

## PART 3: GENERAL REGULATIONS

### 3.1 APPLICABILITY

- 3.1.1. The general regulations shall apply to all development within the County. Where there appears to be a conflict between this Part and other Parts of the Bylaw, the regulations in other Parts prevail.

### 3.2 ACCESS REQUIREMENTS

- 3.2.1. The Development Authority shall not approve a development permit unless provision for access is included with the application for development permit.
- 3.2.2. All access shall be to the approval of the Development Authority with respect to location, design, and construction standards.
- 3.2.3. Where a site abuts two roads, either existing or proposed, access to the site shall be to the road of lesser traffic volume, unless otherwise approved by the Development Authority.
- 3.2.4. The Development Authority may impose a condition of the development permit, requiring the applicant to enter into a development agreement with the County to construct or pay for the construction or upgrading of a road or walk necessary to serve the development.

#### **Setbacks from Highways**

- 3.2.5. ~~Proposed development within 300 m of the highway boundary or within 800 m of the centre point of an intersection of the highway with another road requires approval from the Government of Alberta prior to the issuance of a development permit, except where not required by the Government of Alberta.~~

#### **Setbacks from Rural Roads and Intersections**

- 3.2.6. In the Rural Area, a development permit shall not be issued for any development within 30m of the lot line abutting a rural road, unless the location of the development is to the satisfaction of the Development Authority.
- 3.2.7. In the Rural Area, a development permit shall not be issued for any development within the setbacks from an intersection unless the location of the development is to the satisfaction of the Development Authority, ~~and where required the Government of Alberta.~~ Setbacks from intersections shall be determined according to County policies and standards illustrated within Appendix "B".