

Section 55 Objects Prohibited or Restricted in Yards

- 55.1 Except in the Agricultural and Rural Industrial Districts, no person shall keep or permit in any yard in any district any object or chattel, which, in the opinion of the Development Authority, is unsafe, unsightly or adversely affects the amenities of the district. This includes dismantled or wrecked motor vehicles, and any excavation, stockpiling or storage of materials, explosives, flammable liquids, diesel fuel and gasoline products.
- 55.2 No fur bearing animals or livestock with the exception of dogs, cats, poultry/fowl and other such domestic pets shall be permitted within designated hamlets as per Section 49.
- 55.3 No use shall be allowed which, in the opinion of the Development Authority, may be offensive to a neighbouring owner, tenant or municipality. The word *offensive* means sight, smell, noise or anything which may adversely affect a neighbouring owner, tenant or municipality.

Section 56 Relocation of Buildings

- 56.1 Unless a development permit has been issued, the approval of the Development Authority is required to:
- (a) place on a lot a building which has been previously erected or placed on a different lot; or
 - (b) alter the location of a building on a lot which has already been constructed on that lot.
- 56.2 An approval shall not be granted unless the Development Authority is satisfied that:
- (a) the placement and location of the building would meet the regulations of this Bylaw; and
 - (b) the building and the lot meet the regulations of this Bylaw.
- 56.3 Notwithstanding the foregoing, no development permit shall be issued for a single detached dwelling in the Hamlets of Ardmore and Fort Kent, if the dwelling was constructed more than 10 years prior to the date of the application for the development permit. If the dwelling was constructed less than 10 years prior to the date of the application for the development permit, a development permit may be issued for a single detached dwelling in the Hamlets of Ardmore and Fort Kent (with or without conditions) if the Development Authority is satisfied that the placement and location of the building would not detract from the amenities of the neighbourhood.

Section 57 Resource Extraction, Conveyance and Facilities

(Amendment LU 577 –)

- 57.1 ~~In all Districts, new subdivision and development shall be a minimum distance of 100 metres (328 feet) from the well head of an active oil or gas well or facility.~~ In all Districts, new development shall meet all setbacks requirements as per the Alberta Energy Regulator requirements.
- 57.2 ~~In all Districts, new subdivision and development shall be a minimum distance of 30 metres (98 Feet) from the well head of abandoned or reclaimed oil or gas well. No structures shall be located on a registered Right of Way.~~

57.3 ~~In all Districts, new subdivisions shall not be intersected by a pipeline or power line Right of Way.~~ In all Districts, new development applications located within the prescribed area, as defined in the Canadian Energy Regulator Act, shall be referred to the associated pipeline company.

~~57.4 In all Districts, occupied buildings and structures shall be a minimum distance from the pipeline right of way in consultation with the pipeline owner and not less than 8 meters.~~

~~57.52 No structures shall be located on a registered Right of Way.~~

Section 58 Rural Industries

58.1 Development permits for rural industrial development, other than in the Rural Industrial District, shall not be approved unless the Development Authority is satisfied that:

- (a) there is adequate legal and physical access to appropriate transportation facilities;
- (b) the site is suitable for on-site sewage disposal and water supply;
- (c) there would be no substantial conflicts with existing adjacent land uses; and
- (d) any other factors which the Development Authority may consider necessary have been met.

58.2 Rural industrial activities may be subject to a Development Agreement between the developer and the municipality.

58.3 No subdivision shall be allowed and no development permit shall be issued for a proposed rural industrial use where it would result in more than one (1) minor rural industrial use and one (1) major rural industrial use in one quarter section unless the Council has first reclassified such lots to the Rural Industrial District.

58.4 Development permits can be applied for a major rural industrial use on agriculture parcels greater than 8.09 hectares (20 acres).

58.5 Development permits can be applied for a minor rural industrial use on agriculture parcels greater than 1.21 hectares (3.0 acres).

58.6 One (1) surveillance suite may be permitted per Rural Industrial lot.

Section 59 Secondary Suites

59.1 The registered owner shall:

- (a) be limited to one (1) secondary suite or one (1) family care dwelling, within the districts of Agriculture, all Country Residential, Controlled Urban Development, Hamlet General, Hamlet Urban Reserve, Hamlet Residential 1, and Hamlet Residential 2; and
- (b) not subdivide title for a secondary suite. The restriction of subdivision shall be fundamental to the secondary suite use.

59.2 A secondary suite shall:

- (a) be an accessory use to the principle dwelling;