

101. LRC – Local Rural Commercial

Purpose

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

Permitted Uses	
(a) Accessory Building	(j) Public or Quasi-public Use
(b) Automotive and Recreational Vehicle Sales and Rentals	(k) Public Utility Building
(c) Culinary Herb Production	(l) Restaurant
(d) Cut Flower Market	(m) Retail Store
(e) Eating and Drinking Establishment	(n) Security Suite
(f) Gas Bar	(o) Solar, Private – Ground Mounted
(g) Motor Vehicle Servicing Repair & Storage – Service Station	(p) Temporary Second Dwelling
(h) Office	(q) Tourist Information Services & Facilities
(i) Personal Services Facility	(r) Tree Farm
	(s) U-Pick
	(t) Veterinary Clinic
Discretionary Uses	
(a) Accessory Use(s)	(u) Greenhouse, Commercial
(b) Agricultural Processing	(v) Hemp Processing
(c) Agricultural Support Service	(w) Hotel
(d) Agricultural Tourism	(x) Housing, Employee
(e) Animal Shelter	(y) Landscaping, Commercial
(f) Auction Mart	(z) Liquor Sales
(g) Auction Mart, Livestock	(aa) Market Garden
(h) Brewery/Distillery & Sales	(bb) Meat Market / Butcher
(i) Bulk Fuel Depot	(cc) Motel
(j) Campground/RV Park	(dd) Portable Storage Container
(k) Cannabis Retail Sales – Medical & Non-medical	(ee) Recreational, Minor
(l) Car/Truck Wash	(ff) Recycling Collection Point
(m) Cheese Processing	(gg) Recycling Depot
(n) Commercial Kennel	(hh) Storage Rental Facilities
(o) Commercial Storage	(ii) Riding Arena, Commercial
(p) Drive-Through Business	(jj) RV Storage – Major
(q) Equipment Rentals	(kk) RV Storage – Minor
(r) Farm and Industrial Equipment and Machinery Sales and Service	(ll) Sign
(s) Financial Service	(mm) Veterinary Hospital
(t) Funeral Home	(nn) Warehousing
	(oo) Wind Energy Conversion System, Private
	(pp) Wool Processing

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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 (98.4 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 road that meets the standard local road or art road County standard.
 - (b) The access location shall be approved by the Development Authority in consultation with the County's 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 the County's current road building policy or GMSS.
 - (f) The development shall have adequate sewage disposal systems and available water supplies as required by appropriate authorities.
 - (g) If required by the Development Authority, the development shall also obtain approval under the Special 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.