

Summary of Key Amendments

Corresponds to 1st Draft LUB (Redlined) – November 2018 version

Section	Page	Item	Description
2.4	6	Accessory Building	<ul style="list-style-type: none"> Minor change to provide clarity and to include ambient air monitoring stations. Regulations amended under S. 4.1.2 (p. 77) re ambient air monitoring stations.
2.4	7	Accommodation Unit	<ul style="list-style-type: none"> New definition for Accommodation Unit added for clarification in calculating site density and minimum parking stall requirements in Bed and Breakfast, Visitor Accommodation and Resort Accommodation operations.
2.4	7	Addition, Building	<ul style="list-style-type: none"> New definition added to provide clarification on what constitutes a new building addition.
2.4	9-10	Bed and Breakfast	<ul style="list-style-type: none"> Amended definition to reflect traditional meaning of Bed and Breakfast, with shared living/dining spaces within primary dwelling, and to exclude rental operations within a separate suite. Regulations amended under S. 4.6 (p. 80-81).
2.4	10	Boarding House	<ul style="list-style-type: none"> New definition added. Not allowed in any district.
2.4	10	Boarding and Training Services	<ul style="list-style-type: none"> New definition added. Added as a discretionary use in AC and SH District.
2.4	11	Cannabis Dispensary	<ul style="list-style-type: none"> New definition added. Not allowed in any district.
2.4	11	Cannabis Production Facility	<ul style="list-style-type: none"> New definition added. Not allowed in any district.
2.4	12	Commercial Vehicle	<ul style="list-style-type: none"> New definition added.
2.4	12	Community Garden	<ul style="list-style-type: none"> New definition added. Regulations also added under S. 29.6 (p. 200). Added as discretionary use under the P and F Districts.
2.4	13	Construction Materials Recycling	<ul style="list-style-type: none"> Amended definition to exclude alternative fuel processing.
2.4	17	Factory Built Dwelling	<ul style="list-style-type: none"> New definition added. Regulations added under S. 4.4 (p. 78-79). Added as a discretionary use under F, R, R1-B, R1-S, RM-1, and RM-2. Replaced “Manufactured Home” use with “Factory Built Dwelling” in AC, SH, DC-1, DC-3 and DC-4 districts.
2.4	17	Energy Generation System (Small)	<ul style="list-style-type: none"> New definition which includes standalone solar and wind energy conversion systems used for production of renewable energy for private consumption. Regulations added under S. 4.8 (p. 86-87) Replaced “wind energy conversion system, small” use with “Energy Generation System (Small)” in F, AC, SH, R1-B, HWY-SL, R, RSTR, NR, R-IND, P, TSD, DC-2, DC-3 and DC-4 districts.

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Section	Page	Item	Description
2.4	19	Family Day Home	<ul style="list-style-type: none"> Combined definition of family day home and family day home, group into 1 definition with a maximum of 6 children in accordance with the <i>Human Services Standards and Child Care Licensing Act</i>.
2.4	22	Greenhouse and plant nursery	<ul style="list-style-type: none"> Removed definition and replaced with “horticulture operation”
2.4	24	Home-based business, minor	<ul style="list-style-type: none"> Amended definition to reflect the generation of minimal traffic above a typical residential use, and to exclude “bed and breakfast” and “multi-use suite.” Added as a permitted use in AC, SH, CR-GR, CR-SL, R1-B, R1-S, RM-1, RM-2, HT, KR, BCR, TSD, DC-2, and DC-4. Regulations added under S. 4.5 (p. 79)
2.4	24	Home-Based Business, Major	<ul style="list-style-type: none"> Amended to exclude “Bed and Breakfast” and “Visitor Accommodation Suite”. Regulations added under S. 4.5 (p. 79-80)
2.4	24	Home Office, Minor	<ul style="list-style-type: none"> New definition which includes a telephone, desk and computer operation only and that does not generate any traffic. Use is permitted in all districts and permits are not required.
2.4	24	Horticultural Operation	<ul style="list-style-type: none"> New definition which includes indoor growing of plants, fruits and vegetables. Replaced “greenhouse and plant nursery” use. Added as a permitted use in AC, SH; and as a discretionary use in F. Replaced “greenhouse and plant nursery” use with “Horticultural Operation” in H-I, NR, and R-IND districts.
2.4	26	Livestock	<ul style="list-style-type: none"> Amended definition for clarification and to exclude wild boar.
2.4	27	Manufacturing and Distribution	<ul style="list-style-type: none"> Amended definition to exclude processing of waste and construction materials recycling.
2.4	30, 32	Primary Residence	<ul style="list-style-type: none"> Moved definition to p.32. Amended definition for clarification and to include lessees. Previous definition indicated that only an owner could have a primary residence.
2.4	32	Residence	<ul style="list-style-type: none"> Added new definition
2.4	32	Residence, Principal	<ul style="list-style-type: none"> Added new definition to identify the main residence within a property, typically when there is more than one Dwelling Unit (i.e. suite)
2.4	33	Resident	<ul style="list-style-type: none"> Added new definition. Includes both registered owner and lessee.
2.4	33	Rooftop Deck	<ul style="list-style-type: none"> New definition added. Regulations added under S. 3.23 (p. 72)
2.4	39	Storage, Indoor	<ul style="list-style-type: none"> New definition added for indoor storage space. Added as a permitted use in HI and R-IND districts.
2.4	39	Storage, Mini	<ul style="list-style-type: none"> Amended definition to distinguish from indoor storage.
2.4	40	Suite, Visitor Accommodation	<ul style="list-style-type: none"> New definition added which allows short term lodging within a Secondary or Studio Suite.

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Section	Page	Item	Description
			<ul style="list-style-type: none"> Added as a discretionary use in R1-S. Regulations added under S. 14.7 (p. 130-131).
2.4	42	Waste Transfer Site	<ul style="list-style-type: none"> New definition added. Added as a discretionary use in P and F districts.
3.4.8	47	Water, Sanitary and Utility Services	<ul style="list-style-type: none"> Amended regulation to require that utility connections to municipal infrastructure to be inspected and approved by the Municipality.
3.7	48	Recreational Vehicles	<ul style="list-style-type: none"> Removed regulations pertaining to recreational vehicles. New regulations added under S. 3.26 (p. 73-74)
3.7.3	48-49	Commercial Vehicles	<ul style="list-style-type: none"> Added regulation within Hamlet or Country Residential districts to prohibit storage of commercial vehicles that are not being regularly used for work or are not associated with an approved Major Home-Based Business.
3.11	51-53	Driveway Approach	<ul style="list-style-type: none"> Replaced “vehicle accesses” with “driveway approach” for consistency with Operations department. Added regulation to address driveway locations for multi-residential units, and to allow shared driveway approaches at the discretion of the Development Authority in consultation with the Operations Department Added reference to MD Operations’ policies for consistency Removed regulations pertaining to vehicle access in non-hamlet districts as they are addressed under MD Operations’ policies
3.12	55-58	Parking & Loading	<ul style="list-style-type: none"> Parking increased from 1 stall per Dwelling Unit, to 1 stall per suite bedroom for Secondary and Studio Suites Added required parking for Visitor Accommodation Suites (1 stall per suite bedroom) Added parking regulations for: <ul style="list-style-type: none"> Bed and Breakfast: 1 stall/accommodation unit plus 1 stall/employee Health and Wellness Centre: 1 stall/37.0 m² (398.3 ft²) plus 1 stall/employee Cultural and Entertainment Facilities: 1 stall per 10 m² of floor area used by patrons, plus one parking stall for each employee Campground: 1 per camping space, plus 1 visitor stall/10 camping spaces
3.12.4	58	Parking	<ul style="list-style-type: none"> Added regulation which prohibits storage or other use of a parking stall if it hinders the ability to park a vehicle in a space that is “counted” towards the required parking stalls for a development
3.12.8	59	Tandem Parking	<ul style="list-style-type: none"> Added regulation which allows consideration of tandem parking where appropriate.
3.12.9	59	Barrier Free Parking	<ul style="list-style-type: none"> Amended regulation to clarify that barrier free parking stalls are included within the required parking stalls and are not required in addition to the required stalls.

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Section	Page	Item	Description
3.13.3	62	Bear Attractant Vegetation	<ul style="list-style-type: none"> Amended regulation to prohibit bear attractant vegetation in new developments.
3.22	72	Building Height	<ul style="list-style-type: none"> Regulation added which clarifies calculation of building height where enclosed, below grade stairways and entrances to basement walkouts are excluded.
3.23	72	Rooftop Decks	<ul style="list-style-type: none"> Regulation added which requires a stepback from the building facade, and privacy screening to the satisfaction of the Development Authority; and considers rooftop decks as discretionary in all districts.
3.26	73-74	Recreational Vehicles	<ul style="list-style-type: none"> Regulations added which allow temporary occupancy of recreational vehicles for 14-consecutive days without a permit, and identifies maximum number of vehicles per lot within each Hamlet or Country Residential district: <ul style="list-style-type: none"> Exshaw, Lac Des Arcs, Benchlands, Ghost River – 2 RV's Harvie Heights, Dead Man's Flats – 1 RV
3.28	74-75	Keeping of Livestock	<ul style="list-style-type: none"> Regulations added to specify the maximum number of livestock on sites less than 18 hectares of 44.5 acres in size.
4.1.2	77	Ambient Air Monitoring Station	<ul style="list-style-type: none"> Added regulation which allows ambient air monitoring station as an accessory building on a separate site from the principal building or use.
4.2.4	78	Shipping Container	<ul style="list-style-type: none"> Added regulation which classifies an occupied or utilized Shipping Container as an Accessory Building.
4.3	78	Dwelling Unit	<ul style="list-style-type: none"> New regulations added which limit the number of kitchens within a Dwelling Unit to 1, and to prohibit short-term lodging unless otherwise approved.
4.4	78-79	Factory Built Dwelling	<ul style="list-style-type: none"> Regulations added which include minimum floor size, requirement for permanent foundation, and compliance with design and construction guidelines ensure compatibility with neighbourhood.
4.5	79-80	Home-Based Business, Major and Minor	<ul style="list-style-type: none"> Added regulations which prohibit multiple commercial uses within a residential property; adds time limitations for running business; and sets maximum gross floor area of home based business within dwelling.
4.5.11	79	Home-Based Business, Minor	<ul style="list-style-type: none"> Amend regulation to prohibit commercial vehicles associated with a Minor Home-Based Business
4.6	80-81	Bed and Breakfast	<ul style="list-style-type: none"> Regulations amended to define accommodation units, prohibit B&B use within a separate suite, require an approved sign identifying the business, require a guest register for enforcement purposes where necessary, and prohibit multiple commercial uses within a residential property.
4.8	87-88	Energy Generation Systems	<ul style="list-style-type: none"> Amended and added regulations to minimize nuisance effects, including provisions for screening, development impact assessment, security fence, setbacks.

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Section	Page	Item	Description
4.9	88	Visitor and Resort Accommodations	<ul style="list-style-type: none"> Removed provision which defines “Accommodation Unit” and moved to Definitions S. 2.4 (p. 7). Amended regulations where accommodation <i>may</i> provide services such as reception, laundry and room service, instead of <i>shall</i>.
6.1.1	98-99	Districts	<ul style="list-style-type: none"> Renamed the following districts: <ul style="list-style-type: none"> Ghost River Country Residential (GRCR) ⇒ Country Residential – Ghost River (CR-GR) Scott Lake Country Residential (SLCR) ⇒ Country Residential – Scott Lake (CR-SL) Hamlet Single Detached Residential (R-1) ⇒ Hamlet Residential (R1) Hamlet of Benchlands Single Detached Residential (R-1B) ⇒ Hamlet Residential – Benchlands (R1-B) Hamlet Single Detached Serviced Residential (R-SH) ⇒ Hamlet Residential – Serviced (R1-S) Hamlet Low Density Multi-Dwelling Residential (R2) ⇒ Hamlet Multi-Residential 1 (RM-1) Hamlet Medium Density Multi-Dwelling Unit (RM) ⇒ Hamlet Multi-Residential 2 (RM-2) Scott Lake Tourist and Highway Commercial (SL-HWY) ⇒ Highway Commercial – Scott Lake (HWY-SL) Harvie Heights Tourist Commercial (HHC-HWY) ⇒ Highway Commercial – Harvie Heights (HWY-HH) Dead Man’s Flats Tourist and Highway Commercial (DMF-HWY) ⇒ Highway Commercial – Dead Man’s Flats (HWY-DMF) Rural Industrial (R-IND) ⇒ Rural Industrial (RI) Consolidated Overlay Districts within this Section
10.6.1	113-114	Keeping of Livestock (chickens)	<ul style="list-style-type: none"> Regulations amended and new regulations added to prohibit roosters and other poultry, increase setbacks to 30ft from any property line, and promote best management strategies to ensure a healthy, secure and safe operation.
12.5, 13.5, 14.5, 16.1	119, 123, 127, 134	Interior Side Setback – R1, R1-B, R1-S, RM-1	<ul style="list-style-type: none"> Interior side yard setback amended to 2.5m, or 1.5 m if building design meets Alberta Building Code
12.6.2, 13.6.4, 14.8.2, 15.6.2, 16.7.2	120, 125, 131, 136, 140	Privacy – R1, R1-B, R1-S, RM-1, RM-2	<ul style="list-style-type: none"> Regulation added to minimize overlooking into private spaces including offsetting windows, privacy screening, and/or landscaping measures.
13.3, 13.6.2	122, 124-125	Keeping of Livestock (chickens)	<ul style="list-style-type: none"> Added use as a discretionary use Added new regulations to identify the maximum number of chickens, require a suitable enclosure, prohibit roosters and other poultry, require a 30ft setback from any property line, and promote best management strategies to ensure a healthy, secure and safe operation.
14.5.2	128	Development setback for specific lots (Exshaw)	<ul style="list-style-type: none"> Figure 19 & regulation added to provide the Development Authority with flexibility on determining front, side and rear yard development setbacks for uniquely shaped lots in south Exshaw which cannot meet standard setback requirements.
14.6	129	Secondary and Studio Suites – R1-S	<ul style="list-style-type: none"> Regulations amended to allow flexibility for the registered owner to reside within Primary Residence or within Secondary or Studio Suite; exclude floor area of common areas in suite area calculations; The following regulations were added:

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			<ul style="list-style-type: none"> ○ require parking to be accommodated on site; ○ consideration of complaints, comments from adjacent residents, and adherence to permit and LUB regulations in decision for Suite permit renewals; ○ require the removal of the Suite if permit is not renewed; and ○ limit commercial activity within a residential property.
14.7	130-131	Visitor Accommodation Suites – R1-S	<ul style="list-style-type: none"> ● New regulations added which include: <ul style="list-style-type: none"> ○ Adherence to Secondary and Studio Suite regulations ○ Maximum of 6 guests at one time ○ Parking to be accommodated entirely on site ○ Must be operated by registered owners ○ Posting Development Permit number on all online advertising ○ Erection of MD approved sign identifying business ○ A maximum of 30% of R1-S properties within each Hamlet can be approved for Visitor Accommodation Suites ○ Visitor Accommodation Suite permits shall expire every year and decisions for renewals shall have consideration for complaints, comments from adjacent residents, and adherence to permit and LUB regulations. ○ Enforcement actions if bylaws are not adhered to, including no renewals or new permits to be granted for 24 months where Stop Order has been issued. ○ The keeping of a guest register for enforcement purposes where necessary. ○ Limit commercial activity within a residential property.
17.6.2, 22.6.5	144, 179	Liquor Stores – HC, HWY-DMF	<ul style="list-style-type: none"> ● New regulation added which prohibit the development of standalone liquor stores but may be allowed within a larger commercial development.
18.6.2	148	Outdoor storage – HI	<ul style="list-style-type: none"> ● New regulation which prohibits Shipping Containers to be stacked and requires outdoor storage to meet setback requirements of the district.
22.3	176	Resort Accommodation	<ul style="list-style-type: none"> ● Removed “Resort Accommodation” use as a discretionary use within the district.
29.6	200	Community Garden	<ul style="list-style-type: none"> ● New regulations added which prohibits composting of off-site materials and production of berry-producing shrubs; and requires appropriate wildlife friendly fencing.
39.1.1	221	Development Officer Duties	<ul style="list-style-type: none"> ● Amended Section to allow Development Officer to approve renewals for Visitor Accommodation Suites.
40.2.1	225-226	Development Permits Not Required	<ul style="list-style-type: none"> ● Amended and added regulations to exclude temporary occupancy of recreational vehicles, structures under 2.0 ft, and rental of Dwelling Unit or room on a long-term basis, or an accessory structure under 10 sq. m. from requiring a development permit. ● Removed reference to commercial filming.
40.4.3	231	Development Permit	<ul style="list-style-type: none"> ● Added regulation where Development Authority may require applicants to provide information regarding location of windows and amenity areas of

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Section	Page	Item	Description
		Requirements - Privacy	both subject property and neighbouring property to minimize overlooking into private spaces.
40.4.4	231	Discretionary Uses - Proof of Notification	<ul style="list-style-type: none"> • Added regulation where for applications for discretionary uses, applicants shall submit proof of notification of application, with request for comment, to the adjacent landowners.
40.6	232-233	Application for Keeping of Livestock (Horses and Llamas)	<ul style="list-style-type: none"> • Amended regulation to require comment from MD's Environmental Fieldman approving number of proposed horses and/or llamas, and the proposed management plan.
40.7	233	Application for Keeping of Livestock (Chickens)	<ul style="list-style-type: none"> • Added regulation to require a description of chicken breed and number of chickens; the submission of a feeding, pasture and manure management plan; and the submission of a best practice strategy plan.
40.12	238	Application for Secondary, Studio and Visitor Accommodation Suites	<ul style="list-style-type: none"> • Added new regulations to require statutory declaration from registered owner stating that they reside and will continue to reside at the property for the duration of the Development Permit; a floor plan illustrating suite space; and a parking plan illustrating required parking.
41.3.5	249-50	Subdivision Decision	<ul style="list-style-type: none"> • Added new regulation which states that when an application for subdivision has been refused, the submission of a similar application for the same property may not be accepted by the Development Authority for at least 6 months.
42.1.1	251	Conditions of Approval	<ul style="list-style-type: none"> • Added additional conditions of approval including the requirement for the applicant/developer to comply with any reports or studies prepared by a qualified professional; submit proof that the applicant/developer has met recommendations of any reports studies; and that the MD conduct third party review of any studies submitted where all costs are borne by the applicant/developer.
43.4.1	255	Specified Penalties	<ul style="list-style-type: none"> • Removed from Land Use Bylaw and to be added to the MD's Fee Schedule • Proposed penalties: <ul style="list-style-type: none"> ○ First Offence <ul style="list-style-type: none"> ▪ Unapproved short-term rentals within a residential property – \$500, plus \$250 per day that the non-compliance continues ▪ Construction of unapproved studio or secondary suite - \$1,000 ▪ Failure to comply with any other section of the LUB - \$500, plus \$100 per day that the non-compliance continues ○ Subsequent offences within 24-month period

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			<ul style="list-style-type: none">▪ Unapproved short-term rentals within a residential property – \$1,000, plus \$500 per day that the non-compliance continues▪ Failure to comply with any other section of the LUB - \$1,000, plus \$200 per day that the non-compliance continues

Notes:

Summary of Minor Amendments

**excluding minor administrative amendments such as moving text, minor clarifications, formatting and grammar*

Section	Page	Item	Description
	xii-xiii	User Guide	<ul style="list-style-type: none"> Added user guide to provide step by step information on how to use the Land Use Bylaw
2.4	7-8	Agriculture, Extensive	<ul style="list-style-type: none"> Amended definition to provide clarification
2.4	8	Agriculture, Intensive	<ul style="list-style-type: none"> Amended definition to provide clarification
2.4	11	Campground	<ul style="list-style-type: none"> Amended definition to provide clarification
2.4	11	Campground, Resort	<ul style="list-style-type: none"> Amended definition to provide clarification
2.4	11	Commercial Equestrian Centre	<ul style="list-style-type: none"> Amended definition to provide clarification
2.4	12	Confined Feeding Operation	<ul style="list-style-type: none"> Amended definition
2.4	12	Conservation Easement	<ul style="list-style-type: none"> New definition
2.4	14	Day Care	<ul style="list-style-type: none"> Amended definition to exclude group family day home which has been removed from the LUB.
2.4	15	Driveway Approach	<ul style="list-style-type: none"> New definition
2.4	17	Dwelling, Single Detached	<ul style="list-style-type: none"> Amended definition to clarify residential nature of dwelling.
2.4	17	Ecological boundary of a water body or water course	<ul style="list-style-type: none"> Amended definition to include water courses
2.4	17	Energy generation system (large)	<ul style="list-style-type: none"> Amended definition Regulations added under S. 4.8 (p. 86-87)
2.4	19	Farm Structure	<ul style="list-style-type: none"> Amended definition for clarification
2.4	19	Fascia	<ul style="list-style-type: none"> Removed definition as there is already a definition for “fascia sign”
2.4	22	Groundwater, sufficient supply	<ul style="list-style-type: none"> Removed definition as it was not referenced in the LUB
2.4	28	Net Floor Area	<ul style="list-style-type: none"> Removed definition as it is not referenced in the LUB
2.4	29	Parking, barrier free	<ul style="list-style-type: none"> New definition added
2.4	30	Parking, tandem	<ul style="list-style-type: none"> New definition added

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**excluding minor administrative amendments such as moving text, minor clarifications, formatting and grammar*

Section	Page	Item	Description
2.4	31, 33	Public Road and Roadway	<ul style="list-style-type: none"> Renamed “Public Road and Roadway” to “Road.” Amended definition to be consistent with Operations department definition.
2.4	33	Restaurant	<ul style="list-style-type: none"> Amended definition to include serving of alcoholic beverages.
2.4	36	Sign, Fascia	<ul style="list-style-type: none"> Amended definition to distinguish from a “wall sign”
2.4	37, 85	Sign, Wall	<ul style="list-style-type: none"> Amended definition to distinguish from a “fascia sign” Also amended regulation 4.7.22 to reflect the changes to the definition.
2.4	39	Stepback	<ul style="list-style-type: none"> New definition added
2.4	40	Suite, secondary	<ul style="list-style-type: none"> Amended definition for clarification
2.4	40	Suite, studio	<ul style="list-style-type: none"> Amended definition for clarification
2.4	40	Temporary	<ul style="list-style-type: none"> Renamed “Temporary” to “Temporary Development.” Amended definition for clarification.
3.4.1	46	Water, Sanitary and Utility Services	<ul style="list-style-type: none"> Regulation added to reference and ensure adherence to other MD and provincial policies related to servicing.
3.8.1	49	Liquified Petroleum Gases and Flammable Liquids	<ul style="list-style-type: none"> Amended regulations to avoid repetition, clarify and ensure consistency with other provincial regulations.
3.9.4 & 3.9.5	50	Firefighting	<ul style="list-style-type: none"> Added regulations to ensure consistency with provincial policies and guidelines including consideration for firesmart principles.
3.16.4	65	Fencing and Retaining Walls	<ul style="list-style-type: none"> Amended regulation to provide clarification on fencing within sight line triangles.
3.16.7	66	Wildlife Friendly Fencing	<ul style="list-style-type: none"> Regulation added to encourage wildlife friendly fencing design in all districts.
3.18	67	Swimming Pools and Hot Tubs	<ul style="list-style-type: none"> Regulation removed as safety is regulated under the Alberta Building Code.
3.20.3	70	Projections	<ul style="list-style-type: none"> Regulation amended to clarify that projections into required front, rear or side yards, as outlined in this section are not considered variances.
3.25.3	73	Building facades	<ul style="list-style-type: none"> Regulation added which identifies building facades facing a highway or public road to be a principal façade and must be finished to the satisfaction of the Development Authority.
4.7.5	82	Signs	<ul style="list-style-type: none"> Regulation amended to prohibit illuminated signs within residential districts.
4.7.17	84	Subdivision Sign	<ul style="list-style-type: none"> Amended regulation to require the maximum sign area and height of a freestanding subdivision sign to be at the discretion of the Development Authority.

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Section	Page	Item	Description
5.5	96	Development Setbacks - Water	<ul style="list-style-type: none"> Amended regulations to refer to required provincial policies and approvals.
37.6	217-218	Events	<ul style="list-style-type: none"> Amended regulations to include definitions for major and minor event.
40.10	236	Letters of support (Major & Minor Home-Based Business)	<ul style="list-style-type: none"> Removed statement encouraging applicants to submit letters of support from adjacent landowners. This is replaced with requirement for landowners to notify neighbours for all discretionary applications (S. 40.4.4, p. 231).
40.14	238	Notification to adjacent landowners (Energy Generation System)	<ul style="list-style-type: none"> Removed statement encouraging applicants to send notification to nearby landowners. This is replaced with requirement for landowners to notify neighbours for all discretionary applications (S. 40.4.4, p. 231).

Notes: