

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
Agriculture Parks and playgrounds Public recreation, Limited	Agricultural buildings and structures < 100 m ² (1076.4 ft ²) Public utilities Shipping containers (temporary)	Campground Private recreation, Limited Signs (in accordance with Schedule 7)

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	<i>Setbacks are measured to the foundation, allowing for projections as per Section 14 of Schedule 3.</i>
	<i>Corner lots shall provide adequate clear vision space in accordance with the clear vision triangle requirements outlined in Section 4 of Schedule 3.</i>
Accessory Building(s)/Structure(s)	
Not permitted.	

SECTION 5 MAXIMUM LOT 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 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, 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:

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| (a) | General Standards of Development: | Schedule 3 |
| | Section 1: Accessory Buildings and Structures | |
| | Section 2: Access Requirements | |
| | Section 6: Easements | |
| | Section 7: Fences, Privacy Walls and Gates | |
| | Section 8: Grading, Excavation, Stripping and Stockpiling | |
| | Section 12: Parking and Loading | |
| | Section 13: Setbacks from Coulees, Steep Slopes and Waterbodies | |
| | Section 14: Projections into Setbacks | |
| | Section 15: Site Drainage and Stormwater Management | |
| (b) | Use-specific Standards of Development: | Schedule 5 |
| | Section 16: Shipping Containers | |
| | Section 18: Campground | |
| (c) | Overlays: | Schedule 6 |
| | Section 3: Gateways Overlay | |