

95. Local Rural Commercial

Purpose

To provide for commercial **development** within the County, including tourist uses which charge a fee.

Permitted Uses	Discretionary Uses
(a) Accessory Building	(a) Accessory Use(s)
(b) Automotive and Recreational Vehicle Sales and Rentals	(b) Agricultural Processing
(c) Eating and Drinking Establishment	(c) Agricultural Tourism
(d) Gas Bar	(d) Animal Shelter
(e) Personal Services	(e) Auction Mart
(f) Public or Quasi-public Use	(f) Auction Mart, Livestock
(g) Public Utility Building	(g) Brewery/Distillery & Sales
(h) Retail Store	(h) Bulk Fuel Depot
(i) Service Station	(i) Campground
(j) Veterinary Clinic	(j) Car/Truck Wash
	(k) Commercial Kennel
	(l) Commercial Storage
	(m) Drive-Through Business
	(n) Equipment Rentals
	(o) Farm and Industrial Equipment and Machinery Sales and Service
	(p) Financial Service
	(q) Greenhouse, Commercial
	(r) Health Services Facility
	(s) Hotel
	(t) Housing, Employee
	(u) Landscaping, Commercial
	(v) Liquor Sales
	(w) Market Garden
	(x) Motel
	(y) Motor Vehicle Servicing, Repair & Storage
	(z) Office
	(aa) Portable Storage Container
	(bb) Recreational, Minor
	(cc) Recycling Collection Point
	(dd) Recycling Depot
	(ee) Rental Facilities

	(ff) Veterinary Hospital (gg) Warehousing
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(1) Subdivision Regulations

- (a) Minimum **Lot Area**: 1 acre (0.4 ha)
- (b) Minimum **Lot Width**: 30.5 m (100 ft.)

(2) **Development** Regulations

- (a) Maximum **Lot Coverage**: Sixty Percent (60%)
- (b) Maximum **Height** of any **Principal** or **Accessory** Structure: 12.0 m (39.4 ft.)

(3) Siting Regulations

- (a) Minimum **Yard, Front Setback** from the rights-of-way of **Roads** other than primary **Highways**: 30.5 m (100 ft.)
- (b) Minimum **Yard, Front Setback** from Primary **Highways**: as required by Alberta Transportation
- (c) Minimum **Yard, Side Setback**: 7.6 m (25 ft.)
- (d) Minimum **Yard, Rear Setback**: 7.6 m (25 ft.)

(4) Parking

- (a) Onsite parking requirements shall be determined by the **Development Authority** based on the evaluation of each individual application.

(5) Special Requirements

- (a) The exterior finish of any **building** shall be to the satisfaction of the **Development Authority**.

(6) For **development** in the Local Rural Commercial District, the following criteria shall apply to each application:

- (a) The **development** shall be located adjacent to a county gravel or higher-**grade road**.
- (b) The access location shall be approved by the Development Authority in consultation with the Transportation Department.
- (c) The **development** shall have good access to any **highway**. If multiple enterprises are included in one site an **outline plan** or **Area Structure Plan** will be required.
- (d) The **development** shall have suitable access and/or service **roads** so as not to interfere with traffic, or create a hazard to traffic.

- (e) In approving any **developments** that require upgrading of municipal **roads** to give proper access to the **development**, the applicant shall pay for the upgrading of the **road** in compliance with Kneehill County's current road building policy.
 - (f) The appropriate authorities shall approve the sewage disposal system and water system.
 - (g) If required by the **Development Authority**, the **development** shall also obtain approval from **Council** under the Public Events Bylaw for specific events.
- (7) In addition to the regulations listed above, other regulations may apply. These include Part VII – General Land Use Regulations, Part VIII – Specific Land Use Regulations, Part IX – Landscaping, Fencing and Screening, Part X – Parking and Loading Regulations, and Part XI – Sign Regulations.