service, mobile catering*
- (r) *Food service, restaurant*
- (s) *Food services, specialty*
- (t) *Funeral services*
- (u) *Government services*
- (v) *Green houses and plant nursery*
- (w) *Highway Commercial Use*
- (x) *Pet care service*
- (y) *Professional and/or administrative offices*
- (z) *Protective services*
- (aa) *Renewable and Alternate Energy Facility*
- (bb) *Recreation, indoor*
- (cc) *Specialty food service*
- (dd) *Solar Collectors, Structure and Ground Mount*
- (ee) *Utility and transportation services*
- (ff) *Veterinary service*
- (gg) *Warehouse sales*

3. Discretionary Uses

- (a) *Animal hospital and shelter*
- (b) *Custodial quarters*
- (c) *Farm and industrial machinery sale, rental, and service*
- (d) *Marijuana facility*
- (e) *Vehicle and equipment storage*

4. Regulations

- 1) *As required by the Development Authority.*
- 2) *Applications for industrial developments shall adhere to Section 7.16.*

6.10 MEDIUM INDUSTRIAL DISTRICT – IM

The general purpose of this district is to provide for a variety of general industrial uses including warehousing, manufacturing, assembling and fabricating activities and other industrial land uses which may require an outside storage component necessary to the operation of the business. This district may also contain large scale or specialized operations, where there are no significant external, objectionable or dangerous conditions beyond the outer limits of the site. This district shall not contain a biomedical waste facility.

1. District Boundaries

This district comprises all of the land in Beaver County within the area so designated on the Land Use District Map 10.4.

2. Permitted Uses

- (a) *Accessory building*
- (b) *Accessory uses*
- (c) *Agricultural support service*
- (d) *Agriculture, product processing*
- (e) *Air Supported and Fabric Covered Structures*
- (f) *Animal hospital and shelter*
- (g) *Auctioneering establishment*
- (h) *Business Support service*
- (i) *Commercial storage (indoor storage only)*
- (j) *Contractor service, general*
- (k) *Custodial quarters*
- (l) *Custom workshop*
- (m) *Drive-In business*
- (n) *EIP manufacturing, small scale*
- (o) *EIP retail, convenience*
- (p) *Farm and industrial machinery sale, rental, and service*
- (q) *Kennel*
- (r) *Marijuana facility*
- (s) *Municipal shop and storage yard*
- (t) *Pet care service*
- (u) *Professional and/or Administrative Offices which provide a direct service to the industrial uses within this area*
- (v) *Protective services*
- (w) *Recycling depot*
- (x) *Renewable and Alternate Energy Facility*
- (y) *Solar Collectors, Structure and Ground Mount*
- (z) *Temporary storage*
- (aa) *Utility and transportation services*

- (bb) *Veterinary service*
- (cc) *Warehouse sales*

3. Discretionary Uses

- (a) *Auto body*
- (b) *Automotive and equipment sale, repair, rental, and storage*
- (c) *Communication tower*
- (d) *EIP industrial, general*
- (e) *EIP manufacturing, large scale*
- (f) *Fuels and chemicals Sale and Storage*
- (g) *Outside sale and storage*
- (h) *Recycling oil depot*

4. Regulations

- 1) *As required by the Development Authority.*
- 2) *Applications for industrial developments shall adhere to Section 7.16.*

g. Delete Section 7.20 Kennels; Subsection (1) and insert with the following:

- 1. *The subdivision of land in the Agricultural and Country Residential Districts for the exclusive purpose of establishing a boarding or private kennel shall not be permitted.*

h. Delete Section 8.1 Definitions; “Accessory Building” and insert with the following:

- 1) **“ACCESSORY BUILDING”** *means an enclosed building which is subordinate or incidental to an existing principal building on a site and which is not attached above grade to the principal building. Examples include garages, shops, air supported and fabric covered structures, shipping containers, and sheds greater than 18 sq. m. (192 sq. ft.) in size.*

i. In Section 8.1 Definitions; insert the following after Subsection (6) “Agricultural Operation”:

- 1) **“AGRICULTURE, PRODUCT PROCESSING”** *means a premise for the purpose of processing agricultural products including: mixing, drying, canning, size reduction, fermentation, heat treatments, cold treatments, chemical treatments and biological treatments of plant matter; or cutting, curing, smoking, aging, wrapping or freezing of meat. This may include accessory uses, including but not limited to office, sales, technical, administrative support, storage or warehousing.*
- 2) **“AGRICULTURAL SUPPORT SERVICE”** *means the use of land, buildings and structures for the purposes of supply of goods, materials or services directly and primarily to the agricultural industry. This may include, but is not limited to, the sale, cleaning, and storage of seed, feed, fertilizer and chemical products and the repair of agricultural equipment.*
- 3) **“AIR SUPPORTED AND FABRIC COVERED STRUCTURES”** *means an accessory building where the outer shell is supported by artificially produced and constantly maintained air pressure above*

local atmospheric level or the outer shell is made of artificial fabric spanned across rigid trusses.

and re-number the balance of subsections accordingly.

- j. In Section 8.1 Definitions; insert the following after Subsection (10) "Airport":

- 1) ***"ANIMAL HOSPITAL AND SHELTER"*** means development used for the temporary accommodation and care or impoundment of animals and livestock within an enclosed building and may have outdoor corrals or pens.
- 2) ***"AUCTIONEER ESTABLISHMENTS"*** means a development intended for the auctioning of livestock, goods, and/or equipment, including the temporary storage of such livestock, goods, and/or equipment, but does not include garage sales, flea markets, or sale of such items on an irregular basis.

and re-number the balance of subsections accordingly.

- k. In Section 8.1 Definitions; insert the following after Subsection (13) "Authorized Agent":

- 1) ***"AUTO BODY"*** means a premise where automobiles, trucks, and other vehicles undergo body repair and painting.
- 2) ***"AUTO WRECKING"*** means the demolishing of motor vehicles and selling or otherwise disposing of the parts or salvage thereof.
- 3) ***"AUTOMOTIVE AND EQUIPMENT SALE, REPAIR, RENTAL, AND STORAGE"*** means the sale, servicing, rental, mechanical repair, and/or storage of automobiles, light trucks, and utility and recreational vehicles, motorcycles, snowmobiles, and similar vehicles, and the sale, installation, servicing, rental, or storage of related accessories and parts. This includes automobile, light truck, and recreational vehicle dealerships, rental agencies, and motorcycle dealerships, transmission shops, muffler shops, tire shops, body shops, and automotive glass and upholstery shops. This does not include auto wrecking.

and re-number the balance of subsections accordingly.

- l. In Section 8.1 Definitions; insert the following after Subsection (17) "Bed and Breakfast Establishment":

- 1) ***"BIOMEDICAL WASTE"*** means waste that is generated by: (i) Human health care facilities, (ii) Medical research and teaching establishments, (iii) Clinical testing or research laboratories, and (iv) Facilities involved in the production or testing of vaccines, and contains or may contain pathogenic agents that may cause disease in humans exposed to the waste.
- 2) ***"BROADCAST STUDIO"*** means a premise used for the production and/or broadcasting of audio and visual programming typically associated with radio, television and motion picture studios.

and re-number the balance of subsections accordingly.

m. In Section 8.1 Definitions; insert the following after Subsection (20) "Building":

- 1) **"BUSINESS SUPPORT SERVICE"** means a premise used to provide support services to other businesses. This may include one or more of the following:
 - a) the use of minor mechanical equipment for printing, duplicating, binding or photographic processing; the provision of office security;
 - b) the sale, rental, repair, or servicing of office equipment, furniture and machines; and
 - c) the sale, rental, repair or servicing of computers, cellular phones and fax machines.
- 2) **"COMMERCIAL SCHOOL"** means development used for training and instruction in a specific trade, skill, or service. This use class does not include schools defined as Public Education or Private Education. Typical uses include secretarial, business, hairdressing, beauty culture, dancing, or music schools, driver training
- 3) **"COMMERCIAL STORAGE"** means a building or group of buildings containing lockers available for rent for the storage of personal goods or a facility used exclusively to store bulk goods of a non-hazardous nature. This does not include temporary or outdoor storage.
- 4) **"COMMUNICATION TOWER"** means an antenna and/or a supporting structure intended for the transmission and/or receiving of radio communication, including but not limited to radio and television transmission, two-way radio, land-mobile systems, fixed-point microwave and amateur radio systems, in excess of 15 m (50 feet) in height measured from grade.

and re-number the balance of subsections accordingly.

n. Delete Section 8.1 Definitions; "Compost Facility – Class I", and insert the following:

- 1) **"COMPOST FACILITY - CLASS I"** means a waste management facility where waste, not including biomedical and hazardous waste, is decomposed through a controlled bio-oxidation process that results in a stable humus-like material, but does not include a residential composter.

o. In Section 8.1 Definitions; insert the following after Subsection (29) "Corner Lot":

- 1) **"CONTRACTOR SERVICE, GENERAL"** means development used for the provision of building construction, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer, or similar services of a construction nature which require on-site storage space for materials, construction equipment, or vehicles normally associated with the contractor service. Any sales, display, office, or technical support service areas shall be accessory to the principal general contractor services use only. This use class does not include professional, financial, and administrative offices.

and re-number the balance of subsections accordingly.

- p. In Section 8.1 Definitions; insert the following after Subsection (32) "Country Residential Use, Single Lot":

1) **"CUSTODIAL QUARTERS"** means:

- a) *dwelling unit, within the Equity Industrial Park Area Structure Plan area, primarily in an industrial district where the occupant of the dwelling unit performs a custodial or security function that is necessary for the operation of the development with which the custodial quarters are combined;*
- b) *must not be approved on a site unless another development has been approved for that site; and*
- c) *must be located in the same building as the principal use unless otherwise authorized by the Development Authority.*

2) **"CUSTOM WORKSHOP"** means the use of premises for the production or manufacture/processing of clothing, articles, and/or craft objects. This use may include the provision of classes or workshops to members of the public; however this shall be accessory to the principal use.

and re-number the balance of subsections accordingly.

- q. In Section 8.1 Definitions; insert the following after Subsection (39) "Discretionary Use":

1) **"DRIVE-IN BUSINESS"** means an establishment with facilities for on-site service to customers who remain in their motor vehicles, but does not include a drive-in theatre. This also includes any business which has a drive through as an accessory component. Typical uses include oil change garages, and fast food restaurants.

and re-number the balance of subsections accordingly.

- r. In Section 8.1 Definitions; insert the following after Subsection (43) "Dwelling Unit":

1) **"EIP INDUSTRIAL, GENERAL"** means development, within the Equity Industrial Park Area Structure Plan area, used principally for one or more of the following:

- a) *the processing of raw materials; the manufacturing or assembling of semi-finished or finished goods, products or equipment, but not food products;*
- b) *the storage, cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial, building or household use;*
- c) *terminals for the storage or trans-shipping of materials, goods and equipment;*
- d) *the distribution and sale of materials, bulk goods and equipment to institutions, industrial or commercial businesses for their direct use or to general retail stores or other use classes for resale to individual customers; or*
- e) *the training of personnel in general industrial operations.*

Any indoor display, office, technical, administrative support, or retail sale operations shall be accessory to the general industrial uses listed above.

This does not include other uses that are defined separately, including a biomedical waste facility.

This includes only those developments where activities and uses may be carried on indoor and/or outdoors and where no significant nuisance factor is created or apparent beyond the boundaries of the site.

Any development, where, in the opinion of the Development Officer, there is significant risk of interfering with the safety and amenity of adjacent sites because of the nature of the site, materials, or process, cannot be successfully mitigated, shall not be considered an EIP general industrial use.

- 2) ***“EIP MANUFACTURING, LARGE SCALE”*** means a use, within the Equity Industrial Park Area Structure Plan area, that is engaged in manufacturing, assembly, fabrication, packaging, or other industrial processing of products, primarily from extracted or raw materials or the bulk storage and handling of such products and materials, or an industrial establishment having potential to produce noise, dust, glare, odors or vibration beyond its property line. This term includes but is not limited to:
 - a) *processing and packaging of alcohol beverages;*
 - b) *chemical manufacturing;*
 - c) *stonework or concrete product manufacturing;*
 - d) *fabrication of metal products;*
 - e) *manufacturing of agricultural, construction, or mining machinery;*
 - f) *motor vehicle manufacturing;*
 - g) *lumber milling;*
 - h) *permanent concrete/batch plant.*

- 3) ***“EIP MANUFACTURING, SMALL SCALE”*** means a use, within the Equity Industrial Park Area Structure Plan area, that is engaged in small scale, on-site production of goods by hand manufacturing, primarily involving the use of hand tools including, but not limited to woodworking, wool processing and small scale welding.

- 4) ***“EIP RETAIL, CONVENIENCE”*** means a premise, within the Equity Industrial Park Area Structure Plan area, used for the retail sale of goods from premises which do not exceed 235 m² (2,530 ft²) in gross floor area. This includes but is not limited to a small food store, a drug store or variety stores selling confectionery tobacco, groceries, beverages, pharmaceutical and personal care items, hardware or printed matter, or the rental of videos, alcohol sales, and cannabis retail sales.

- 5) ***“EQUIPMENT RENTALS”*** means development used for the rental of tools, appliances, recreation craft, office machines, furniture, light construction equipment, or similar items. This use class does not include the rental of motor vehicles or industrial equipment.

and re-number the balance of subsections accordingly.

- s. In Section 8.1 Definitions; insert the following after Subsection (50) "Family Care Facility":

- 1) **"FARM AND INDUSTRIAL MACHINERY SALE, RENTAL, AND SERVICE"** means development used for the sale, rental, or service of heavy vehicles, machinery, or mechanical equipment typically used in building, roadway, pipeline, oilfield, and mining construction, manufacturing, assembling, and processing operations, and agricultural production.

and re-number the balance of subsections accordingly.

- t. In Section 8.1 Definitions; insert the following after Subsection (52) "Farmstead":

- 1) **"FLEET SERVICES"** means a premise that uses a fleet of vehicles for the delivery of people, goods or services, where such vehicles are not available for sale or long term lease. This includes, but is not limited to ambulance services, taxi services, bus lines (including school buses), and messenger and courier services. This does not include moving or cartage firms involving trucks with a gross vehicle weight of more than 3,000 kg.

and re-number the balance of subsections accordingly.

- u. In Section 8.1 Definitions; insert the following after Subsection (54) "Floor Area":

- 1) **"FOOD AND BEVERAGE PRODUCTS"** means a commercial facility in which food or beverage products or both are manufactured, produced or otherwise prepared for human consumption but not consumed on the premises. This may include a retail component; however, this retail component shall be accessory to the principal use. Typical uses may include a bakery, pre-packaged foods, water bottling and catering facilities. This does not include food service, mobile catering. The impact of this use shall not extend beyond the boundaries of the building.
- 2) **"FOOD SERVICE, MOBILE CATERING"** means the delivery and sale of food to the public using a fleet of vehicles.
- 3) **"FOOD SERVICE, RESTAURANT"** means a premise where the primary purpose is the sale of prepared foods and beverages to the public for consumption on or off the site. This use typically has a varied menu, with a fully equipped kitchen and preparation area.
- 4) **"FOOD SERVICE, SPECIALTY"** means a premise where limited types of prepared foods and beverages are offered for sale to the public for consumption on or off the site. This use relies primarily on walk-in clientele. Typical uses are coffee, donut, bagel, sandwich or dessert shops.

and re-number the balance of subsections accordingly.

- v. In Section 8.1 Definitions; insert the following after Subsection (61) "Front Yard":

- 1) **"FUELS AND CHEMICALS SALE AND STORAGE"** means lands, buildings, or structures where refined or crude oil, other petroleum

products, or liquid or solid chemicals, such as fertilizer, are for sale and storage. This includes the sale of fuel, lubricants, and other automotive fluids, including key lock retail sales, and the sales and storage of other chemicals, such as fertilizer.

- 2) **“FUNERAL HOME”** means premises for the preparation of the dead for burial or cremation, and the holding of memorial services. This includes funeral homes and undertaking establishments.

and re-number the balance of subsections accordingly.

- w. Delete Section 8.1 Definitions; “General Commercial Use”, and insert the following:

- 1) **“GENERAL COMMERCIAL USE”** means commercial development, outside the Equity Industrial Park Area Structure Plan area, which provides services to the farm and hamlet population. Such development would include retail and warehouse sales and services; entertainment services; food services including restaurants, specialty, mobile catering; financial, professional and/or administrative offices; equipment rentals; drive-in businesses; pet care services; alcohol sales, and cannabis retail sales.

- x. Delete Section 8.1 Definitions; “General Industrial Use”, and insert the following:

- 1) **“GENERAL INDUSTRIAL USE”** means development, outside of the Equity Industrial Park Area Structure Plan area, with the following activities:
- a) *the processing of raw materials, including agricultural products;*
 - b) *the manufacturing, repairing or assembling of goods, products or equipment, including clothing, articles, and/or craft objects; food and beverage products; and automotive related activities;*
 - c) *the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, and contractor services, where such operations create impacts that would make them incompatible in non-industrial districts;*
 - d) *the storage or transshipping of materials, goods and equipment, including petro-chemical products and supplies; fuels and chemicals sale and storage; municipal shop and storage yard; outside sale and storage yard; vehicle and equipment storage; commercial storage and temporary storage;*
 - e) *the training of personnel in general industrial operations;*
 - f) *the supplying of goods, materials, or services directly and primarily to the agricultural industry including agricultural support services; farm and industrial machinery sale, rental and service;*

- g) *A biomedical waste facility is not considered a general industrial use;*
- h) *it may include any indoor display, office, technical, administrative support areas or any sales operation accessory, business support services, custom workshops, to the general industrial uses. General Industrial Uses shall be further classified as follows:*
 - i. **General Industrial Use - Type I** *means those developments where activities and uses are primarily carried on within an enclosed building and no significant nuisance factor is created or apparent outside an enclosed building. Any development, even though fully enclosed, where, in the opinion of the Development Authority, there is significant risk of interfering with the safety or amenity of adjacent sites because of the nature of the site, material or processes, shall not be considered a General Industrial Use -Type I*
 - ii. **General Industrial Use - Type II** *means those developments in which all or a portion of the activities and use are carried on outdoors, without any significant nuisance factor such as noise, appearance, or odour, extending beyond the boundaries of the site. Any development where the risk of interfering with the safety and amenity of adjacent or nearby sites, because of the nature of the site, materials or processes, cannot be successfully mitigated, shall be considered a General Industrial Use - Type III.*
 - iii. **General Industrial Use - Type III** *means those developments which may have a significant detrimental effect on the safety, use, amenity, or enjoyment of adjacent or nearby sites due to appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods.*

In determining the significance of a detrimental effect or nuisance factors, the following criteria shall be considered:

- a) *the expected magnitude and consequence of the effect or nuisance;*
- b) *the expected extent, frequency and duration of exposure to the effect or nuisance;*
- c) *the use and sensitivity of adjacent or nearby sites relative to the effect or nuisance;*
- d) *the conclusions of an Environment Impact Assessment, if applicable, and requested at the sole discretion of the Development Authority;*
- e) *adherence to relevant provincial environment legislation or widely recognized performance standards; and*
- f) *the reliability and record of the proposed methods, equipment and techniques in controlling or mitigating detrimental effects or nuisances.*

y. Delete Section 8.1 Definitions; “Government Services”, and insert the following:

- 1) **“GOVERNMENT SERVICES”** means a premise providing for crown corporation, municipal, provincial or federal government services directly to the public. This does not include protective and emergency services, detention and correction services, minor utility services, major utility services, and public education. Typical uses include County, Provincial and Federal Offices, courthouses and postal offices.

z. In Section 8.1 Definitions; insert the following after Subsection (67) “Government Services”:

- 1) **“GREEN HOUSES AND PLANT NURSERY”** means a commercial development, within the Equity Industrial Park Area Structure Plan area, for the growing, acclimating, propagating, harvesting, displaying, and selling of fruits, vegetables, bedding, household, and ornamental plants directly to the consumer, and may include accessory uses related to the storing, displaying, and selling of gardening, nursery, and related products. The green house, plant nursery, and market garden use does not include a marijuana facility.

and re-number the balance of subsections accordingly.

aa. Delete Section 8.1 Definitions; “Intensive Agriculture”, and insert the following:

- 1) **“INTENSIVE AGRICULTURE”** means an agricultural operation which, due to the nature of the operation, can use smaller tracts of land, but not including confined feeding operations. Without restricting the generality of the foregoing, this shall include nurseries, greenhouses, sod farms, bee keeping, tree farms, stud farms, horse training facilities, fish farms, marijuana facility and other similar uses, provided that they are not of the scale or intensity to be considered confined feeding operations that require a registration or approval under the Agricultural Operation Practices Act.

bb. Delete Section 8.1 Definitions; “Kennel”, and insert the following:

- 1) **“KENNEL”** means any building or facility in which more than 3 dogs are maintained, boarded, bred, trained, cared for, kept for commercial purposes or boarded overnight for a period greater than 24 hours. A kennel may provide for the incidental sale of products relating to the services provided by the use. A kennel may include outside enclosures, pens, runs or exercise areas. This use class does not include pet care services, animal hospitals and shelters or veterinary services.

cc. Delete Section 8.1 Definitions; “Landfill”, and insert the following:

- 1) **“LANDFILL”** means a waste management facility at which waste is disposed of by placing it on or in land, but does not include a land treatment facility, a surface impoundment, salt cavern or a disposal well, or a biomedical waste facility.

dd. Delete Section 8.1 Definitions; “Local Industrial Use”, and insert the following:

- 1) **“LOCAL INDUSTRIAL USE”** means farm support businesses and minor service, storage, repair and minor manufacturing activities in the rural area. Typical uses include limited contractor services; custom workshops; auto body, auto wrecking, automotive and equipment repair; outdoor sale and storage; vehicle and equipment storage; and household repair services at a scale and size compatible with adjacent development.

ee. In Section 8.1 Definitions; insert the following after Subsection (91) “May”:

- 1) **“MARIJUANA FACILITY”** means any building in which an activity authorized by a license issued under the Federal Government or any successor or replacement legislation or regulation, is or may be conducted including such activities as growing, processing, labeling and packaging, storing, and transporting of marijuana. This does not include the cannabis retail sales.
- 2) **“MUNICIPAL SHOP AND STORAGE YARD”** means the facility used by a municipality for the storage of materials used in fulfilling its various functions and the housing and repair of its equipment.

and re-number the balance of subsections accordingly.

ff. In Section 8.1 Definitions; insert the following after Subsection (101) “Owner”:

- 1) **“OUTSIDE SALE AND STORAGE”** means land that is used for the sales and storage of products, goods or equipment in an area that is open or exposed to the natural elements; and where such storage of products, goods or equipment is accessory to the Principal Use of the site.

and re-number the balance of subsections accordingly.

gg. In Section 8.1 Definitions; insert the following after Subsection (103) “Permitted Use”:

- 1) **“PET CARE SERVICE”** means a use:
 - a) where animals are washed, groomed, or trained;
 - b) where the animals shall not be boarded overnight; and
 - c) that may involve the incidental sale of products relating to the services provided by the use.

and re-number the balance of subsections accordingly.

hh. In Section 8.1 Definitions; insert the following after Subsection (107) “Principal Use”:

- 1) **“PROFESSIONAL AND/OR ADMINISTRATIVE OFFICES”** means development primarily used for the provision of professional, management, administrative, consulting, and financial services. Typical uses include the offices of lawyers, accountants, engineers, and architects; offices for real estate and insurance firms; clerical, secretarial, employment, telephone answering, and similar office

support services; and banks, credit unions, loan offices, and similar financial uses.

and re-number the balance of subsections accordingly.

- ii. In Section 8.1 Definitions; insert the following after Subsection (114) "Recreational Vehicle Use":

- 1) **"RECYCLING DEPOT"** means a development, for the buying and temporary storage of bottles, cans, newspapers, and other similar household goods for reuse where all storage is contained within an enclosed building or designated compound site.
- 2) **"RECYCLING, OIL DEPOT"** means a development, within the Equity Industrial Park Area Structure Plan area, specifically intended for temporary storage of used automotive petroleum products and containers excluding any dangerous or hazardous materials or containers. Materials temporarily stored onsite shall be limited to residential products.

and re-number the balance of subsections accordingly.

- jj. Delete Section 8.1 Definitions; "Storage Site", and insert the following:

- 1) **"STORAGE SITE"** means a waste management facility, where waste, other than biomedical or hazardous waste, is
 - a) stored,
 - b) sorted, compacted, shredded, ground or processed, or
 - c) collected and held for removal to another waste management facility.

- kk. In Section 8.1 Definitions; insert the following after Subsection (134) "Temporary":

- 1) **"TEMPORARY STORAGE"** means development used exclusively for temporary outdoor storage of goods and materials where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land for a period up to one (1) year. Typical uses include pipe yards, or vehicle or heavy equipment storage compounds.

and re-number the balance of subsections accordingly.

- ll. In Section 8.1 Definitions; insert the following after Subsection (134) "Utility and Transportation Services":

- 1) **"VEHICLE AND EQUIPMENT STORAGE"** means a development used for the outdoor storage of recreational vehicles and other equipment and does not involve the erection of permanent structures.
- 2) **"VETERINARY SERVICE"** means development used for the care and treatment of animals where the veterinary services primarily involve outpatient care and minor medical procedures involving care for fewer than four (4) days. All animals shall be kept within an enclosed building. This use class includes pet clinics, animal veterinary clinics, and veterinary offices. This use class does not include animal hospitals and shelters.

- 3) **“WAREHOUSE SALES”** means development used for the wholesale or retail sale of a limited range of bulky goods from within an enclosed building where the size and nature of the principal goods being sold typically require large floor areas for direct display to the purchaser or consumer. This use class includes developments where principal goods being sold are items such as furniture, carpet, major appliances, fertilizer, and building materials.
- 4) **“YARD”** means a part of a lot upon or over which no principal building is erected.

and re-number the balance of subsections accordingly.

mm. That the following property be redistricted from RURAL INDUSTRIAL – RI to BUSINESS/LIGHT INDUSTRIAL – IL

<u>Legal Description</u>	<u>Area (ha)</u>
Plan 122 2575; Block 2; Lot 2	2.04
Plan 122 2575; Block 2; Lot 3	2.72
Plan 122 2575; Block 2; Lot 4	3.80
Plan 122 2575; Block 2; Lot 5	3.45
Plan 122 2575; Block 2; Lot 6	2.49
Plan 122 2575; Block 2; Lot 7	2.13

nn. That the following property be redistricted from RURAL INDUSTRIAL – RI to MEDIUM INDUSTRIAL – IM

<u>Legal Description</u>	<u>Area (ha)</u>
Plan 082 9997; Block 2; Lot 1	8.09
Plan 042 7065; Block 1; Lot 1	1.42
Plan 042 7065; Block 1; Lot 2	1.42
Plan 042 7065; Block 1; Lot 3	1.42
Plan 042 7065; Block 1; Lot 4 PUL	1.16
Plan 092 5792; Block 3; Lot 1	4.05
Plan 122 2575; Block 3 Lot 2	1.76
Plan 122 2575; Block 3 Lot 3	1.67
Plan 122 2575; Block 3 Lot 4	2.07

oo. That the following property be redistricted from RURAL INDUSTRIAL – RI to LOW IMPACT ECO-FRIENDLY INDUSTRIAL - IE

<u>Legal Description</u>	<u>Area (ha)</u>
NW 3-50-17-W4	19.75

pp. That the following property be redistricted from LANDFILL AND COMPOSTING - LC to MEDIUM INDUSTRIAL - IM

<u>Legal Description</u>	<u>Area (ha)</u>
Plan 152 4895; Block 4; Lot 1	16.19
NE 3-50-17-W4	48.51

mm. Delete Part 10 – Land Use District Maps; Maps 10.1 and 10.4 and insert Maps 10.1 and 10.4 attached in Schedule A and forming part of this bylaw.

READ A FIRST TIME this _____ day of _____, 20____.

PUBLIC HEARING HELD this _____ day of _____, 20____.

READ A SECOND TIME this _____ day of _____, 20____.

READ A THIRD TIME this _____ day of _____, 20____.

REEVE

CHIEF ADMINISTRATIVE OFFICER