

MDP Policies

LUB Regulations and Context

<p>1.1.1 Shall apply the objectives of the Integrated Regional Growth Strategy (IRGS) as a way to evaluate proposed developments and ensure that targeted growth areas for Residential, Non-Residential and Primary Industry development are supported. Proposed amendments shall demonstrate achievement of the IRGS objectives through application of Municipal Development Plan (MDP) Community Guiding Principles and distinctive Neighbourhood Roles (see Figure 4 – Regional Concept Map p.25).</p>	<p>Regional Concept Map p.25 identifies where the County will focus its growth over the next several decades. Through the proposed land use districts, the LUB supports the IRGS ensuring that this growth is achieved in a sustainable way which can limit negative impacts (land use conflicts) and protects the County's agricultural assets and regional competitiveness.</p>
<p>1.1.4 Shall develop and establish an annual monitoring program to study the effectiveness of the MDP policies in achieving the aims of the IRGS.</p>	<p>The new LUB will be one of the instruments by which the MDP policies will be applied and measured. As such, feedback on the new LUB will relate to the effectiveness of the MDP policies where applicable.</p>
<p>1.1.5 May require that the applicant for a development conduct a Fiscal Impact Assessment that illustrates the full life-cycle development costs to Sturgeon County.</p>	<p>Section 2.4 Application for Development Permit Paragraph 2.4.3(i) allows the Development Authority to require a Fiscal Impact Assessment. This requirement would typically be used on larger scale development projects that would have a significant impact on the County's infrastructure, assets and services.</p>
<p>1.1.7 Shall require that municipal land acquisitions (and subsequent development of such lands) demonstrate support for the strategic goals as outlined in the MDP and associated plans.</p>	<p>Section 15.3 EP – Environmental Preservation District Section 15.5 POS – Public Open Space District Section 15.6 PU – Public Utility District These sections of the LUB provides clarity of what types of development may or may not be allowed upon these lands.</p>
<p>1.2.1 Shall promote intermunicipal dialogue at both the political and administrative levels to facilitate an approved and united vision for the region.</p>	<p>Section 2.7 Referrals Subsection 17.1.4 IFO – Intermunicipal Fringe Overlay In addition to the referral requirements within the MDP, these sections clarify what type of development permits will be referred to adjacent municipalities for comment.</p>
<p>1.2.2 Should encourage the coordination of joint municipal processes and Planning Documents that provide agreement for land-use activity along shared municipal boundaries.</p>	<p>Subsection 17.1.4 IFO – Intermunicipal Fringe Overlay The proposed Morinville overlay identifies what Uses Morinville would like to see (and not see) adjacent to their municipal boundary.</p>
<p>1.2.6 Shall collaborate with local school boards when identifying and selecting new school sites. New school site locations should coincide with future residential growth nodes.</p>	<p>Section 15.4 INS - Institutional District Section 15.5 POS – Public Open Space District The LUB identifies these land use districts as appropriate places for school sites. The County needs to collaborate with the school board(s) at the time of preparing Planning Documents to determine where these uses should be located in the future.</p>
<p>1.2.7 Shall coordinate with provincial agencies to identify the location of aggregate resources in order to maintain an accurate and current database on resources and to assist in making informed land-use planning decisions.</p>	<p>Section 17.3 REO – Resource Extraction Overlay The information the County used to determine the overlay district location was taken from the Edmonton Metropolitan Region Growth Plan update, which reflects the information the Alberta Geological Survey has.</p>

Item U.10 Walked-on item

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1.2.8 Shall foster community dialogue and participation when collaborating with the general public regarding land-use planning.	Part 3 – Bylaw Amendment Process In addition to the Public Engagement that was undertaken for the creation of the Land Use Bylaw, Part 3 outlines how future changes (amendments) to the LUB will require public notification and input.
1.2.10 Shall ensure the necessary resources and timeframes are in place to undertake land-use planning projects in a responsible, thorough and transparent manner.	Part 2 – Development Application Process Part 3 – Bylaw Amendment Process This section of the LUB outlines the process the County will follow when amending the LUB, which is required under the MGA.
1.2.11 Shall apply the appropriate referral timelines and ensure the established frameworks are implemented in regards to intermunicipal notification (see Appendix A-2).	Section 2.7 Referrals Subsection 17.1.4 IFO – Intermunicipal Fringe Overlay These sections of the LUB are to further support Appendix A-2 of the MDP.
1.4.2 Shall apply the requirements outlined within the Province of Alberta's Subdivision and Development Regulation.	Section 2.4 Application for Development Permit Section 5.6 Easements, Rights-Of-Way and Abandoned Wells Section 2.8 Decision Process These sections conform to the requirements outlined within the Province of Alberta's Subdivision and Development Regulation.
1.4.3 Shall apply the requirements outlined within the Province of Alberta's Water Act.	Subsection 2.4.3 Application for Development Permit When necessary, this subsection of the Land Use Bylaw authorizes the County to require the submission of assessments addressing biophysical, environmental, erosion/sediment control, flood hazard and groundwater matters – in order to satisfy Water Act requirements.
1.4.4 Shall support “right-to-farm legislation” by applying the requirements outlined within the Province of Alberta's Agriculture Operations Practices Act (AOPA). When referred to by the Natural Resources Conservation Board (NRCB), Sturgeon County will apply the objectives of the Integrated Regional Growth Strategy (IRGS) in the referred evaluation (i.e., new or expanding Confined Feeding Operations).	Section 11.1 Paragraph 2.3.1(i), (j) and (k) <i>Extensive agriculture, extensive livestock and confined feeding operation</i> are exempted from requiring a development permit. <i>Intensive agriculture</i> is allowed as a permitted use in the agriculture Land Use district.
1.4.5 Shall refer to and apply the provincial setback regulations and guidelines respective to sour gas and other oil and gas facilities, including pipelines, when considering subdivision and development applications. Proposed land uses in proximity to sour gas facilities shall complement the activity and minimize risk to the public's health and safety.	Subsection 5.6.2 Easements, Rights-Of-Way and Abandoned Wells <i>Setbacks</i> from abandoned well, <i>pipeline</i> and sour gas facilities shall be in compliance with provincial and federal requirements.
1.4.7 Shall restrict proposed development that may constrain infrastructure networks that are imperative for the growth and development associated with the strategic goals of the IRGS. As part of the application process, Sturgeon County may require an application to demonstrate that no adverse impact will occur due to proposed development.	Section 2.4 Application for Development Permit Section 2.9 Development Permit Conditions Subsections 2.4.2 & 3 outline what may be required to support an application for a development permit. Section 2.9 outlines what conditions the County may require from a developer.

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1.4.9 Shall ensure that both subdivision and development meet or exceed the standards outlined within the Sturgeon County General Municipal Servicing Standards. Standards should be reviewed and updated along with other County regulatory policies to coincide with innovations in the industry.	Section 2.4 Application for Development Permit This section requires an application for a <i>development permit</i> to be made to the <i>Development Authority</i> on the proper application form. It also determines that all <i>development permit</i> applications shall adhere to the minimum requirements outlined within the latest version of Sturgeon County's General Municipal Servicing Standards. Other related sections are Section 5.10 - Grading, Stripping and Stockpiling and Section 5.18 - Sight Triangles.
1.4.10 Should collaborate with industry and municipal partners to develop, update and align risk management initiatives regarding heavy industrial development located within and along County borders.	Subsection 2.4.3 Application for Development Permit Paragraph 2.4.3(s) allows the County to require a Risk Assessment.
1.4.11 Shall not permit development on Hazardous Lands that are deemed undevelopable or may result in life loss or injury, property damage, social and economic disruption or environmental degradation.	17.1 DCO – Development Constraint Overlay 17.2 HIO – Heavy Industrial Overlay Section 17.1 requires the applicant of a subdivision or development to do extra due diligence on lands that have been identified as having a potential development constraints on them (e.g. flood-risk, proximity to landfill or sewage lagoon). Section 17.2 prohibits certain types of development in close proximity to the Alberta Industrial Heartland.
1.4.12 Shall direct subdivision and development activity away from significant natural resource deposits, where activities have the potential to sterilize future supply and extraction.	17.3 REO – Resource Extraction Overlay This section requires that an applicant of a subdivision or development prove that their proposal will not result in the sterilization of natural resources.
1.4.13 Should establish general development design guidelines for Residential and Non-Residential developments.	Part 5 and Part 6 sets general and special regulations for Residential and Non-Residential land uses.
1.4.14 May require that the applicant of a development apply the principles and guidelines of Crime Prevention through Environmental Design(CPED) within subdivision and development reviews to guide design and ensure effective use of the built environment.	Provisions for CPED were not including in the proposed LUB but could be added when the one year review and update is completed.
1.4.16 Shall ensure that new development be sited with consideration to the fire hazard severity of the site, the type of development and the risk added by the development to the fire hazard risk.	Subsection 2.4.3 Application for Development Permit Paragraph 2.4.3(s) allows the County to require a Risk Assessment.
1.4.18 Shall adopt and apply enforcement procedures to clarify and establish (for both the impacted citizen and offender) a course of action when a use or activity is in violation of the County's Bylaws.	Part 4 Enforcement As part of the implementation plan an enforcement policy and procedure is to be developed.

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2.1.1 Should identify and apply useable and accessible municipal reserve land dedication for the development of open spaces, parks and other public amenities.	Section 15.5 POS – Public Open Space District The County's Municipal Reserve parcels will be redistricted to this district, which outlines what uses it may be used for in the future.
2.1.2 Shall promote quality public spaces by restricting the dedication of municipal reserve for right-of-ways, public utilities and marginal lands as they are not considered useable parks and open spaces.	Section 15.3 EP – Environmental Preservation District Section 15.5 POS – Public Open Space District Section 15.6 PU – Public Utility District The County's MR, ER, PUL will be redistricted to one of these three districts based upon the use of the land.
2.1.3 Should ensure that community facilities and support services are suitably located for the identified residential populations that they are intended to serve.	Section 15.4 INS – Institutional District Section 15.5 POS – Public Open Space District Section 15.7 REC – Recreational District Based on the proposed type of community facility being proposed, it would need to be redistricted to one of the land use districts.
2.2.1 Shall require that subdivision and development proposals that exceed the maximum allowable density or intent of the identified Residential Type, or result in changes to an existing Planning Document, submit a new or revised Planning Document in conformance with policies outlined within the Municipal Development Plan (MDP).	Parts 11 to 17 (all land use districts) These sections of the LUB identify what the district's subdivision regulations are. Proposed subdivisions that exceed these requirements should be redistricted to a more appropriate land use district – assuming such redistricting aligns with Municipal Development Plan and/or Area Structure Plan direction.
2.2.2 Shall prevent any residential subdivision layout that does not reflect future development potential, or that may result in development restrictions of the adjacent parcel.	Parts 11 to 17 (all land use districts) These sections of the LUB identifies what the district's subdivision regulations are.
2.2.4 Shall ensure that subdivision and development does not preclude the possibility of future road widening.	Section 5.9 Functional Planning Studies for Roads This section protects that area that has been identified within a Functional Plan or Transportation Master Plan.
2.2.5 Shall mitigate the impact of natural resource extraction activity on the local community by establishing setbacks and criteria guiding the interaction between residential and Primary Industry development. Where existing residential development may be impacted by resource extraction activity, efforts to minimize the impact on the existing residential development shall be demonstrated and adhered to.	Section 11.2 RE – Resource Extraction District Subsection 11.2.4 addresses the setbacks between resource extraction and residential land uses.
2.2.7 Shall ensure infill subdivision and development compliments the established character of the area, complies with the associated Residential Type policies, addresses any infrastructure constraints and conforms to the criteria outlined in the Land Use Bylaw (LUB).	Parts 11 to 17 (all land use districts) These sections of the LUB identify what the district's subdivision regulations are. Additional provisions should be contained within a local planning document.
2.2.8 Should participate, through the Capital Region Board, to identify and address the location, type and needs of Market and Non-Market Affordable Housing required within	Parts 11 and 12 (all residential land use districts)

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<p>Sturgeon County. Non-Market Affordable Housing should be accommodated within areas identified for intensified residential development; while avoiding an over-concentration of affordable housing within any one specific location.</p>	<p>The proposed LUB does provide for a much wider range of housing options than the current LUB, such as secondary suites, secondary dwelling and farm worker housing – each of which could be considered a form of affordable housing.</p>
<p>2.3.3 Shall apply Sturgeon County's Municipal Development Plan Residential Type 1 policies to PGA Future Growth 1 and CCRA-O in compliance with the Capital Region Growth Plan. (See Map 12A p.114.)</p>	<p>Part 12 – Residential districts The proposed LUB does have several new land use districts that may be able to be applied to these lands in the future once a regional planning document has been prepared for them.</p>
<p>2.3.4 Shall aim to achieve the established population projections identified in the Capital Region Growth Plan and shall accommodate the associated densities through the planning process.</p>	<p>Part 12 - Residential Districts This Part has five different residential land use districts with different prescribed densities.</p>
<p>2.3.5 Shall discourage premature fragmentation of Primary Industry lands for non-Primary Industry development, as a way to ensure cohesive and contiguous future land development and municipal servicing.</p>	<p>Subsection 11.1.3 A quarter section shall contain a maximum combined <i>density</i> of four <i>parcels</i>, comprised of two AG – Major <i>parcels</i> of and two AG – Residential <i>parcels</i>. No provision/mention is made in the LUB for additional parcels over and above the 4 parcels mentioned.</p>
<p>2.3.6 Should advocate for compact residential types, mixed-use developments, secondary suite allowance, walkable communities and communal open space in accordance with the Capital Regional Growth Plan's strategic principles.</p>	<p>Part 12 Residential districts The proposed LUB provides opportunity for a much wider range of housing options than the current LUB, such as secondary suite, secondary dwelling, duplex, apartment and mixed-use development.</p>
<p>2.3.7 May consider the implementation of a Residential Density Bonus when significant investment in Sturgeon County's public realm and community amenities are agreed upon by Sturgeon County and enacted by the developer.</p>	<p>This could be added into the LUB in the future once this item has been analysed further, such as within an Agricultural Master Plan (e.g. which may provide for a recommendation on agricultural subdivision clustering).</p>
<p>2.3.8 Shall accommodate residential development (Type 2) by establishing a series of statutory Regional Planning Documents for the Hamlets of Cardiff and Villeneuve as a way to identify, prioritize, densify and phase subsequent growth in the listed locations. (See Figure 4 – Regional Concept Map p.25.)</p>	<p>Section 12.4 The proposed LUB does have a serviced hamlet district to support this growth once a planning document has been prepared.</p>
<p>2.3.11 Shall require proposed residential development to respect the existing scale, type and character of the community. Secondary suites or mixed-use developments may be contemplated where the applicant can successfully demonstrate to the approval authority that no significant impacts on municipal infrastructure or community amenities will occur.</p>	<p>Part 12 – Residential Districts This Part establishes a variety of residential districts which has their own scale of development and different permitted and discretionary uses. Secondary suites have been added as a discretionary use in four residential districts.</p>
<p>2.3.15 May consider additional residential development within the established Hamlet/area administrative boundary, when the existing municipal infrastructure can accommodate the proposal. Proposals shall demonstrate required upgrades and detail how they will be financed, since the cost of identified upgrades are to be borne by the benefiting lands.</p>	<p>Part 12 Infill Subdivision Regulations have been provided in the R1, R2, R3 and R4 districts that require that any future subdivision of existing parcels that do not meet the minimum <i>parcel area and/or the prescribed parcel density</i>, be subject to a local planning document.</p>

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<p>2.3.16 Shall apply 64 hectares/160 acres as the basic agricultural land unit, and unless otherwise indicated within a Planning Document, the maximum agricultural density is four (4) parcels for every 64 hectares/160 acres.</p>	<p>Section 11.1 AG – Agriculture District Subsection 11.1.3 identifies what the agricultural subdivision regulations are. Additional clarification has been incorporated to clarify that, in the event of irregular properties, subdivision policies are based upon area (i.e. four parcels per 160 acres, proportionately).</p>
<p>2.3.17 Shall ensure that the maximum allowable agricultural subdivision layout for a 64 hectares/160 acre land unit contains two (2) Agricultural Parcels and two (2) Acreage Lots, as further defined within the Land Use Bylaw (LUB). Where a proposed development exceeds the above subdivision density, the applicant must submit an application for a plan amendment and redistricting for consideration by Council.</p>	<p>Section 11.1 AG – Agriculture District Subsection 11.1.3 identifies what the agricultural subdivision regulations are. Additional clarification has been incorporated to clarify that, in the event of irregular properties, subdivision policies are based upon area (i.e. four parcels per 160 acres, proportionately).</p>
<p>2.3.18 Shall ensure that Acreage Lots minimize the total amount of land being taken out of agricultural production. The maximum lot density for an Acreage Lot shall be one (1) unit per 32 hectares, with a lot size subject to provisions under the LUB.</p>	<p>Subparagraphs 11.1.3(a)(ii) and 11.1.3(f) 1 acreage lot (of 2.47 ac) is allowed per 80 ac (same as existing regulation), however clarity is added regarding when a larger lot size will be considered.</p>
<p>2.3.19 May vary the size of an Acreage Lot and an Agricultural Parcel due to a Land Fragmentation or to accommodate an existing farmstead; however, compliance must be adhered to regarding the maximum agriculture density standard.</p>	<p>Paragraph 11.1.3(f) This section outlines and provides greater clarity when an acreage may be larger than 2.47/ac</p>
<p>2.3.20 Should ensure that parcels created from Land Fragmentation count towards the overall parcel density allowed on a 64 hectare/160 acre parcel.</p>	<p>Paragraph 11.1.3(a) allows a maximum combined density of four parcels per 160 ac, inclusive of (not in addition to) a fragmented parcel (i.e. a fragmented parcel is still allowed, but is equivalent to an 80 ac parcel or a 2.47 ac parcel).</p>
<p>2.3.21 Shall not adjust the Acreage Lot size to accommodate existing land-intensive septic systems during the subdivision process.</p>	<p>Subparagraph 11.1.5(e)(i) clarifies existing LUB policy.</p>
<p>2.3.22 Shall ensure that the level of development activity and size of the structures on an Acreage Lot proportionately reflect the lot size as defined in the LUB.</p>	<p>Section 11.1 AG -Agricultural District Section 12.1 – Country Residential District Parcel coverage and maximum size of accessory building regulations have been added to support this policy direction.</p>
<p>3.3.3 Shall refer to the Province of Alberta Historical Resource Database when evaluating subdivision and development proposals (where applicable) to ensure that adequate regard is given to identified assets.</p>	<p>Section 2.4 Application for Development Permit Paragraph 2.4.3(m) allows Administration to require a historical impact assessment as part of a development.</p>
<p>4.2.4 Shall refer to the findings of the Environmentally Sensitive Areas study when evaluating subdivision and development proposals to ensure that adequate regard is given</p>	<p>Section 17.1 Development Constraint Overlay (DCO)</p>

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to the identified areas. The study should be updated to identify new County Environmental Sensitive Areas of local, regional, provincial and national significance.	The DCO contains environmentally sensitive areas that have been identified through statutory plans, such as the Calahoo Bog (CV ASP) and the Coronado East (AIE ASP). As new ESA's have been identified this overlay can be amended to include them.
4.3.1 Shall require applications for development on lands deemed Hazardous Lands to include a geotechnical investigation to detail the anticipated on-site and off-site impacts associated with the development.	Section 17.1 Development Constraint Overlay Paragraph 17.1.5(b) states that the development authority should require the applicant to submit additional studies (such as a geotechnical report) to ensure the lands are developable.
4.3.2 Shall require applications for development on lands deemed Environmentally Significant Lands to include an environmental impact assessment for the subject lands and/or adjacent lands. The level of detail provided in the assessment depends on the scale of the proposed redesignation, subdivision or development application.	Section 17.1 Development Constraint Overlay Paragraph 17.1.5(b) states that development authority should require the applicant to submit additional studies (such as an environmental impact assessment) to assess the impact of a development on the subject or adjacent lands.
4.3.3 Shall require development on lands deemed Hazardous Lands or Environmentally Significant Lands to provide a separation of development from the associated hazard or the significant environmental feature. The separation line (Development Line) shall demarcate the boundary between the Developable Area and the Non-Developable Area. (See Figure 6 and Table 1).	Paragraph 2.9.4(a) provides for a condition on a permit that requires adherence to additional information (e.g. environmental impact assessment, risk assessment) provided as part of the application.
4.3.4 Shall require applications for development to identify Flood Risk Areas, where non-agricultural development is proposed, in areas recognized as prone to flooding. The Flood Risk Area includes the 1:100 year flood plain and a delineated boundary/ contour of the flood plain.	Subsection 5.11.5 Hazardous Lands Development that may be subject to flooding or subsidence shall be refused, unless confirmation is provided from a practicing professional engineer demonstrating that the development can be made suitable for the building area.
4.3.5 Shall require developments to apply the recommended setbacks for Hazardous Lands and Environmentally Significant Lands, as written and certified by an appropriately qualified professional. (See Table 1). The level of detail provided in the assessment depends on the conditions and complexity of the site. Setback recommendations will outline the construction and mitigation measures necessary to accommodate site development.	Paragraph 2.9.4(a) provides for a condition on a permit that requires adherence to additional information (e.g. environmental impact assessment, risk assessment) provided as part of the application.
4.3.6 Shall endeavour to protect high quality soils (as identified by the Canadian Land Inventory: Land Capability for Agriculture), by directing non-Primary Industry to areas identified for densification as per the Integrated Regional Growth Strategy (IRGS). (See Figure 4 – Regional Concept Map p.25).	Although the LUB doesn't dictate where future land use should go, it is consistent with where the MDP plans to direct them, as much as possible in the absence of local level planning documents.
4.3.10 Should ensure adequate protection of the aquatic environment, while minimizing the limitation on development (where possible), by prescribing setbacks established through scientific investigation and application of the Riparian Setback Matrix Model (RSMIM) (See Appendix A-4.)	Section 5.11 Hazardous Lands This section does refer to section 4.3 of the MDP.

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<p>5.2.5 Should support appropriately located and sized home-based businesses, as they are a vital economic contributor and provide residents with a variety of lifestyle opportunities.</p>	<p>Section 6.16 Home-Based Business Section 11.1 AG – Agriculture District Part 12 - Residential Districts Section 14.5 I5 – Heavy Industrial District Section 14.6 IR – Industrial Reserve District The proposed LUB identifies what level of HBB should be permitted or discretionary on what type of a parcel.</p>
<p>5.3.2 Shall encourage the layout of proposed agricultural subdivisions to maintain large contiguous tracts of land as a way to reduce land-use conflicts and support the long-term viability of the agricultural industry.</p>	<p>Subsection 11.1.3 A quarter section shall contain a maximum combined <i>density</i> of four <i>parcels</i>, comprised of two AG – Major <i>parcels</i> of and two AG – Residential <i>parcels</i>. No provision/mention is made in the LUB for additional parcels over and above the 4 parcels mentioned.</p>
<p>5.3.6 Shall encourage the extraction of Natural Resources prior to any development that may confine future extraction opportunities. Where a new residential development is proposed within proximity to a Primary Industries activity, the proponent of the residential development shall adhere to agreed-upon terms that demonstrate that the residential activity will not encumber the associated Primary Industry activity.</p>	<p>Section 17.3 - REO – Resource Extraction Overlay This <i>overlay</i> provides additional direction for the <i>development</i> of lands where there is a potential for future <i>natural resource extraction</i> or <i>secondary processing</i> activity and to ensure that <i>uses</i> which are not related to <i>extraction</i> activities are maintained and land use conflicts are limited.</p>
<p>5.4.4 Shall require a Local Planning Document for Non-Residential subdivision and development proposals on Greenfield Lands, where the proposed development is not contained or does not conform to a Regional Planning Document or the Land Use Bylaw. (For applications regarding Non-Residential development parks see policy 5.4.2.)</p>	<p>Section 3.1 Amendments of Bylaw Subsection 3.1.3 states that: <i>If the proposed amendment to this Bylaw is contradictory to an adopted statutory plan(s) or planning document, the manager shall advise the applicant that an amendment must be made to the statutory plan(s) or planning document prior to, or concurrently with, the amendment to this Bylaw.</i> The Land Use Bylaw does require a planning document for proposals that propose an intensity of land above what the proposed district allows for.</p>
<p>5.4.5 May require the submission of/update to a Planning Document for any Non-Residential subdivision or development application that contemplates a change or intensification in Non-Residential Type.</p>	<p>Section 3.1 Amendments of Bylaw Subsection 3.1.3 states that: <i>If the proposed amendment to this Bylaw is contradictory to an adopted statutory plan(s) or planning document, the manager shall advise the applicant that an amendment must be made to the statutory plan(s) or planning document prior to, or concurrently with, the amendment to this Bylaw.</i></p>
<p>5.4.6 Shall direct Non-Residential development that exceeds the intent, purpose and intensity outlined in Sturgeon County's regulations to relocate to lands appropriately designated for their intended use. (See Figure 4 – Regional Concept Map p. 25.)</p>	<p>Part 4 Enforcement of LUB The LUB provides now for the issuance of provincial violation tickets orders as well as new penalties and fines.</p>

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<p>5.4.12 Should create and implement Landscaping Standards that serve to enhance the visual form and overall character of Non-Residential developments.</p>	<p>Part 8 Landscaping Regulations The proposed Land Use Bylaw has landscaping standards that can be imposed on non-residential development.</p>
<p>5.4.16 Shall incorporate separation distances between Non-Residential Industrial Type 1 and incompatible (i.e., residential) uses.</p>	<p>Part 13 Commercial Districts Part 14 Industrial Districts The proposed land use districts have appropriate setbacks based on the proposed uses within the respected district.</p>
<p>5.4.21 Should recognize the potential of Commercial Development that improves the facilitation of goods and associated services, by encouraging highway Commercial Developments to locate in close proximity to the convergence of regionally significant roadways. Based upon the type and scale of the proposed Non-Residential development, additional Planning Documents will be required and must satisfy the expectations of the approving authority.</p>	<p>Section 13.1 C1 – Highway Commercial District The purpose of this district is to accommodate commercial and retail uses largely intended to service the travelling public to be found in close proximity to the convergence of regionally significant roads.</p>
<p>5.5.3 Shall require provision of adequate assessment and study related to the environment, risk, health and safety as part of the development application process for new Non-Residential developments.</p>	<p>Section 2.4 Application for Development Permit Section 14.5 I5 – Heavy Industrial District Subsection 2.4.3 allows the County to require a variety of studies to support an application for development. Paragraph 14.5.5(d) allows for the requirement of an emergency response plan, in addition to the requirements in Subsection 2.4.3.</p>
<p>5.5.4 May allow interim Primary Industry uses to be located on undeveloped lands zoned for heavy industrial activity, provided that it does not preclude or infringe upon Non-Residential development potentials.</p>	<p>Section 14.5 I5 – Heavy Industrial District Both Intensive and extensive agriculture/livestock are allowable uses in this district.</p>

