

APPENDIX A: DRAFT LAND USE BYLAW AMENDMENT CHART

CURRENT WORDING	PROPOSED NEW AMENDMENT	REASON FOR AMENDMENT
SOLAR POWER SYSTEMS, PRIVATE		
SOLAR POWER SYSTEM, PRIVATE means any device used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy for a single landowner, resident, business, or occupant of a site, for personal, domestic, business use, and/or agriculture uses on-site. Annual electricity produced for the site is generally expected to be equal to consumption.	The definition is amended to read as follows: SOLAR POWER SYSTEM, PRIVATE means any device used to collect sunlight that is part of a system used to convert radiant energy from the sun into thermal or electrical energy for a single landowner, resident, business, or occupant of a site, for personal, domestic, business use, and/or agriculture uses on-site and generates power solely for on-site consumption, or incidental feed into grid for grid-tied systems. Commercial sales of electricity are not permitted. Annual electricity produced for the site is generally expected to be equal to consumption.	Added for clarity. In accordance with current industry practices, we allow for power to be tied to the grid, allowing incidental sale to the grid, but not with the intent of commercial sale of energy.
NEW	The following new definitions are added to Section 2.5: SOLAR ARRAY, FREE-STANDING means a solar energy collection system or array of solar panels that is mounted independently of a principal or accessory building and supported by a ground-mounted, pole-mounted, fence-mounted, tracking, or similar freestanding support structure. A Free-Standing Solar Array includes all associated mounting equipment and support structures but does not include a solar array mounted to the roof or wall of a building. SOLAR ARRAY, BUILDING-MOUNTED means a solar energy collection system or array of solar panels that is attached to and supported by the roof or exterior wall of a legally existing principal or accessory building, including all associated mounting equipment and support structures.	These definitions are being added for clarity. Any other references within the Land Use Bylaw in addition to those noted below will be updated with the above terminology where referenced.

<u>Section 4.2.1 No Development Permit Required</u> 4.2.1.18 Solar power system, private, which meets the following criteria: a. The installation is to be used for on-site personal household, business use, and/or agricultural purposes only and it meets all other policies under Section 4.2.1.18. b. The solar array is mounted on the wall or roof of an approved building, and: i. does not exceed the maximum building height when the array is placed at its highest proposed angle; and ii. all equipment meets all minimum setback requirements for the applicable land use district.	<u>Section 4.2.1 No Development Permit Required</u> Section 4.2.1.18, shall be amended as follows: <i>4.2.1.18 Solar Power System, Private which meets the following criteria:</i> a. <i>The solar power system is used for on-site personal household, business, and/or agricultural purposes only and generates power solely for on-site consumption, or incidental feed into grid for grid-tied systems. Commercial sales of electricity are not permitted.</i> b. <i>Building-mounted solar</i> array on an approved building, provided:: i. <i>the</i> array does not exceed the maximum building height of the applicable land use district when placed at its maximum tilt; and ii. all equipment meets the minimum setback requirements of the applicable land use district.	Development Permit applications for private solar power systems have increased substantially in recent years, particularly on Country Residential and Agricultural parcels, while the overwhelming majority of applications have been approved with minimal refusals or successful appeals. We have slightly amended the allowance of incidental feed into the grid, without commercial sales of such and updated the terminology of Building mount.
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c. Solar array ground/pole/ or fence mounted, provided: i. solar panels and associated equipment for low-voltage systems (for example but not limited to solar fence chargers, trickle chargers, and gate systems) where the solar array is no greater than 1m² in size and all equipment does not exceed the maximum building height when the array is placed at its highest proposed angle; and ii. solar panels and associated equipment where the solar array is in excess of 1m² but no greater than 10m² in size and meets the following. iii. does not exceed the maximum building height when the array is placed at its highest proposed. iv. is setback 2X (double) the minimum side and rear yard setback requirement for the applicable land use district. v. The lot coverage, including all new structures constructed in conjunction with the solar equipment does not exceed the overall lot requirements for the site as outlined in the development requirements of the applicable land use district. vi. There is no alteration to drainage or the overland flow of water within, or off of a property without prior approval from the County or Alberta Environment. vii. The addition of any accessory building in conjunction with the array (whether for mounting, battery storage, or similar purpose which is within the sq. ft. requirement allowed for accessory buildings under Table 4.2.1.7 A. viii. It meets all provisions outlined in Section 10.22 of this bylaw pertaining to solar power system, private.	c. Free-standing solar array, provided the following criteria are met: i. Solar panels and associated equipment for low-voltage systems (including but not limited to solar fence chargers, trickle chargers, livestock watering systems, and gate systems), where the solar array area does not exceed 2.33 m² (25 ft²) in size, may be located no closer than 0.0 m from a property line, provided that the system is entirely contained within the subject property. The installation shall not exceed a maximum height of 4.6 m (15 ft.) above grade, when oriented at its maximum tilt. ii. Solar panels and associated equipment where the cumulative free-standing solar arrays on the property exceed 2.33 m² (25 ft².) are permitted in accordance with the following: a. On Residential zoned parcels equal to or greater than 1 acre in size, the cumulative free-standing solar array(s) not exceeding 46.5 m² (500 ft²) in size. OR b. On Agricultural District parcels, the cumulative free-standing solar array not exceeding 92.9 m² (1000 ft²) in size. c. In both cases, the following conditions shall apply to qualify for no Development Permit requirement: i. the solar array does not exceed a maximum height of 4.6 m (15 ft.) above grade, when oriented at its maximum tilt. ii. The solar array is located on the property in accordance with all minimum building setbacks for the applicable land use district. iii. Total lot coverage, including all structures associated with the solar power system does not exceed the maximum lot coverage-permitted for the site under the applicable land use district. iv. No alteration to drainage patterns or the overland flow of water which occurs on or off the property without prior written approval from the County or Alberta Environment. v. Any accessory building-associated with the solar power system-including mounting structures whether for mounting, battery storage, or similar equipment complies with the maximum floor area requirements for accessory buildings as set	Current provisions utilize very limited size thresholds and increased setback requirements that no longer reflect typical residential and agricultural solar system sizes or industry standards. Administration has recommended a size increase that aligns with industry practices and average on site energy demands. The proposed amendments would reduce unnecessary Development Permit applications for appropriately sized private solar installations and maintain Development Permit review for larger or non-compliant systems where site-specific impacts may require further evaluation Free-standing array with no development permit was increased from 1m² – 10m² setback 2X the setback to: • Agricultural – max 56 m² • Residential 1 acre+ - max 46.5 m²
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NEW	The following provision shall be added under Section 10.22 Solar Power Systems: 10.22.5 On parcels <u>1 acre in size or greater</u>, private solar power system installations may consist of building mounted or free-standing array. 10.22.6 Only-building mounted private solar power systems are permitted in residential zoned parcels which are <u>less than 1 acre in size</u>. 10.22.7 Building-mounted Solar array must not extend beyond the outermost edge of the roof. 10.22.8 The <u>maximum projection</u> of building mount solar array shall be 1.22 m (4 ft.) and are subject to the maximum height and minimum setbacks requirements of the applicable land use district. 10.22.9 The <u>maximum height</u> of a free-standing solar array when oriented at maximum tilt, shall not exceed: a. 4.6 m (15 ft).in residential and agricultural land use districts; b. 6.1m (20ft) in non-residential/agricultural land use districts 10.22.10 Solar collectors must be located and positioned in such a manner that they do not create undue glare onto neighbouring properties or public roadways.	Additional proposed amendments have been included for clarity on personal solar power in conjunction with the red tape reduction.
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NEW	The following provision shall be added under Section 10.22 Solar Power Systems: 10.22.11 Development permit applications for a solar power system, private shall be accompanied by the following additional information: a. documentation demonstrating the system is designed to produce energy primarily for sole use and consumption on-site by the landowner, resident or occupant. b. manufacturer’s specifications for system design and rated output; c. a site plan showing the location and orientation of the solar collectors. d. for building-mounted solar array, a description of how the solar array are to be mounted or affixed, maximum projection from roof or wall, and structural capacity of the building/wall to support the proposed development. e. for free-standing solar array (ground-mount), a description of the proposed ground-mount design including clearance to the bottom of the collectors and maximum height from existing grade. f. wire service provider (WSP) approval for solar array that are proposed to be connected to the provincial power grid.	
NEW	The following provision shall be added under Section 5.6 Variances: 5.6.14 The Development Authority may grant a variance of up to 50% to the maximum allowable size of a solar array associated with a private solar power system located on a parcel as a discretionary use, in accordance with Section 10.22.	

SUB-DISTRICT “A” WAIVER		
Section 2.4 Special Provisions For Parcels With Sub-Districts 2.4.1 Parcels within all land use districts may be further designated with a sub-district “A” in cases where Council feels that there is need for special consideration to be given on the development and construction on the lands including, but not limited to, the construction and placement of dwellings, accessory buildings, and structures, development of access, or any other lot grading that may impede drainage, through approval of a Development Permit prior to a Building Permit for reasons including but not limited to compliance with the following requirements: a. Lot grading and building envelope. b. Site coverage and setback. c. Storm water management. d. Access design and construction. e. Location of a floodway. f. Landscaping and screening requirements. g. Water and wastewater utility systems. h. Engineering requirements such as foundation design. i. Preservation of environmental and landscaping features. j. Other such reasons as deemed appropriate by Council. 2.4.2 When a sub-district “A” designation is placed on a land use district parcel, a Development Permit approval is required prior to a Building Permit for all development, lot grading, and/or placement and construction of buildings or structures on site. Upon land use designation, the Approving Authority shall indicate the nature of the special consideration required to assist with Development Approval.	Section 2.4 is amended as follows: 2.4.2 When a sub-district “A” designation is placed on a land use district parcel, a Development Permit approval is required prior to a Building Permit for all development, lot grading, and/or placement and construction of buildings or structures on site, except where a waiver has been granted through a Development Permit Waiver application. Upon land use designation, the Approving Authority shall indicate the nature of the special consideration required to assist with Development Approval. The following new clause is added to Section 2.4: 2.4.3 The Approving Authority may issue a Sub-District “A” Development Permit Waiver only where: a. the parcel is designated Sub-District “A” for a specific requirement; b. the proposed development does not engage or impact that specific requirement; and c. the proposed development would otherwise be exempt from a Development Permit under Section 4.2.1. If the proposed development, grading, or construction engages or impacts the Sub-District “A” specific requirement, a waiver shall not be issued, and a Development Permit is required. For the purposes of this section, a "specific requirement" is the explicitly stated reason for which the property was designated Sub-district "A" within the redesignation/land use amendment bylaw. In the absence of a stated reason, the specific requirement may be replaced by fulfilling all of the following requirements: a. Building envelope; b. Riparian setback; and c. Suitability of septic system d. Stormwater Management	Section 2.4.1 will remain as is. Administration recommends adding provisions to allow the Development Authority to waive the requirement for a Development Permit on Sub-District “A” parcels where the proposed development does not affect or conflict with the purpose or restriction associated with the Sub-District “A” designation. The proposed amendment would reduce unnecessary Development Permit applications on properties containing a Sub-District “A” designation where the proposed development does not affect the specific technical limitation or purpose associated with the designation, such as septic system placement, drainage, slope stability, or building envelope restrictions. The amendment would maintain Development Permit review where development may impact the underlying constraint while improving efficiency for routine permitted development.

Section 4.1 1 Permit Required 4.1.1 Except as provided in Section 4.2.1 of this Bylaw, no person shall undertake any development unless: - A Development Permit has first been issued pursuant to this Bylaw. - The development proceeds in accordance with the terms and conditions of the Development Permit issued in respect of the development. - A Building Permit has been obtained when the Building Officer so requires. - All necessary plumbing, gas, septic and electrical permits have been issued.	Section 4.1.1 shall be amended as follows: 4.1.1 Except as provided in Section 4.2.1 of this Bylaw, , no person shall undertake any development unless: - A Development Permit has first been issued pursuant to this Bylaw; and - The development proceeds in accordance with the terms and conditions of the Development Permit issued in respect of the development; or - a waiver has been granted through a Development Permit Waiver application; and - A Building Permit has been obtained when the Building Officer so requires. - All necessary plumbing, gas, septic and electrical permits have been issued.	Sentence added to align with Section 2.4.3
<u>Section 4.2.1 No Development Permit Required</u> 4.2.1.12 The repair or replacement of a legal building that is damaged or destroyed, provided that the original building was not a non-conforming building, excluding any lands designated sub-district “A”, Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay.	<u>Section 4.2.1 No Development Permit Required</u> Section 4.2.1.12 shall be amended as follows: 4.2.1.12 The repair or replacement of a legal building that is damaged or destroyed, provided that the original building was not a non-conforming building, excluding any lands designated sub-district “A”, Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay unless the Approving Authority has issued a signed waiver in accordance with this bylaw.	Sentence added to align with waivers permitted under bylaw. (Sub-District “A” and Flood Hazard Protection Area.

<u>Section 4.2.1 No Development Permit Required</u> 4.2.1.23 The construction of a first Dwelling, Single Family, Dwelling Manufactured Home; or addition thereto where it is a permitted use and meets the maximum allowable dwelling density under the applicable land use district and the lot has legal physical access to an approved municipal road or Provincial highway, excluding any lands designated Sub-district “A”, Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay.	<u>Section 4.2.1 No Development Permit Required</u> Section 4.2.1.23 shall be amended as follows: 4.2.1.23 The construction of a first Dwelling, Single Family, Dwelling Manufactured Home; or addition thereto where: a. it is a permitted use; and meets the maximum allowable dwelling density under the applicable land use district; and b. the lot has legal physical access to an approved municipal road or Provincial highway. Lands designated Sub-district “A”, Direct Control District, Flood Hazard Protection Overlay District, and lands identified under Policy 11.2.4.2 of the Airport Protection Overlay shall be excluded from this provision and must still adhere to a Development Permit, unless the Approving Authority has issued a signed waiver in accordance with this bylaw.	Sentence added to align with waivers permitted under bylaw. (Sub-District “A” and Flood Hazard Protection Area) and restructuring for clarity.
<u>Section 4.2.1 No Development Permit Required</u> 4.2.1.24 The placement of a Dwelling, Mobile Home on a parcel 80 acres or more in size, where it is a permitted use and meets the maximum allowable dwelling density under the applicable land use district in conformance with Section 10.10 and has physical legal access to an approved Municipal road or Provincial highway, excluding any lands designed Sub-district “A”, Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay.	<u>Section 4.2.1 No Development Permit Required</u> Section 4.2.1.24 shall be amended as follows: 4.2.1.24 The placement of a Dwelling, Mobile Home on a parcel 80 acres or more in size, where: a. it is a permitted use; and b. meets the maximum allowable dwelling density under the applicable land use district in conformance with Section 10.10; and c. has physical legal access to an approved Municipal road or Provincial highway. Lands designated Sub-district “A”, Direct Control District, Flood Hazard Protection Overlay District, and lands identified under Policy 11.2.4.2 of the Airport Protection Overlay shall be excluded from this provision and must still adhere to a Development Permit, unless the Approving Authority has issued a signed waiver in accordance with this bylaw.	Sentence added to align with waivers permitted under bylaw. (Sub-District “A” and Flood Hazard Protection Area) and restructuring for clarity.

<u>Section 4.2.1 No Development Permit Required</u> 4.2.1.25 Where there is one other Dwelling Unit existing on a lot 32.37 ha (80 acres) or more in size (gross lot area), the construction-of a <u>second</u> Dwelling, Single Family or placement of a Dwelling, Manufactured Home, or Dwelling, Mobile Home-where it is a permitted use and meets the maximum allowable dwelling density under the applicable land use district, excluding any lands designated Sub-district “A”, Direct Control District, Flood Hazard Protection Overlay District, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay.	<u>Section 4.2.1 No Development Permit Required</u> Section 4.2.1.25 shall be amended as follows: 4.2.1.25 Where there is one other Dwelling Unit existing on a lot 32.37 ha (80 acres) or more in size (gross lot area), the construction-of a <u>second</u> Dwelling, Single Family or placement of a Dwelling, Manufactured Home, or Dwelling, Mobile Home-where: a. it is a permitted use; and b. meets the maximum allowable dwelling density under the applicable land use district. Lands designated Sub-district “A”, Direct Control District, Flood Hazard Protection Overlay District, and lands identified under Policy 11.2.4.2 of the Airport Protection Overlay shall be excluded from this provision and must still adhere to a Development Permit, unless the Approving Authority has issued a signed waiver in accordance with this bylaw.	Sentence added to align with waivers permitted under bylaw. (Sub-District “A” and Flood Hazard Protection Area) and restructuring for clarity.
10.10.3 A Development Permit is required for all dwellings within Direct Control District, on lands zoned Sub-district “A” under <u>ALL</u> land use zonings, and within lands under the Flood Hazard protection Overlay and/or within lands defined under policy 11.2.4.2 within the Airport Protection Overly. Please refer to Section 2.4 of this bylaw for more information pertaining to the sub-district provisions and Section 11 for more information pertaining to the Protection Overlays.	Section 10.10.3 under Dwellings shall be amended as follows: 10.10.3 A Development Permit is required for all dwellings within Direct Control District, on lands zoned Sub-district “, and within lands under the Flood Hazard protection Overlay and/or within lands defined under policy 11.2.4.2 within the Airport Protection Overly, , unless the Approving Authority has issued a signed waiver in accordance with this bylaw. <i>Please refer to Section 2.4 of this bylaw for more information pertaining to the Sub-District provisions and Section 11 for more information pertaining to the Protection Overlays.</i>	Sentence added to align with waivers permitted under bylaw. (Sub-District “A” and Flood Hazard Protection Area).
SUB-DISTRICT “A” means the subject lands require special consideration due to physical constraints and environmental characteristics; thus, a Development Permit is required prior to any development on the lands as per <i>Section 2.4</i> of this bylaw.	The following definition shall be amended as follows: SUB-DISTRICT “A” means the subject lands require special consideration due to physical constraints and environmental characteristics. Development on lands designated Sub-District “A” requires a Development Permit prior to any development on the lands in accordance with Section 2.4 of this Bylaw, unless the Approving Authority has issued a signed waiver pursuant to that section.	Sentence added to align with waivers permitted under bylaw. (Sub-District “A” and rewording for clarity.

PERMITTED BUILDING SIZES ON CR & A PARCELS		
ACCESSORY BUILDING, DETACHED means a detached building naturally or normally incidental, subordinate and exclusively devoted to the principal building on the lot, and located on the same lot as the principal building. For clarity, buildings defined as “arena private”, “arena limited public”, or “arena commercial” are not accessory buildings.	The following definition shall be amended as follows: ACCESSORY BUILDING, DETACHED means a detached building naturally or normally incidental, subordinate and exclusively devoted to the principal building on the lot, and located on the same lot as the principal building. A sea-can and private arena may be considered an accessory building in accordance with Section 9.2.8 and 10.3 consecutively. <i>For clarity, buildings defined as “arena private”, “arena limited public”, or “arena commercial” are defined as a specific use and are not considered under accessory buildings as a use. Additional information on accessory buildings can be found in Section 9.2 and Section 4.2.1.7 of this bylaw.</i>	The definition of accessory building has been amended. No longer necessary to be determined as attached or detached,. Clarification that private arenas and sea-cans, in accordance with the appropriate provisions, may be considered as an accessory building
BUILDING FOOTPRINT means the total ground coverage or impermeable surface of the building area, including any covered roof structures, cantilevers, eaves, attached and covered decks, garage space, carports, porticos, etc. The Building Footprint is used for assessing lot coverage and cumulative area for accessory buildings on a parcel.	The following definition shall be amended as follows: BUILDING FOOTPRINT means the total ground coverage or impermeable surface of the building area, including any covered roof structures, cantilevers, eaves, attached and covered decks, garage space, carports, porticos, etc. The Building Footprint is used for assessing lot coverage and cumulative area for accessory buildings on a parcel.	Remove “accessory” as the building footprint as the building footprint applies to all buildings including principal dwellings.

(Section Heading prior to 4.2.1.7) Accessory Buildings/Structure:	Section Heading prior to 4.2.1.7 shall be amended as follows: Buildings/Structures:	Title change as the provisions will apply to all Buildings including Principal Dwellings.
<u>Section 4.2.1 No Development Permit Required</u> Current provisions: 4.2.1.7 A detached accessory building where it is accessory to a primary residence: a. having an area 20.8 sq. m. (224 sq. ft.) or less, where an accessory building is a permitted use in the land use district, including those lands designated as Sub-district “A”, Direct Control District, within the Flood Hazard Protection Overlay, and/or within the Airport Protection Overlay provided the structure does not result in the cumulative accessory buildings on the property exceeding the size or number of accessory buildings allowed under Table 4.2.1.7A, and does not exceed to maximum permitted height under the designated Land Use District or the Airport Protection Overlay, and b. having an area greater than 20.8 sq. m. (224 sq. ft.) where an accessory building is a permitted use in the land use district and does not exceed the cumulative size of accessory buildings allowed under Table 4.2.1.7A except on any lands designated Sub-district “A”, Direct Control District, or Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay, or where the accessory building is being relocated from another property. Relocation of structures requires a Development Permit in accordance with Section 9.21 of this bylaw.	<u>Section 4.2.1 No Development Permit Required</u> Section 4.2.1.7 is amended as follows: 4.2.1.7 An detached-accessory building where it is accessory to a primary residence on the same property: a. having an area 20.8 sq. m. (224 sq. ft.) or less, where an accessory building: i. is a permitted use in the land use district (including those lands designated as Sub-district “A” Direct Control District, within the Flood Hazard Protection Overlay, and/or within the Airport Protection Overlay); and ii. provided the structure does not result in exceed the cumulative size or number of buildings accessory buildings on the property exceeding the size or number of accessory buildings allowed under Table 4.2.1.7A, and iii. does not exceed to maximum permitted height under the designated Land Use District or the Airport Protection Overlay, b. having an area greater than 20.8 sq. m. (224 sq. ft.) where: i. an accessory building is a permitted use in the land use district; and ii. the accessory building does not exceed the cumulative size or number of accessory-buildings allowed under Table 4.2.1.7., or iii. where the accessory building is not being relocated from another property. Lands designated Sub-district “A”, Direct Control District, Flood Hazard Protection Overlay District, and lands identified under Policy 11.2.4.2 of the Airport Protection Overlay shall be excluded from this provision and must still adhere to a Development Permit where applicable under this bylaw, unless the Approving Authority has issued a signed waiver in accordance with this bylaw.	Administration has recommended restructuring provisions regulating building size on Country Residential and Agricultural parcels to consider cumulative building area based on actual parcel size, including dwellings, garages, and personal accessory buildings collectively rather than separate arbitrary thresholds and categories. Current provisions regulating personal accessory buildings rely on arbitrary parcel size categories and distinctions between attached and detached structures, resulting in inequitable permitted building sizes and unnecessary Development Permit applications. Statistical review demonstrates that the majority of oversized building and garage applications are approved, including several initially refused and subsequently overturned by the SDAB. The proposed amendment would restructure how cumulative building size is calculated to provide greater flexibility while maintaining regulation of setbacks, lot coverage, placement, and overall site impacts. Wording was restructured for clarity.

Table 4.2.1.7A

PARCEL SIZE	SIZE OF ACCESSORY BUILDING
Less than 1 acre	Maximum of two (2) buildings with a total cumulative size not to exceed 41.8 sq. m. (450 sq. ft.) accessory to the residence
1.0 - 1.99 acres in size	Maximum of three (3) buildings with a total cumulative size not to exceed 88.26 sq. m. (950 sq. ft.) accessory to the residence
2 - 2.99 acres in size	Maximum of three (3) buildings with a total cumulative size not to exceed 155.6 sq. m. (1,675 sq. ft.) accessory to the residence
3.0 - 4.99 acres in size	Maximum of four (4) buildings with a total cumulative size not to exceed 285.7 sq. m. (3,075 sq. ft.) accessory to the residence
5.0 - 9.99 acres in size	Maximum of four (4) buildings with a total cumulative size not to exceed 325.2 sq. m. (3,500 sq. ft.) accessory to the residence
10.0 - 14.99 acres in size:	Maximum of five (5) buildings with a total cumulative size not to exceed 380.9 sq. m. (4,100 sq. ft.) accessory to the residence
15.0 - 20.99 acres in size:	Maximum of five (5) buildings with a total cumulative size not to exceed 422.7 sq. m. (4,550 sq. ft.) accessory to the residence
21.0 acres and over in size:	Maximum of six (6) buildings with a total cumulative size not to exceed 478.5 sq. m. (5,150 sq. ft.) accessory to the residence.
Agricultural District and Agricultural Business District Parcels	Any size accessory building to be used for agricultural, general purposes on agricultural zoned parcels when an agricultural operation exists on the property, in accordance with Section 4.2.1.7 of this Bylaw.

Table 4.2.1.7 A is amended as follows:

Table 4.2.1.7A

PARCEL SIZE	SIZE OF ACCESSORY PERSONAL BUILDINGS
Less than 1 acre	Maximum of two (2) accessory buildings with a total cumulative size not to exceed 41.8 sq.m. (450 sq.ft.) accessory to the residence
1.0 - 1.99 acres in size	Maximum of three (3) accessory buildings with a total cumulative size not to exceed 88.26 sq.m. (950 sq.ft.) accessory to the residence
2.0 – 4.99 acres in size	Maximum of six (6) buildings total with a cumulative size as per Policy 4.2.1.7B
5.0 – 9.99 acres in size	Maximum of seven (7) buildings total with cumulative size as per Policy 4.2.1.7B
10.0 – 14.99 acres in size	Maximum of eight (8) buildings total with cumulative size as per Policy 4.2.1.7B
15.0 – 20.99 acres in size	Maximum of Nine (9) buildings total with a cumulative size as per Policy 4.2.1.7B
21.0 acres and over in size:	Maximum of Ten (10) buildings total with a cumulative size not to exceed 2,508.4 sq.m. (27,000 sq.ft.)
80.0 acres and over in size	Maximum of Twelve (12) buildings total with a cumulative size not to exceed 2787.1 sq.m. (30,000 sq.ft.)
Agricultural District and Agricultural Business District Parcels	Any size accessory building to be used for agricultural, general purposes on agricultural zoned parcels when an agricultural operation exists on the property, in accordance with Section 4.2.1.7 of this Bylaw.

Administration is proposing an increase in the number and size of permitted buildings on a parcel without the requirements of a Development Permit. Under the proposed regulations, the maximum cumulative building area would be 6,000 sq. ft. per property, plus an additional 1,000 sq. ft. for each acre of titled parcel area on parcels 2.0 – 20.99 acres in size.

This includes all dwellings, suites, garages, and other accessory buildings.

Requirements for parcels smaller than 2.0 acres would remain unchanged, permitting a dwelling, garage(s), with a combined maximum area of 1,200 sq. ft., and accessory building subject to existing limits on the number and size.

Table 4.2.1.7A has been revised to increase the number of permitted buildings for properties between 2.0 and 20.99 acres .

For parcels over 21 acres , this has been revised to address parcels between 21 and 79 acres and a new column for parcels over 80 acres to accommodate additional area for a permitted second dwelling.

Any agricultural buildings on Agricultural or Ag. Business properties remain exempt from the maximum size and number of buildings.

	The following is added to the Section 4.2.1.7 table: 4.2.1.7 B Residential properties between 2.0 and 20.99 acres are permitted a maximum of 557.42 sq.m. (6,000 sq.ft.) of total cumulative buildings (including all dwellings, suites, garages, and other accessory buildings), plus an additional 92.9 sq.m. (1000 sq.ft.) of additional cumulative buildings per acre, based on the titled parcel size. The titled parcel size is calculated to the nearest 1/10 of an acre (0.1 acre) for the purpose of determining cumulative structure size.	Policy 4.2.1.7B has been added to show the total cumulative building area based on the actual titled parcel size.
<u>Section 4.2.1 No Development Permit Required</u> 4.2.1.9 Permanent dwellings are permitted up to two private garages, attached to the permitted dwelling or detached, in addition to the accessory buildings allowed under Section 4.2.1.7A, where: - the total cumulative area of the garage(s) does not exceed 167.23 sq. m. (1,800 sq. ft)., on Agricultural zoned properties; or - the total cumulative area of the garage(s) does not exceed 111.48 sq. m. (1,200 sq. ft.) on all other land use districts. - excluding any lands designated Sub-district “A”, Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay, in which a Development Permit is required.	<u>Section 4.2.1 No Development Permit Required</u> Section 4.2.1.9 is amended as follows: 4.2.1.9 Permanent dwellings on properties 1.99 acres or less in size are permitted up to two private garages, either attached or detached to a permitted dwelling, in addition to the accessory buildings allowed under Section 4.2.1.7A, where the total cumulative area of the garage(s) does not exceed 111.48 sq. m. (1,200 sq. ft.). Lands designated Sub-district “A”, Direct Control District, Flood Hazard Protection Overlay District, and lands identified under Policy 11.2.4.2 of the Airport Protection Overlay shall be excluded from this provision and must still adhere to a Development Permit where applicable under this bylaw, unless the Approving Authority has issued a signed waiver in accordance with this bylaw.	This provision has been updated to apply only to properties under 2 acres in size, to align with 4.2.1.7 where other parcel sizes will now be considered within the cumulative personal use building under section 4.2.1.7.

<u>Section 4.2.1 No Development Permit Required</u> 4.2.1.23 The construction of a first Dwelling, Single Family, Dwelling, Manufactured Home; or addition thereto where it is a permitted use and meets the maximum allowable dwelling density under the applicable land use district and the lot has legal physical access to an approved municipal road or Provincial highway, excluding any lands designated Sub-district “A”, Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay.	<u>Section 4.2.1 No Development Permit Required</u> Section 4.2.1.23 is amended as follows: 4.2.1.23 The construction of a first Dwelling, Single Family, or Dwelling Manufactured Home; or addition thereto where: a. it is a permitted use; and b. meets the maximum allowable dwelling density under the applicable land use district; and c. does not exceed the maximum cumulative building size allowable under Section 4.2.1.; and d. the lot has legal physical access to an approved municipal road or provincial highway, Lands designated Sub-district “A”, Direct Control District, Flood Hazard Protection Overlay District, and lands identified under Policy 11.2.4.2 of the Airport Protection Overlay shall be excluded from this provision and must still adhere to a Development Permit, unless the Approving Authority has issued a signed waiver in accordance with this bylaw.	Including the provision for maximum cumulative building area to align with the new provisions under 4.2.1.7. Reformatted for clarity.
<u>Section 4.2.1 No Development Permit Required</u> 4.2.1.24 The placement of a Dwelling, Mobile Home on a parcel 80 acres or more in size, where it is a permitted use and meets the maximum allowable dwelling density under the applicable land use district in conformance with Section 10.10 and has physical legal access to an approved Municipal road or Provincial highway, excluding any lands designed Subdistrict “A”, Direct Control District, Flood Hazard Protection Overlay, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay.	<u>Section 4.2.1 No Development Permit Required</u> Section 4.2.1.24 is amended as follows: 4.2.1.24 The placement of a Dwelling, Mobile Home on a parcel 80 acres or more in size, where: a. it is a permitted use; and b. meets the maximum allowable dwelling density under the applicable land use district in conformance with Section 10.10; and c. does not exceed the permitted cumulative building size allowable under Section 4.2.1.7; and d. has physical legal access to an approved Municipal road or Provincial highway. Lands designated Sub-district “A”, Direct Control District, Flood Hazard Protection Overlay District, and lands identified under Policy 11.2.4.2 of the Airport Protection Overlay shall be excluded from this provision and must still adhere to a Development Permit, unless the Approving Authority has issued a signed waiver in accordance with this bylaw.	Including the provision for maximum cumulative building area to align with the new provisions under 4.2.1.7. Reformatted for clarity.

<u>Section 4.2.1 No Development Permit Required</u> 4.2.1.25 Where there is one other Dwelling Unit existing on a lot 32.37 ha (80 acres) or more in size (gross lot area), the construction of a second Dwelling, Single Family or placement of a Dwelling, Manufactured Home, or Dwelling, Mobile Home where it is a permitted use and meets the maximum allowable dwelling density under the applicable land use district, excluding any lands designated Sub-district “A”, Direct Control District, Flood Hazard Protection Overlay District, or within lands defined under policy 11.2.4.2 within the Airport Protection Overlay.	<u>Section 4.2.1 No Development Permit Required</u> Section 4.2.1.25 is amended as follows:: 4.2.1.25 On a lot with a gross area of 32.37 ha (80 acres) or greater that contains one existing Dwelling Unit, a second Dwelling, Single Family, Dwelling, Manufactured Home, or Dwelling, Mobile Home may be established where: a. the use is permitted within the applicable land use district; and b. complies with the maximum allowable dwelling density; and c. does not exceed the permitted cumulative building size allowable under Section 4.2.1.7. Lands designated Sub-district “A”, Direct Control District, Flood Hazard Protection Overlay District, and lands identified under Policy 11.2.4.2 of the Airport Protection Overlay shall be excluded from this provision and must still adhere to a Development Permit, unless the Approving Authority has issued a signed waiver in accordance with this bylaw.	Reformatted for clarity and added the provision for maximum cumulative building area to align with the new provisions under 4.2.1.7.
NEW	The following is added to Section 5.6 Variances: 5.6.14 The Development Authority may allow up to a 25% variance to the allowable maximum cumulative building size required under this bylaw. 5.6.15 The Development Authority may allow for additional number of buildings on the property based on the consideration of existing buildings’ sizes, locations, site layout, setback distances, and other natural features such as landscape, drainage, and vegetation which may reduce the impact of the number of buildings on the property in accordance with Section 5.6.14.	New provision to allow the Development Authority to grant variance to the maximum cumulative building size. Buildings exceeding the permitted maximum under table 4.2.1.7A would be considered a discretionary use and buildings exceeding the 25% variance would be deemed an automatic refusal and would need to be appealed for further consideration by the appropriate appeal board.

9.2 ACCESSORY BUILDINGS AND USES 9.2.3 In accordance with Section 4.2.1.9, permanent dwellings with up to two private vehicle garages, attached to the permitted dwelling or detached, in addition to the accessory buildings allowed under Section 4.2.1.7, do not require a Development Permit, and shall not be included in the total accumulated area unless noted by a Development Permit Decision where: - the total cumulative area not to exceed 167.23 sq. m. (1,800 sq. ft.), on agricultural zoned parcel or - the total cumulative area of not exceeding 111.48 sq. m. (1,200 sq. ft.) in all other land use districts .	9.2 ACCESSORY BUILDINGS AND USES Section 9.2.3 is amended to read as follows: 9.2.3 In accordance with Section 4.2.1.9, a permanent dwelling located on a property of 1.99 acres or less, together with up to two private vehicle garages having a combined maximum floor area of 111.48 m² (1,200 ft²), whether attached to or detached from the dwelling, does not require a Development Permit. Such garages are permitted in addition to the accessory buildings allowed under Section 4.2.1.7 and shall not be included in the total cumulative building area, unless otherwise specified in a Development Permit decision.	Provision revised for clarity in accordance with changes to 4.2.1.7.
9.2.4 The sum total area allowed of all accessory buildings on site may be considered when looking at the maximum area allowed noted in the land use district.	Section 9.2.4 is amended to read as follows: 9.2.4 On properties 1.99 acres or less in size, the cumulative total area of existing buildings on the property and the maximum size of accessory buildings in accordance with Section 4.2.1.7 may be considered by the Development Authority when considering an application for oversized garage and/or oversized accessory building.	Provision revised for clarity in accordance with changes to 4.2.1.7. Allow Development Authority to redistribute the building sizes between the home, garage or accessory building under a Development Permit.
NEW	The following is added to Section 9.2: 9.2.11 In all cases, the landowner shall be responsible for ensuring that any building, whether associated with a permitted or discretionary use, does not negatively impact the ingress and egress of drainage on the property.	Added for clarification.
10.26.7 All Secondary Suites shall comply with the Land Use and Development Requirements such as height requirements, setback regulations, and lot coverage, for the applicable land use district.	Section 10.26.7 under secondary suites is amended to read as follows: 10.26.7 All Secondary Suites shall comply with the Land Use and Development Requirements such as height requirements, setback regulations, total cumulative building size, and lot coverage, for the applicable land use district and property size.	Including the provision for maximum cumulative building area to align with the new provisions under 4.2.1.7.
10.26.14 A Secondary Suite, Detached shall be considered as part of the total allowable number of accessory buildings and total accumulated area of accessory buildings in accordance with parcel size as identified in Table 4.2.1.7A of the Land Use Bylaw.	Section 10.26.14 under secondary suites is amended to read as follows: 10.26.14 A Secondary Suite, Detached shall be considered as part of the total allowable number of accessory buildings and total cumulative building size in accordance with the parcel size as identified in Table 4.2.1.7A of the Land Use Bylaw.	Including the provision for maximum cumulative building area to align with the new provisions under 4.2.1.7.

10.26.20 The Development Authority, in their discretion, may consider a development permit for a change of use from an existing Dwelling, Temporary to a Secondary Suite, Detached, if the Dwelling, temporary has approvals under a previous Development Permit and can provide, to the satisfaction of the Development Authority, the following: d. Does not exceed the maximum dwelling density and maximum height requirement and meets all other requirements as per the applicable land use district.	Section 10.26.20 is amended to read as follows: 10.26.20 The Development Authority, in their discretion, may consider a development permit for a change of use from an existing Dwelling, Temporary to a Secondary Suite, Detached, if the Dwelling, Temporary has approvals under a previous Development Permit and can provide, to the satisfaction of the Development Authority, the following: d. Does not exceed the maximum dwelling density, maximum height requirement, total cumulative building size as identified in Table 4.2.1.7 and meets all other requirements as per the applicable land use district.	Including the provision for maximum cumulative building area to align with the new provisions under 4.2.1.7.
MAXIMUM LOT COVERAGE		
Maximum Lot Coverage within each Land Use District: No building or group of buildings, including accessory buildings and impervious surfaces, shall cover more than X percent of the lot area. <i>The % of lot area varies depending on which land use district.</i>	The following statement shall be added to the wording under the Maximum Lot Coverage in the land use districts listed below: “or as supported by a stormwater management plan prepared by an accredited professional.” • Cluster Residential District • County Estate Residential District • Residential Community District • Residential Multi-Family District; and • Residential Manufactured Home District • Business Park District • Rural Business District • Community Commercial District • Highway Commercial District • Hamlet Industry • Service District • DC#31 – Black Diamond Industrial District <u>Example: Country Residential Maximum Lot Coverage</u> <i>The maximum site coverage, including all buildings and impermeable surfaces, is 40 percent of the total lot area or as supported by a stormwater management plan prepared by an accredited professional to the satisfaction of the County.</i>	Administration recommends amendments to the maximum lot coverage provisions within several land use districts to allow consideration of increased lot coverage where supported by a Stormwater Management Plan prepared by an accredited professional. Current maximum lot coverage provisions within several residential and commercial land use districts do not provide flexibility where professional engineering analysis demonstrates that stormwater, drainage, and runoff impacts can be appropriately mitigated. The amendment would align these districts with existing provisions currently utilized within General Industry and Industrial Edge Districts and would reduce unnecessary redesigns or amendment applications where site impacts can be addressed through a professionally prepared Stormwater Management Plan.

SEA-CANS		
<u>Section 4.2.1 No Development Permit Required</u> 4.2.1.13 On parcels 21 acres or more, <u>one</u> Sea-can, no larger than 48’ in length and 10’ in width, is permitted per parcel, provided it meets the minimum setback requirements. 4.2.1.61 The placement of no more than <u>one temporary</u> storage container on a property for up to <u>60 consecutive days per year</u>. Such container shall contain no explosives or flammables and shall be located on the site in a location that meet the minimum setback distances for the appropriate land use. An example of applicable temporary storage containers may include but are not limited to Sea-cans	<u>Section 4.2.1 No Development Permit Required</u> The following amendments to Section 4.2.1.13 and 4.2.1.61 are proposed: 4.2.1.13 On parcels 21 acres or more, one Sea-can, no larger than 48’ in length and 10’ in width, is permitted per parcel, provided it meets the minimum setback requirements. The placement of no more than one (1) sea-can on a parcel within a County Residential District, or a maximum of two (2) sea-cans on a parcel within an Agricultural District or Agricultural Business District, is permitted without a Development Permit, provided that the sea-cans: a. do not exceed the maximum cumulative building size allowable on the property under Section 4.2.1.7, and b. have an exterior finish that matches or complements the exterior finish of the principal building, or the sea-can is screened from view of adjacent lands and roadways; and c. the sea-can is located on the property in a location that meets the minimum setback distances of the applicable land use district. 4.2.1.61 The placement of no more than one temporary storage container on a property is permitted for a maximum of 60 consecutive days per calendar year. Temporary storage containers may include, but are not limited to, sea cans. Such containers shall not be used to store explosives or flammable materials and must be located on the property in compliance with the minimum setback requirements applicable to the land use.	Administration recommends amendments to allow for a limited increase in the number of sea-cans on a parcel without requiring a Development Permit subject to the addition of location, appearance, and screening standard. The proposed amendment would reduce unnecessary Development Permit applications by allowing a limited increase in the number of sea-cans on certain parcel types while establishing standards for permitted installations and maintaining Development Permit review where proposals exceed those standards. Reworded 4.2.1.61 for clarity.

Section 9.2 Accessory Buildings and Uses 9.2.8 A Sea-can may be considered as an accessory building to be used for storage purposes only in accordance with the following: a. On parcels 21 acres or more, one (1) Sea-can no larger than 48’ in length and 10’ in width, is permitted without a Development Permit, provided it meets the minimum setback requirements for that Land use District and does not exceed the maximum requirements under the applicable land use district. b. In all other instances, a Development Permit is required for placement of a Sea-can and must be in compliance with Table 4.2.1.7A “Maximum Area for Accessory buildings not requiring a permit”. c. The exterior finish should match or compliment the exterior finish of the principal building or be screened from view to the satisfaction of the Development Authority.	The following amendments to the Section 9.2 under Accessory Building and Uses are proposed: 9.2.8 A Sea- may be considered as an accessory building to be used for storage purposes-and placed on a property without requirement of Development Permit approval-in accordance with the following: a. the placement of no more than <u>one temporary</u> storage container, on a property for up to <u>60 consecutive days per year</u>. An example of applicable temporary storage containers may include but are not limited to Sea-cans b. the placement of no more than one (1) sea-can on County Residential District parcels or the placement of a maximum of two (2) sea-cans on Agricultural District and Agricultural Business District parcels, so long as they are: i. in compliance with Section 4.2.1.7 “Maximum Area for Accessory buildings not requiring a permit”; ii. the exterior finish should matches or compliments the exterior finish of the principal building, or be the sea-can is screened from view of adjacent lands and roadways; and iii. located on the property in a location that meets the minimum setback distances of the applicable land use district. c. No sea-cans shall contain explosives or flammables. 9.2.9 Any sea-can placed on a property in excess of the provisions of Section 4.2.1.13 requires an approved Development Permit. 9.2.10 All sea-cans located on a property, permitted or discretionary, shall a. be blocated on the property in a location that meets the minimum setback distances of the applicable land use district; and b. have an exterior finish that matches or complements the exterior finish of the principal building, or c. be screened from view of adjacent lands and roadways.	Section 9.2.8 has been amended in accordance with section 4.2.7.13. and the new definition of accessory building.
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PRIVATE ARENAS		
ARENA, PRIVATE means a building or structure, no more than 1,500 square metres (16,146 square feet) in size, in which equestrian, athletic, or recreational activities are carried out and which is intended to be used solely by the occupants of the residence and/or by no more than four (4) non-resident users per day, other than the occupants of the residence located on the lot upon which the arena is situated.	The following definition is amended to read: ARENA, PRIVATE means an accessory building in which equestrian, athletic, or recreational activities are carried out, and which is subordinate to the principal dwelling on the subject property and used for the personal use of the occupants of the dwelling located on the lot upon which the arena is situated.	Administration has proposed that private Arenas be dealt with as a personal use accessory building and the definition has been amended to reflect such and the size requirement removed. Accessory buildings used as a private arena that fall within the cumulative maximum building size allowance under Section 4.2.1.7 therefore not requiring a Development Permit will be considered a Permitted Use. Oversized buildings will be considered a Discretionary use and require a Development Permit. The need for a site specific amendment for oversized private arena will be removed. The definition will remain for clarity and the definition for accessory building will be amended to include private arenas. This reduces the number of applications being forced to apply for site specific amendment or apply for a limited public or commercial arena to accommodate the size.
AGRICULTURAL GENERAL means systems of tillage and animal husbandry which involve methods used on large areas of land for the raising of crops or the rearing of livestock (provided that the density of the operation does not exceed 1 animal unit per 3 acres of land) either separately or in conjunction with one another in unified operations and includes buildings and other structures incidental to the agricultural operation except where: the intent of the building or structure is to be used as an “arena, private”, “arena, limited public”, or “arena, commercial”.	The following definition is amended to read: AGRICULTURAL GENERAL means systems of tillage and animal husbandry which involve methods used on large areas of land for the raising of crops or the rearing of livestock (provided that the density of the operation does not exceed 1 animal unit per 3 acres of land) either separately or in conjunction with one another in unified operations and includes buildings and other structures incidental to the agricultural operation. For clarity, any buildings for personal, residential, or recreational uses such as but not limited to Dwellings, Garages, Personal Greenhouses, Garden Sheds, Gazebos, and any Arena are not considered as an “Agricultural, General” use.	This definition has been clarified to identify that buildings for personal use, residential use, or recreational uses are not considered under Agricultural General use. All Arenas are specifically defined as a recreational or personal use; therefore, remain separate from the definition of “Agricultural, General”. Clarification added.

<u>Section 4.2.1 No Development Permit Required</u> 4.2.1.6 On Agricultural District, Agricultural Business District, and Direct Control District parcels, any construction, excavation, or other activity necessary in order to enable the land to be used for Agricultural, General purposes, except where: a. The site of the development is within the minimum setback distance required to a Municipal Road or Provincial Highway. b. The construction, excavation or other activity is to construct or accommodate the construction of a building to be used as a Dwelling, Moved On, a Dwelling, Secondary Suite, or Dwelling, Temporary. c. Construction involving a building to be used as an “arena, private”, “arena, limited public” or “arena, commercial” as defined under Section 2.5 Definitions of this Bylaw in which case a Development Permit is required; or d. For lot grading that may adversely impact the natural drainage direction or volume into, out of, or through a property or the natural drainage storage capacity of the property.	<u>Section 4.2.1 No Development Permit Required</u> 4.2.1.6 On Agricultural District, Agricultural Business District, and Direct Control District parcels, any construction, excavation, or other activity necessary in order to enable the land to be used for Agricultural, General purposes, except where: a. The site of the development is within the minimum setback distance required to a Municipal Road or Provincial Highway. b. The construction, excavation or other activity is to construct or accommodate the construction of a building to be used as a Dwelling, Moved On, a Dwelling, Secondary Suite, or Dwelling, Temporary. c. Construction involving a building to be used as an “arena, private”, “arena, limited public” or “arena, commercial” as defined under Section 2.5 Definitions of this Bylaw in which case a Development Permit is required; or d. For lot grading that may adversely impact the natural drainage direction or volume into, out of, or through a property or the natural drainage storage capacity of the property.	Private arena has been removed from this exception as it is now considered as a personal use accessory building.
NEW	The use defined as Arena, Private is removed from all land use districts.	
10.3 RIDING ARENAS General Provisions: 10.3.1 A Development Permit is required for all riding arenas. 10.3.2 Riding arenas are divided into the following categories in accordance with the definitions listed in section 2.5 a. Arena, Private; b. Arena, Limited Public; and c. Arena, Commercial	10.3 RIDING ARENAS General Provisions: Section 10.3.1 is amended to read as follows: 10.3.1 A Development Permit is required for all limited public and commercial riding arenas. 10.3.2 Riding arenas are divided into the following categories in accordance with the definitions listed in section 2.5 a. Arena, Private; b. Riding Arena, Limited Public; and c. Riding Arena, Commercial	Private Arenas are now considered as accessory buildings so this section has been amended accordingly.

ADDITIONAL NEW PROPOSED AMENDMENTS		
<u>Section 4.2.1 No Development Permit Required</u> 4.2.1.8 The construction of a Dwelling, Attached where it is listed as a discretionary use under the Residential Community District land use rules and is contemplated in an approved Area Structure Plan/or Outline Plan.	<u>Section 4.2.1 No Development Permit Required</u> Section 4.2.1.8 is amended to read as follows: 4.2.1.8 The construction of a Dwelling, semi-detached where it is listed as a permitted use under the Residential Community District land use rules and is contemplated in an approved Area Structure Plan/or Outline Plan.	Administration is of the opinion that only Dwelling, semi-detached developments where listed as a permitted use should be exempt from the requirement of a Development Permit within the Residential Community District, where it is contemplated within an approved ASP. The wording has been amended to only include semi-detached of the attached dwelling types and replaced discretionary use to where it is permitted.
Country Estate District: 13.3.7.3 b. Side Yard Setbacks: i. 1.5m (4.92 ft) from the property line for parcels 3237.6m² (0.80 acres) and smaller in size; or ii. 15m (49.21 ft) from the property line for parcels greater than 3237.6 m² (0.80 acres) in size; iii. Notwithstanding sub-section 13.3.7.2 (b)(ii), the side yard setbacks do not apply to the common wall side of a structure where a common wall exists.	Section 13.3.7.3 b shall be to read amended as follows: Country Estate District: 13.3.7.3 b. Side Yard Setbacks: i. 1.5m (4.92 ft) from the property line. ii. Notwithstanding sub-section 13.3.7.2 (b)(i), the side yard setbacks do not apply to the common wall side of a structure where a common wall exists.	Administration recommends removing the 15 m side yard setback requirement from the property line for parcels greater than 0.80 acres in size and establishing a consistent side yard setback of 1.5m for all parcels. This would reduce setback relaxation requests to accommodate development on parcels subject to the 15 m setback requirement. while maintaining a consistent and practical setback standard throughout the district.
NEW	The following new definition is to be added under Section 2.5: BATTERY ENERGY STORAGE SYSTEMS (BESS) means an energy storage system that can store and deploy generated energy; typically, a group of batteries that charge (i.e. collect energy) and store electrical energy from a generation facility then discharge that energy at a later time to provide electricity for the distribution system.	To allow for systems to collect and store electrical energy from generation facilities to discharge into distribution system at a later time.
NEW	The use “Battery Energy Storage System (BESS) defined above shall be added as a discretionary use under the following districts: • General Industry District: • Direct Control District #34 (Commercial Solar Power)	Addition of the use to the applicable land use districts.

<u>Section 4.2.1 No Development Permit Required</u> 4.2.1.39 Campaign signs for Federal, Provincial, Municipal, Regional Health Authority or School Board elections on private property, to a maximum of one (1) sign per lot provided that: a. Such signs are removed within seven (7) days after the election. Candidates must ensure that the site is returned to its previous condition; and b. The consent of the property owner or occupant is obtained prior to the signs being placed.	<u>Section 4.2.1 No Development Permit Required</u> The following section amended to read as follows: 4.2.1.39 Campaign signs for Federal, Provincial, Municipal, Regional Health Authority or School Board elections on private property, to a maximum of one (1) sign per lot provided that: a. Such signs are removed within seven (7) days after the election. Candidates must ensure that the site is returned to its previous condition; and b. The consent of the property owner or occupant is obtained prior to the signs being placed.	To align with recent amendments to the Elections Act – Section 206.5 stating: 206.5 Despite sections 7 and 640(1.1) of the <i>Municipal Government Act</i>, a municipal council must not pass a bylaw or resolution respecting election signs or election advertisements.
NEW	The following has been added under General Provisions in Section 9.24 Signage, for information: <i>Election signs and election advertisements are subject to the Election Act, as amended from time to time. Nothing in this Bylaw shall be interpreted as regulating election signs or election advertisements where such regulation is prohibited by provincial legislation. (Section 206.5 of Elections Act_2026)</i>	Same as ave, for information purposes.

