
SCHEDULE L
RURAL SERVICE AREA OVERLAY

Section 1 Purpose

- 1.1 To accommodate rural development standards in lands annexed from the County of Grande Prairie No.1.

Section 2 Application

- 2.1 The provisions of this section apply to the areas on Schedule A - Land Use District Map identified as the Rural Service Area.

Section 3 General

- 3.1 Only properties within the Rural Service Area may be zoned to the following districts:

- 3.1.1 Agricultural - AGRSA;
- 3.1.2 Commercial Recreation - CRRSA;
- 3.1.3 Country Residential - RCRSA; or
- 3.1.4 Highway Industrial - IHRSA.

(Bylaw C-1260-154 - April 17, 2023)

Section 4 Special Provisions for Residential Development in the Rural Service Area

- 4.1 In addition to the General Provisions for all districts outlined in Parts Seven, Eight and Nine, and the specific district requirements in each district, the following special provisions will apply to all residential development in the Rural Service Area.

Driveway Widths

- 4.2 Driveway widths for residential front yard parking stalls shall not exceed 40% of the total lot frontage at the property line, but in no case shall be less than three (3) meters wide.

Parking

- 4.3 The design guidelines are meant to promote attractive building design that reflects neighbourhood. All residential uses shall provide two (2) parking stalls per residential unit unless otherwise specified in this Bylaw.

Minor Agricultural Pursuits

- 4.4 Minor agricultural pursuits will only be allowed in the Country Residential District and in conformity with the following:

- 4.4.1 Livestock shall be limited to no more than one (1) horse and foal six (6) months of age or younger per acre or part thereof, to a maximum of three (3) horses.

Home Businesses

- 4.5 Any Home Business located in any country residential district shall comply with the following:
- 4.5.1 The dwelling unit, when used as a workplace, shall be limited to no more than two (2) non-resident employees;
 - 4.5.2 The maximum number of business visits per day shall be eight (8) visits;
 - 4.5.3 Any outdoor activity or storage shall be at the discretion of the Development Authority;
 - 4.5.4 Any interior or exterior alterations or additions to accommodate the Home Business shall be at the discretion of the Development Authority;
 - 4.5.5 The Home Business shall be secondary to the residential use; and
 - 4.5.6 Vehicle and equipment storage may include up to four (4) trucks up to one (1) ton, up to two (2) trucks larger than one (1) ton, two (2) trailers, and related vehicles and minor equipment storage including a limited amount of construction equipment and other similar uses. The intensity of use is at the discretion of the Development Authority having regard for lot size and adjacent property uses.

(Bylaw C-1260-154 - April 17, 2023)

Vehicular Parking

- 4.6 Not more than one (1) commercially licensed vehicle up to 5,000 kg (GVW) is allowed unless it is associated with a Home Business.

(Bylaw C-1260-154 - April 17, 2023)

Site Development for Fire Prevention

- 4.7 Prior to issuance of a development permit, proponents may submit a "Fire Prevention Site Plan" to the City's Fire Prevention Office for comment to allow proponents to improve the safety of new housing in the City to better protect residents from potential forest fires. For example, cedar shakes may not be a suitable roofing material in all parts of the City and would therefore not be recommended in some cases. In addition, it may be prudent for new homes to be setback at least thirty (30) meters from all existing trees and shrubs.

Section 5 Dugouts

- 5.1 All dugouts shall be set back a minimum of thirty (30) meters from any lot line.

Section 6 Wastewater Treatment Facilities

- 6.1 The subdivision of land for a residential use, school, hospital or food establishment will not be permitted within 300 meters of an operating wastewater treatment plant.
- 6.2 Development permits of schools, hospitals, food establishments or a residential use will not be approved within 300 meters of an operating wastewater treatment facility.
- 6.3 The subdivision of land for a wastewater treatment facility will not be permitted within 300 meters of any school, hospital, food establishment or a residential use.

- 6.4 A development permit for a wastewater treatment facility will not approved within in 300 meters of any school, hospital, food establishment or residence.

Section 7 Landfill and Waste Sites

- 7.1 The subdivision of land for a residential use, school, hospital or food establishment will not be permitted within 450 meters of an operating landfill or hazardous waste management facility or dry waste site.
- 7.2 Development permits for schools, hospitals, food establishments or any residential use will not be approved within 450 meters of an operating landfill or hazardous waste management facility or dry waste site.
- 7.3 The subdivision of land for a landfill, hazardous waste management facility or dry waste site will not be permitted within 450 meters of any residential use, school, hospital or food establishment.
- 7.4 A development permit for a landfill, hazardous waste management facility or dry waste site will not be approved within 450 meters of any residential use, school, hospital, or food establishment.