

RIVER VALLEY LANDS: RVL

SECTION 1 PURPOSE

The purpose of this land use district is to designate areas for the development of open spaces, parks and passive recreational opportunities, and agricultural pursuits within the one (1) to one hundred (100) year flood plain of the Oldman River.



SECTION 2 USES

Permitted Uses	*Discretionary Uses: A	†Discretionary Uses: B
Parks and playgrounds Public recreation, limited Shipping containers: Temporary ‡Structural alterations to an approved use	Agricultural buildings and structures ≤ 100 m ² (1076.4 ft ²) Public utilities	Campground Private recreation, limited
Notes	*Applications for uses listed under Discretionary Uses – A may be decided on by the Development Officer. See Sections 2 and 4 of Administration for more information.	
	†Applications for uses listed under Discretionary Uses – B shall be decided on by the Municipal Planning Commission. See Sections 2 and 4 of Administration for more information.	
	‡Structural alterations to an approved use are only considered a permitted use if the alterations meet all other requirements of this bylaw, and <u>do not</u> require any variances. See Section 4.9 of Administration.	

SECTION 3 MINIMUM LOT SIZE

Use	Lot Size	Lot Depth	Lot Width
To the discretion of the Development Authority.			

SECTION 4 SETBACKS

Agricultural Building(s)/Structure(s)	
Front and Secondary front	To the discretion of the Development Authority.
Rear	
Side	
Notes	Setbacks are measured to the closest point of the building, allowing for projections as per Section 21 of Schedule 3.
	Corner lots shall provide adequate clear vision space in accordance with the clear vision triangle requirements outlined in Section 4 of Schedule 3.

Accessory Building(s)/Structure(s)

Not permitted.

SECTION 5 MAXIMUM SITE COVERAGE

- (1) Total allowable coverage: to the discretion of the Development Authority.

SECTION 6 MAXIMUM BUILDING HEIGHT

- (1) All buildings/structures: to the discretion of the Development Authority.

SECTION 7 DEVELOPMENT CONSTRAINTS

The Development Officer shall refer all application to Alberta Environment and Sustainable Resource Development for comments. Development that may be adversely affected by flooding shall comply with the following:

- (1) Any development in the river valley must be above the one hundred (100) year flood plain level as identified by the Alberta Environment/Fort Macleod Flood Plain Study, dated January 1987, or as identified by any newer study prepared by Alberta Environment and Sustainable Resource Development, or any of its successor iterations. In some cases, this may require the proposed building site to be built up above the flood plain level;
- (2) the developer must supply to the Development Authority a certificate from a qualified Alberta Land Surveyor stating the top of the footings of any proposed development will be at or above the one hundred (100) year flood plain level. A development permit will not be issued until such a certificate has been provided;
- (3) before any development permit is issued, a Save Harmless Agreement for the town must be registered against the title.

SECTION 8 APPLICABLE SCHEDULES

- (1) The following schedules and sections of this bylaw that apply to the RVL land use district include but are not limited to:

- (a) General Standards of Development: **Schedule 3**

Section 1: Accessory Buildings and Structures
Section 2: Access Requirements
Section 3: Animal Units
Section 8: Fences, Privacy Walls and Gates
Section 9: Gateways
Section 10: Grading, Excavation, Stripping and Stockpiling
Section 17: Outdoor Lighting
Section 18: Outdoor Storage and Display
Section 19: Parking and Loading
Section 20: Prohibitions
Section 21: Projections into Setbacks
Section 22: Screening
Section 23: Site Drainage and Stormwater Management

- (b) Use-specific Standards of Development: **Schedule 4**

Section 1: Alternative Energy Sources