

1.0 CALL TO ORDER**2.0 APPROVAL OF AGENDA****3.0 MINUTES****3.1 REGULAR MEETING HELD AUGUST 20, 2024**[Schedule A](#)**4.0 ACTION ITEMS:****4.1 SUBDIVISION APPLICATION – MUNICIPAL PLANNING FILE 24-R-839
N ½ 15-60-7-W5 (FREIBURGER)**

Administration recommends that Council approve subdivision application 24-R-839 proposing to create an 80 acre parcel out of NE 15-60-7-W5 and consolidate the remaining 80 acres into the NW 15-60-7-W5 leaving that parcel to be 241.0 acres.

[Schedule B](#)**4.2 SUBDIVISION APPLICATION – MUNICIPAL PLANNING FILE 24-R-846
(NW 34-59-3-W5) LOT 2A BLOCK 1 PLAN 1620995 (SCHNEIDER)**

Administration recommends that Council approve subdivision application 24-R-846 proposing to create a 1.62 ha (4.00 acre) residential parcel out of the NW 34-59-3-W5 Lot 2A Block 1 Plan 1620995 with the conditions as presented.

[Schedule C](#)**4.3 SUBDIVISION APPLICATION – MUNICIPAL PLANNING FILE 24-R-856
SE 7-63-3-W5 (WIERENGA)**

Administration recommends that Council approve subdivision application 24-R-856 proposing to create a 2.02 ha (5.0 acre) residential parcel out of the SE 7-63-3-W5 with the conditions as presented.

[Schedule D](#)**4.4 INTERMUNICIPAL AFFAIRS COMMITTEE**

Administration recommends that Council accepts the recommendation from the ICF Committee and agrees to form an Intermunicipal Affairs Committee with the Town of Barrhead.

Council directs the County CAO to work with Town Administration to develop a draft bylaw to establish and define the function of an IAC.

[Schedule E](#)**4.5 LAND USE BYLAW****(9:00 a.m.)**

Administration recommends that Council consider Land Use Bylaw 4-2024 for 3rd and final reading.

[Schedule F](#)

5.0 REPORTS**5.1 COUNTY MANAGER REPORT**

Administration recommends that Council accept the County Manager's report for information.

- Resolution Tracking List
[Schedule G](#)
- AAIP Rural Renewal Stream – August 2024 Stat Report
[Schedule H](#)

5.2 PUBLIC WORKS REPORT (11:00 a.m.)

Administration recommends that Council accept the Director of Infrastructure's report for information.

[Schedule I](#)

5.3 DIRECTOR OF CORPORATE SERVICES REPORT

Administration recommends that Council accept the Director of Corporate Service's report for information.

- Cash, Investments, & Taxes Receivable as of July 31, 2024
[Schedule J](#)
- Payments Issued for the month of July 2024
[Schedule K](#)
- YTD Budget Report for the 7 months ending July 31, 2024
[Schedule L](#)
- YTD Capital Recap for period ending July 31, 2024
[Schedule M](#)
- Elected Official Remuneration Report as at July 31, 2024
[Schedule N](#)

5.4 COUNCILLOR REPORTS**6.0 INFORMATION ITEMS:****6.1 RMA Member Briefing - August 2024**

[Schedule O](#)

7.0 DELEGATIONS**7.1 11:30 a.m. Fire Chief Gary Hove, Barrhead Regional Fire Services – Quarterly Report**

[Schedule P](#)

8.0 ADJOURNMENT

REGULAR MEETING OF COUNCIL - HELD AUGUST 20, 2024

Regular Meeting of the Council of the County of Barrhead No. 11 held August 20, 2024 was called to order by Reeve Drozd at 9:02 a.m.

PRESENT

Reeve Doug Drozd
Deputy Reeve Marvin Schatz
Councillor Ron Kleinfeldt
Councillor Bill Lane
Councillor Paul Properzi
Councillor Walter Preugschas (joined at 9:45 a.m.)

**THESE MINUTES ARE
UNOFFICIAL AS THEY HAVE
NOT BEEN APPROVED BY THE
COUNCIL.**

ABSENT

Councillor Jared Stoik

STAFF

Debbie Oyarzun, County Manager
Pam Dodds, Executive Assistant

Ken Hove, Director of Infrastructure
Tamara Molzahn, Director of Corporate
Services

ATTENDEES

Barry Kerton - Town and Country Newspaper

APPROVAL OF AGENDA

2024-266 Moved by Councillor Lane that the agenda be approved as presented. Carried 5-0.

MINUTES OF REGULAR MEETING HELD JULY 16, 2024

2024-267 Moved by Deputy Reeve Schatz that the minutes of the Regular Meeting of Council held July 16, 2024, be approved as circulated. Carried 5-0.

2024 CONSTRUCTION PROJECT 24-740

2024-268 Moved by Councillor Kleinfeldt that Council directs the Reeve and County Manager to sign the agreement for Crop Damages on Backslope Area for 2024 Road Reconstruction Project #24-740 – South of SW 9-62-4-W5, through 9-62-4-W5, South and East of SE 16-62-4-W5. Carried 5-0.

2025 DOZER REPLACEMENT

2024-269 Moved by Deputy Reeve Schatz that Council directs Administration to purchase one 2025 Caterpillar D2 LGP dozer, with 5 year / 7,500 hour warranty coverage from Finning Canada Ltd. for the price of \$277,173 as per the quotation provided and agree to the future guaranteed buy-back of \$102,000, and that the purchase be incorporated into the 2025 Capital Budget.
And further, to trade-in Unit #305, a 2019 Caterpillar D4K LGP dozer to Finning Canada Ltd. for the price of \$95,000. Carried 5-0.

2025 MOTOR GRADER REPLACEMENT

2024-270 Moved by Deputy Reeve Schatz that Council directs Administration to purchase a 2025 Caterpillar 150 AWD motor grader, with a 12-foot snow wing, rear ripper, and 5 year / 7,500 hr warranty coverage from Finning Canada Ltd. for the price of \$574,500 as per the quotation provided and agree to the future guaranteed buy-back of \$231,000, and that the purchase be incorporated into the 2025 Capital Budget.
And further, to trade-in Unit #219, a 2019 Caterpillar 140M3 motor grader with snow wing, to Finning Canada Ltd. for the price of \$305,000. Carried 5-0.

REGULAR MEETING OF COUNCIL - HELD AUGUST 20, 2024

**ENVIRONMENTAL SERVICES FOR ACQUIRING SML (SURFACE MATERIAL LEASE)
WEST HALF OF 3-61-7-W5**

- 2024-271 Moved by Councillor Lane that Council directs Administration to enter into an agreement with Green Plan Ltd. and associated subcontractors to carry out the environmental services for acquiring an SML for a gravel pit on crown land within the West ½ of 3-61-7 W5 outlined in their July 2024 proposal, for an estimated cost of \$234,355.75.

Carried 5-0.

Councillor Preugschas joined the meeting at 9:45 a.m.

PUBLIC WORKS REPORT

Ken Hove, Director of Infrastructure, reviewed the written report for Public Works and Utilities and answered questions from Council.

- 2024-272 Moved by Deputy Reeve Schatz that the report from the Public Works Manager be received for information.

Carried Unanimously.

Ken Hove departed the meeting at 9:59 a.m.

RECESS

Reeve Drozd recessed the meeting at 9:59 a.m.

Reeve Drozd reconvened the meeting at 10:06 a.m.

FIRE FIGHTING SERVICES – REQUEST TO CANCEL INVOICE

- 2024-273 Moved by Deputy Reeve Schatz that Council deny the request to cancel or reduce invoice #IVC00004100.

Carried 4-2.

**REQUEST TO NOMINATE MEMBERS FOR MINISTRY OF HEALTH REGIONAL ADVISORY
COUNCIL**

- 2024-274 Moved by Councillor Properzi that Council direct Administration to reach out to 2 candidates identified by Council to ensure they are aware of the opportunity to apply for nomination to the Minister of Health Regional Advisory Council.

Carried Unanimously.

COMMUNITY GRANT FUNDING OPTIONS

- 2024-275 Moved by Councillor Preugschas that Council approve removing 2024 recurring grant recipients from Community Grant Funding and redirect the \$9,750 for these recurring grant applications to come from Year End Surplus.

Carried Unanimously.

Tamara Molzahn joined the meeting at 10:48 a.m.

**CANCEL 50% OF 2024 TAXES – ALBERTA MUNICIPAL AFFAIRS & ALBERTA ENVIRONMENT
AND PARKS**

- 2024-276 Moved by Deputy Reeve Schatz that Council cancel property taxes in the amount of \$14,891.88, owed by Government of Alberta, in the name of Alberta Municipal Affairs and Alberta Environment & Parks.

Carried 5-1.

PROPERTY TAX PENALTY EXEMPT LIST

- 2024-277 Moved by Councillor Lane that Council approves the Property Tax Penalty Exempt List for the 418 tax rolls as identified.

Carried Unanimously.

REGULAR MEETING OF COUNCIL - HELD AUGUST 20, 2024

Tamara Molzahn departed the meeting at 10:55 a.m.

INFORMATION ITEMS

- 2024-278 Moved by Councillor Kleinfeldt that Council accepts the following items for information:
- Letter from Municipal Affairs Re: Canada Community-Building Fund (CCBF) – dated July 23, 2024
 - Letter from Orphan Well Association Re: Annual Report – dated July 8, 2024
 - CFYE Meeting Minutes – May 22, 2024
 - CFYE Meeting Minutes – April 18, 2024
 - CFYE Meeting Minutes – March 21, 2024
 - CFYE Meeting Minutes – February 15, 2024

Carried Unanimously.

COUNTY MANAGER REPORT

Debbie Oyarzun, County Manager, reviewed the 2024 Resolution Tracking List and included updates on:

- AAIP Monthly Status Report for July 2024
- County Tour on August 1, 2024 was sold out and well received (formal report to follow)
- Attended Pembina River Zone meeting July 22, 2024
- October 19, 2024 - upcoming Business Conference & Trade Show with international key note speakers
- Provided a letter of support to Neerlandia Christian Education Society for their grant application to CFEP for barrier free playground equipment

- 2024-279 Moved by Councillor Lane that the County Manager's report be received for information.

Carried Unanimously.

COUNCILLOR REPORTS

Councillor Properzi reported on his attendance at the BRFS meeting, Pembina Zone meeting, and the County Tour.

Councillor Preugschas reported on his attendance at a Provincial ASB meeting, ASB tour of Plantae Technologies, Pembina Zone meeting, County Tour, volunteering at the museum, and update on the dissolving of the Alberta Co-op Extension Group.

Councillor Kleinfeldt reported on his attendance at the Pembina Zone meeting, BRWC meeting, County Tour, and volunteering for the Demolition Derby.

Deputy Reeve Schatz reported on his attendance at the BRFS meeting, Pembina Zone meeting, County Tour, volunteering at the Demolition Derby, Seed Cleaning Plant meeting, and participating in the Barrhead Parade.

Reeve Drozd reported on his attendance at the BRFS meeting, Pembina Zone meeting, welcoming Communities in Bloom judges, BRWC meeting, County Tour, RMA zoom Town Hall, participating in the Barrhead & Fort Assiniboine Parades, attending UCP fundraiser, and office administration duties.

Councillor Lane reported on his attendance at the Ag Society meeting, volunteering for Demolition Derby, Pembina Zone meeting, Celebration of Life event, and County Tour.

ADJOURNMENT

- 2024-280 Moved by Councillor Lane that the meeting adjourn at 11:43 a.m.

Carried Unanimously.



TO: COUNCIL

**RE: SUBDIVISION APPLICATION – N ½ 15-60-7-W5
FREIBURGER - MUNICIPAL PLANNING FILE NO 24-R-839**

ISSUE:

Application has been received to create a 32.4 ha (80 acre) parcel out of NE 15-60-7-W5 and consolidate the remaining 32.4 ha (80 acres) into the NW 15-60-7-W5 leaving that parcel to be 97.5 ha (241.0 acres).

BACKGROUND:

- Land is in the Agriculture District under Land Use Bylaw 5-2010.
- Land was previously unsubdivided with a developed yardsite and outbuildings.

ANALYSIS:

- Municipal Development Plan (MDP) requires agriculture parcels to be a minimum of 80 acres in size.
 - Parcel sizes meet these requirements.
- Access to proposed lot and remainder lot will be from Range Road 72.
 - Approaches are built to County standards and do not require any work.
- Road widening is required on the western boundary.
- Private septic inspection is required as parcel is developed.
- Reserves are not due as this is the 1st parcel out of the quarter.
- Wetlands and creeks impact both parcels, however suitable building sites appear to exist.

RECOMMENDATION FROM SUBDIVISION AUTHORITY OFFICER (Planner):

That the subdivision application be approved at this time, subject to the following conditions:

1. That the instrument affecting this tentative plan of subdivision have the effect of consolidating the portion of NE 15-60-7-W5 being subdivided with NW 15-60-7-W5 in such a manner that the resulting title cannot be further subdivided with Subdivision Authority approval.
2. That prior to endorsement of an instrument effecting this plan, the registered owner and/or developer enter into & comply with a development agreement re: the acquisition of land for road widening with the County of Barrhead pursuant to Section 655 of the *Municipal Government Act*.
3. That prior to endorsement of an instrument affecting this plan, approaches, including culverts and crossings to the proposed parcel and to the residual of the land, be provided at the owner's and/or developer's expense and to the specifications and satisfaction of the County of Barrhead.
4. That prior to endorsement of an instrument effecting this plan, and in accordance with section 9(g) of the Matters Related to Subdivision and Development Regulation, AR 84/2022, submit to the County of Barrhead and the Subdivision Authority:
 - a. Real Property Report or a Building Site Certificate, prepared by an Alberta Land Surveyor, indicating the location and distances between the buildings, the private sewage disposal system, any potable water source, shelter belts and above-ground appurtenances on the subject lands, and the existing and proposed property boundaries on the proposed lot; and

- b. certification from a Provincially accredited inspector confirming that the function and location of the existing sewage disposal system on the proposed lots, will satisfy the Alberta Private Sewage Systems Standard of Practice, and is suitable for the intended subdivision.
5. That taxes are fully paid when final approval (endorsement) of the instrument effecting the subdivision is requested.

ADMINISTRATION RECOMMENDS THAT:

Council approve subdivision application 24-R-839 proposing to create an 80 acre parcel out of NE 15-60-7-W5 and consolidate the remaining 80 acres into the NW 15-60-7-W5 leaving that parcel to be 241.0 acres.

FORM 1 | APPLICATION FOR SUBDIVISION

MPS FILE NO. 24-R-839

DATE RECEIVED: APR 30 2024

DEEMED COMPLETE: May 14, 2024

This form is to be completed in full wherever applicable by the registered owner of the land that is the subject of the application, or by a person authorized to act on the registered owner's behalf.

Redacted FOIP
Sec. 17 Personal
Information

1. Name of registered owner of land to be subdivided
Duane & Esther Freiburger

Address, Phone Number, and Fax Number
[REDACTED]

2. Name of person authorized to act on behalf of owner (if any)
Don Wilson Surveys Ltd. C/O Nate Wilson

Address, Phone Number, and Fax Number
Box 4120, Barrhead, AB T7N1A1 780-674-2287

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

ALL PART of the NE 1/4 SEC. 15 TWP. 60 RANGE 07 WEST OF 5 MERIDIAN.

Being ALL PART of LOT BLOCK REG. PLAN NO. C.O.T. NO. 972 375 125

Area of the above parcel of land to be subdivided 32.4 hectares (80.0 acres)

Municipal address (if applicable) #10 60224 RR 72, #20 60224 RR 72

4. LOCATION OF LAND TO BE SUBDIVIDED

a. The land is situated in the municipality of: County of Barrhead

b. Is the land situated immediately adjacent to the municipal boundary? YES NO
If 'YES', the adjoining municipality is

b. Is the land situated within 1.6 KM of a right-of-way of a highway? YES NO
If 'YES', the Highway # is:

d. Is a river, stream, lake, other water body, drainage ditch, or canal within (or adjacent to) the proposed parcel? YES NO
If 'YES', the name of the water body/course is:

wetlands & water course

e. Is the proposed parcel within 1.5 KM of a sour gas facility? YES NO

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED (Please describe)

Existing Use of the Land	Proposed Use of the Land	Land Use District Designation (as identified in the Land Use Bylaw)
<u>AG-Agricultural</u>	<u>AG-Agricultural</u>	<u>AG-Agricultural</u>

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (Please describe, where appropriate)

Nature of the Topography (e.g. flat, rolling, steep, mixed)	Nature of the Vegetation and Water (e.g. brush, shrubs, treed, woodlots)	Soil Conditions (e.g. sandy, loam, clay)
<u>Mixed</u>	<u>Brush, Shrubs, Woodlots</u>	<u>Gray Wooded</u>

7. STRUCTURES AND SERVICING

Describe any buildings/structures on the land and whether they are to be demolished or moved.	Describe the manner of providing water and sewage disposal.
<u>House & Mobile Trailer (Both to be removed) Garage, Barn, Wood Work Shop, 2 pump houses, 1 shed</u>	<u>2 Water Wells. Septic Tank</u>

8. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF

Nate Wilson For: Don Wilson Surveys Ltd. hereby certify that I am the registered owner OR I am the agent authorized to act on behalf of the registered owner and that the information given on this form is full and complete and is (to the best of my knowledge) a true statement of the facts relating to this application for subdivision.

[REDACTED] March 8, 2024
Signature Date



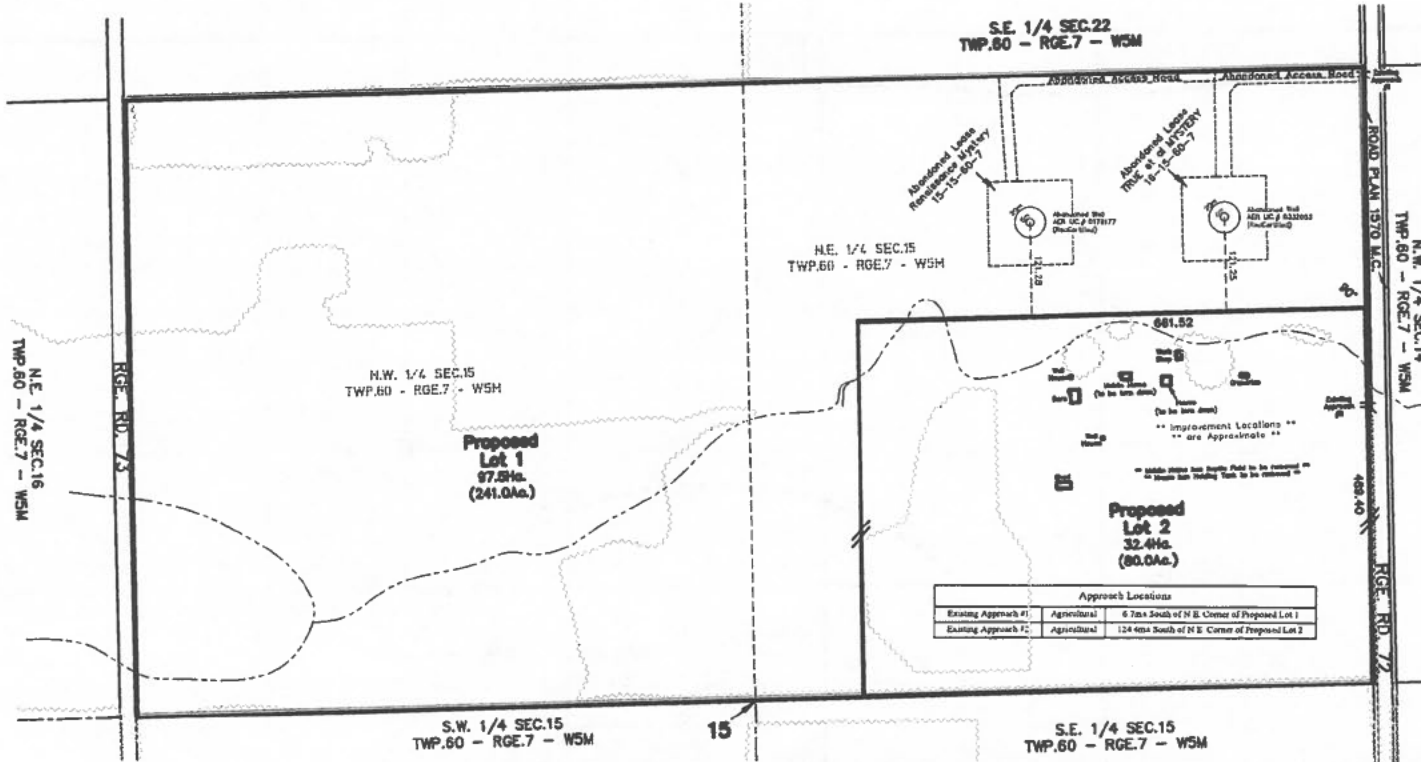
PLAN SHOWING PROPOSED SUBDIVISION OF

N. 1/2 SEC.15 - TWP.60 - RGE.7 - W5M

COUNTY OF BARRHEAD No. 11

Scale 1:7500 2024 D. WILSON, A.L.S

Titled Area: 318.97 ac (128.98 ha)
 Proposed Lot 1: 241.0 ac (97.5 ha)
 Proposed Lot 2: 80.0 ac (32.4 ha)



NOTES:

DISTANCES ARE IN METRES AND DECIMALS THEREOF
 STATUTORY IRON SURVEY POSTS FOUND SHOWN THUS: ●●●●●
 PROPOSED LOT BOUNDARY SHOWN THUS: - - - - -
 EDGE OF TRAILERS SHOWN THUS: ~~~~~~
 EDGE OF WATER FEATURES SHOWN THUS: - - - - -

Abandoned Well Locations with 5m buffer and 20m Surround shown thus: ●
 Wells are plotted from Alberta Energy Regulator (AER) information



DON WILSON SURVEYS LTD.
 BOX 4120, BARRHEAD, ALBERTA
 T7N 1A1 PHONE: (780) 674-2287
 FILE: 24058
 DATE: APRIL 29, 2024

Subdivision Report



FILE INFORMATION

File Number: 24-R-839
Municipality: County of Barrhead
Legal: N ½ 15-60-7-W5
Applicants: Don Wilson Surveys
Owners: Duane & Esther Freiburger

Date Acknowledged: May 14, 2024
Referral Date: May 14, 2024
Decision Due Date: July 13, 2024
Revised Decision Due Date: Aug 12, 2024
Date of Report: July 29, 2024

Existing Use: Agriculture
Proposed Use: Agriculture
District: Agriculture (A)
Soil Rating: 0%, 6.5%, 38%, and 39%

Gross Area of Parcel: 128.98 ha (318.97 ac.)
Net Area of Lot 1: 97.5 ha (241.0 ac.)
Net Area of Lot 2: 32.4 ha (80.0 ac.)
Reserve Status: N/A

1. SITE DESCRIPTION AND ANALYSIS

This proposal would subdivide a previously unsubdivided agricultural quarter section, NE 15-60-7-W5, into two (2) 80 ac (32.4 ha) lots and consolidate the northwestern 80 acres (32.4 ha) with the adjacent quarter section, NW 15-60-7-W5.

The subject site is adjacent to Range Road 72 (eastern boundary) and Range Road 73 (western boundary). Access to proposed Lot 2 and the remainder will be from Range Road 72. The site is in the western portion of the County of Barrhead, approximately 4.98 km (3.1 miles) northeast of Lac Ste Anne County and 5.24 km (3.26 miles) northwest of Highway 655.

From a review of the available municipal and provincial data, the subject site is **not affected by:**

- An identified historic resource;
- Flood hazards lands;
- A highway; or
- A municipal boundary

Additionally, the site is **not within:**

- 1.5 km of a sour gas facility
- 2 miles of an existing or proposed CFO

The subject site is **affected by:**

- A watercourse/wetlands;

- A license, permit, approval, or other registration issued under the *Water Act*, R.S.A. 2000, c. W-3, as amended, and the *Environmental Protection and Enhancement Act*, R.S.A. 2000, c. E-12, as amended, and
- Abandoned wells

Proposed Lot 1 is vacant and contains predominately cultivated land. There are 2 abandoned wells located in the proposed lot (Cenovus Energy Inc & Whitecap Resources Inc). The lot also includes wetlands and an open waterbody. From the tentative plan, there appears to be an existing approach from Range Road 72 into Lot 1. The proposed lot appears to be suitable for the proposed use (AG).

Proposed Lot 2 is developed and contains a house and mobile trailer to be removed, and a garage, barn, woodwork shop, 2 pumphouses, and a shed to remain on the lot. The site is serviced by 2 water wells and septic tank PSDS. Lot 2 is adjacent to Range Road 72 and there appears to be an existing approach. The proposed lot appears to be suitable for the proposed use (AG).

The County assessment sheets show the subject site as being comprised of 133.97 ac. of agricultural land at 6.5% lands, 20 ac of agricultural land at 38% lands, 156 acres of agricultural land at 39% lands, and 6 ac of agricultural land at 0% lands (open water). The site contains farmland of varying agricultural values.

In the opinion of the planner, the subdivision should not significantly impact the agricultural capability of the quarter section.

The proposed subdivision appears reasonable. There appears to be reasonable building sites on the proposed parcels and access requirements can be met.

2. AGENCY & ADJACENT LANDOWNER COMMENTS

Agency	Comments
Co. of Barrhead	<ul style="list-style-type: none"> • Development Agreement required re: land acquisition for road widening (western boundary). • Accesses and approaches required. • Reserves are not required. • PSDS Inspection is required. • Proposal conforms to the County's MDP and LUB. • Site is not within 1.5 km of a sour gas facility. • Site is not within 2 miles of an existing or proposed CFO. • Property taxes are not outstanding.
Alberta Forestry & Parks	<ul style="list-style-type: none"> • No objections. • Recommendation to take ER on the lake in Lot 1 if possible. • Both lots have potential for wetlands, if development occurs a desktop assessment should be completed to make sure there are no impact to the wetlands.
EPEA	<ul style="list-style-type: none"> • No response.
Water Act	<ul style="list-style-type: none"> • No response.

Alberta Energy Regulator	<ul style="list-style-type: none"> No comments provided. The applicant has indicated that the site is not affected by a sour gas facility. Applicant has indicated that there are no abandoned wells on the site.
Canada Post	<ul style="list-style-type: none"> No response.
Cenovus Energy Inc	<ul style="list-style-type: none"> No objections.
Whitecap Resources Inc	<ul style="list-style-type: none"> No response.
Department of Justice	<ul style="list-style-type: none"> No response. MPS notes that there is a Certificate of Lis Pendens on title.
FortisAlberta	<ul style="list-style-type: none"> No objections FortisAlberta is the Distribution Wire Service provider for this area. The Developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please contact 310-WIRE to make application for electrical services.
Telus Communications	<ul style="list-style-type: none"> No objections.
Apex Utilities	<ul style="list-style-type: none"> No objections. Please notify Alberta 1st Call at (800) 242-3447 to arrange for “field locating” should excavations be required within the described area. Any relocation of existing facilities will be at the expense of the developer and payment of contributions required for new gas facilities will be the responsibility of the developer.
Pembina Hills Reg. School Division	<ul style="list-style-type: none"> No objections No Reserves requested.
Alberta Health Services	<ul style="list-style-type: none"> No response.

Adjacent landowners were notified on May 14, 2024. *No comments from adjacent landowners were received.*

3. STATUTORY ANALYSIS

MDP AND LUB REQUIREMENTS

The subject site is designated “Agriculture” in the County of Barrhead Municipal Development Plan. Farming is the intended use of the land. The subdivision of quarter section based on an equal split of the quarter section is allowed under the following conditions:

- Each lot or parcel resulting from the subdivision, including any residual or parent parcel, has access to a public roadway as prescribed by the Subdivision and Development Regulation, and reasonable vehicular access to a public roadway at a location prescribed by the municipality);
- The lots have a minimum parcel size of 32.4 ha (80.0 ac), less any allowed subdivisions pursuant to this plan; and
- The total agricultural lot density within the quarter section does not exceed 2 lots.

The proposed subdivision satisfies these conditions and therefore conforms to **the County’s MDP.**

The subject site is in the Agricultural (A) District in the County of Barrhead Land Use Bylaw. The minimum parcel area is 32.4 ha (80.0 ac.). The maximum parcel area for an AG use parcel is at the

discretion of the Subdivision Authority. **Therefore, this subdivision conforms to the County's Land Use Bylaw.**

MGA AND SDR REQUIREMENTS

Section 8 of the *Subdivision and Development Regulation*, AR 43/2002 requires that the written decision of a Subdivision Authority include reasons for the decision, including an indication of how the Subdivision Authority has considered any submissions made to it by the adjacent landowners and the matters listed in Section 7 of the *Regulation*. Section 7 indicates that, in making a decision, a Subdivision Authority must consider its topography; its soil characteristics; storm water collection and disposal; any potential for flooding, subsidence or erosion; accessibility to a road; the availability and adequacy of water supply, sewage disposal system, and solid waste disposal; whether the proposal complies with the requirements of the *Private Sewage Disposal Systems Regulation*, AR 229/1997; the use of land in the vicinity; and any other matters that it considers necessary to determine whether the land is suitable for the purposes for which the subdivision is intended.

In the opinion of the planner, with respect to these matters:

- topography
- soil characteristics
- storm water
- water supply
- sewage disposal
- solid waste
- flooding
- subsidence/erosion
- accessibility
- *Private Sewage Disposal Systems Regulation*, AR 229/1997
- use of land in vicinity
- other matters

the proposed subdivision appears satisfactory.

A note following the decision indicates the Subdivision Authority's consideration of these matters and satisfy the *Regulation* in this regard.

Sections 9 through 16 of the *Subdivision and Development Regulation* are satisfied.

Section 663(a) of the Municipal Government Act, R.S.A. 2000, c. M-26, as amended, applies to the proposed subdivision and Reserves are not due for the proposed lot.

APPEAL BOARD

The subject site is not in the Green Area, does not contain an approved confined feeding operation, and is not within the setback distance to a landfill or wastewater treatment facility.

MPS notes that the Energy Resources Conservation Board (ERCB) and the Alberta Energy and Utilities Board (AEUB) are now the Alberta Energy Regulator (AER). The site does contain facilities with AER licenses, and is not affected by s. 678(2)(a)(i)(C) of the Act. MPS notes we are unable to determine if the subject is site is affected by s. 678(2)(a)(i)(C) of the Act with respect to AUC approvals.

MPS reviewed the Alberta Environment & Parks Authorization (AEP) Viewer, which did identify Registrations for Traditional Agriculture Users issued under the Water Act pursuant to the Environmental Protection and Enhancement Act (00162361-00-00). The subject site is affected by s. 678(2)(a)(i)(D) of the Act.

The subject site contains facilities with AER licences, a water course and wetlands identified during the ortho photo analysis. Therefore, in the opinion of the planner, appeal lies to the Land and Property Rights Tribunal.

RESERVES

The proposed subdivision is the first parcel out of the quarter section and is subject to Section 663(a) of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, therefore reserves are not required.

4. SUMMARY

The proposed subdivision is for agricultural use, and may conform to provisions in the County's Land Use Bylaw and Municipal Development Plan as well as the requirements set forth in the MGA and applicable Regulations therefore the subdivision can be approved subject to the following conditions:

1. Consolidation
2. Development Agreement
3. Accesses and approaches to the satisfaction of the County
4. Private Sewage Inspections
5. Taxes up to date

5. RECOMMENDATION

1. That the instrument affecting this tentative plan of subdivision have the effect of consolidating the portion of NE 15-60-7-W5 being subdivided with NW 15-60-7-W5 in such a manner that the resulting title cannot be further subdivided with Subdivision Authority approval.
2. That prior to endorsement of an instrument effecting this plan, the registered owner and/or developer enter into & comply with a development agreement Re: the acquisition of land for road widening with the County of Barrhead pursuant to Section 655 of the Municipal Government Act.
3. That prior to endorsement of an instrument affecting this plan, approaches, including culverts and crossings to the proposed parcel and to the residual of the land, be provided at the owner's and/or developer's expense and to the specifications and satisfaction of the County of Barrhead.
4. That prior to endorsement of an instrument effecting this plan, and in accordance with section 9(g) of the Matters Related to Subdivision and Development Regulation, AR 84/2022, submit to the County of Barrhead and the Subdivision Authority:
 - a. Real Property Report or a Building Site Certificate, prepared by an Alberta Land Surveyor, indicating the location and distances between the buildings, the private sewage disposal system, any potable water source, shelter belts and above-ground appurtenances on the subject lands, and the existing and proposed property boundaries on the proposed lot; and
 - b. certification from a Provincially accredited inspector confirming that the function and location of the existing sewage disposal system on the proposed lots, will

satisfy the Alberta Private Sewage Systems Standard of Practice, and is suitable for the intended subdivision.

5. That taxes are fully paid when final approval (endorsement) of the instrument effecting the subdivision is requested.



TO: COUNCIL

**RE: SUBDIVISION APPLICATION – LOT 2A BLOCK 1 PLAN 1620995 (NW 34-59-3-W5)
SCHNEIDER - MUNICIPAL PLANNING FILE NO 24-R-846**

ISSUE:

Application has been received to create a 1.62 ha (4.00 acre) residential parcel out of the NW 34-59-3-W5 Lot 2A Block 1 Plan 1620995.

BACKGROUND:

- Land is in the Agriculture District under Land Use Bylaw 5-2010 and within the County of Barrhead & Town of Barrhead Intermunicipal Development Plan (IDP).
- Land was previously subdivided with 2 residential parcels, and this parcel has a developed yard site and outbuildings.

ANALYSIS:

- Proposal meets requirements of the IDP.
 - Subdivision application was referred to the Town of Barrhead in accordance with the IDP.
 - Town of Barrhead had no response to the referral.
- Municipal Development Plan (MDP) requires vacant residential parcels be a maximum of **5** acres in size and no more than 15 acres out for residential purposes **per quarter**, to a maximum of 17 acres if required.
 - Total acres out with proposed parcel totals 15.16 acres. Parcel sizes meet the requirements.
- Access to proposed lot will be from Highway 18 and remainder lot will be from Range Road 33.
 - Alberta Transportation has approved an approach into the proposed parcel.
 - Approach to remainder is built to County standards and does not require any work.
- Road widening is not required as it was previously taken.
 - Alberta Transportation is requiring a service road caveat along the frontage of the remainder parcel.
- Private septic inspection is required as the parcel is developed.
- Reserves are due as this is the 3rd parcel out of the quarter.
 - Market value of the land is assessed at \$7,000 per acre, with reserves due in the amount of \$1,134.
- Wetlands impact both parcels, however suitable building sites appear to exist.

RECOMMENDATION FROM SUBDIVISION AUTHORITY OFFICER (Planner):

That the subdivision application be approved at this time, subject to the following conditions:

1. That prior to endorsement of an instrument affecting this plan, approaches, including culverts and crossings to the proposed parcel and to the residual of the land, be provided at the owner's and/or

developer's expense and to the specifications and satisfaction of the County of Barrhead No. 11 and Alberta Transportation.

2. That prior to endorsement of an instrument effecting this plan, the registered owner and/or developer enter into an agreement with Alberta Transportation for the provision of a 30 metre wide service road right of way adjacent to the right of way of Highway 18 throughout Lot 2A Block 1 Plan 162-0995. To this respect, a Caveat shall be registered against the Certificate of Title by Alberta Transportation concurrently with the registration of the instrument effecting this plan of subdivision.

Alternatively,

That the Plan of Survey implementing the proposed plan of subdivision provide a 30 metre wide service road throughout Lot 2A Block 1 Plan 162-0995 adjacent to the right of way of Highway 18.

3. That in accordance with Sections 661, 666, and 667 of the *Municipal Government Act*, prior to endorsement of an instrument effecting this plan, money-in-place of Municipal Reserve be provided equal to 10% of the area of the proposed parcel(s) OR titled area. The amount has been calculated as follows:

Total area of the proposed parcel(s) OR titled area = 1.62 ha
 10% of the area of the proposed parcel(s) OR titled area = 0.162 ha
 Estimated market value per ac. = \$7,000.00
 Money-in-place of reserve = 10% area x market value = \$1,134.00

This sum of money shall be forwarded to the County of Barrhead No. 11 and accounted for by them in accordance with Section 671(4) of the *Municipal Government Act*.

NOTE: The above amount is calculated based on the tentative plan of subdivision submitted to, and conditionally approved by, the Subdivision Authority. All areas are to be verified based on the instrument prepared by an Alberta Land Surveyor prior to paying the amount to the County. If the amount calculated above is incorrect due to a miscalculation in the area of the parcel, and if the wrong amount is paid, final approval of the plan of subdivision may be delayed pending resolution of the outstanding amount.

4. That prior to endorsement of an instrument affecting this plan, and in accordance with section 9(g) of the Matters Related to Subdivision and Development Regulation, AR 84/2022, submit to the County of Barrhead No. 11 and the Subdivision Authority Officer:
 - a. Real Property Report or a Building Site Certificate, prepared by an Alberta Land Surveyor, indicating the location and distances between the buildings, the private sewage disposal system, any potable water source, shelter belts and above-ground appurtenances on the subject lands, and the existing and proposed property boundaries on the proposed lot; and
 - b. certification from a Provincially accredited inspector confirming that the function and location of the existing sewage disposal system on the proposed lot, will satisfy the Alberta Private Sewage Systems Standard of Practice, and is suitable for the intended subdivision.
5. That taxes are fully paid when final approval (endorsement) of the instrument affecting the subdivision is requested.

ADMINISTRATION RECOMMENDS THAT:

Council approve subdivision application 24-R-846 proposing to create a 1.62 ha (4.00 acre) residential parcel out of the NW 34-59-3-W5 Lot 2A Block 1 Plan 1620995 with the conditions as presented.

FORM 1 | APPLICATION FOR SUBDIVISION

MPS FILE NO. 24-2-846
TO BE COMPLETED BY MPS STAFF

DATE RECEIVED: MAY 15 2024
TO BE COMPLETED BY MPS STAFF

DEEMED COMPLETE: MAY 28, 2024
TO BE COMPLETED BY MPS STAFF

This form is to be completed in full wherever applicable by the registered owner of the land that is the subject of the application, or by a person authorized to act on the registered owner's behalf.

1. Name of registered owner of land to be subdivided
Shayne & Leanne Schneider

Address, Phone Number, and Fax Number
[REDACTED]

Redacted FOIP Sec. 17
Personal Information

2. Name of person authorized to act on behalf of owner (if any)
Don Wilson Surveys Ltd., Nate Wilson, 780-647-2287

Address, Phone Number, and Fax Number
Box 4120, Barrhead, AB T7N 1A1

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

ALL PART of the ¼ SEC. TWP. RANGE WEST OF MERIDIAN.

Being ALL PART of LOT 2A BLOCK 1 REG. PLAN NO. 1620995 C.O.T. NO.

Area of the above parcel of land to be subdivided 1.62 hectares (4 acres)

Municipal address (if applicable) 59529A Rge. Rd. 33

4. LOCATION OF LAND TO BE SUBDIVIDED

a. The land is situated in the municipality of: County of Barrhead

b. Is the land situated immediately adjacent to the municipal boundary? YES NO
If 'YES', the adjoining municipality is

b. Is the land situated within 1.6 KM of a right-of-way of a highway? YES NO
If 'YES', the Highway # is: 18

d. Is a river, stream, lake, other water body, drainage ditch, or canal within (or adjacent to) the proposed parcel? YES NO
If 'YES', the name of the water body/course is:

e. Is the proposed parcel within 1.5 KM of a sour gas facility? YES NO

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED (Please describe)

Existing Use of the Land	Proposed Use of the Land	Land Use District Designation (as identified in the Land Use Bylaw)
<u>AG</u>	<u>CR</u>	<u>AG</u>

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (Please describe, where appropriate)

Nature of the Topography (e.g. flat, rolling, steep, mixed)	Nature of the Vegetation and Water (e.g. brush, shrubs, treed, woodlots)	Soil Conditions (e.g. sandy, loam, clay)
<u>Mixed</u>	<u>Mostly open</u>	<u>mixed gray wooded</u>

7. STRUCTURES AND SERVICING

Describe any buildings/structures on the land and whether they are to be demolished or moved.	Describe the manner of providing water and sewage disposal.
<u>None</u> <u>House (remainder)</u>	<u>None</u> <u>field, water well (remainder)</u>

8. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF

Nate Wilson of Don Wilson Surveys Ltd. hereby certify that I am the registered owner OR I am the agent authorized to act on behalf of the registered owner and that the information given on this form is full and complete and is (to the best of my knowledge) a true statement of the facts relating to this application for subdivision.

IF REGISTERED LANDOWNER, PLEASE COMPLETE FORM 4
Signature [REDACTED] Date February 5, 2024

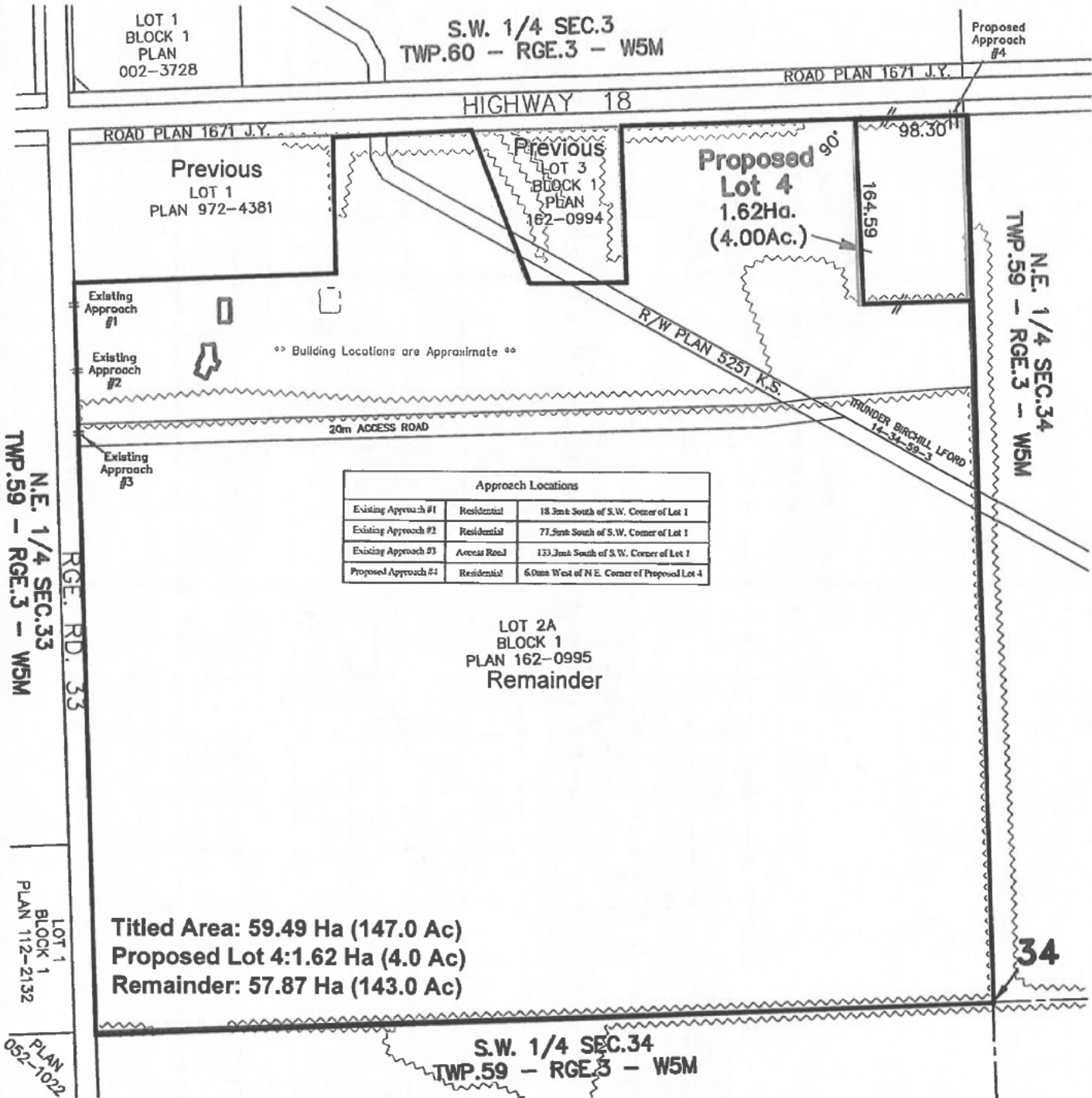
PLAN SHOWING PROPOSED SUBDIVISION OF

LOT 2A - BLOCK 1 - PLAN 162-0995 within

N.W. 1/4 SEC.34 - TWP.59 - RGE.3 - W5M

COUNTY OF BARRHEAD No. 11

SCALE:1:5000 2024 D. WILSON, A.L.S



NOTES: DISTANCES ARE IN METRES AND DECIMALS THEREOF
 STATUTORY IRON SURVEY POSTS FOUND SHOWN THUS: ●
 PROPOSED LOT BOUNDARY SHOWN THUS: ————
 EDGE OF TREELINE SHOWN THUS: ~~~~~~

DON WILSON SURVEYS LTD.
 BOX 4120, BARRHEAD, ALBERTA
 T7N 1A1 PHONE: (780) 674-2287
 FILE: 24024 DATE: MAY 14, 2024



Subdivision Report FILE INFORMATION

File Number: 24-R-846
Municipality: County of Barrhead No. 11
Legal: Lot 2A Block 1 Plan 162-0995
Applicants: Don Wilson Surveys
Owners: Shayne & Leanne Schneider

Date Acknowledged: May 28, 2024
Referral Date: May 28, 2024
Decision Due Date: July 27, 2024
Revised Decision Date: Aug 26, 2024
Date of Report: Aug 7, 2024

Existing Use: Agriculture
Proposed Use: Country Residential
District: Agriculture (A)
Soil Rating: 9% & 68%

Gross Area of Proposed Parcel: 1.62 ha (4.00 ac.)
Area of Remainder: 57.87 ha (143.0 ac.)
Reserve Status: Required

1. SITE DESCRIPTION AND ANALYSIS

This proposal is to subdivide a vacant 1.62 ha (4.00 ac.) country residential lot from a previously subdivided 59.49 ha (147.0 ac.) agricultural quarter section being, Lot 2A Block 1 Plan 162-0995, in the County of Barrhead No. 11. The previous 2 subdivisions were for developed country residential lots.

The subject site is in the central portion of the County of Barrhead, approximately 0.8 km (0.5 miles) northeast of the Town of Barrhead. The subject site is adjacent to Highway 18 (northern boundary) and Range Road 33 (western boundary). Access to the proposed lot will be from Highway 18 and access to the remainder will be from Range Road 33. Access requirements can be met.

The proposed parcel is adjacent to the northern and eastern boundary of the quarter section, adjacent to Highway 18, AB Transportation and Economic Corridors has indicated that a service road is required in this location.

From a review of the provincial data, the subject site is not affected by:

- an identified historic resource;
- wetlands identified on the Merged Wetland Inventory, however, wetlands may be present see note below;
- flood hazard lands

The site is affected by:

- wetlands and an ephemeral watercourse (identified on the provincial data and from the ortho photo review);
- pipeline or utility rights of way;
- abandoned wells (Journey Energy Inc); and
- an approval, license or registration issued under an Act for which the Minister of Environment & Protected Areas is responsible (Reclamation Certificate Document 00216526-00-00).

From the application, the proposed use is “country residential.”

The proposed Lot is rectangular and is vacant. The proposed lot is 1.62 ha (4.00 ac.) in area and is adjacent to the northern and eastern boundary of the quarter section. Access to the proposed lot is from Highway 18. There appears to be a suitable building site on the proposed lot.

The remainder is partially developed and contains cultivated lands. The remainder contains a house and shop, and a water well. The remainder appears suitable for Agricultural use.

The County assessment sheets show the subject lot as containing 5.0 acres at 9% and 139 ac. at 68%. The proposed lot is vacant and appears to include cultivated lands.

In the opinion of the planner, the proposed subdivision of a vacant country residential parcel from the quarter section should not significantly impact the agricultural capability of the balance of the quarter section. There appear to be reasonable building sites on the proposed parcel and on the remainder of the titled area.

2. AGENCY & ADJACENT LANDOWNER COMMENTS

Agency	Comments
1. County of Barrhead No. 11	<ul style="list-style-type: none"> • A Development Agreement is not required for road widening as it has previously been taken. • Reserves are required. MR is valued at \$7000/ac. • Property taxes are not outstanding. • The proposal conforms to the County's LUB and MDP. • Site is not within 1.5 km of sour gas facility. • Site is within 2 miles of a CFO. The County notes that an approved CFO is located within SE 33-59-3-W5 (dairy) • Private Sewage Inspection is required.
2. Forestry, Parks, & Tourism (Craig/Bruce)	<ul style="list-style-type: none"> • No concerns.
3. EPEA	<ul style="list-style-type: none"> • No response.
4. Alberta Energy Regulator	<ul style="list-style-type: none"> • No response. • The applicant has indicated that the site is not affected by sour gas facilities or abandoned wells. • No facilities with AER licences are located within the site. • MPS notes that the site is affected by an abandoned well, however, the abandoned well is located within the remainder and is well removed from the proposed lot.
5. Alberta Transportation	<ul style="list-style-type: none"> • The subdivision application is subject to ss. 18 & 19 of the <i>Matters Related to Subdivision and Regulation</i>, AR 84/2022, due to the proximity of Highway(s) 18, 769. • The requirements of s. 18 of the <i>Regulation</i> are not met. However, Transportation and Economic Corridors has no objection to the proposal. Please see the comments for reasoning. • Pursuant to s. 20(1) of the <i>Regulation</i>, the department grants authority for the subdivision authority to vary s. 18. • The requirements of s. 19 of the <i>Regulation</i> are not met. Pursuant to s. 20(1) of the <i>Regulation</i>, the department grants authority for the subdivision authority to vary s. 19. • A 30 m service road via caveat across the frontage of the proposed lot continuing to the eastern border of Lot B as in the attached sketch. • The department expects that the municipality will mitigate the traffic impacts generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act.
6. Canada Post	<ul style="list-style-type: none"> • No response.
7. Town of Barrhead	<ul style="list-style-type: none"> • No response.
8. Journey Energy Inc	<ul style="list-style-type: none"> • No response.
9. Bell West Inc	<ul style="list-style-type: none"> • No response.

10. Pembina Pipeline Corporation	<ul style="list-style-type: none"> No response.
11. FortisAlberta	<ul style="list-style-type: none"> No objections. No easement is required. FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange the installation of electrical services for this subdivision through FortisAlberta. Please contact 310-WIRE to make an application for electrical services.
12. Telus Communications	<ul style="list-style-type: none"> No concerns.
13. Apex Utilities	<ul style="list-style-type: none"> No objections. Please notify Utility Safety Partners at 1-800-242-3447 to arrange for “field locating” should excavations be required within the described area. Any relocation of existing facilities will be at the expense of the developer and payment of contributions required for new gas facilities will be the responsibility of the developer.
14. Pembina Hills School Division	<ul style="list-style-type: none"> No objections. No Reserves requested.
15. Alberta Health Services	<ul style="list-style-type: none"> No response

Adjacent landowners were notified on 28 May 2024. ***No comments or objections from adjacent landowners were received.***

3. STATUTORY ANALYSIS

IDP, MDP AND LUB REQUIREMENTS

The subject site falls within the County of Barrhead and Town of Barrhead *Intermunicipal Development Plan Bylaw 02-2020 (IDP)*. Part 2, Section D indicates that all country residential development in the agricultural districts shall be in accordance with the applicable provisions of the County of Barrhead MDP. The proposed subdivision is not consistent with this policy.

The subject site is designated “Agriculture” in the County of Barrhead *Municipal Development Plan Bylaw 4-2010 (MDP)*. Farming is the intended use of the land. **Section 3.2.3** of the Plan indicates that country residential uses are allowed, with a normal, combined maximum area of 6.0 ha (15.0 ac.) allowed for residential parcels, and a maximum of 3 country residential parcels and/or fragmented parcels within the quarter section. The subdivision of vacant land for residential purpose is allowed, with a maximum area of 2.02 ha (5.00 ac.), and a maximum of 1 vacant country residential parcel within the quarter section. The subdivision creates the first vacant country residential parcel and the third country residential parcel within the quarter section and will subdivide 1.62 ha (4.00 ac.) from the quarter section. The total area of country residential parcels within the quarter section will be 6.14 ha (15.16 ac.). The proposed subdivision is generally consistent with this policy. **Therefore the proposed parcel may conform to the County MDP.**

The subject site is in the Agricultural (A) District in the County of Barrhead *Land Use Bylaw 5-2010 (LUB)*. Single detached dwellings are allowed. The minimum parcel area for a country residential parcel is 0.4 ha (1.0 ac.). The maximum parcel area for a vacant CR use parcel is 2.02 ha (5.00 ac.). The proposed Lot 2 is 1.62 ha (4.00 ac.) and is consistent with this regulation. **Therefore, this subdivision conforms to the County’s Land Use Bylaw.**

MGA AND MRS DR REQUIREMENTS

Section 10 of the *Matters Related to Subdivision and Development Regulation, AR 84/2022*, requires that the written decision of a Subdivision Authority include reasons for the decision, including an indication of how the Subdivision Authority has considered any submissions made to it by the adjacent landowners and the matters listed in Section 9 of the *Regulation*. Section 9 indicates that, in making a decision, a Subdivision Authority must consider its topography; its soil

characteristics; storm water collection and disposal; any potential for flooding, subsidence or erosion; accessibility to a road; the availability and adequacy of water supply, sewage disposal system, and solid waste disposal; whether the proposal complies with the requirements of the *Private Sewage Disposal Systems Regulation*; the use of land in the vicinity; and any other matters that it considers necessary to determine whether the land is suitable for the purposes for which the subdivision is intended.

In the opinion of the planner, with respect to these matters:

- topography
- soil characteristics
- storm water
- water supply
- sewage disposal
- solid waste
- flooding
- subsidence/erosion
- accessibility
- *Private Sewage Disposal Systems Regulation*
- use of land in vicinity
- other matters

the proposed subdivision appears satisfactory.

A note following the decision can indicate the Subdivision Authority's indication and satisfy the Regulation in this regard.

Sections 11 through 20 of *Matters Related to Subdivision and Development Regulation* are satisfied.

RESERVES

The proposed subdivision will create the third country residential use parcel within the quarter section. In the opinion of the planner, no part of section 663 of the *Municipal Government Act* applies to the proposed and Reserves are due. Reserves have been valued at \$7000/ac.

APPEAL BOARD

The subject site is within the referral distance to Highway 18, is subject to an authorization issued under EPEA, and contains an abandoned well and may contain an ephemeral watercourse and wetlands therefore, in our opinion, appeal of the decision is to the Land and Property Rights Tribunal.

4. SUMMARY

The proposed subdivision is for country residential use, and conforms to provisions in the County's Land Use Bylaw and Municipal Development Plan as well as the requirements set forth in the MGA and applicable Regulations therefore the subdivision can be approved subject to the following conditions:

1. Accesses and approaches
2. AT Service Road condition
3. MR
4. RPR & Private Sewage Inspection
5. Taxes up to date

5. RECOMMENDATION

That the subdivision application be approved at this time, subject to the following conditions:

1. That prior to endorsement of an instrument affecting this plan, approaches, including culverts and crossings to the proposed parcel and to the residual of the land, be provided at the owner's and/or developer's expense and to the specifications and satisfaction of the County of Barrhead No. 11 and Alberta Transportation.

2. That prior to endorsement of an instrument effecting this plan, the registered owner and/or developer enter into an agreement with Alberta Transportation for the provision of a 30 metre wide service road right of way adjacent to the right of way of Highway 18 throughout Lot 2A Block 1 Plan 162-0995. To this respect, a Caveat shall be registered against the Certificate of Title by Alberta Transportation concurrently with the registration of the instrument effecting this plan of subdivision.

Alternatively,

That the Plan of Survey implementing the proposed plan of subdivision provide a 30 metre wide service road throughout Lot 2A Block 1 Plan 162-0995 adjacent to the right of way of Highway 18.

3. That in accordance with Sections 661, 666, and 667 of the Municipal Government Act, prior to endorsement of an instrument effecting this plan, money-in-place of Municipal Reserve be provided equal to 10% of the area of the proposed parcel(s) OR titled area. The amount has been calculated as follows:

Total area of the proposed parcel(s) OR titled area = 1.62 ha
10% of the area of the proposed parcel(s) OR titled area = 0.162 ha
Estimated market value per ac. = \$7,000.00
Money-in-place of reserve = 10% area x market value = \$1,134.00

This sum of money shall be forwarded to the County of Barrhead No. 11 and accounted for by them in accordance with Section 671(4) of the Municipal Government Act.

NOTE: The above amount is calculated based on the tentative plan of subdivision submitted to, and conditionally approved by, the Subdivision Authority. All areas are to be verified based on the instrument prepared by an Alberta Land Surveyor prior to paying the amount to the County. If the amount calculated above is incorrect due to a miscalculation in the area of the parcel, and if the wrong amount is paid, final approval of the plan of subdivision may be delayed pending resolution of the outstanding amount.

4. That prior to endorsement of an instrument affecting this plan, and in accordance with section 9(g) of the Matters Related to Subdivision and Development Regulation, AR 84/2022, submit to the County of Barrhead No. 11 and the Subdivision Authority Officer:
 - a. Real Property Report or a Building Site Certificate, prepared by an Alberta Land Surveyor, indicating the location and distances between the buildings, the private sewage disposal system, any potable water source, shelter belts and above-ground appurtenances on the subject lands, and the existing and proposed property boundaries on the proposed lot; and
 - b. certification from a Provincially accredited inspector confirming that the function and location of the existing sewage disposal system on the proposed lot, will satisfy the Alberta Private Sewage Systems Standard of Practice, and is suitable for the intended subdivision.
5. That taxes are fully paid when final approval (endorsement) of the instrument affecting the subdivision is requested.

TO: COUNCIL

**RE: SUBDIVISION APPLICATION – SE 7-63-3-W5
WIERENGA - MUNICIPAL PLANNING FILE NO 24-R-856**

ISSUE:

Application has been received to create a 2.02 ha (5.0 acre) residential parcel out of the SE 7-63-3-W5.

BACKGROUND:

- Land is in the Agriculture District under Land Use Bylaw 5-2010.
- Land was previously unsubdivided and has a developed yard site and outbuildings.
- Land is approximately 1.19 km (0.74 miles) east of Woodlands County and falls outside the IDP between the County of Barrhead & Woodlands County.

ANALYSIS:

- Municipal Development Plan (MDP) requires vacant residential parcels to be a maximum of 5 acres in size.
 - Parcel size meet the requirements.
- Access to proposed lot and remainder will be from Township 631.
 - Approach requires improvements in the amount of \$879.60 plus GST.
- Road widening is required on the east and south boundaries.
- Private septic inspection is required as the remainder parcel is developed.
- Reserves are not due as this is the 1st parcel out of the quarter.
- Wetlands impact both parcels, however suitable building sites appear to exist.

RECOMMENDATION FROM SUBDIVISION AUTHORITY OFFICER (Planner):

That the subdivision application be approved at this time, subject to the following conditions:

1. That prior to endorsement of an instrument effecting this plan, the registered owner and/or developer enter into a land acquisition agreement with the County of Barrhead No. 11 pursuant to Section 655 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, which land acquisition agreement shall include provision that the County will acquire a 17-foot wide road widening on the southern and eastern boundaries of the quarter section.
2. That prior to endorsement of an instrument affecting this plan, approaches, including culverts and crossings to the proposed parcel and to the residual of the land, be provided at the owner's and/or developer's expense and to the specifications and satisfaction of the County of Barrhead No. 11.
3. That prior to endorsement of an instrument effecting this plan, and in accordance with section 9(g) of the Matters Related to Subdivision and Development Regulation, AR 84/2022, submit to the County of Barrhead and the Subdivision Authority:
 - a) Real Property Report or a Building Site Certificate, prepared by an Alberta Land Surveyor, indicating the location and distances between the buildings, the private sewage disposal

system, any potable water source, shelter belts and above-ground appurtenances on the subject lands, and the existing and proposed property boundaries on the proposed lot; and

- b) certification from a Provincially accredited inspector confirming that the function and location of the existing sewage disposal system(s) on the proposed parcel, will satisfy the Alberta Private Sewage Systems Standard of Practice, and is suitable for the intended subdivision.

- 4. That taxes are fully paid when final approval (endorsement) of the instrument effecting the subdivision is requested.

ADMINISTRATION RECOMMENDS THAT:

Council approve subdivision application 24-R-856 proposing to create a 2.02 ha (5.0 acre) residential parcel out of the SE 7-63-3-W5 with the conditions as presented.

FORM 1 | APPLICATION FOR SUBDIVISION

MPS FILE NO. 24-R-856
TO BE COMPLETED BY MPS STAFF

DATE RECEIVED: MAY 29 2024
TO BE COMPLETED BY MPS STAFF

DEEMED COMPLETE: Jun 11, 2024
TO BE COMPLETED BY MPS STAFF

This form is to be completed in full wherever applicable by the registered owner of the land that is the subject of the application, or by a person authorized to act on the registered owner's behalf.

1. Name of registered owner of land to be subdivided
Clayton & Johanna Wierenga [REDACTED] Address, Phone Number, and Fax Number [REDACTED]

2. Name of person authorized to act on behalf of owner (if any)
Don Wilson Surveys Ltd. PH:780-674-2287 Address, Phone Number, and Fax Number
Box 4120, Barrhead, AB T7N 1A1

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED
ALL PART of the SE 1/4 SEC. 7 TWP. 63 RANGE 3 WEST OF 5 MERIDIAN.
Being ALL PART of LOT _____ BLOCK _____ REG. PLAN NO. _____ C.O.T. NO. 232 294 335 +1
Area of the above parcel of land to be subdivided 5.00 hectares (2.02 acres)
Municipal address (if applicable) 3502 Twp. Rd. 631

4. LOCATION OF LAND TO BE SUBDIVIDED
a. The land is situated in the municipality of: County of Barrhead
b. Is the land situated immediately adjacent to the municipal boundary? YES NO
If 'YES', the adjoining municipality is _____
c. Is the land situated within 1.6 KM of a right-of-way of a highway? YES NO
If 'YES', the Highway # is: 661
d. Is a river, stream, lake, other water body, drainage ditch, or canal within (or adjacent to) the proposed parcel? YES NO
If 'YES', the name of the water body/course is: _____
e. Is the proposed parcel within 1.5 KM of a sour gas facility? YES NO

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED (Please describe)

Existing Use of the Land	Proposed Use of the Land	Land Use District Designation (as identified in the Land Use Bylaw)
AG-Agricultural	AG-Agricultural (CR)	AG-Agricultural

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (Please describe, where appropriate)

Nature of the Topography (e.g. flat, rolling, steep, mixed)	Nature of the Vegetation and Water (e.g. brush, shrubs, treed, woodlots)	Soil Conditions (e.g. sandy, loam, clay)
Mixed	Shrubs, Woodlot-Treestands	Gray Wooded/Sandy

7. STRUCTURES AND SERVICING
Describe any buildings/structures on the land and whether they are to be demolished or moved.
House, Tarp Shed, Shoop, Open Shed, Hog Barn, Old Barn, Van Trailer, Machine Shed
Describe the manner of providing water and sewage disposal.
Water Well, Mound System

8. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF
I, Nate Wilson for: Don Wilson Surveys Ltd. hereby certify that I am the registered owner OR I am the agent authorized to act on behalf of the registered owner and that the information given on this form is full and complete and is (to the best of my knowledge) a true statement of the facts relating to this application for subdivision.

Signature: [REDACTED] Date: March 7, 2024

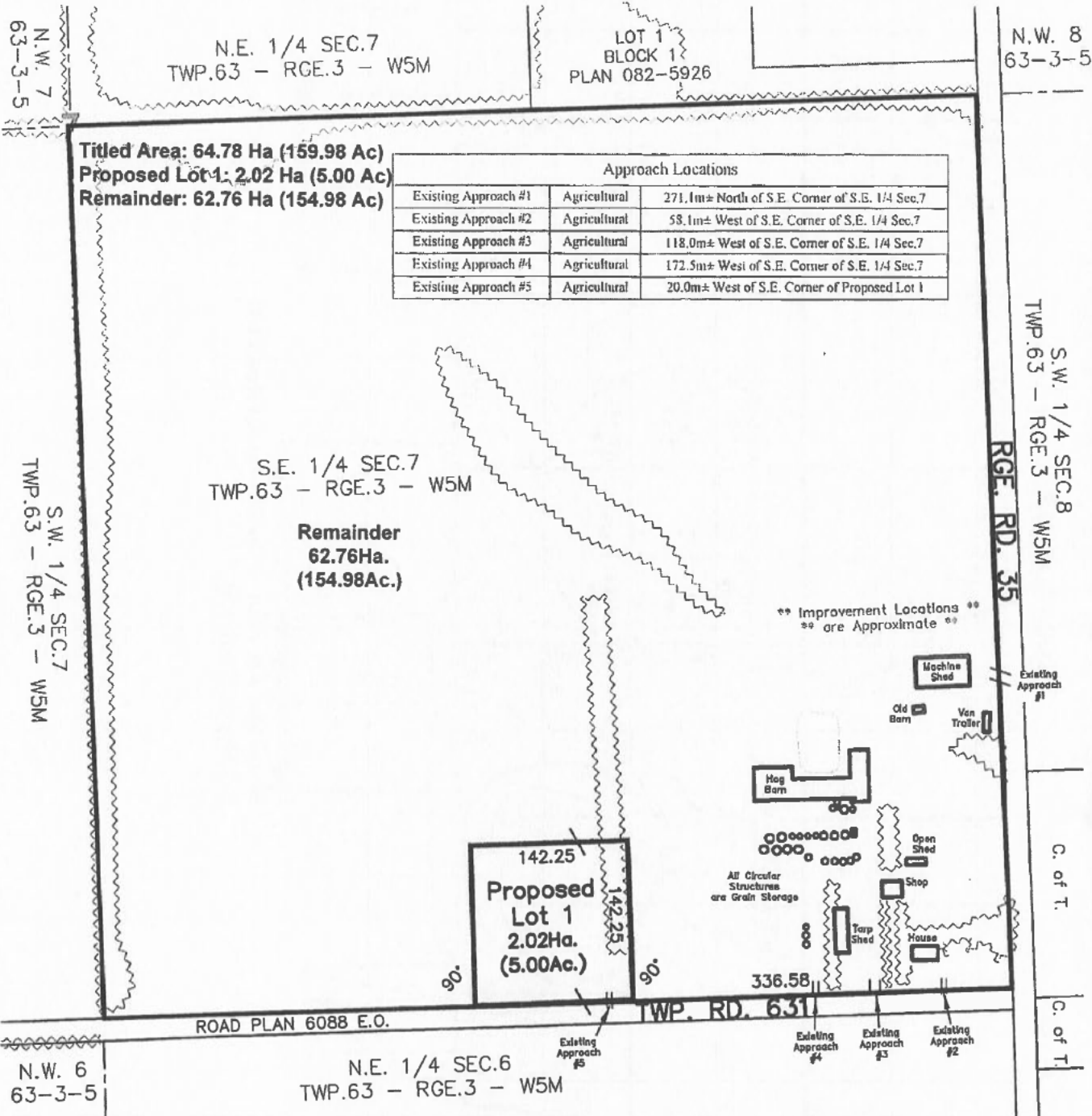
Redacted FOIP
Sec. 17 Personal
Information

PLAN SHOWING PROPOSED SUBDIVISION OF

S.E. 1/4 SEC.7 - TWP.63 - RGE.3 - W5M

3502 TWP. RD. 631 - COUNTY OF BARRHEAD No. 11

SCALE:1:5000 2024 D. WILSON, A.L.S



Titled Area: 64.78 Ha (159.98 Ac)
Proposed Lot 1: 2.02 Ha (5.00 Ac)
Remainder: 62.76 Ha (154.98 Ac)

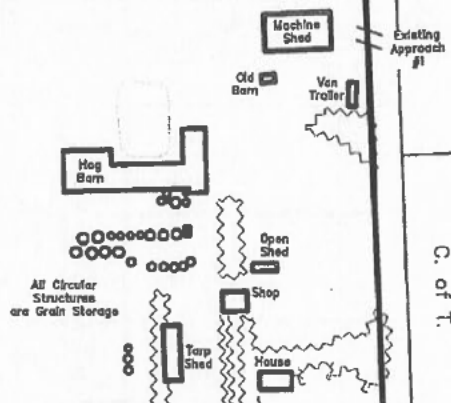
Approach Locations		
Existing Approach #1	Agricultural	271.1m± North of S.E. Corner of S.E. 1/4 Sec.7
Existing Approach #2	Agricultural	58.1m± West of S.E. Corner of S.E. 1/4 Sec.7
Existing Approach #3	Agricultural	118.0m± West of S.E. Corner of S.E. 1/4 Sec.7
Existing Approach #4	Agricultural	172.5m± West of S.E. Corner of S.E. 1/4 Sec.7
Existing Approach #5	Agricultural	20.0m± West of S.E. Corner of Proposed Lot 1

S.E. 1/4 SEC.7
 TWP.63 - RGE.3 - W5M

**Remainder
 62.76Ha.
 (154.98Ac.)**

142.25
**Proposed
 Lot 1
 2.02Ha.
 (5.00Ac.)**
 142.25

** Improvement Locations **
 ** are Approximate **



ROAD PLAN 6088 E.O.

TWP. RD. 631

N.W. 6
 63-3-5

N.E. 1/4 SEC.6
 TWP.63 - RGE.3 - W5M

NOTES: DISTANCES ARE IN METRES AND DECIMALS THEREOF
 STATUTORY IRON SURVEY POSTS FOUND SHOWN THUS: ●
 PROPOSED LOT BOUNDARY SHOWN THUS: ————
 EDGE OF TREELINE SHOWN THUS: ~~~~~~
 EDGE OF WATER FEATURES SHOWN THUS: - - - -
 EDGE OF LAGOON SHOWN THUS: - - - -

DON WILSON SURVEYS LTD.
 BOX 4120, BARRHEAD, ALBERTA
 T7N 1A1 PHONE: (780) 674-2287
 FILE: 24047
 DATE: MAY 24, 2024



Subdivision Report FILE INFORMATION

File Number: 24-R-856
Municipality: County of Barrhead No. 11
Legal: SE 7-63-3-W5
Applicants: Don Wilson Surveys Ltd.
Owners: Clayton & Johanna Wierenga

Date Acknowledged: Jun 11, 2024
Referral Date: Jun 11, 2024
Decision Due Date: Aug 10, 2024
Revised Decision Date: Sept 9, 2024
Date of Report: Aug 7, 2024

Existing Use: Agriculture
Proposed Use: Country Residential
District: Agriculture (A)
Soil Rating: 29%, 18% & 6.5%

Gross Area of Parcel: 64.78 ha (159.98 ac.)
Area of Proposed Parcel: 2.02 ha (5.00 ac.)
Area of Remainder: 62.76 ha (154.98 ac.)
Reserve Status: Not required - 1st parcel out

1. SITE DESCRIPTION AND ANALYSIS

This proposal is to subdivide a vacant 2.02 ha (5.00 ac.) country residential lot from a previously unsubdivided 62.76 ha (154.98 ac.) agricultural quarter section, SE 7-63-3-W5, in the County of Barrhead No. 11.

The site is in the northern portion of the County of Barrhead No. 11, approximately 1.19 km (0.74 miles) east of Woodlands County and the Athabasca River. The quarter section contains predominately cultivated lands.

The site is adjacent to Range Road 35 (eastern boundary) and Township Road 631 (southern boundary). The site is 0.8 km (0.5 miles) east of Highway 661. Access requirements can be met from the Range Road and the Township Road.

From a review of the provincial data, the subject site is not affected by:

- abandoned wells;
- flood hazard lands;
- an identified historic resource; or
- wetlands identified on the Merged Wetland Inventory and the aerial photograph.

The site appears to be affected by:

- a high risk watershed identified on the Alberta Energy Regulator OneStop map;
- active oil/gas facilities (pipelines); and
- an approval, license or registration issued under the Water Act for which the Minister of Environment & Protected Areas and/or Forestry, Parks, & Tourism is responsible (Traditional Ag. Registration).

From the application, the proposed use is “CR- Country Residential.”

Proposed Lot 1 is square in shape and is vacant. The proposed lot is 2.02 ha (5.00 ac) in area and is adjacent to the southern boundary of the quarter section, 336.58 m from the eastern boundary. Access to the proposed lot is from Township Road 631. There appears to be a suitable building site on the proposed lot.

The remainder is developed and contains a house, grain storage buildings, 3 sheds, a shop, an old barn, a van trailer, and cultivated lands. The remainder appears suitable for Agricultural use.

The County assessment sheets show the subject quarter section as containing 101 ac. at 29%, 7 ac. at 18% and 2.98 ac. at 6.5%.

In the opinion of the planner, the proposed subdivision should not significantly impact the agricultural capability of the balance of the quarter section. There appears to be reasonable building sites on the proposed parcel and on the remainder of the titled area.

2. AGENCY & ADJACENT LANDOWNER COMMENTS

Agency	Comments
1. County of Barrhead No. 11	<ul style="list-style-type: none"> • Development Agreement (Land Acquisition Agreement) is required for road widening (east and south). • Reserves are not required. • Property taxes are not outstanding. • The proposal conforms to the County's LUB and MDP. • Site is not within 1.5 km of sour gas facility. • Site is within 2 miles of a CFO (NE 1-63-4-W5, NW 7-63-3-W5, and NE 7-63-3-W5). • Private sewage inspection is required.
2. Alberta Energy Regulator	<ul style="list-style-type: none"> • No response.
3. Forestry, Parks, & Tourism	<ul style="list-style-type: none"> • No concerns.
4. Water Act	<ul style="list-style-type: none"> • No response
5. Canada Post	<ul style="list-style-type: none"> • No response.
6. AB Transportation and Ec. Corridors	<ul style="list-style-type: none"> • The requirements of Section 18 are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation. • The requirements of Section 19 of the Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation. • The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act.
7. Woodlands County	<ul style="list-style-type: none"> • No response.
8. FortisAlberta	<ul style="list-style-type: none"> • No response.
9. Telus	<ul style="list-style-type: none"> • No concerns.
10. Apex Utilities	<ul style="list-style-type: none"> • No objections. • Please notify Utility Safety Partners at 1 (800) 242-3447 to arrange for "field locating" should excavations be required within the described area. • Any relocation of existing facilities will be at the expense of the developer and payment of contributions required for new gas facilities will be the responsibility of the developer.
11. Pembina Hills School Division	<ul style="list-style-type: none"> • No objections. • No Reserves requested.
12. Alberta Health Services	<ul style="list-style-type: none"> • No response.

Adjacent landowners were notified on Jun 11, 2024. *No comments or objections from adjacent landowners were received.*

3. STATUTORY ANALYSIS

MDP AND LUB REQUIREMENTS

The subject site is designated “Agriculture” in the County of Barrhead *Municipal Development Plan Bylaw 4-2010* (MDP). Farming is the intended use of the land. **Section 3.2.3** of the Plan indicates that country residential uses are allowed, with a normal, combined maximum area of 6.0 ha (15.0 ac.) allowed for residential parcels, and a maximum of 3 country residential parcels and/or fragmented parcels within the quarter section. The subdivision of vacant land for residential purpose is allowed, with a maximum area of 2.02 ha (5.00 ac.), and a maximum of 1 vacant country residential parcel within the quarter section. The subdivision creates the first vacant country residential parcel within the quarter section and will subdivide a 2.02 ha (5.00 ac.) from the quarter section. The total area of country residential parcels within the quarter section will be 2.02 ha (5.00 ac.). The proposed subdivision is consistent with this policy. **Therefore the proposed parcel may conform to the County MDP.**

The subject site is in the Agricultural (A) District in the County of Barrhead *Land Use Bylaw 5-2010* (LUB). The minimum parcel area for a country residential parcel is 0.4 ha (1.0 ac.). The maximum parcel area for a vacant CR use parcel is 2.02 ha (5.00 ac.). The proposed lot is 2.02 ha (5.00 ac.) and meets the maximum area. **Therefore, this subdivision conforms to the County’s Land Use Bylaw.**

MGA AND MRS DR REQUIREMENTS

Section 10 of the *Matters Related to Subdivision and Development Regulation*, AR 84/2022, requires that the written decision of a Subdivision Authority include reasons for the decision, including an indication of how the Subdivision Authority has considered any submissions made to it by the adjacent landowners and the matters listed in Section 9 of the *Regulation*. Section 9 indicates that, in making a decision, a Subdivision Authority must consider its topography; its soil characteristics; storm water collection and disposal; any potential for flooding, subsidence or erosion; accessibility to a road; the availability and adequacy of water supply, sewage disposal system, and solid waste disposal; whether the proposal complies with the requirements of the *Private Sewage Disposal Systems Regulation*; the use of land in the vicinity; and any other matters that it considers necessary to determine whether the land is suitable for the purposes for which the subdivision is intended.

In the opinion of the planner, with respect to these matters:

- topography
- soil characteristics
- storm water
- water supply
- sewage disposal
- solid waste
- flooding
- subsidence/erosion
- accessibility
- *Private Sewage Disposal Systems Regulation*
- use of land in vicinity
- other matters

the proposed subdivision appears satisfactory.

A note following the decision can indicate the Subdivision Authority’s indication and satisfy the Regulation in this regard.

Sections 11 through 20 of the *Matters Related to Subdivision and Development Regulation* are satisfied.

Section 1(1)(n)(i) of the *Matters Related to Subdivision and Development Regulation*, AR 84/2022 defines an unsubdivided quarter section to mean “a quarter section, lake lot, river lot or

settlement lot that has not been subdivided except for public or quasi-public uses or only for a purpose referred to in section 618 of the Act.” Therefore, in the opinion of the planner, the quarter section is an unsubdivided quarter section and the subdivision application will create the first parcel out. Section 663(a) applies to the proposed Lot and Reserves are not due for the proposed lot. Section 663(b) of the Act applies to the remainder and Reserves are not due for the remainder.

The subject site contains a facility with an approval, license or registration issued under the Water Act for which the Minister of Environment & Protected Areas and/or Forestry, Parks, & Tourism is responsible (Traditional Ag. Registration) and is within the referral distance of a Highway. The appeal of the decision is to the Land and Property Rights Tribunal.

Reserves

The ability to take Reserves is noted above.

4. SUMMARY

The proposed subdivision is for country residential use, and may conform to provisions in the County’s Land Use Bylaw and Municipal Development Plan as well as the requirements set forth in the MGA and applicable Regulations therefore the subdivision can be approved subject to the following conditions:

1. Land Acquisition re: Road Widening
2. Accesses and Approaches
3. RPR & Private Sewage Inspection
4. Taxes up to date

5. RECOMMENDATION

That the subdivision application be approved at this time, subject to the following conditions:

1. That prior to endorsement of an instrument effecting this plan, the registered owner and/or developer enter into a land acquisition agreement with the County of Barrhead No. 11 pursuant to Section 655 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended, which land acquisition agreement shall include provision that the County will acquire a 17-foot wide road widening on the southern and eastern boundaries of the quarter section.
2. That prior to endorsement of an instrument affecting this plan, approaches, including culverts and crossings to the proposed parcel and to the residual of the land, be provided at the owner’s and/or developer’s expense and to the specifications and satisfaction of the County of Barrhead No. 11.
3. That prior to endorsement of an instrument effecting this plan, and in accordance with section 9(g) of the Matters Related to Subdivision and Development Regulation, AR 84/2022, submit to the County of Barrhead and the Subdivision Authority:
 - a. Real Property Report or a Building Site Certificate, prepared by an Alberta Land Surveyor, indicating the location and distances between the buildings, the private sewage disposal system, any potable water source, shelter belts and above-ground appurtenances on the subject lands, and the existing and proposed property boundaries on the proposed lot; and

- b. certification from a Provincially accredited inspector confirming that the function and location of the existing sewage disposal system(s) on the proposed parcel, will satisfy the Alberta Private Sewage Systems Standard of Practice, and is suitable for the intended subdivision.
4. That taxes are fully paid when final approval (endorsement) of the instrument effecting the subdivision is requested.



TO: COUNCIL

RE: INTERMUNICIPAL AFFAIRS COMMITTEE (IAC)

ISSUE:

Recommendation was received from the County of Barrhead & Town of Barrhead ICF Committee to form an Intermunicipal Affairs Committee (IAC) that includes all elected officials from both municipalities.

BACKGROUND:

- January 2020 – County of Barrhead passed Bylaw 1-2020 to form an Intermunicipal Collaboration Framework (ICF) Committee between the County and the Town of Barrhead as required by the *Municipal Government Act*.

- o Current elected officials appointed to the ICF Committee include the following:

County of Barrhead Members	Town of Barrhead Members
Reeve Drozd	Mayor McKenzie
Councillor Kleinfeldt	Councillor Smith
Councillor Lane (alternate)	Councillor Assaf (alternate)

- o ICF Committee is supported by CAOs and municipal staff as required.
- o Purpose of the ICF Committee is to serve as a recommending body on matters of strategic direction and cooperation. Recent discussions included topics such as but not limited to Feasibility of Repurposing the ADLC Project, ACP Grant Applications, Safety Codes Accreditation, Community Halls, etc.
- August 21, 2024 – ICF Committee met to exchange information on recreation with the following resolution:
 - o “ICF Committee recommends to their respective Councils that an Intermunicipal Affairs Committee (IAC) be formed to provide a forum for elected officials to exchange information of mutual interest between the County of Barrhead and Town of Barrhead.”

ANALYSIS:

- County recognizes the following:
 - o Value of ongoing communications between the County and the Town
 - o Importance of keeping both Councils informed on what is important and what is going on in each other’s communities
 - o Importance of sharing challenges and opportunities and finding commonalities where the municipalities can advocate for each other and/or work together for the benefit of the community.

- An IAC would serve in an advisory capacity only and facilitate intermunicipal communication and information sharing.
- An IAC differs from the ICF as it would include all 7 elected officials from the County of Barrhead and all 7 elected officials from the Town of Barrhead supported by their respective administration.
- To avoid confusion and ensure alignment between a newly formed IAC and the legislatively required ICF (Bylaw 1-2020) a new and separate bylaw should be drafted for the purpose of establishing and clearly defining the functions of an IAC and the relationship between the IAC, the ICF and Council.

STRATEGIC ALIGNMENT:

Consideration for Council to participate in an Intermunicipal Affairs Committee aligns with the County 2022 – 2026 Strategic Plan as follows:

PILLAR	4 Governance & Leadership
Outcome	<i>4 Council is transparent & accountable.</i>
Goal	4.3 County demonstrates leadership.
Strategy	4.3.1 Engage ICF neighbours to explore opportunities for efficient service delivery & cost sharing.

ADMINISTRATION RECOMMENDS THAT:

Council accepts the recommendation from the ICF Committee and agrees to form an Intermunicipal Affairs Committee with the Town of Barrhead.

Council directs the County CAO to work with Town Administration to develop a draft bylaw to establish and define the function of an IAC.



REQUEST FOR DECISION
SEPTEMBER 3, 2024

F

TO: COUNCIL

RE: LAND USE BYLAW 4-2024 – THIRD READING

ISSUE:

Land Use Bylaw Review & Modernization Project has progressed and Bylaw 4-2024 is presented to Council to consider 3rd and Final Reading following the public hearing and approval of 2nd reading.

BACKGROUND:

- May 3, 2023 – 1st Public Open House at Summerdale Community Hall (58 attendees signed in)
- May 19 – June 9, 2023 - An online Survey was open to the public and directly emailed to open house attendees that provided contact information (18 responses)
- June 9 – July 10, 2023 – extended survey deadline (additional 102 responses)
- October 11, 2023 – Council workshop to review “What We Heard Report” from public engagement sessions.
- February 7, 2024 – Workshop with Council to consider draft changes and recommendations from October 11, 2023.
- February 16, 2024 – 2nd Public Open House/Drop In at County office (38 attendees signed in), but it was too busy to capture everyone. Estimated that 60 attended.
- February & March 2024 – Multiple Outreaches: Public invited to contact County office with any questions.
 - During this time, the planning department received engagements and questions from approximately 35 ratepayers to the County office.
- March 18-19, 2024 – Evening appointments made available and advertised to public. One appointment made on March 19 at 4:15 p.m. No other requests received.
- April 2, 2024 – Council heard the ‘What We Heard Report dated April 2, 2024’ and provided direction to Administration to incorporate recommendations with proposed changes into the existing DRAFT Land Use Bylaw and to bring the bylaw to first reading May 7, 2024.
- May 7, 2024 – Council gave 1st Reading to Bylaw 4-2024 and set Public Hearing date for June 6, 2024.
 - Public Hearing advertised for 2 weeks in the Barrhead Leader, May 21 and 28, as well as via BARCC Alerting, email contact list, and Facebook posts.
- June 6, 2024 - Public Hearing was held with 54 people in attendance.
- June 18, 2024 - Council accepted the minutes of the Public Hearing and all attached comments and submissions from the public.
- July 2, 2024 – Council passed 2nd Reading with amending motions (see attached report).

ANALYSIS:

- *Municipal Government Act* s. 640 requires Council to pass a Land Use Bylaw.
- County has exceeded the requirements for public engagement, passed 1st reading, held a formal Public Hearing, passed 2nd Reading and is ready to proceed to 3rd Reading.
- Edits were incorporated into the DRAFT Land Use Bylaw prior to 1st reading, based on legislated requirements, research, review and public feedback.
 - Significant portions of Bylaw 5-2010 have been retained and amendments made over the past 14 years were consolidated into the DRAFT Land Use Bylaw 4-2024.
- For ease of reference and discussion, the attached table provides a summary of amendments approved by Council resolution at 2nd reading and further recommendations for amendments to be considered at 3rd reading.

Next steps:

- Once 3rd reading is passed the Land Use Bylaw comes into effect and will be posted on the County website.
- If changes are required to the bylaw in the future, either by Administration, Council, or the Public, a Land Use Bylaw Amendment Application would be required and considered.

STRATEGIC ALIGNMENT:

A thorough and transparent process for reviewing and amending Land Use Bylaw 4-2024 including opportunities for public engagement aligns with the County 2022 – 2026 Strategic Plan as follows:

PILLAR 1 Economic Growth & Diversity

Outcome *1 County increases its tax base.*

Goal 1.1 County attracts & encourages investment.

Strategy 1.1.3 Manage growth while reducing barriers to development with review of LUB and policies.

PILLAR 4 Governance & Leadership

Outcome *4 Council is transparent & accountable.*

Goal 4.2 County demonstrates open & accountable government.

Strategy 4.2.1 Council has the tools and information necessary to make informed decisions which are shared publicly.

ADMINISTRATION RECOMMENDS THAT:

Council consider Land Use Bylaw 4-2024 for 3rd and final reading.

County of Barrhead Land Use Bylaw Update & Modernization Project

September 3, 2024

Summary of Amendments made by resolution of Council during the 2nd Reading on July 2, 2024:

Resolution #	LUB Section	Change
2024-219	3 - Definitions	Add "3.2 All other words and expressions shall have the meanings assigned to them in the MGA, other applicable provincial legislation, or the County of Barrhead Municipal Development Plan"
2024-220	3 - Definitions	Amend 3.1.65 Day Home by striking the words "provincially licensed" and "including any resident children".
2024-222	3 - Definitions 12 - Agricultural Land Use District	Amend by removing reference to "Agriculture, Small Scale Operation" from the definitions and all applicable land use districts.
2024-223	5.3 - Development NOT Requiring a Development Permit	Amend 5.3.1(g) by adding the words "and CFOs" after intensive agricultural operations.
2024-224	12 – Agricultural Land Use District	Amend by moving Day Homes from discretionary use to a permitted use on all applicable land use districts.
2024-226	5.3 - Development NOT Requiring a Development Permit	Amend 5.3.1(f)ii by removing the words "with a floor area of less than 46.5 m ² (500 ft ²)", leaving the section to read as "construction, renovation, or relocation of buildings for farm use, as defined in the Bylaw, in conjunction with extensive agricultural operations on a parcel of 8.1 ha (20.0 ac) or greater in area;"
2024-227	6.4 - Requirements & Conditions of Subdivision Approval	Amend 6.4.7 to read "As a condition of subdivision approval, environmental reserves may be required according to Section 664 of the Act either in the form of a lot (ownership transferred to the County) or as an environmental reserve easement (private ownership is retained)."
2024-228	9.21 - Animal/Bird Regulations	Amend the chart in Section 9.21.4 to read "Chickens: Keeping of chickens will be in accordance with the County's Animal Control Bylaw"
2024-229	Section 12: Agricultural Land Use District (AG)	Amend to include "Tourist Accommodations" in the list of discretionary uses in the Agricultural Land Use District.
2024-230	10.29 - Tourist Accommodations	Amend to require the notification of adjacent landowner prior to the issuance of a development permit for a Tourist Accommodation. Added "Section 10.29.4 Development officer shall notify adjacent property owners of a proposed development permit application for tourist accommodations prior to the issuance of the decision on the application and provide them with the opportunity to provide a letter of support or objection to the proposed development."
2024-231	Section 10: Specific Land Use Regulations – Tourist Accommodations	Amend 10.29.1 to read "Development of a tourist accommodation shall require a development permit. At the discretion of the Development Authority, a development permit for a tourist accommodation may be issued annually."

Amendments to be recommended at 3rd Reading on September 3, 2024:

LUB Section	Topic	Recommended Change
Section 3.1	3.1.108 Definitions	"HIGHER CAPABILITY AGRICULTURAL LAND" means a quarter section consisting of at least 50.0 ac (20.23 ha) of land having a farmland assessment productivity rating equal to or greater than 41% or, if no rating is available, at least 60% of its land area rated and Canada Land Inventory (C.L.I.) classes 1-3 soil capability for agriculture; <i>(Improves clarity, alignment with intent in other parts of the bylaw)</i>
Section 5.3	5.3.1.f(ii) Development NOT Requiring a Development Permit	5.3.1.f (ii) "construction, renovation, or relocation of buildings for farm use, as defined in the Bylaw, used in conjunction with extensive an agricultural operation, as defined in the Bylaw , on a parcel of 8.1 ha (20.0 ac) or greater in area;" <i>("farm use" is not defined; "agricultural operation" is defined and used throughout the bylaw)</i>
Section 5.6	5.6.5 b. Permits for Demolition	Require the applicant to post a \$10,000.00 or security to cover the cost of repairing roads and other municipal improvements damaged because of the work authorized in the permit. <i>(Amount of \$10,000 may not be appropriate in every situation or for the duration that the LUB is in effect)</i>
Section 5.8	5.8.1 Development Permit Notices	A decision of the Development Authority on an application for a development permit must be in writing and a copy of the decision, together with a written notice specifying the date on which the written decision was given made , and containing any other information required by the regulations, must be given or sent to the applicant on the same day date . <i>(Clarification of existing processes)</i>
Section 5.8	5.8.3 b. Development Permit Notices	Delete "Send a copy of the development permit to Alberta Safety Codes Authority". <i>(Duplication as agencies are already addressed under 'other agencies')</i>
Section 5.8	5.8.10 Development Permit Notices	Delete "5.8.10 A decision of the Development Authority on an application for a development permit shall be made in writing." <i>(Duplication as already included in 5.8.1)</i>
Section 5.9	5.9.2 Conditions & Development Agreements	Add "5.9.2.d. Pay for costs incurred by the County relating to professional services including legal, engineering, and planning services related to the application." <i>(Ensures developers are aware of potential costs)</i>
Section 9.1	9.1 Access & Parking	Amend table to reflect parking provisions listed in 10.20.1 d. (Manufactured Home Parks) 10.21.2 (Motels & Hotels), and 10.29.11 (Tourist Accommodations) <i>(Supports alignment & consistency throughout LUB)</i>
Section 9.5	9.5.2 Development Adjacent to Roadways	Clearing of trees or vegetation, or the use of undeveloped government road allowances shall not be allowed without a road use written agreement with the County. <i>(Align language for consistency)</i>
Section 9.23	9.23.6 Stripping Filling Excavating and Grading	Clearing of trees or vegetation , or the use of land owned or controlled by the County shall not be cleared allowed until without a written approval agreement is provided by the Development Authority with the County . <i>(Align language for consistency)</i>

Section 10.1 & 10.24	10.1.2 & 10.24.1 Higher Quality Capability Lands Alternative Energy and Recreation Vehicle Storage	<p>Siting of an CAE should be encouraged to take place on lands considered to be low production, or on poor agricultural land to minimize the conversion of high-capability agricultural soils to other uses. For the purpose of this section, high-capability agricultural soils shall mean lands with soils classified as 4 or higher in the Canada Land Inventory.</p> <p>Siting of a Recreational Vehicle Storage Facility should be discouraged from being located on productive or on good agricultural lands to minimize the conversion of high-capability agricultural soils to other uses. For this purpose of this section, this shall mean lands with soils classified as 4 or lower the Canada Land Inventory. (Supports clarity and consistency)</p>
Section 10.3	10.3.2 Apiaries	<p>Notwithstanding 10.3.1.a, an apiary may be located within 200.0 m (656.2 ft) of a dwelling if a revocable letter of support from the current dwelling occupations occupants is provided to the County. (correction)</p>
Section 10.7	10.7.9 Campgrounds Serviced	<p>Provision should shall be made for regular maintenance of the site. Regular garbage collection and sewage removal services should shall be provided. (Shall statement is preferred)</p>
Section 10.13	10.13.6 Day Use Picnic Areas	<p>Provision should shall be made for regular maintenance of the site. Regular garbage collection and sewage removal services should shall be provided. (Shall statement is preferred)</p>
Section 10.22	10.22.13 Recreational Resorts	<p>Provision should shall be made for regular maintenance of the site. Regular garbage collection and sewage removal services should shall be provided. (Shall statement is preferred)</p>
Section 16	16.3 Commercial Industrial District – Discretionary Uses	<p>Insert “Surveillance Suites” as a discretionary use and renumber the remaining regulations as required</p>
Section 18	18.3 Commercial Recreation District	<p>Insert “Tourist Accommodation” as 18.3.14, as a discretionary use and renumber the remaining regulations as required (Missed during 2nd reading edits)</p>
LUB	All sections as required.	<p>Correct minor typographical errors throughout the document, including incorrect spelling, section references, grammar, measurement formatting, and list numbering.</p>



COUNTY OF BARRHEAD NO. 11

Province of Alberta

BYLAW NO. 4-2024

LAND USE BYLAW

Page 1 of 1

A BYLAW OF THE COUNTY OF BARRHEAD NO. 11, in the Province of Alberta, for the purpose of establishing a new Land Use Bylaw.

WHEREAS pursuant to Section 640(1) of the *Municipal Government Act*, RSA 2000, c. M-26, as amended from time to time, Council for every municipality must pass a land use bylaw; and

NOW THEREFORE, the Council of the County of Barrhead No. 11, duly assembled, and under the authority of the *Municipal Government Act*, as amended, hereby enacts the following:

- 1.0** This Bylaw may be cited as “County of Barrhead Land Use Bylaw”.
- 2.0** That the written text, maps, and charts attached be adopted as the County of Barrhead Land Use Bylaw.
- 3.0** Invalidity of any section, clause, sentence or provision of this bylaw shall not affect the validity of any other part of this bylaw.
- 4.0** Bylaw No. 5-2010 and all amendments thereto are repealed following final reading of Bylaw No. 4-2024.
- 5.0** This Bylaw No. 4-2024 shall come into full force and take effect upon third and final reading.

FIRST READING GIVEN THE 7TH DAY OF MAY 2024.

SECOND READING GIVEN THE 2ND DAY OF JULY 2024.

THIRD READING GIVEN THE ____ DAY OF _____ 2024.

Reeve

Seal

County Manager

ADVERTISED in Barrhead Leader on:

May 21 and 28, 2024.

PUBLIC HEARING held on June 6, 2024.



Draft Land Use Bylaw

Modernization Update Project 2023/24



LIST OF AMENDMENTS

The following is a list of amendments to the current County of Barrhead Land Use Bylaw. This page is provided for information only and is not approved as part of the bylaw.

BYLAW	THIRD READING DATE	DESCRIPTION

GUIDE TO USING THE LAND USE BYLAW

The County of Barrhead Land Use Bylaw establishes the regulations on how land can be developed (i.e., how land can be used, and how buildings can be constructed or moved) in the County. Regulations vary depending on the location, type, and density/intensity of the development proposed. Other bylaws, policies, and regulations of the County must also be followed, as well as all applicable acts, laws, and regulations of the Provincial and Federal governments.

There are several parts of the Land Use Bylaw that need to be reviewed together to understand how the Land Use Bylaw affects the use and development of lands within the County.

The following steps may assist in the review of the Land Use Bylaw by a prospective development or subdivision proponent:

LOCATE

1

Locate the subject property on the [Land Use District Map\(s\)](#). These maps divide the County into various Land Use Districts. Each Land Use District has a designation such as “AG” for AGRICULTURAL or “CR” for COUNTRY RESIDENTIAL.

CHECK

2

Check the [Table of Contents](#) and locate the Land Use District you are interested in. Each Land Use District is listed in [Section 11 – Land Use Districts](#). In each Land Use District, you will find a list of permitted and discretionary uses, subdivision and development regulations, and regulations for specific types of development.

These districts identify what can be developed in any given Land Use District. Definitions provided in [Section 3.2 – Definitions](#), should also be consulted to ensure that words and terms used in the Land Use Bylaw are understood.

REVIEW

3

Review the [Table of Contents](#) to see if there are any regulations that apply to your inquiry.

For example, Section 8 describes the enforcement procedure, Section 9.2 contains regulations about Accessory Buildings and Section 10.17 contains regulations about Home Occupations.

DISCUSS

4

Discuss your proposal or concerns with County Planning & Development staff. County staff members are well trained and able to assist you with your development/subdivision or general inquiries and to explain procedures. They can also assist with other situations such as enforcement or a Land Use Bylaw amendment.

Please note that this page is intended to assist the reader of the Land Use Bylaw and does not form part of the approved bylaw.

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1. ADMINISTRATION

1.1 TITLE

- 1.1.1 This Bylaw shall be referred as the County of Barrhead Land Use Bylaw and may be referenced in this Bylaw as ‘the Bylaw’, ‘this Bylaw’, ‘the Land Use Bylaw’, or ‘this Land Use Bylaw’.

1.2 PURPOSE

- 1.2.1 Purpose of this Bylaw is to:
- a. Regulate the use and development of land and buildings within the County of Barrhead to achieve the orderly and economic development of land;
 - b. Divide the County of Barrhead into Land Use Districts;
 - c. Prescribe and regulate for each Land Use District the purpose for which land and buildings may be used unless the district is designated as a Direct Control District pursuant to Section 641 of the [Municipal Government Act, RSA 2000, c M-26 \(the Act\)](#), as amended or replaced;
 - d. Establish the Development Authority for the County of Barrhead;
 - e. Establish a method of making decisions on applications for development permits including the issuing of development permits;
 - f. Establish a method of making decisions on applications for subdivision approval in accordance with the provisions of the *Act* and its regulations;
 - g. Provide the manner in which notice of the issuance of a development permit is to be given;
 - h. Establish a system of appeals against the decisions of the Subdivision Authority and the Development Authority; and
 - i. Establish the number of dwelling units permitted on a parcel of land.
- 1.2.2 In addition to the above, the Land Use Bylaw shall follow:
- a. The [Act](#);
 - b. Matters Related to Subdivision & Development Regulation, AR84/2022, as amended or replaced; and
 - c. Provincial Land Use Policies (or, where applicable, a regional plan adopted under the *Alberta Land Stewardship Act*, S.A. 2009, c. A-26.8, as amended or replaced).

1.3 COMMENCEMENT

- 1.3.1 The effective date of this Bylaw shall be the date of the third reading.

1.4 REPEAL

- 1.4.1 The former County of Barrhead Land Use Bylaw (as amended or replaced) is repealed and shall cease to have effect on the day that this Land Use Bylaw comes into effect.

1.5 AREA OF APPLICATION

- 1.5.1 Provisions of this Bylaw apply to all land and buildings within the boundaries of the County of Barrhead.

1.6 CONFORMITY & COMPLIANCE

- 1.6.1 No person shall commence any subdivision or development unless it is in accordance with the regulations of this Bylaw. Nothing in this Bylaw affects the duty or obligation of a person to obtain a development permit or subdivision approval as required in this Bylaw, or to obtain any other permit, license, approval, or other authorization required by any Bylaw or any provincial or federal legislation.
- 1.6.2 Compliance with the provisions and requirements of this Bylaw does not exempt any person or corporation from complying with any easement, covenant, agreement, or contract affecting the development.

1.7 INTERPRETATION & GOVERNING LAW

- 1.7.1 Notwithstanding the definitions in Section 3 of this Bylaw, the [Municipal Government Act RSA 2000, c M-26](#) as amended takes precedence in the case of a dispute on the meaning of any words or clauses herein.
- 1.7.2 In this Bylaw:
- a. "Act" means the [Municipal Government Act, RSA 2000, c M-26](#)
 - b. "**MAY**" is an operative word meaning a choice is available with no particular direction or guidance intended.
 - c. "**SHALL**" and "**MUST**" require mandatory compliance.
 - d. "**SHOULD**" means that in order to achieve local goals and objectives it is strongly advised that action be taken;
 - e. "Council" shall refer to the Council of the municipal corporation of the County of Barrhead No. 11 in the Province of Alberta.
 - f. "County" shall refer to the municipal corporation of the County of Barrhead No. 11 in the Province of Alberta.
 - g. "Municipality" means the County of Barrhead No. 11 in the Province of Alberta unless otherwise noted.
- 1.7.3 All titles and headings are inserted for convenience only.
- 1.7.4 Reference to the singular, plural, masculine, feminine or neuter is used throughout and can be used interchangeably unless the context requires otherwise.
- 1.7.5 Metric measurement shall take precedence for the purposes of interpretation of the regulations in this Land Use Bylaw.
- a. Imperial measures are approximate and are provided only for information.
 - b. Unless specified elsewhere in this Land Use Bylaw, measurements shall be rounded to the nearest tenth decimal place.
- 1.7.6 This Bylaw and any amendment thereto shall be enacted in conformance with any statutory plan as adopted or amended by the County of Barrhead.

1.8 SEVERABILITY

- 1.8.1 Each separate provision of this Bylaw shall be deemed independent of all other provisions.
- 1.8.2 If any provision of this Bylaw is declared invalid, that provision shall be severed, and all other provisions of the Bylaw shall remain in force and effect.

1.9 ESTABLISHMENT OF FORMS

- 1.9.1 For the purpose of administering the provisions of the Land Use Bylaw, the Council may, by resolution, authorize the preparation and use of such forms and notices, as they may deem necessary.
- 1.9.2 Forms identified within this Bylaw are for information purposes only and are not adopted as part of this Bylaw.

2. AUTHORITIES

2.1 COUNCIL

- 2.1.1 Council shall perform such duties as are specified for Council in this Bylaw.
- 2.1.2 In addition, Council shall decide upon all development permit applications within a Direct Control District, as stated in the *Act*.

2.2 DEVELOPMENT AUTHORITY

- 2.2.1 Development Authority for the County of Barrhead is established under this Bylaw pursuant to the *Act*.
- 2.2.2 Development Authority shall be:
 - a. Person(s) appointed as Development Authority Officer by resolution of Council, pursuant to this Bylaw; and
 - b. County of Barrhead Municipal Planning Commission (MPC); and
 - c. Council, in matters related to a Direct Control District.
- 2.2.3 Development Authority shall be carried out in accordance with powers and duties described in the *Act*, regulations established under the *Act*, and this Bylaw as amended or replaced.

2.3 DEVELOPMENT AUTHORITY OFFICER

- 2.3.1 Position of Designated Officer for the limited purpose of exercising the powers, duties and functions of a Development Authority Officer is hereby established.
- 2.3.2 Development Authority Officer shall be appointed by resolution of Council.
- 2.3.3 Powers, duties and functions of the Development Authority Officer are described in this Bylaw.
- 2.3.4 Development Authority Officer may sign on behalf of the Development Authority any order, decision, approval, notice, or other thing made or given by the Development Authority or by the Development Authority Officer.
- 2.3.5 Development Authority Officer shall:
 - a. Keep and maintain for inspection of the public during all reasonable hours, a copy of this Bylaw and all amendments thereto and ensure that copies are available at a reasonable charge; and
 - b. Make available for inspection by the public during all reasonable hours, a register of all applications for development permits, including the decisions thereon and the reasons, therefore.
- 2.3.6 In addition to their other duties, the Development Authority Officer shall be a Designated Officer for the purposes of inspection, remedy, enforcement, or action pursuant to Section 542 of the *Act*.
- 2.3.7 Development Authority Officer may have other duties as directed by Council.

2.4 MUNICIPAL PLANNING COMMISSION

- 2.4.1 Municipal Planning Commission (MPC) established by Bylaw and any amendments thereto, shall perform such duties as are specified in this Bylaw.
- 2.4.2 MPC shall decide upon all development permit applications referred by the Development Authority Officer.
- 2.4.3 MPC may:
 - a. Provide recommendations for subdivision proposals to the Subdivision Authority; and
 - b. Perform such other duties as described or implied in this Bylaw or as may be assigned to it by Council.

2.5 SUBDIVISION AUTHORITY

- 2.5.1 Pursuant to Section 623 of the *Act*, Council of the County of Barrhead shall serve as Subdivision Authority.

2.6 SUBDIVISION OFFICER

- 2.6.1 Subdivision Officer shall:
- a. Keep and maintain for inspection of the public during all reasonable hours, a copy of this Bylaw and all amendments thereto and ensure that copies are available at a reasonable charge; and
 - b. Make available for inspection by the public during all reasonable hours, a register of all applications for subdivision, including the decisions thereon and the reasons, therefore.
- 2.6.2 For the purposes of right of entry, the Subdivision Officer is hereby declared to be an authorized person of Council.

2.7 SUBDIVISION & DEVELOPMENT APPEAL BOARD

- 2.7.1 Subdivision & Development Appeal Board shall be established by separate Bylaw.
- 2.7.2 Subdivision & Development Appeal Board established by the County's Subdivision & Development Appeal Board Bylaw, as amended or replaced, shall perform such duties as are specified in Section 6 of this Bylaw.

- 3.1.14 **“AGRICULTURAL USE”** means farming activities including extensive agriculture, intensive agriculture, agri-tourism, industrial agriculture, value-added agriculture, and confined feeding operations. Agricultural uses do not include cannabis production and distribution facilities;
- 3.1.15 **“AGRICULTURE, DIVERSIFIED”** means an agricultural use that brings additional traffic to the agricultural parcel. Typical activities include value added agricultural processing, retail sales of agricultural products and products complementary and accessory to the agricultural use, and allows for commercial experiences related to the enjoyment, education, or activities and events related to farming or farm life. This use does not include home based business, intensive agriculture, event venue, agriculture support services, Cannabis Production and Distribution, or Cannabis Retail Sales;
- 3.1.16 **“AGRICULTURE, EXTENSIVE”** means the use of land or buildings, including the first dwelling and other structures related to an agricultural operation, but not including intensive agriculture, or a confined feeding operation or manure storage facility if the confined feeding operation or the manure storage facility is the subject of an approval, registration or authorization under Part 2 of the Agricultural Operations and Practices Act;
- 3.1.17 **“AGRICULTURE, INDUSTRIAL”** means an industrial activity involving the processing, cleaning, packing or storage of agricultural products, or providing products or services related to the agricultural industry. Agricultural industry includes, but is not restricted to, seed cleaning and/or processing plants, feed mills, bulk fertilizer distribution plants, crop spraying, a licensed industrial hemp production facility, and grain elevators, but does not include the manufacture of processed foods from agricultural products or abattoirs. This use does not include cannabis production and distribution facilities;
- 3.1.18 **“AGRICULTURE, INTENSIVE”** means a commercial agricultural operation other than a confined feeding operation which, due to the nature of the operation, requires smaller tracts of land. Without restricting the generality of the foregoing, this shall include nurseries, greenhouses, market gardens, apiaries, tree farms and specialty crops. This use does not include cannabis production and distribution facilities;
- 3.1.19 **“AGRICULTURE, VALUE ADDED”** means an agricultural industry which economically adds value to a product by changing it from its current state to a more valuable state;
- 3.1.20 **“AIRPORT”** means an aerodrome for which, under Part III of the Canadian Aviation Regulations, an airport certificate has been issued by the Minister;
- 3.1.21 **“ALCOHOL RETAIL SALES”** means a development used principally for the wholesale or retail sale or distribution to the public of all types of alcoholic beverages as defined by the Alberta Gaming, Liquor and Cannabis Act. This does not include licensed cannabis retail sales establishments;
- 3.1.22 **“ALTERNATE ENERGY SYSTEM”** means a use producing energy fueled from sources such as sunlight, water, wind, geo-thermal, or organic materials, but not fossil fuels (liquids, gases, or solids), either directly, via conversion, or through biochemical/bio-mechanical/chemical mechanical/bio-chemical mechanical processes. Examples of such uses are, but not limited to, anaerobic digester, biodiesel, bioenergy, composting, gasification, geo-thermal facility, microhydro, solar energy conversion, wind energy conversion, and waste to energy;
- 3.1.23 **“ALTERNATE ENERGY SYSTEM, COMMERCIAL”** means a use producing energy fueled from sources such as sunlight, water, wind, geo-thermal, or organic materials, but not fossil fuels (liquids, gases, or solids), either directly, via conversion, or through biochemical/bio-mechanical/chemical mechanical/bio-chemical mechanical processes for distribution **offsite and/or commercially**. Examples of such uses are, but not limited to, anaerobic digester, biodiesel, bioenergy, composting, gasification, geo-thermal facility, microhydro, solar energy conversion, wind energy conversion, and waste to energy;
- 3.1.24 **“ALTERNATE ENERGY SYSTEM, INDIVIDUAL”** means a use producing energy fueled from sources such as sunlight, water, wind, geo-thermal, or organic materials, but not fossil fuels (liquids, gases, or solids), either directly, via conversion, or through biochemical/bio-mechanical/chemical mechanical/bio-chemical mechanical processes for distribution **on the site the facility is located**. Examples of such uses are, but not limited to, anaerobic digester, biodiesel, bioenergy, composting, gasification, geo-thermal facility, microhydro, solar energy conversion, wind energy conversion, and waste to energy;
- 3.1.25 **“ANIMAL HEALTH SERVICES”** means development for the purposes of treatment of animals and includes retail sales of associated products. This may include such uses as veterinary clinics, impounding and quarantining facilities, but does not include the sale of animals;

- 3.1.26 **"AMUSEMENT & ENTERTAINMENT SERVICES"** means those developments, having a room, area or building used indoors or outdoors for purposes of providing entertainment and amusement to patrons on a commercial fee for admission/service basis. Typical uses and facilities would include go-cart tracks, miniature golf establishments, carnivals (variety of shows, games and amusement rides), circuses, table or electronic games establishments, amusement theme parks and drive-in motion picture theatres;
- 3.1.27 **"APIARY"** means a place where beehives are kept. For the purposes of this Bylaw the location of the apiary will be determined by the beehives rather than by the legal boundary of the parcel of land accommodating the hives;
- 3.1.28 **"AUCTIONEERING"** means development intended for the use of auctioning livestock, goods and equipment including the temporary storage of such livestock, goods and equipment, but does not include flea markets;
- 3.1.29 **"AUTOMOBILE SERVICE CENTRE"** means a development or portion of a large retail establishment used exclusively for the repair and maintenance of passenger vehicles and other single-axle vehicles and excludes the sale or other distribution of petroleum products such as gasoline, propane, diesel and other fuels
- 3.1.30 **"BARELAND CONDOMINIUM"** means housing units administered under the Condominium Property Act, R.S.A. 2000, c. C-22, as amended, which allows for the division of a parcel of land into parcels and common property, and where "joint control" is applied to a parcel of land (as distinct from a building) in which there are a number of individually owned parcels of land (parcels) with the joint control being applied to the entire parcel of land owned by those owning a "parcel". Condominium title is conferred upon those owning individual parcels with the Condominium Association being responsible for the common property;
- 3.1.31 **"BASEMENT"** means the portion of a building which is wholly or partially below grade, having above grade no more than 1.8 m (5.9 ft.) of its clear height which lies below the finished level of the floor directly above;
- 3.1.32 **"BED & BREAKFAST OPERATION"** means a minor and ancillary/subordinate commercial use of a residence where accommodation, with or without meals, is provided for remuneration to members of the public for periods of fourteen (14) days or less in 4 or fewer guest rooms;
- 3.1.33 **"BEHIND THE METER"** means a generating system producing power for use on a grid-connected property, but which system may or may not be capable of sending power back into the utility grid;
- 3.1.34 **"BOARDER OR LODGER"** means an individual residing in a dwelling unit along with another individual or other individuals, who is (are) the principal occupant(s) of the dwelling unit and to whom the boarder or lodger is not related by blood or marriage, where accommodation and meals are provided for compensation to the principal occupant(s) pursuant to an agreement or arrangement;
- 3.1.35 **"BOARDING OR LODGING HOME"** means a building (other than a hotel or motel) containing not more than fifteen sleeping rooms where meals or lodging for four or more persons are provided for compensation pursuant to previous arrangements or agreement;
- 3.1.36 **"BOAT HOUSE"** means an accessory building located between the legal bank of the lake and the principal building on the site that is used primarily for the storage of watercraft and/or items associated with aquatic recreation. A boat house shall not include a guest house suite, and shall not contain cooking, bathing or sleeping facilities. A boat house shall not be developed in the bed and shore of a waterbody;
- 3.1.37 **"BREEDING FACILITY"** means a commercial facility where domestic animals are kept, bred, bought, and/or sold;
- 3.1.38 **"BUILDING"** includes anything constructed or placed on, in, over or under land but does not include a highway or public roadway or a bridge forming part of a highway or road;
- 3.1.39 **"BUILDING HEIGHT"** means the vertical distance between building grade and the highest point of a building excluding an elevator housing, mechanical skylights, ventilating fans, chimneys, steeples, fire walls, parapet walls, flagpoles, or similar device not structurally essential to the building;
- 3.1.40 **"BULK FUEL STORAGE & SALES"** means lands, buildings, and structures for the storage and distribution of fuels and oils including retail sales and key/card lock operations;
- 3.1.41 **"CAMPGROUND, BASIC"** means an area used for a range of overnight accommodation, from tenting to un-serviced trailer sites, including accessory facilities that support the use, such as administration offices, laundry facilities, washrooms, support recreational facilities, but not including the use of mobile homes, trailers or other forms of moveable shelter on a permanent year-round basis;
- 3.1.42 **"CAMPGROUND, SERVICED"** means campground facilities that provide a higher level of services than basic camping areas. Examples of these services include (but are not limited to): sewage, potable water, and/or electrical hook-ups at each campsite or stall. Recreational resorts are not considered serviced campgrounds;

- 3.1.43 **“CANNABIS”** is as defined in the federal *Cannabis Act*.
- 3.1.44 **“CANNABIS LOUNGE”** means a development where the primary purpose of the facility is the sale of cannabis to the eligible public, for consumption within the premises that is authorized by provincial or federal legislation. This use does not include cannabis production and distribution facilities;
- 3.1.45 **“CANNABIS PRODUCTION & DISTRIBUTION FACILITY”** means a development used principally for one or more of the following activities relating to cannabis:
- a. the production, cultivation, and growth of cannabis;
 - b. the processing of raw materials;
 - c. the making, testing, manufacturing, assembling, or in any way altering the chemical or physical properties of semi-finished or finished cannabis goods or products;
 - d. the storage or shipping of materials, goods, or products, or;
 - e. the distribution and sales of materials, goods, and products to the Alberta Gaming, Liquor, and Cannabis Commission;
- 3.1.46 **“CANNABIS RETAIL SALES”** means a development used for the retail sales of cannabis that is authorized by provincial or federal legislation. This use may include retail sales of cannabis accessories, as defined in the Cannabis Act, S.C. 2018, c. 16, as amended or replaced. This use does not include cannabis production and distribution facilities;
- 3.1.47 **“CARPORT”** means a roofed structure used for storing or parking of not more than two private vehicles which has not less than 40% of its total perimeter open and unobstructed;
- 3.1.48 **“CAR WASH”** means a building used for the purpose of washing motor vehicles;
- 3.1.49 **“CARETAKER’S RESIDENCE”** means a residence that is secondary or ancillary to a principal industrial, commercial, or recreational use on the lot, and is used for the purpose of providing living accommodation for the individual who is primarily responsible for the maintenance and security of that lot;
- 3.1.50 **“CEMETERY”** means a development for the entombment of the deceased, which may include the following accessory developments: crematories, cineraria, columbaria, and mausoleums. Typical uses include memorial parks, burial grounds, gardens of remembrance, and pet cemeteries;
- 3.1.51 **“CHILDCARE FACILITY”** means an establishment licensed by the regional Child and Family Services Authority intended to provide care, educational services and supervision for seven (7) or more children for a period less than 24 hours at a time. This use includes group day care centres, out-of-school centres, nursery or play schools, and drop-in centres;
- 3.1.52 **“CLUSTERED FARM DWELLINGS”** means one or more duplexes or multiple-family dwellings which are located on a farm unit of at least 127.5 ha (320.0 ac) in size where the dwellings shall be occupied by persons who are employed full time (for at least six (6) months of each year) in agriculture or intensive agriculture and where all the dwellings are constructed or located on the same farmstead;
- 3.1.53 **“COMMERCIAL USE”** means both general commercial uses and highway commercial uses;
- 3.1.54 **“COMMERCIAL USE, HIGHWAY”** means a commercial use intended to serve the motoring public and includes, but is not limited to, service or gas stations, drive-in restaurants, and motels. This use does not include cannabis production and distribution facilities or cannabis retail sales;
- 3.1.55 **“COMMERCIAL USE, RURAL”** means business establishments located in a rural setting to retail or service goods destined for the immediately surrounding rural area. Notwithstanding the generality of the forgoing rural commercial uses may include convenience retail services, minor agricultural sales and services, as well as bulk fuel storage and sales, chemical and fertilizer sales. A rural commercial use does not include the processing of raw materials, an event venue, a diversified agricultural operation, or the operation of an industry;
- 3.1.56 **“COMMUNICATION TOWER FACILITY”** means a structure that is intended for transmitting or receiving television, radio, internet or telephone communications for public utility;
- 3.1.57 **“COMMUNITY RECREATION SERVICES”** means development for recreational, social or multi-purpose uses primarily intended for local community purposes. Typical facilities include community halls and community centers operated by a residents’ organization;
- 3.1.58 **“CONFINED FEEDING OPERATION”** means a confined feeding operation as defined in the Agricultural Operation Practices Act;

- 3.1.59 **“CONVENIENCE RETAIL SERVICES”** means development used for the retail sale of those goods required by area residents or employees on a day to day basis, from business premises which do not exceed 275.0 m² (2,960.0 ft.²) in gross floor area. Typical uses include small food stores, gas bars, drug stores and variety stores selling confectionery, tobacco, groceries, beverages, pharmaceutical and personal care items, hardware or printed matter. This use does not include alcohol retail sales of cannabis retail sales;
- 3.1.60 **“CONTRACTOR SERVICES”** means a development used for the provision of building construction, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require onsite storage space for materials, construction equipment or vehicles normally associated with general contracting services;
- 3.1.61 **“COUNTRY RESIDENTIAL”** means the use of land for residential purposes in a rural area;
- 3.1.62 **“COUNTRY RESIDENTIAL PARCEL”** means:
- a. the rural subdivision of an undeveloped parcel from a quarter section or river lot for residential purposes, or
 - b. the second or additional rural subdivision of a parcel from a quarter section or river lot for residential purposes;
- 3.1.63 **“DATA PROCESSING FACILITY”** means a building, dedicated space within a building, or a group of buildings used to house computer systems and associated infrastructure and components for the digital transactions required for processing data. This includes, but is not limited to, digital currency processing, non-fungible tokens, and blockchain transactions;
- 3.1.64 **“DAY HOME”** means a childcare facility operated from a dwelling supplying supervision of a maximum of six (6) children under the age of eleven (11) years.
- 3.1.65 **“DEMOLITION”** means:
- a. means the dismantling of a building; and/or
 - b. the intentional destruction of a building; and/or
 - c. the removal of debris of a building that has been dismantled, intentionally destroyed, or destroyed.
- 3.1.66 **“DENSITY”** means a quantitative measure of the average number of persons, families, or dwelling units per unit of area;
- 3.1.67 **“DEVELOPER”** means an owner, agent or any person, firm, or company required to obtain or having obtained a development permit;
- 3.1.68 **“DEVELOPMENT”** means:
- a. an excavation or stockpile and the creation of either;
 - b. a building or an addition to, or replacement or repair of a building and the construction or placing in, on, over or under land of any of them;
 - c. a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building;
 - d. a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building;
 - e. the placement of an already constructed or a partially constructed building on a parcel of land; or
 - f. those definitions of development included in the Act;
- 3.1.69 **“DEVELOPMENT AUTHORITY”** means a Development Authority established pursuant to the *Act* and may include one or more of the following; a Designated Officer, a Municipal Planning Commission, an Intermunicipal Planning Commission, or any other person or organization that has been authorized by bylaw to exercise development powers on behalf of the County;
- 3.1.70 **“DEVELOPMENT OFFICER”** means a person(s) appointed by the Development Authority to be responsible for receiving, considering, and recommending a decision on applications for development and such other duties as specified under the Land Use Bylaw;
- 3.1.71 **“DEVELOPMENT PERMIT”** means a document authorizing a development issued pursuant to this Bylaw;
- 3.1.72 **“DISCONTINUED”** means the time at which, in the opinion of the Development Authority, substantial construction activity or use, whether conforming or not conforming to this Bylaw, has ceased;

- 3.1.73 **“DISCRETIONARY USE”** means a use of land or buildings provided for in this Bylaw, for which a development permit may or may not be issued by the Municipal Planning Commission with or without conditions upon an application having been made. Discretionary uses are listed in the districts in which they may be considered;
- 3.1.74 **“DRINKING ESTABLISHMENT”** means a development possessing a Class A Minors Prohibited liquor license, where the sale and consumption of liquor on site are open to the public and where liquor is the primary source of business. This use does not include cannabis lounge;
- 3.1.75 **“DWELLING”** means any building used exclusively for human habitation and which is supported on a permanent foundation or base extending below ground level. This definition shall include single detached dwellings, manufactured homes, modular homes, duplexes, row housing and apartments, and shall not include sea cans, ATCO trailers, or other structures commonly utilized as accessory buildings;
- 3.1.76 **“DWELLING, APARTMENT”** means a dwelling containing three (3) or more dwelling units, but shall not mean row housing;
- 3.1.77 **“DWELLING, DUPLEX”** means a dwelling containing two dwelling units and either sharing one common wall in the case of side-by-side units, or having the dwelling area of one located above the dwelling area of the other in the case of vertical units, each with a private entry;
- 3.1.78 **“DWELLING, MANUFACTURED HOME”** means a dwelling which conforms to Canadian Standards Association Z240 Standard or any successor, whether ordinarily equipped with wheels or not, that is designed to be transported, and upon arriving at the site for location is, apart from incidental operations such as placement of foundation supports and connections of utilities, ready for year-round use as accommodation for a single household;
- 3.1.79 **“DWELLING, MODULAR”** means a type of single detached dwelling, that is designed to be transported to the building site in pieces and assembled on-site on top of a site-constructed basement or foundation but does not include a dwelling that would be considered to be a manufactured home. An RTM (“ready to move”) is an example of a modular dwelling;
- 3.1.80 **“DWELLING, MULTI-UNIT”** means a dwelling containing more than two dwelling units, such as row housing or apartments;
- 3.1.81 **“DWELLING, SINGLE DETACHED”** means a building consisting of one (1) dwelling unit. A single detached dwelling is a dwelling which is normally constructed on-site. However, a single detached dwelling may be constructed in pieces offsite, or even in one piece, with the piece(s) being transported to the site for assembly on-site, and thus may be a modular dwelling;
- 3.1.82 **“DWELLING UNIT”** means a complete building or self-contained portion of a building, set or suite of rooms for the use of one or more individuals living as a single housekeeping unit, containing sleeping, cooking and separated or shared toilet facilities intended as a permanent or semi-permanent residence not separated from direct access to the outside by another separate or self-contained set or suite of rooms;
- 3.1.83 **“ENVIRONMENTAL RESERVE”** means an environmental reserve as determined in accordance with the Act which is land designated as environmental reserve on a plan of subdivision;
- 3.1.84 **“ENVIRONMENTAL RESERVE EASEMENT”** means an environmental reserve easement as determined in accordance with the Act;
- 3.1.85 **“EVENT”** means a limited term commercial activity or gathering that may include entertainment, food and beverage services, additional parking, and other additional services. Examples may include weddings, ceremonies, retreats, parties, corporate functions, concerts, tradeshow, markets, and farm suppers;
- 3.1.86 **“EVENT VENUE”** means a use primarily intended to hold events and includes the provision of facilities to enable entertainment, public assembly, and/or the preparation of food and beverage services. This use does not include bed and breakfast, recreation facilities, visitor accommodation, or home-based business;
- 3.1.87 **“EXTERIOR WALL”** means the outermost point of a building projection, including, but not limited to, bay windows, oval windows, bow windows, chimneys, canopies and verandas, but not including roof overhangs less than 0.6 m (2.0 ft);
- 3.1.88 **“FARMSTEAD”** means the dwelling and other improvements used in connection with extensive or intensive agriculture or a confined feeding operation, situated on a parcel of land used in connection with such farming operations. Dwellings within a farmstead may include single detached dwellings and/or manufactured home dwellings.

- 3.1.89 **“FARMSTEAD SEPARATION”** means a parcel of land that has been or which may be subdivided by virtue of there being a farmstead within that parcel;
- 3.1.90 **“FENCE”** means a physical barrier constructed to prevent visual intrusions, unauthorized access, or provide sound abatement;
- 3.1.91 **“FLOODPLAIN”** means the area of land bordering a water course or water body that would be inundated by 1 in 100-year flood event as determined by Alberta Environment & Protected Areas in consultation with the County of Barrhead;
- 3.1.92 **“FLOOR AREA”** means the total of the floor areas of every room and passageway contained in a building, but not including the floor areas of basements, attached garages, sheds, open porches, decks, or breezeways;
- 3.1.93 **“FOUNDATION”** means the lower portion of a building, usually concrete or masonry, and includes the footings that transfer the weight of and loads on a building to the ground;
- 3.1.94 **“FRONT LINE”** means the boundary line of a parcel of land lying adjacent to a highway or road. In the case of a corner lot, the shorter of the boundary lines adjacent to the highways or roads shall be considered the front line;
- 3.1.95 **“GARAGE”** means an accessory building or part of the principal building designed and used primarily for the storage of non-commercial motor vehicles;
- 3.1.96 **“GENERAL COMMERCIAL RETAIL SERVICES”** means development used for the retail rental or sale of groceries, beverages, household good, furniture, appliances, hardware, lumber, printed matter, secondhand/used household goods (and related repair and refurbishing activities), personal care items, automotive parts and accessories, stationary, office equipment and similar goods. Manufacturing and wholesale uses or establishments where the primary product for sale or distribution is liquor or cannabis are not included in this use class;
- 3.1.97 **“GOVERNMENT SERVICES”** means development providing municipal, provincial, or federal government services directly to the public or the community at large, and includes development required for the public protection of persons or property. Typical facilities would include police stations, fire stations, courthouses, postal distribution offices, municipal offices, social service offices, manpower and employment offices, and airport terminals;
- 3.1.98 **“GRADE”** means the ground elevation established for the purpose of regulating the number of stories and the height of a building or structure.
- 3.1.99 **“GRADE, BUILDING”** means the average level of finished ground adjoining the main front wall of a building (not including an attached garage), except for areas such as vehicle or pedestrian entrances need not be considered in the determination of average levels of finished ground.
- 3.1.100 **“GREENHOUSE (OR NURSERY)”** means a commercial development for the growing, acclimating, propagating, harvesting, displaying and retail sale of fruits, vegetables, bedding plants, household, and ornamental plants, including trees for landscaping or decorative purposes, and that are not accessory to an agricultural use. It may include accessory uses related to the storing, displaying, and selling of gardening, nursery, and related products. This use does not include cannabis production and distribution facilities, cannabis retail sales establishments, or industrial hemp production and distribution facilities;
- 3.1.101 **“GROUP HOME”** means a development consisting of the use of a dwelling as a facility which is authorized, licensed, or certified by a public authority to provide room and board for foster children or disabled persons, or for persons with physical, mental, social, or behavioral problems and which may be for the personal rehabilitation of its residents either through self-help or professional care, guidance, or supervision. The residential character of the development shall be primary with the occupants living together as a single housekeeping group and using cooking facilities shared in common. This does not include drug or alcohol addiction treatment centres. Group homes provide a home-like settings where four (4) or more people (up to 10) receive accommodation, personal care, and social and recreational supports;

3.1.102 **"GUEST HOUSE"** means an accessory building that is separate, subordinate, and smaller than the principal dwelling on the parcel. Provides temporary overflow accommodation for the principal dwelling on the lot. Guest houses may provide for sleeping, sanitation and a partial kitchen.

3.1.103 **"GUEST RANCH"** means is a tourist destination that allows visitors to experience a taste of the cowboy way of life by providing opportunities for horseback riding and other outdoor activities;

3.1.104 **"HAMLET"** means the unincorporated communities of the County designated as hamlets;

3.1.105 **"HEAVY INDUSTRIAL USES"** means activities involved in the processing, fabrication, storage, transportation, distribution, or wholesaling of heavy industrial goods which, in the sole opinion of the Development Authority, may emit a significant level of noise, smoke, dust, odour, vibration, etc., and which may not be compatible with the surrounding land use. Heavy industrial uses shall not include heavy petrochemical industrial uses;

3.1.106 **"HEAVY PETROCHEMICAL INDUSTRIAL USES"** means activities involved in the processing and manufacturing of petrochemicals, including oil and gas refining, which, in the sole opinion of the Development Authority, may emit a significant level of noise, smoke, dust, odour, vibration, etc., and which may not be compatible with the surrounding land use;

3.1.107 **"HEAVY VEHICLE"** means any vehicle, with or without a load, that exceeds a maximum gross vehicle weight rating of Class 3 or higher as designated by the Canadian Transportation Equipment Association (4,536 kg or 10,000 lbs.), or a bus with a designated seating capacity of more than 10. Heavy vehicles do not include recreational vehicles;

3.1.108 **"HIGHER CAPABILITY AGRICULTURAL LAND"** means a quarter section consisting of at least 50.0 ac (20.23 ha) of land having a farmland assessment productivity rating equal to or greater than 41%; or, if no rating is available, at least 60% of its land area rated and Canada Land Inventory (C.L.I.) classes 1-3 soil capability for agriculture;

3.1.109 **"HIGHWAY"** means a highway or proposed highway that is designated as a highway pursuant to the Public Highways Development Act;

3.1.110 **"HOME OCCUPATION, MAJOR"** means any business, occupation, trade, profession, or craft that is carried on as a secondary use within a dwelling or accessory building, and which increases traffic circulation in the neighbourhood in which it is located. A major home occupation does not change the character of the dwelling in which it is located or have any exterior evidence of secondary use other than a small sign as provided for in Section 10.17 of this Bylaw. For the purposes of clarification this definition includes such uses as storage of equipment, trucks and related vehicles, trucking operations, construction equipment storage and other similar uses. A major home occupation does not include adult entertainment services, day homes, bed and breakfast operations, cannabis production and distribution, dating or escort services, or animal services;

3.1.111 **"HOME OCCUPATION, MINOR"** means any business, occupation, trade, profession, or craft that is carried on as a secondary use within a dwelling or accessory building, and which does not increase traffic circulation in the neighbourhood in which it is located. A minor home occupation does not change the character of the dwelling in which it is located or have any exterior evidence of secondary use other than a small sign as provided for in Section 10.17 of this Bylaw. A minor home occupation does not include adult entertainment services, or dating or escort services;

3.1.112 **"HOTEL"** means an establishment providing sleeping accommodations with all rooms having direct access provided by having to pass through a common hallway and through the main lobby of the building;

3.1.113 **"INDUSTRIAL USE"** means manufacturing, warehousing, or transshipment establishments which will not become obnoxious to surrounding properties by way of noise, odours, smoke, dust, or fumes, usually because all operations are carried out indoors and there is no external evidence of the industrial use;

3.1.114 **INDUSTRIAL USE, GENERAL** means the following development and such similar uses as the manufacturing, processing, assembling, cleaning, repairing, servicing, testing, storage, warehousing, distribution, or transshipment of materials, finished goods, products, or equipment;

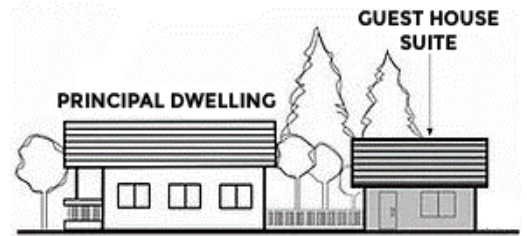


Figure 2: Guest House Suite

- 3.1.115 **“INDUSTRIAL USE, LIGHT”** means manufacturing, warehousing, or trans-shipment establishments which will not become obnoxious to surrounding properties by way of noise, odour, smoke, dust, or fumes, usually because all operations are carried out indoors and there is no external evidence of the industrial use;
- 3.1.116 **“INDUSTRIAL USE, RURAL”** means an industrial development involving:
- a. the initial processing or storage of forestry or mineral product which because of odour, noise or inflammable material require large tracts of land for environmental protection; or
 - b. warehousing or storage of forestry or mineral material, goods and processing or transportation equipment; or
 - c. natural resources processing industries whose location is tied to the resource; or
 - d. provision of large-scale transportation and vehicle service facilities involved in the transportation of forestry or mineral products;
- 3.1.117 **“INSTITUTIONAL USE”** means use types including but not limited to public offices, educational facilities (schools), cemeteries, funeral homes, libraries and cultural exhibits, places of worship and churches;
- 3.1.118 **“INTERNAL SUBDIVISION ROAD”** means a public roadway providing access to lots within a registered multi-parcel subdivision and which is not designated as a Township or Range Road;
- 3.1.119 **“KENNEL”** see **“SMALL ANIMAL BREEDING & BOARDING SERVICES”**;
- 3.1.120 **“LANDFILL”** means a landfill as defined in the Waste Control Regulation (AR 192/96);
- 3.1.121 **“LANDSCAPING”** means the modification and enhancement of a site using any of the following elements:
- a. vegetation such as lawns, trees, shrubs, hedges, ground cover, ornamental plantings, or similar;
 - b. architectural such as fences, screening, walks, or other structures and materials used in landscape architecture;
- 3.1.122 **“LIVESTOCK”** means livestock as defined in the Agricultural Operation Practices Act;
- 3.1.123 **“LOT”** see **“PARCEL”**;
- 3.1.124 **“MAIN BUILDING”** means a building in which is conducted the main or principal use of the parcel of land on which it is erected;
- 3.1.125 **“MAINTENANCE”** means the upkeep of the physical form of any building which does not require a permit pursuant to the Safety Codes Act, R.S.A. 2000, c. S-01, as amended or replaced. Maintenance will include painting, replacing flooring, replacing roofing materials, but will not include any activity that will increase the habitable floor area of any dwelling unit or the internal volume of any building;
- 3.1.126 **“MANUFACTURED HOME PARK”** means any lot on which three (3) or more occupied manufactured home units are harboured or are allowed to be harboured without regard to whether a fee or charge is paid or made, and shall include any building, structure, tent, vehicle, or enclosure used or intended for use as a part of the equipment of such manufactured home park, which complies with relevant government regulations governing manufactured home parks;
- 3.1.127 **“MANUFACTURED HOME SUBDIVISION”** means a parcel of land subdivided by a registered plan containing lots for manufactured homes on a freehold or leasable tenure;
- 3.1.128 **“MANURE STORAGE FACILITY”** means a manure storage facility as defined in the Agricultural Operation Practices Act, R.S.A. 2000, c. A-07, as amended or replaced;
- 3.1.129 **“MIXED USE DEVELOPMENT”** means a building including more than one land use, which are uses listed within the same Land Use District, on the same site, such as residential and retail stores, residential and office uses, or restaurant and office developments;
- 3.1.130 **“MOTEL”** means an establishment providing sleeping accommodations with a majority of all rooms having direct access to the outside without the necessity of passing through the main lobby of the building;
- 3.1.131 **“MULTI-PARCEL RESIDENTIAL SUBDIVISION”** means a subdivision of land for residential use where the residential parcel density on a quarter section after subdivision will be greater than four (4);
- 3.1.132 **“MUNICIPAL DEVELOPMENT PLAN”** means the County of Barrhead Municipal Development Plan;
- 3.1.133 **“MUNICIPAL PLANNING COMMISSION”** means the County of Barrhead Municipal Planning Commission, established by Bylaw Pursuant to the Act to serve as the Development Authority;
- 3.1.134 **“NATURAL RESOURCE EXTRACTION/PROCESSING”** means development for the on-site removal, extraction and primary processing of raw materials found on or under the site or accessible from the site. Typical resources and raw materials would include oil and gas, peat, sand, silt and gravel, shale, clay, marl, limestone, gypsum, other

minerals (precious or semi-precious), and coal. Typical facilities or uses would include gravel pits (and associated crushing operations), asphaltic processing, sand pits, clay or marl pits, peat extraction, stripping of topsoil;

- 3.1.135 **"NON-CONFORMING BUILDING"** means a building:
- that is lawfully constructed or lawfully under construction at the date a Land Use Bylaw or any amendment thereof affecting the building or the land on which the building is situated becomes effective, and
 - that on the date the Land Use Bylaw becomes effective does not, or when constructed will not, comply with the Land Use Bylaw;
- 3.1.136 **"NON-CONFORMING USE"** means a lawful specific use:
- being made of land or a building or intended to be made of a building lawfully under construction at the date a Land Use Bylaw affecting the land or building becomes effective; and
 - that on the date the Land Use Bylaw becomes effective does not, or in the case of a building under construction will not, comply with the Land Use Bylaw;
- 3.1.137 **"NUISANCE"** means anything that interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses;
- 3.1.138 **"OBNOXIOUS"** means, when used with reference to a development, a use which by its nature, or from the manner of carrying on the same, may, in the opinion of the Development Authority, create noise, vibration, smoke, dust or other particulate matter, odour, toxic or non-toxic matter, radiation, fire, or explosive hazard, heat, humidity, glare, or unsightly storage of goods, materials, salvage, junk, waste or other materials, a condition which, in the opinion of the Development Authority, may be or may become a nuisance, or which adversely affects the amenities of the neighbourhood, or which may interfere with the normal enjoyment of any land or building;
- 3.1.139 **"OCCUPANT"** means any person occupying or having control over the condition of any property and the activities conducted on the property, and includes the owner, lessee, tenant, or agent of the owner;
- 3.1.140 **"OFFICE USE"** means a development used to provide professional, management, administrative and consulting services in an office environment, but does not include financial services or medical clinics. Typical office uses include (but are not limited to): accounting, architectural, employment, engineering, insurance, investment, legal, real estate, secretarial and travel agent services;
- 3.1.141 **"OFFENSIVE"** means, when used with reference to a development, a use which by its nature, or from the manner of carrying on the same, creates or is liable to create by reason of noise; vibration; smoke; dust or other particulate matter; odour; toxic or non-toxic matter; radiation; fire or explosion hazard; heat; humidity; glare; or unsightly storage of goods, materials, salvage, junk, waste or other materials, a condition which, in the opinion of the Development Authority, may be or become hazardous or injurious as regards health or safety, or which adversely affects the amenities of the neighbourhood, or interferes with or may interfere with the normal enjoyment of any land, building or structure;
- 3.1.142 **"OFF-GRID"** refers to a stand-alone generating system not connected to or in any way dependent on the utility grid;
- 3.1.143 **"OPEN SPACE"** means land and water areas which are retained in an essentially undeveloped state and often serve one or more of the following uses: conservation of resources; ecological protection; recreation purposes; historic or scenic purposes; enhancement of community values and safety; maintenance of future land use options;
- 3.1.144 **"ORDER"** means an order written by a designated officer of the County, pursuant to Sections 545 and 546 of the *Act*, as amended or replaced.
- 3.1.145 **"OUTDOOR STORAGE"** means an outdoor area for the storage of equipment, goods, materials, motor vehicles, recreational vehicles, or products associated with a business on that same parcel;
- 3.1.146 **"OUTLINE PLAN"** means a detailed land use plan for an area that provides a framework for subsequent subdivision and development of that land, and which conforms to all approved Statutory Plans. An Outline Plan or (Site Development Plan) is adopted by resolution of Council, Pursuant to Part 17 of the *Act*, and is otherwise equivalent to a "Conceptual Scheme" as described in the *Act*;
- 3.1.147 **"OWNER"** means:
- in the case of land owned by the Crown in right of Alberta or the Crown in right of Canada, the Minister of the Crown having the administration of the land; or

- b. in the case of any other land, the person shown as the owner of the parcel on the municipality's assessment roll.
- 3.1.148 **"PARCEL"** means:
- a. a quarter section;
 - b. a river lot or settlement lot shown on an official plan, as defined in the *Surveys Act*, that is filed or lodged in a Land Titles Office;
 - c. a part of a parcel described in a certificate of title if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision; or
 - d. a part of a parcel described in a certificate of title if the boundaries of the part are described in a certificate of title by reference to a plan of subdivision;
- 3.1.149 **"PARCEL AREA"** means the area of a parcel as shown on a plan of subdivision or described in a certified copy of a Certificate of Title. Parcel area includes any area dedicated to an easement or a right-of-way;
- 3.1.150 **"PARCEL, CORNER"** means a parcel with boundary lines on two separate roads or highways or a single road or highway that curves at an angle of sixty (60) degrees or more at the subject parcel.
- 3.1.151 **"PARCEL, DEVELOPED"** means:
- a. on an agricultural parcel, the parcel is used for extensive or intensive agricultural purposes or is occupied by its prime use as specified in a development permit;
 - b. on a residential parcel, a habitable dwelling constructed for which a development permit has been issued on the parcel; and/or
 - c. on all other parcels, the parcel has a principal building constructed or the parcel is occupied by its occupied by its prime use as specified in a development permit;
- 3.1.152 **"PARCEL, DOUBLE FRONTING"** means a parcel which abuts two (2) roads (except alleys or lanes as defined in the Traffic Safety Act, R.S.A. 2000, c. T-06, as amended) which are parallel or nearly parallel where abutting the parcel but does not include a corner parcel;
- 3.1.153 **"PARCEL, FRAGMENTED"** means a parcel of land that is separated from the balance of the remainder of the parcel of land by a natural barrier such as a river, a permanent or naturally occurring water body, a railroad, or a road, but not an undeveloped road on a Road Plan, or a barrier to the crossing of cultivation equipment created by substantial topography, such as a ravine, gully or small (possibly intermittent) watercourse. The determination that such a topographic barrier is a fragmenting feature for the purpose of subdivision shall be at the sole discretion of the Subdivision Authority;
- 3.1.154 **"PARCEL, INTERIOR"** means a parcel, which abuts a road only on the front line;
- 3.1.155 **"PARCEL, LAKEFRONT"** means a parcel adjacent to a lake or would be adjacent to a lake if not for a reserve parcel;
- 3.1.156 **"PARCEL, VACANT"** means a parcel which does not contain a residence, building, or structure;
- 3.1.157 **"PARCEL WIDTH"** means the average distance between the side boundaries of a parcel;
- 3.1.158 **"PARK"** means land providing outdoor public recreation space;
- 3.1.159 **"PARK MODEL"** means a temporary or recreational unit. There are 2 types of park models which are recognized by the Industry. They are:
- a. Park Model Trailer 102 is a unit designed to be towed by a heavy-duty tow vehicle but is of restricted size and weight so that it does not require a special highway movement permit. Maximum width when being towed is 2.6 m (8.5 ft). Once on site in the set-up mode it must be connected to the local utilities. It usually has one or more slide-outs, but when in set-up mode the gross trailer area does not exceed 37.2 m² (400.0 ft²). Conforms to the CSA Z-240 Standards.
 - b. Park Model Recreational Unit is requires a special tow vehicle and a special permit to move on the road as the width of the unit is greater than 2.6 m (8.5 ft). These units are designed with living quarters and must be connected to those utilities necessary for the operation of installed fixtures and appliances. It has a gross floor area, including lofts, not exceeding 50.0 m² (540.0 ft²) in the set-up mode and has a width greater than 2.6 m (8.5 ft) in the transit mode. Conforms to the CSA Z-241 Standards.
- 3.1.160 **"PARKING AREA"** means a development for the storage and/or parking of vehicles and includes parking stalls, aisles, entrances and exits and may include loading spaces, traffic islands and landscaping;
- 3.1.161 **"PARKING SPACE"** means an area set aside for the parking of one (1) vehicle;

- 3.1.162 **“PATIO”** means the paved, wooden, or hard-surfaced area adjoining a house, no more than 0.6 m (2.0 ft) above grade, used for outdoor living;
- 3.1.163 **“PERMITTED USE”** means the use of land or a building provided for in the Land Use Bylaw for which a development permit must be issued, with or without conditions, by the Development Officer or Municipal Planning Commission upon application having been made to the Development Officer provided the use of land or buildings complies with all applicable provisions of this Bylaw;
- 3.1.164 **“PLACE OF WORSHIP”** means the development owned by a religious organization used for worship and related religious, philanthropic, or social activities including rectories, manses, and accessory buildings. Typical uses include the following and similar uses as churches, chapels, mosques, temples, synagogues, parish halls, convents, cemeteries, and monasteries;
- 3.1.165 **“PRINCIPAL BUILDING OR USE”** means a building or use, which, in the opinion of the Development Officer:
- a. occupies the major or central portion of a parcel,
 - b. is the chief or main building or use among one or more buildings on the parcel, or
 - c. constitutes by reason of its use the primary purpose for which the parcel is used.
- There shall be no more than one principal building or use on each parcel unless otherwise specifically permitted in this Bylaw;
- 3.1.166 **“PUBLIC OR QUASI-PUBLIC USE”** means a use which is for the purposes of public administration and services, and shall also include uses for the purposes of public assembly, instruction, culture, enlightenment, community activities, provision of utilities and also includes cemeteries and public utilities, as defined in the Act;
- 3.1.167 **“PUBLIC UTILITY”** means the right-of-way for one or more of the following: sanitary and stormwater sewerage, telecommunications systems (excluding telecommunications towers), water works systems, irrigation systems, systems for the distribution of gas, whether natural or artificial, systems for the distribution of artificial light or electric power and heating systems;
- 3.1.168 **“PUBLIC UTILITY BUILDING”** means a building to house a public utility, its offices or equipment;
- 3.1.169 **“REAR LINE”** means the boundary line of a parcel of land lying opposite to the front line of the parcel and/or farthest from a highway or road. For a Lakefront parcel or a parcel abutting a river, the rear line shall be the boundary of the parcel opposite the shoreline. If there is more than one (1) front line, the lot line opposite the shorter front line shall be the rear line for the purposes of this definition;
- 3.1.170 **“RECREATIONAL RESORT”** means a recreational commercial development that includes residential recreational dwellings or structures which are intended for commercial use rather than for the private or exclusive use of the developer or owner. This type of development includes cabin style short rental accommodations. Serviced campgrounds are not considered recreational resorts;
- 3.1.171 **“RECREATIONAL USE”** means a recreational development conducted on a unified basis on a single site where the prime reason for location is to take advantage of natural physical features including the availability of large areas of land to provide day-to-day sporting and athletic facilities and the structures incidental thereto. Typical facilities may include agricultural tourism, eco-tourism, golf courses, driving ranges, ski hills, ski jumps, sports fields, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, boating facilities, Scout/Guide camps, religious outdoor retreat camps, parks, community halls, drop-in centres, and similar uses, and may include a refreshment stand incidental to the primary use;
- 3.1.172 **“RECREATIONAL VEHICLE”** means a vehicular type unit primarily designed as temporary living quarters for recreational camping or travel use, which either has its own motive power or is mounted or drawn by another vehicle. The base entities are travel trailers, camping trailers, truck campers, and motor homes. Park models are not considered Recreational Vehicles for the purposes of this Bylaw;
- 3.1.173 **“RECREATIONAL VEHICLE STORAGE FACILITY”** means a development used for the indoor or outdoor commercial storage of tent trailers, travel trailers, motor homes, boats, and other similar recreational vehicles;
- 3.1.174 **“REGISTERED OWNER”** means:
- a. in the case of land owned by the Crown in Right of Alberta or the Crown in Right of Canada, the Minister of the Crown having the administration of the land, or
 - b. in the case of any other land:

- i. the purchaser of the fee simple estate in the land under an agreement for sale that is the subject of a caveat registered against the certificate of title in the land and any assignee of the purchaser's interest that is the subject of a caveat registered against the certificate of title, or
 - ii. in the absence of a person described in paragraph (b)(i) above, the person registered under the Land Titles Act as the owner of the fee simple estate in the land;
- 3.1.175 **"RENOVATION"** means an addition to, deletion from, or change to any building which does not require a permit other than a plumbing, gas, or an electrical permit pursuant to the Safety Codes Act, R.S.A. 2000, c. S-01, as amended or replaced;
- 3.1.176 **"RESIDENTIAL USE"** means the occupation and use of land and buildings by and as dwellings, whether on a seasonal or year-round basis;
- 3.1.177 **"RESTAURANT"** means a development where foods and beverages, including alcoholic beverages are prepared and served for consumption on site by the public and may include a take-out component as an accessory development;
- 3.1.178 **"RETAIL STORE"** means a development used for the retail sale of a wide range of consumer goods. Typical uses include (but are not limited to) grocery stores, plumbing and hardware stores, clothing stores, shoe stores, sporting goods stores, furniture stores, cannabis accessory retail sales, appliance stores, jewelry stores, secondhand stores, or pharmacies. This use does not include liquor stores or cannabis retail sales establishments;
- 3.1.179 **"RURAL INDUSTRIES"** means those industrial uses which are better suited to a rural rather than an urban environment because they:
 - a. require relatively large areas of land, do not require urban services, and may provide services to the rural area; or
 - b. are potentially hazardous or emit high levels of noise, dust, odour, vibration, etc. However, this shall not include business establishments engaged in servicing, repairing, or retailing goods to the general public;
- 3.1.180 **"SCHOOL"** means any building or part thereof which is designed, constructed, or used for public education or instruction in any branch of knowledge. For the purposes of this Bylaw, a school does not include home schools or a building in which home education programs are conducted.
- 3.1.181 **"SEA CAN"** means a pre-built metal container and structure originally designed and/or constructed for the purpose of cargo storage;
- 3.1.182 **"SECONDARY COMMERCIAL"** means a general commercial use, which is subordinate in nature to the main use of parcel. A secondary commercial use is not limited to uses, which are similar to the main use of the parcel and may include; business establishments engaged in servicing, repairing, or retailing goods to the general public. Alcohol sales and distribution as well as eating establishments are not considered secondary commercial uses;
- 3.1.183 **"SERVICE STATION"** means an establishment used for the sale of gasoline, propane or other automotive fuels and may include as an accessory use the sale of lubricating oils or other automotive fluids or accessories for motor vehicles, servicing and minor repair of motor vehicles, and a towing service dispatch point. This use does not include the following or similar uses, specialty motor repair shops, and motor vehicle repair establishments which do not include retail sale of automotive fuels;

3.1.184 **“SETBACK”** means the minimum horizontal distance that the nearest exterior wall of a development, or a specified portion of it, must be set back from a parcel boundary/property line;

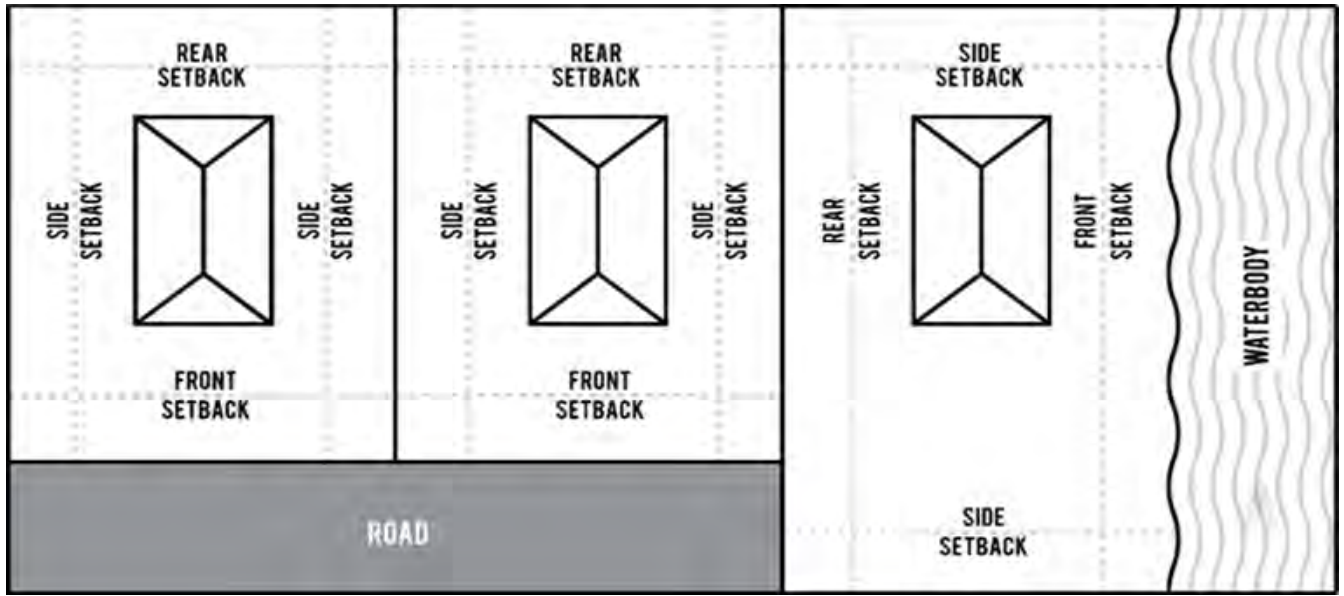


Figure 3: Setback Examples

3.1.185 **“SHORELINE”** means the land covered by water for such a period of time that it no longer features the natural vegetation or marks a distinct boundary from the water environment and the soil of the water body and the vegetation of the surrounding land;

3.1.186 **“SIGN”** means anything that serves to indicate the presence or the existence of something, including, but not limited to a lettered board, a structure, or a trademark, displayed, erected, or otherwise developed and used or serving to identify, advertise, or give direction;

3.1.187 **“SIMILAR USE”** means a use which, in the opinion of the Development Authority, closely resembles another specified use with respect to the type of activity, structure and its compatibility with the surrounding environment;

3.1.188 **“SITE”** means a parcel or parcel on which a development exists or for which an application for a development permit is made;

3.1.189 **“SMALL ANIMAL BREEDING AND BOARDING SERVICES”** means development used for the breeding, boarding, caring, or training of small animals normally considered household pets. Typical facilities include kennels, pet boarding and pet training establishments;

3.1.190 **“SOLAR ENERGY COLLECTION SYSTEM”** refers to a device, or combination of devices, structure, or part of a device or structure that transforms direct solar energy into thermal, mechanical, chemical, or electrical energy and that contributes significantly to a structure’s energy supply;

3.1.191 **“STOP ORDER”** means a written notice pursuant to the Act issued by the Development Authority, which may order the stoppage of all works or activities on the lands and/or require compliance with actions required by the notice to ensure the use of structures on the lands in question are in accordance with the requirements of the Act, the Land Use Bylaw, development permit, or a subdivision approval;

3.1.192 **“STRUCTURAL ALTERATIONS”** means the addition to, deletion from, or change to any building which requires a permit other than a plumbing, gas, or an electrical permit pursuant to the Safety Codes Act, R.S.A. 2000, c. S-01, as amended or replaced;

3.1.193 **“STRUCTURE”** means anything constructed or erected on the ground, or attached to something on the ground, and includes all buildings;

3.1.194 **“SUBDIVISION & DEVELOPMENT APPEAL BOARD”** means the Subdivision and Development Appeal Board (SDAB) established by the Council by the Subdivision and Development Appeal Board Bylaw, as amended or replaced, adopted pursuant to the Act;

- 3.1.195 **“SUBDIVISION AUTHORITY”** means the County of Barrhead Subdivision Authority established pursuant to the Act. Council has been authorized by Bylaw to exercise Subdivision Authority powers on behalf of the County;
- 3.1.196 **“SUBSTANDARD PARCEL”** means any parcel, which is smaller, in area or in any dimension, than the minimum area or dimension stipulated in the regulations of the Land Use District in which the parcel is located;
- 3.1.197 **“SUITE, SECONDARY”** means a self-contained dwelling unit located within a single detached dwelling, and may include cooking, sleeping, and sanitary facilities;
- 3.1.198 **“SURVEILLANCE SUITES”** means a portable dwelling unit forming part of a development and used solely to accommodate a person(s) related as a family, or an employee whose official function is to provide surveillance for the maintenance and safety of the development;
- 3.1.199 **“TEMPORARY”** means, when used in relation to a land use or development, either a use or development which, if it is approved by the Development Authority, may be approved for a specific period of time; and, when used in relation to a period of time, means the period of time for which development will have been approved by the development authority;
- 3.1.200 **“TOURIST ACCOMODATION”** means a dwelling or dwelling unit operated as a temporary place to stay, with compensation, and includes all vacation rentals of a dwelling unit. The characteristics distinguish a tourist home from a dwelling unit used as a residence may include any of the following:
- a. The intent of the occupant to stay for short-term (30 days or less) vacation purposes rather than use the property as a residence;
 - b. The commercial nature of a tourist home;
 - c. The management or advertising of the dwelling unit as a tourist home or “vacation rental,” on any website or social media site such as Airbnb, VRBO, or Facebook; and/or
 - d. The use of a system of reservations, deposits, confirmations, credit cards, or other forms of electronic payments, etc.
- A recreational vehicle shall not be used as a tourist home;
- 3.1.201 **“TRANSFER STATION”** means a permanent collection and transportation facility used to deposit solid waste collected off-site into larger transfer vehicles for transport to a solid waste handling facility. Transfer stations may also include recycling facilities;
- 3.1.202 **“TURBINE”** refers to the parts of a WECS system including the rotor, generator, and tail;
- 3.1.203 **“UNSUBDIVIDED QUARTER SECTION”** means a quarter section that has had no lands removed from it other than for road or railroad purposes;
- 3.1.204 **“VEHICLE & EQUIPMENT REPAIR SHOP, HEAVY”** means a development where new or used vehicles, trucks, recreational vehicles and other vehicles and equipment with a gross vehicle weight rating equal to or greater than 6,000.0 kg (13,227 lbs.) undergo service and maintenance, including body repair, sandblasting, and/or painting. This land use includes transmission shops, muffler shops, tire shops, automotive glass shops and upholstery shops;
- 3.1.205 **“VEHICLE & EQUIPMENT REPAIR SHOP, LIGHT”** means a development where new or used vehicles, trucks, recreational vehicles and other vehicles and equipment with a gross vehicle weight rating less than 6,000.0 kg (13,227 lbs.) undergo service and maintenance, including body repair, sandblasting, and/or painting. This land use includes transmission shops, muffler shops, tire shops, automotive glass shops and upholstery shops;
- 3.1.206 **“VEHICLE & EQUIPMENT SALES ESTABLISHMENT, HEAVY”** means a development where new or used heavy vehicles, machinery or mechanical equipment typically used in building, roadway, pipeline, oilfield, mining, construction, manufacturing, assembling, and processing operations and/or agricultural operations are sold or rented, together with incidental maintenance services and sale of parts;
- 3.1.207 **“VEHICLE & EQUIPMENT SALES ESTABLISHMENT, LIGHT”** means a development where new or used vehicles, motor homes, and recreational vehicles are sold or displayed for the purpose of sale, lease, or rental, together with incidental maintenance services and sale of parts. This use may include (but are not limited to): car, truck and recreational vehicle sales/rental establishments, recreational vehicle dealerships, and vehicle rental agencies, and may include refueling and/or washing facilities as an integral part of the operation;
- 3.1.208 **“WAREHOUSE”** means a structure used for the storage and distribution of raw materials, processed or manufactured goods, and establishments providing servicing for those purposes;

- 3.1.209 **“WILDLAND URBAN INTERFACE”** is the area of transition between unoccupied/undeveloped land and urban/residential communities.
- 3.1.210 **“WIND ENERGY CONVERSION SYSTEM, LARGE”** means one or more buildings designed to convert wind energy into mechanical or electrical energy and which has a rated capacity equal to or greater than 300 kW;
- 3.1.211 **“WIND ENERGY CONVERSION SYSTEM, SMALL”** refers to a wind energy conversion system (WECS) consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity of not more than 300 kW, and which is intended to provide electrical power for use on-site (either behind the meter or off-grid) and is not intended or used to produce power for resale;
- 3.1.212 **“WIND TURBINE TOWER”** refers to the guyed or freestanding structure that supports a wind turbine generator;
- 3.1.213 **“WIND TURBINE TOWER HEIGHT”** means the height above grade of the fixed portion of the wind turbine tower, excluding the wind turbine and rotor;
- 3.1.214 **“WIRELESS COMMUNICATION FACILITY”** means a facility that provides communication service using radio frequency (RF) technology to transmit and receive voice, picture, text, and data, in either digital or analogue form, on a system of elevating support structures. These structures include monopoles, lattice towers (self-supported or guyed) or other configurations as well as, although not limited to, shelters, transmitters, receivers, antennas, antenna mounts, transmission lines, waveguides, transmission line supporting equipment and material, aeronautical obstruction lights, antenna de-icing equipment, antenna power dividers and matching equipment, combiners, utility power equipment, conditioners, and backup systems;
- 3.1.215 **“WORK CAMP”** means a temporary residential complex used to house camp workers for a contracting firm or project on a temporary basis of more than thirty (30) days and less than one (1) year. The camp is usually made up of a number of manufactured units, clustered in such fashion as to provide sleeping, eating, recreation and other basic living facilities;
- 3.1.216 **“WRECKING & SCRAP YARD”** means a land use or development that is for the disassembling, crushing, or storing of used motor vehicles and other metal parts and objects. This may include the sale of parts or scrap metal;
- 3.1.217 **“YARD, FRONT”** means that portion of the parcel extending across the full width of the parcel from the front property boundary line of the parcel to the front wall. In the case of lake front lots, the front yard shall also include the area between the lake shore property line (or, if the front property line is not a fixed point, the standard mean high-water mark as defined by Alberta Environment and Protected Areas) and the wall of a building facing the lake;
- 3.1.218 **“YARD, REAR”** means that portion of a parcel extending across the full width of the parcel from the rear wall of a building situated on the parcel, to the rear property boundary line of the parcel;
- 3.1.219 **“YARD, SIDE”** means that portion of a parcel extending from the front wall of a main building situated on a parcel, to the rear of a building, and lying between the side property boundary line of the parcel and the side wall of the main building; and

3.2 DEFINITION CLARIFICATIONS

All other words and expressions shall have the meanings assigned to them in the *Municipal Government Act*, other applicable provincial legislation, or the county of Barrhead Municipal Development Plan.

4. AMENDMENTS

4.1 APPLICATIONS

- 4.1.1 Subject to the *Act*, any section in this Land Use Bylaw may be amended.
- 4.1.2 Notwithstanding this section, the Land Use Bylaw may be updated without giving notice or holding a public hearing if the amendment corrects clerical, technical, grammatical, or typographical errors and does not materially affect the regulations of the Land Use Bylaw in principle or substance.
- 4.1.3 Council may at any time initiate an amendment to this Land Use Bylaw by directing County Administration to initiate an application, therefore.
- 4.1.4 All applications for amendment to this Land Use Bylaw shall be accompanied by the following:
- a. A statement of the specific amendment requested;
 - b. Purpose and reasons for the application;
 - c. If the application is for a change of a Land Use District:
 - i. the legal description of the lands;
 - ii. a plan showing the location and dimensions of the lands; and
 - iii. a copy of the Certificate of Title for the land affected or other documents satisfactory to the Development Authority indicating the applicant's interest in the said land that is dated within thirty (30) days of application;
 - d. Applicant's interest in the lands; and
 - e. An application fee as identified in the County's Rates & Fees Bylaw.
- 4.1.5 If an amendment is for the redistricting of land, County Administration may require:
- a. A conceptual scheme (or Area Structure Plan) for the area to be redistricted, to the level of detail specified by County Administration that provides Council with information to determine:
 - i. if the site is suitable for the intended use;
 - ii. if the site can be reasonably and cost effectively serviced; and
 - iii. that the proposed amendment will not unduly impact the rights of adjacent landowners to use and enjoy their property; and
 - b. Payment of a fee equal to the costs incurred by the County to review the proposed redistricting and/or related conceptual scheme, or if necessary to prepare a conceptual scheme; and
 - c. Technical studies requested by the County Administration to assess site suitability and servicing requirements.
- 4.1.6 Upon receipt of an application to amend this Land Use Bylaw, County Administration may refer the application to the County's planning and engineering service providers, who shall analyze the potential impacts on local land use, development, infrastructure, and servicing that would result from the proposed amendment. This analysis must consider the full development potential for the proposed amendment and shall, among other things, consider the following impact criteria:
- a. Relationship to and compliance with approved statutory plans and Council policies;
 - b. Relationship to and compliance with statutory plans, outline plans, or plans in preparation;
 - c. Compatibility with surrounding development in terms of land use function and scale of development;
 - d. Traffic impacts;
 - e. Relationship to, or impacts on, water and sewage systems, and other public utilities and facilities such as recreation facilities and schools;
 - f. Relationship to municipal land, right-of-way, or easement requirements;
 - g. Effect on stability, retention and rehabilitation of desirable existing land uses, buildings, or both in the area;
 - h. Necessity and appropriateness of the proposed amendment in view of the stated intentions of the applicant; and
 - i. Relationship to the documented concerns and opinions of area residents regarding development implications.

- 4.1.7 Upon receipt of an application to amend the Land Use Bylaw, County Administration shall:
- a. Prepare a report with recommendations on the proposed amendment for Council and an amending Bylaw for consideration of 1st reading by Council;
 - b. Send written notice to landowners who are adjacent to the parcel of land affected by the proposed amendment or to a larger area as directed by Council;
 - c. Provide notice of the Public Hearing to the applicant, the owner of the subject land if different than the applicant, to all directly adjacent property owners, and any other individuals or organizations identified by Council;
 - d. Prepare a report and recommendation, including maps and other material, on the application, prior to a Public Hearing on the application for amendment; and
 - e. Inform the applicant of the recommendation to Council.
- 4.1.8 At the same time as forwarding the application for amendment to Council, County Administration may, at its sole discretion, refer the application for further information to any person or agency it wishes.
- 4.1.9 Council, in considering an application for an amendment to this Land Use Bylaw, may at its sole discretion:
- a. Refuse the application;
 - b. Refer the application for further information; or
 - c. Pass 1st reading to a Bylaw to amend this Land Use Bylaw, with or without modifications; or
 - d. Pass 1st reading of an alternate amendment to this Land Use Bylaw.
- 4.1.10 Following 1st reading to an amending Bylaw, Council shall establish the date, time, and place for a public hearing on the proposed Bylaw.
- 4.1.11 Following establishment of the date, time, and place for the public hearing, County administration shall issue a notice of the public hearing in accordance with the requirements of the Act for public hearing notification.
- 4.1.12 Notice of the public hearing must be advertised at least five (5) days before the public hearing occurs.
- 4.1.13 Notice of the public hearing shall provide the following information:
- a. Purpose of the proposed Bylaw;
 - b. Date, time, and place of the Public Hearing; and
 - c. Address where a copy of the proposed Bylaw and any document relating to it, or the Public Hearing may be inspected.
- 4.1.14 In the case of an amendment to change the Land Use District designation of a parcel of land, County Administration must:
- a. Include in the notice:
 - i. The municipal address, if any, and the legal address of the parcel of land; and
 - ii. A map showing the location of the parcel of land;
 - b. Give written notice containing the information described in Section 4.1.14.a to the owner of that parcel of land at the name and address shown on the certificate of title (or tax roll);
 - c. Give written notice containing the information described in Section 4.1.14.a to each owner of adjacent land at the name and address shown for each owner on the tax roll of the municipality; and
 - d. If the land is within 800 m of an adjacent municipality, give written notice to the adjacent municipality and to each owner of adjacent land at the name and address shown for each owner on the tax roll of that municipality.

4.2 PUBLIC HEARING

- 4.2.1 In the Public Hearing, Council:
- a. Must hear any person, group of persons, or person representing them, who claim(s) to be affected by the proposed Bylaw and who has complied with the procedures outlined by Council; and
 - b. May hear any other person who wishes to make representations that Council agrees to hear.
- 4.2.2 After considering any representations made at the Public Hearing, and any other matter it considers appropriate, Council may:
- a. Proceed to pass the proposed amendments to the Bylaw;
 - b. Defer the amendment application for further information or comment;

- c. Make any further amendments it considers necessary and proceed to pass the amended Bylaw without further advertisement or hearing; or
- d. Defeat the proposed amendments to the Bylaw.

4.2.3 After 3rd reading of the Bylaw, the Development Authority shall send a copy of the Bylaw to the:

- a. Applicant;
- b. Registered owner of the land (if different from the applicant);
- c. County's planning services provider; and
- d. Adjacent municipality, if applicable.

5. DEVELOPMENT PERMITS

5.1 CONTROL OF DEVELOPMENT

- 5.1.1 Development permits are required to ensure that all development is achieved in an orderly manner.
- 5.1.2 No development other than that designated in Section 5.3 of this Bylaw shall be undertaken within the County unless an application for it has been approved and a development permit has been issued.
- 5.1.3 In addition to meeting the requirements of this Bylaw, it is the responsibility of the applicant to ensure and obtain any other required federal, provincial, and municipal approvals, permits, and/or licenses.
- 5.1.4 Further, in addition to meeting the requirements of this Bylaw, it is the responsibility of the applicant to ensure that their development is consistent with the conditions of any registered easements or covenants which affect the subject site.
- 5.1.5 For the purposes of this section, signs, posters, and billboards are deemed to be developments.
- 5.1.6 Notwithstanding Section 5.3, where a variance to any regulation in this Bylaw is required, a development permit shall be required.

5.2 PERMIT FEE

- 5.2.1 All fees and charges under and pursuant to this Bylaw, and any amendments thereto, shall be as identified in the County's Rates & Fees Bylaw as set by Council.

5.3 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

- 5.3.1 The following developments shall not require a development permit provided that the development otherwise complies with all other regulations of this Bylaw:
 - a. Carrying out works of maintenance or repair to any building internally or externally provided that such works do not include structural alterations or major works of renovation, where such work does not result in changes to the use or intensity of the structure as determined by the Development Officer or Municipal Planning Commission;
 - b. Completion of a development which was lawfully under construction at the date this Bylaw comes into full force and effect, provided that:
 - i. the building is completed in accordance with the terms and conditions of any development permit granted in respect of it; and
 - ii. development is completed within a period of twelve (12) months from the date of the official notice of development permit approval;
 - c. Use of any such building as is referred to in Section 5.3.1.a where a permit is not required for the purpose for which construction was commenced;
 - d. A temporary building, the sole purpose of which is incidental to the erection or alteration of a building or development, for which a permit has been issued under this Bylaw, provided that the temporary building shall be removed within one (1) year of the commencement of construction or upon completion of the building or development where it is completed in a period of less than one (1) year;
 - e. Construction, maintenance and repair of public works, services and utilities carried out by or on behalf of federal, provincial, and municipal public authorities on land which is publicly owned or controlled;
 - f. The following extensive agricultural uses shall not require a development permit so long as they are located a minimum of 30.0 m (98.4 ft.) from a property line, and 30.0 m (98.4 ft.) from the edge of a minor two-lane highway right-of-way, or 40.0 m (131.2 ft.) from the edge of a major two-lane highway right-of-way:
 - i. carrying out of agricultural operations on a parcel of 8.1 ha (20.0 ac) or greater in area;
 - ii. construction, renovation, or relocation of buildings used for farm use, as defined in the Bylaw, in conjunction with extensive agricultural operations on a parcel of 8.1 ha (20.0 ac) or greater in area;

- iii. a water reservoir or dugout a minimum of 30.0 m (98.4 ft.) from a property line; and
- iv. placement of up to four (4) sea cans for farm use on a parcel of 8.1 ha (20.0 ac) or greater in area;
- g. Intensive agricultural operations and Confined Feeding Operations (CFO's) on a parcel of land over 8.1 ha (20.0 ac) in size;
- h. Installation of television satellite dishes;
- i. An existing or proposed home occupation, as defined in this Bylaw, but not including an existing or proposed bed and breakfast operation, also as defined in this Bylaw, if the existing or proposed home occupation, in the opinion of the Development Officer, complies with all provisions and requirements of Section 10.17 of this Land Use Bylaw;
- j. Operation of a day home that provides service to four (4) or fewer children;
- k. Landscaping, (not including dugouts or artificial water bodies); including the establishment of a retaining wall of 1.0 m (3.2 ft) in height or less, where the existing natural surface drainage pattern on or off-site, is not materially altered, except where landscaping forms part of a development which requires a development permit;
- l. Seasonal or holiday decorations;
- m. Up to and including three (3) recreational vehicles (R.V.'s) per parcel, provided that the development complies with all other provisions and requirements of this Land Use Bylaw;
- n. Construction and maintenance of utility services, municipal infrastructure and private utilities associated with a principal residential use of land, not including a waste transfer station, regional landfill, communications towers, or municipal sewage lagoon;
- o. Erection, construction, maintenance or alteration of a gate, fence, wall, or other structural means of enclosure that is:
 - i. on parcels less than 0.4 ha (1.0 ac), is no higher than 1.8 m (6.0 ft) on the side and rear yards, and no higher than 1.0 m (3.3 ft) on the front yard;
 - ii. on parcels greater than 0.4 ha (1.0 ac) and less than 4.0 ha (10.0 ac), and is no higher than 1.8 m (6.0 ft); or
 - iii. on parcels greater than 4.0 ha (10.0 ac), or larger;
- p. Keeping of animals permitted in accordance with Section 9.20 Animal/Bird Regulations;
- q. Extraction and processing, exclusively by the County or its authorized agents, of sand, gravel, or other earth materials and including asphaltic or concrete mixtures for any County purpose within the County;
- r. Construction and maintenance of internal road networks, constructed in accordance with current public works standards to the satisfaction of the Development Authority, or Council, shall not require a development permit;
- s. Market gardens, greenhouses, and nurseries on a parcel greater than 8.1 ha (20.0 ac) in area;
- t. Apiaries that conform to the siting requirements of Section 10.3 – Apiaries;
- u. Signs not greater than 6.0 m² (64.0 ft²) in copy area;
- v. A building or accessory building with a gross floor area of under 18.0 m² (193.8 ft²) which is not on a permanent foundation that meets the minimum required yard and setback requirements indicated in this Bylaw, but not including:
 - i. a wind energy conversion system unless the system is specifically related to only one (1) dugout; and
 - ii. small sea cans;
- w. An unenclosed patio or deck that:
 - i. meets the minimum distance requirements outlined in Section 9.6 of this Bylaw; and
 - ii. has a gross floor area under 18.0 m² (193.8 ft²);
- x. Development within a basement which does not change or add to the uses within a dwelling;
- y. Roof mounted solar energy collection systems; and
- z. Ground level solar energy collection systems with an area equal to or less than 46.5 m² (500.0 ft²).

5.4 NON-CONFORMING BUILDINGS AND USES

- 5.4.1 Buildings and uses which do not conform to this Bylaw are subject to the provisions of the *Act* respecting non-conforming uses and buildings, which define the conditions under which they may be continued or altered.
- 5.4.2 A non-conforming use of land or a building may be continued, but if that use is discontinued for a period of six (6) consecutive months or more, any future use of the land or building must conform with this Bylaw.
- 5.4.3 A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, may not be enlarged or added to and no structural alterations may be made thereto or therein.
- 5.4.4 A non-conforming use of part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed upon the lot while the non-conforming use continues.
- 5.4.5 A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt, or structurally altered except:
- a. As may be necessary to make it a conforming building;
 - b. As the Development Authority considers necessary for the routine maintenance of the building; or
 - c. In accordance with the powers of the Development Authority pursuant to the *Act* and this Bylaw to approve a development permit notwithstanding any non-compliance with the regulations of this Bylaw.
- 5.4.6 If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with this Bylaw.
- 5.4.7 Land use or the use of a building is not affected by a change of ownership, tenancy, or occupancy of the land or building.
- 5.4.8 If the Development Authority has reasonable basis to believe a building or development on a lot encroaches onto an adjacent lot the Development Authority may require:
- a. An owner to provide a Real Property Report at their expense;
 - b. Removal of the building or development that encroaches onto the adjacent lot, and (if necessary) can arrange for the removal of the building or development at the owner's expense;
 - c. An owner to erect permanent, visible markers at the corners of any lot, to a standard approved by the Development Authority.

5.5 DEVELOPMENT PERMIT APPLICATIONS

- 5.5.1 An application for a development permit shall be made to the Development Authority in writing on the application provided by the County, and shall:
- a. Be signed by the registered owner or their agent where a person other than the owner is authorized by the owner to make application. The correctness of the information supplied shall, when required by the Development Authority, be verified by a Statutory Declaration;
 - b. State the proposed use or occupancy of all parts of the land and buildings, and such other information as may be required by the Development Authority;
 - c. Be accompanied by an area structure plan or non-statutory plan such as a development concept plan or area outline plan if one is required pursuant to the provisions of this Bylaw or a statutory plan of the County of Barrhead; and
 - d. Include parcel plans in a scale satisfactory to the Development Authority, showing any or all of the following:
 - i. north point;
 - ii. legal description of parcel;

- iii. location of principal building and other structures including accessory buildings, garages, carports, fences, driveways, paved areas, and major landscaped areas including buffering and screening areas where provided;
- iv. outlines of the roof overhangs on all buildings;
- v. front, side, and rear yards;
- vi. provision of off-street loading and vehicle parking;
- vii. access and egress points to and from the parcel;
- viii. exterior elevations showing height, horizontal dimensions and finishing materials of all buildings, existing and proposed;
- ix. location of existing and proposed municipal and/or private sanitary sewer and water services;
- x. a parcel grading plan indicating but not limited to indicating the elevations of the parcel at all corners and the grade at all corners of the proposed development as well as the grades of the adjacent streets, lanes and sewers servicing the parcel;
- xi. storm drainage plan;
- xii. location of existing and proposed municipal and private local improvements as well as an estimation of the installation thereof;
- xiii. lowest finished floor elevation in either the basement or main floor in the principal and accessory buildings where applicable;
- xiv. estimated cost of the project, excluding land prices;
- xv. location of wetlands, if any;
- xvi. be accompanied by a copy of a title search for the subject site; and
- xvii. any other pertinent information or tests required by the Development Officer respecting the parcel or adjacent lands.

5.5.2 Each application for a development permit shall be accompanied by a fee, as set by Council.

5.5.3 Development Authority may also require that the applicant provide additional information to determine if the site is suitable for the intended use and to determine if the proposed development conforms to this Bylaw before consideration of the development permit application shall commence. Such information may include:

- a. Lot grading and landscaping plans prepared by a registered Alberta Land Surveyor or engineer indicating the pre and post construction lot elevations and proposed lot grading plan;
- b. A description of exterior finishing materials; and
- c. In the case of a proposed new dwelling in the Residential, Urban Reserve, Country Residential, Country Residential Restricted and Residential Recreation Land Use Districts, the applicant shall provide a real property report or building site certificate, prepared by a registered Alberta Land Surveyor identifying the location of:
 - i. the proposed building;
 - ii. existing buildings on the site;
 - iii. the portable water source (well, cistern etc.); and
 - iv. location of the private sewage disposal system(s).
- d. In the case of the placement of an already constructed or partially constructed building on a lot:
 - i. information relating to the age and condition of the building and its compatibility with the District in which it is to be located, including, should the Development Authority require, any pictures of the building;
- e. In a residential Land Use District, the proposed location for a future driveway and garage or carport, if the application itself does not include such buildings as part of the proposal;
- f. Future development plans for a site which is to be partially developed through the applicable development permit; and

- g. In the case of a proposed home occupation, information concerning the number of employees, the location of any goods to be kept or stored, and an estimate of the number of client visits to be expected to the site each week; and
- h. Reports, plans, and studies prepared by qualified professionals, including:
 - i. Erosion & Sediment Control Plan;
 - ii. Geotechnical Report;
 - iii. Landscaping Plan;
 - iv. Wetland Assessment;
 - v. Environmental Assessments;
 - vi. Biophysical Assessment; and
 - vii. Any other reports, plans, and studies that provides information requested by the Development Authority.

5.5.4 In addition to the requirements indicated above, before any application for development of a **fourplex, row housing or an apartment development** can be considered, the applicant must also submit to the Development Authority:

- a. Site plans showing the proposed location and position of any signs, parking spaces, exits, entries, and drives, and garbage storage areas, including access to them; and
- b. Landscape plan of the entire site which shall also show intended fencing and surfacing for drives and parking areas; and
- c. Plans showing the relationship of buildings to each other and to the landscape, particularly such matters as architectural appearance, the provision of light, air, privacy, and landscaping;

in such detail that if the development permit is approved, the plans can be identified through conditions of approval.

5.5.5 In addition to the information requirements indicated above, the Development Authority may require an applicant for an **industrial development** to submit any or all the following additional information, with the application:

- a. Type of industry;
- b. Estimated number of employees;
- c. Estimated water demand and anticipated source;
- d. Type of effluent and method of treatment;
- e. Transportation routes to be used;
- f. Reason for specific location;
- g. Means of solid waste disposal;
- h. Any accessory works required (pipeline, railway spurs, power lines, etc.);
- i. Anticipated residence location of employees;
- j. Municipal servicing costs associated with the development;
- k. Physical suitability of site with respect to soils, slopes, and drainage;
- l. If a subdivision is involved, the size and number of parcels and proposed phasing (if any);
- m. Servicing requirements and provisions for meeting them;
- n. Environmental assessment information and a risk assessment to assist the County in assessing the effect of the proposed development in relation to the natural and human environments and indicate both if and how any negative matters can be mitigated; and/or
- o. Any other information that may be reasonably required by the Development Authority.

5.5.6 In addition to the information requirements indicated in Section 5.5.1 above, the Development Authority may require an applicant for an **Alcohol Retail Sales or a Cannabis Retail Sales development** to submit any or all of the following additional information, including a map identifying the distance from the proposed development to all property boundaries of:

- a. Buildings containing another Cannabis Retail Sales or Alcohol Retail Sales;
- b. Buildings containing a registered day care;

- c. Buildings containing a school or a boundary of a lot on which a school is located;
 - d. Lots that are designated as Municipal School Reserve or Municipal and School Reserve under the Act;
 - e. Provincial health care facilities or the boundary of a lot on which the facilities are located; and
 - f. Any other development or land use required by the Alberta Gaming, Liquor, & Cannabis Commission.
- 5.5.7 In addition to any or all of the information required under this Bylaw, each application for **a commercial or recreational development** may be required, at the discretion of the Development Authority, to be accompanied by the following information:
- a. Physical suitability of site with respect to soils, slopes, and drainage;
 - b. Size and number of parcels and proposed phasing (if any);
 - c. Servicing requirements and provisions for meeting them;
 - d. Municipal servicing costs associated with the development;
 - e. Requirements and provisions for employee and customer parking and for site access;
 - f. A landscaping plan;
 - g. Cross-sections and elevations for each building; and
 - h. A list of proposed uses.
- 5.5.8 In addition to the information requirements indicated above, where not required to do so by the Province, the proponent of a **natural resource extraction industry** may be required to submit a reclamation plan.
- 5.5.9 In addition to the information requirements indicated above, an application for a development permit for the **excavation, stripping or grading** of land that is proposed without any other development on the same land, may include with the application, the following information:
- a. Location and area of the site where the excavation is to take place;
 - b. Existing land use and vegetation;
 - c. Type and dimensions including average depth of the excavation to be done, and the potential, if any, to affect existing drainage patterns on and off the site;
 - d. Depth and variation in depth of groundwater encountered in test holes, if required at the discretion of the Development Authority;
 - e. Identification of potential for outdoor noise and the discharge of substances into the air;
 - f. Condition in which the site is to be left when the operation is complete, including the action which is to be taken for restoring the condition of the surface of the land to be affected, and for preventing, controlling, or lessening erosion or dust from the site;
 - g. An indication of all municipal servicing costs associated with the development; and
 - h. Proposed haul route, dust control plan and expected hours of operation.
- 5.5.10 Development Authority may require a Real Property Report or a building site certificate relating to the site that is the subject of a development permit application.
- 5.5.11 In addition to the information requirements indicated above, the Development Authority may require an applicant the Development Authority to submit a wetland assessment if wetlands are identified within or adjacent to the proposed development area by provincial/municipal data, professional assessments, or site/desktop observations.
- 5.5.12 When, in the opinion of the Development Authority, sufficient details of the proposed development have not been included with the application for a development permit, the Development Authority may return the application to the applicant for further details. The application so returned shall be deemed to not have been submitted until all required details have been provided.
- 5.5.13 Development Authority may make a decision on an application for a development permit notwithstanding that any information required or requested has not been submitted.

5.6 PERMISSION FOR DEMOLITION

- 5.6.1 Demolition of a structure shall require a permit, unless the structure is identified in Section 5.3.

- 5.6.2 Demolition of any structure must be done in accordance with the Alberta Building Code & Canadian Standards Association Standard S350-M1980, "Code of Practice for Safety in Demolition of Structures" and/or any subsequent Alberta Building Code or Canadian Standards Association Standards.
- 5.6.3 In addition to the requirements of Section 5.5 of this Bylaw, an application for a development permit for the demolition of a building or structure **shall** include the following information:
- a. Value of the development being demolished;
 - b. Purpose of the building demolition and the type of structure to replace the demolished building, if applicable;
 - c. A work schedule of the demolition and site clean-up (the sequence of demolition must be such that at no time will a wall or a portion of a wall be left standing unsupported in an unstable condition or in danger of accidental collapse);
 - d. Destination of debris materials;
 - e. Where redevelopment of the site is proposed, the length of time before the site is to be redeveloped and treatment of the site after demolition but prior to development (if materials are to be stored on site, a site plan will be required indicating the location of such materials in relation to property lines and other buildings);
 - f. A copy of the original development approval including building permits where applicable;
 - g. Form of demolition to be used (heavy equipment or by hand);
 - h. Method whereby public safety is to be protected (normally a fence that is at least 1.8 m (5.9 ft) in height is required around the excavation or structure to be demolished);
 - i. An indication that all utility services to the site and/or the building have been disconnected to the satisfaction of the Development Authority;
 - j. An indication that buildings on adjoining properties have been considered to ensure that damage will not occur to them or their foundations from the demolition;
 - k. Where a fire safety plan is required, an indication that the local Fire Chief has been consulted for determining the fire safety plan required; and
 - l. An indication that any tanks containing flammable or combustible liquids will be removed before demolition begins and be purged of inert materials to the satisfaction of the Development Authority and any other applicable provincial agencies.
- 5.6.4 Before consideration of a development permit application for demolition, the Development Authority **may** also require the applicant to:
- a. Identify proposed haul routes for the demolition materials;
 - b. Complete a Hazardous Materials Assessment Report; and/or
 - c. Complete any phase of an environmental site assessment in order to determine whether the site is contaminated and the mitigation measures necessary to eliminate such contamination.
- 5.6.5 As a condition of approving a development permit for the demolition of a building, the Development Authority **may**, in addition to other requirements:
- a. Require that the applicant undertake all actions the Development Authority deems necessary to ensure the complete and safe demolition of the building, disposal of materials and debris, and site clean-up; and
 - b. Require the applicant to post a \$10,000.00 bond to cover the cost of repairing roads and other municipal improvements damaged because of the work authorized in the permit.

5.7 NOTICE OF COMPLETE OR INCOMPLETE DEVELOPMENT PERMIT APPLICATIONS

- 5.7.1 Development Authority shall, within 20 days of the receipt of an application for a development permit, determine whether the application is complete.
- 5.7.2 Time period referred to in Section 5.7.1 may be extended by an agreement in writing between the applicant and the Development Authority.
- 5.7.3 An application is complete if:

- a. In the opinion of the Development Authority, the application contains the documents and other information necessary to review the application; or
 - b. Development Authority does not make a determination within 20 days after receipt of an application for a development permit.
- 5.7.4 If the Development Authority determines that the application is complete, the Development Authority shall issue to the applicant, by means of posted letter or electronic notification, an acknowledgment that the application is complete.
- 5.7.5 If the Development Authority determines that the application is incomplete, the Development Authority shall issue to the applicant a notice, in writing or electronically, that the application is incomplete. This notice shall list any outstanding documents and information required to review the application and provide a date by which the documents or information must be submitted in order for the application to be considered complete.
- 5.7.6 If the applicant fails to submit all the outstanding information and documents on or before the date referred to in Section 5.7.5, the application is deemed refused.

5.8 DEVELOPMENT PERMIT NOTICES

- 5.8.1 A decision of the Development Authority on an application for a development permit must be in writing and a copy of the decision, together with a written notice specifying the date on which the written decision was given and containing any other information required by the regulations must be given or sent to the applicant on the same day the written decision is given.
- 5.8.2 When a development permit has been issued for a **permitted use and no variance** to any regulation has been granted, the Development Authority shall (on the same day the decision is given) send written notice of the decision on a development permit application by regular mail to the applicant. Mailing the notice is not required when an applicant picks up a copy of the decision.
- 5.8.3 In addition to 5.8.1 and 5.8.2, within five (5) working days after a decision on a development permit application for a **discretionary use or after a variance** to any regulation has been granted, the Development Authority shall:
- a. Send notice of the decision and right of appeal by regular mail (or by electronic mail if agreed to in advance by the applicant) to all affected adjacent landowners within 100.0 m (300.0 ft) of the subject site, as identified on the County Assessment Roll; and
 - b. Send a copy of the development permit to Alberta Safety Codes Authority; and
 - c. Send notice of the decision and right of appeal by regular mail (or by electronic mail if agreed to in advance by the applicant) to any other landowner, business, agency, adjacent municipality, person, group, organization, or similar body that the Development Authority deems may be affected.
- 5.8.4 The notice indicated in Section 5.8.2 and 5.8.3 shall state:
- a. Legal description and the street address of the site of the proposed development;
 - b. Uses proposed for the subject development;
 - c. Any discretion that was granted in the approval of the development, whether by use or by interpretation of this Bylaw, and any variation or relaxation in regulation that was made by the Development Authority when the development permit was approved;
 - d. Date the development permit was issued; and
 - e. How an appeal might be made to the Subdivision & Development Appeal Board and the deadline for such appeal.
- 5.8.5 Except for those permits described in Section 5.8.2 hereof, a permit granted pursuant to this Section does not come into effect until twenty-one (21) days after the date that notice of an order, decision, or development permit is received. For the purposes of this Bylaw, notice is deemed to be received on the 5th day after the date of the issuance of the order, decision, or permit. Any development the applicant proceeds with prior to the expiry of this period is done solely at the risk of the applicant.

- 5.8.6 Where an appeal is made, a development permit which has been granted shall not come into effect until the appeal has been determined and the permit has been confirmed, modified, or nullified thereby.
- 5.8.7 If the development authorized by a permit is not substantially commenced within twelve (12) months from the date of the issuance of the development permit and completed within twelve (12) months of the commencement of the development, the permit is deemed to be void; unless an alternate time frame has been identified in the conditions, or an extension to this period is granted by the Development Authority.
- 5.8.8 A development, once begun, shall not be abandoned, or left for an extended period of time in what the Development Authority considers to be an unsightly or unsafe condition.
- 5.8.9 Applicant may be responsible for any damage to public or private property occurring because of development.
- 5.8.10 A decision of the Development Authority on an application for a development permit shall be made in writing.
- 5.8.11 When refusing an application for a development permit, the Development Authority shall clearly describe the reasons for the said refusal on the notice of decision.

5.9 CONDITIONS & DEVELOPMENT AGREEMENTS

- 5.9.1 Development Authority may require the following conditions as part of the development permit approval:
 - a. Compliance with an Erosion & Sediment Control Plan;
 - b. Compliance with a Landscaping Plan;
 - c. Compliance with a Lot Grading & Drainage Plan; and
 - d. Any other conditions requested by the Development Authority.
- 5.9.2 Development Authority may require the applicant to enter into an agreement as a condition of issuing a development permit, for the purpose of the following:
 - a. Construct or pay for the construction of culverts, approaches, public roadways, pedestrian walkways, or parking areas; and/or
 - b. Install or pay for the installation of utilities; and/or
 - c. Pay for an off-site levy or redevelopment levy imposed by Bylaw.
- 5.9.3 Development Authority, in considering an application, may impose conditions requiring the retention of trees, or additional plantings of such a type and extent that is considered necessary on any permission for development.
- 5.9.4 To ensure compliance with the development agreement, the County may register a caveat against the certificate of title of the property that is being developed. This caveat shall be discharged when conditions of the development agreement have been met.

5.10 VALIDITY OF DEVELOPMENT PERMITS

- 5.10.1 A development permit does not come into effect until at least twenty-one (21) days have elapsed from the date it is granted.
- 5.10.2 If an appeal (which includes an appeal to the Subdivision & Development Appeal Board, the Land and Property Rights Tribunal, and the Court of Appeal of Alberta) is filed against a development permit, the permit is suspended until the appeal is heard and a decision is issued, or the appeal is abandoned.
- 5.10.3 A development permit is valid for one (1) year from the date it comes into effect and work authorized pursuant to a development permit must be commenced within twelve (12) months from the date the development permit comes into effect. Extensions may be granted at the sole discretion of the Development Authority.
- 5.10.4 If, after a development permit has been issued, the Development Authority becomes aware that:
 - a. Application for the development contains a misrepresentation;
 - b. Facts concerning the application or the development were not disclosed at the time the application was considered;
 - c. Development permit was issued in error; or

d. Conditions of Development Permit Approval are not being complied with to the satisfaction of the Development Authority,
the Development Authority may suspend or cancel the notice of decision or the development permit by notice, in writing to the holder of it.

5.10.5 A person whose development permit is suspended or cancelled under this Section may appeal the decision.

5.11 VARIANCES

5.11.1 Development Authority may conditionally approve a proposed use that does not comply with this Bylaw, if, in its opinion:

a. Proposed development would not:

i. unduly interfere with the amenities of the neighbourhood; or

ii. materially interfere with or affect the use, enjoyment, or value of neighbouring properties, and

b. Proposed development conforms to the uses prescribed for that land or building in this Bylaw.

5.11.2 Notwithstanding the above, a variance shall be considered only where it has been demonstrated to the satisfaction of the Development Authority, that unnecessary hardship or practical difficulties relating to the use, character, or lot characteristics exist;

5.11.3 Notwithstanding Section 5.11.1 and 5.11.2, the Development Officer may, in deciding upon an application for a permitted or discretionary use, allow for a total minor variance to a maximum of 10% of any or all of the following requirements:

a. Setback regulations of front, or rear yards;

b. Height of buildings; or

c. Floor area.

5.11.4 No variance to the side yard setback requirements of a Residential Land Use District will be allowed.

5.11.5 Where a variance is granted, the nature of the approved variance shall be specifically described in the development permit approval.

5.11.6 Where the issuance of a development permit involves the exercise of any specified discretion of the Development Authority to relax a regulation of a district or any other regulation of this Bylaw, the Development Authority shall not permit any additional variance from that regulation.

5.12 REFERRAL OF APPLICATIONS

5.12.1 Historical Resources

a. Historical or archaeological sites identified pursuant to the *Alberta Historical Resources Act* shall be protected in accordance with Provincial legislation and regulations.

b. In addition to any sites identified in (a) above, an application for a development permit which may impact any historical or archaeological site identified pursuant to (a) above within the County should be submitted to Alberta Culture for comment prior to a development permit being issued.

5.12.2 Adjacent Municipalities

a. All subdivision proposals and all applications for significant discretionary development permits within 1.6 km (1.0 mi) of adjacent municipalities shall be referred to the adjacent municipality for comment prior to a development permit being issued or a subdivision being approved, unless otherwise agreed to in an Intermunicipal Development Plan, Intermunicipal Collaboration Framework, or other intermunicipal agreement.

5.12.3 Subdivision & Development Near Highways

a. All subdivision and development applications near provincial highways shall be referred to Alberta Transportation & Economic Corridors as required by the *Act*.

5.12.4 Subdivision & Development within Airport Vicinity Land Use District

a. All subdivision and development applications within the Airport Vicinity Land Use District shall be referred to the Town of Barrhead, NavCanada, and any other agency at the discretion of the Development Authority Officer.

5.13 DECISION PROCESS

5.13.1 Permitted Use Applications

- a. Upon receipt of a completed application for a development permit for a permitted use, the Development Authority Officer shall approve, with or without conditions, an application for a permitted use where the proposed development conforms to this Bylaw and may:
 - i. Require a Real Property Report (RPR), signed by an Alberta Land Surveyor, along with a signed authorization form or letter from the Alberta Land Surveyor stating that the County can utilize the Surveyor's RPR for evaluating the compliance of the proposed or existing development against all land use regulations relating to the use and building(s) that are the subject of the development permit application;
 - ii. Prior to making a decision, refer any application for a permitted use to any municipal department or external agency for comment;
 - iii. Require, as a condition of issuing a development permit, that the applicant enter into an agreement with the County to do any or all of the following:
 - a) to construct or pay for the construction of a road required to give access to the development;
 - b) to construct or pay for the construction of:
 - (i) a pedestrian walkway system to serve the development; and/or
 - (ii) pedestrian walkways to connect the pedestrian walkway system serving the development with a pedestrian walkway system that serves or is proposed to serve an adjacent development;
 - c) to install or pay for the installation of public utilities, other than telecommunications systems or works, that are necessary to serve the development;
 - d) to construct or pay for the construction of:
 - (i) off-street or other parking facilities; and
 - (ii) loading and unloading facilities;
 - e) to pay an off-site levy or redevelopment levy; or
 - f) to give security to ensure that the terms of the agreement under this section are carried out;
 - iv. Refuse to issue a development permit in the case where satisfactory arrangements have not been made by a developer for a proposed building on any parcel, where it would otherwise be permitted by the Bylaw, for the supply of water, electric power, wastewater, and/or street access, including payment of the costs of installing or constructing any such utility by the developer; and/or
 - v. Issue a temporary development permit where, in the opinion of the Development Authority Officer, the proposed use is of a temporary nature. When issuing a temporary development permit, the expiry date for the permit shall be clearly indicated on the notice of decision.
- b. Applicant shall obtain from the appropriate authority, where applicable, permits relating to building, grades, sewers, water mains, electricity and highways, and all other permits required in connection with the proposed development.
- c. Applicant shall be financially responsible during construction for any damage by the applicant, their proponents, suppliers, agents, or contractors to any public or private property.
- d. Applicant shall prevent excess soil or debris from being spilled on public streets, lanes, and sidewalks, and shall not place soil or any other materials on an adjacent parcel without permission in writing from adjacent property owners.
- e. Sections 5.13.1.c and 5.13.1.d may be enforced pursuant to Section 8 of this Bylaw. Any costs incurred as a result of neglect to public property may be collected where financial guarantees have been required pursuant to Section 5.9.

- f. No building shall be used or occupied and no change in the existing occupancy classification of a building shall be made until the developer, proposed user, or proposed occupant of said building demonstrates that substantial completion, as determined by the Development Authority, has been undertaken.
- g. Upon receipt of a completed application for a development permit for a permitted use, the Development Authority Officer may refer to the Municipal Planning Commission those applications for development specified in the list of permitted uses that, in the opinion of the Development Authority Officer, should be decided by the Municipal Planning Commission.
- h. Where development permit applications for permitted uses are referred to the Municipal Planning Commission pursuant to Section 5.13.1.g the Municipal Planning Commission shall be subject to the same provisions that apply and are available to the Development Authority Officer as prescribed in Section 5.13.1.

5.13.2 Discretionary Use Applications

- a. Upon receipt of a completed application for a development permit for a discretionary use, the Development Authority shall review the application and refer the application with the Development Officer's recommendations to the Municipal Planning Commission for decision.
- b. Municipal Planning Commission may, prior to making a decision, refer any application for a discretionary use to any municipal department or external agency for comment.
- c. Municipal Planning Commission shall approve, with or without conditions, or refuse the application, giving reasons for the refusal.
- d. Municipal Planning Commission may require as a condition of issuing a development permit that:
 - i. Applicant enter into an agreement with the County to do any or all of the following:
 - a) to construct or pay for the construction of a road required to access the development;
 - b) to construct or pay for the construction of:
 - (i) a pedestrian walkway system to serve the development; and/or
 - (ii) pedestrian walkways to connect the pedestrian walkway system serving the development with a pedestrian walkway system that serves or is proposed to serve an adjacent development;
 - c) to install or pay for the installation of public utilities, other than telecommunications systems or works, that are necessary to serve the development;
 - d) to construct or pay for the construction of:
 - (i) off-street or other parking facilities; and
 - (ii) loading and unloading facilities;
 - e) to pay an off-site levy or redevelopment levy; and/or
 - f) to provide financial security, such as cash or a letter of credit, to ensure that the terms of the agreement under this section are carried out;
 - ii. Applicant provide a Real Property Report, signed by an Alberta Land Surveyor, along with a signed authorization form or letter from the Alberta Land Surveyor can utilize the Surveyor's Real Property Report, relating to the building(s) that is (are) the subject of the development permit application.
- e. A person to whom a development permit has been issued shall obtain from the appropriate authority, where applicable, permits relating to building, grades, sewers, water mains, electricity and highways, and all other permits required in connection with the proposed development.
- f. Applicant shall be financially responsible during construction for any damage by the applicant, their proponents, suppliers, agents, or contractors to any public or private property.
- g. Applicant shall prevent excess soil or debris from being spilled on public streets, lanes, and sidewalks, and shall not place soil or any other materials on adjacent parcel without permission in writing from adjacent property owners.

- h. Sections 5.13.2.f and 5.13.2.g may be enforced pursuant to Section 8 – Enforcement. Any costs incurred as a result of neglect to public property may be collected where financial securities have been required pursuant to Section 5.9 .
 - i. No building or use shall be used or occupied and no change in the existing occupancy classification of a building shall be made until the developer, proposed user, or proposed occupant of said building or use demonstrates that substantial completion, as determined by the Development Authority, has been undertaken.
 - j. Municipal Planning Commission may issue a temporary development permit where the Municipal Planning Commission is of the opinion that the discretionary use is of a temporary nature. When issuing a temporary development permit, the expiry date for the permit shall be clearly indicated on the notice of decision.
 - k. Where any use is proposed which is not specifically shown in any Land Use District but is, in the opinion of the Municipal Planning Commission, similar in character, intent and purpose to other uses of land and buildings provided by the Bylaw in the Land Use District in which such use is proposed, the Municipal Planning Commission may, if requested by the applicant, rule that the proposed use is a discretionary use in the Land Use District in which such use is proposed.
- 5.13.3 Development Authority may impose such conditions on the approval of an application that are considered necessary by the Development Authority to:
- a. Uphold the intent and objectives of any statutory plan or land use regulation as adopted or amended from time to time; and
 - b. Ensure the orderly and economic development of land within the County.
- 5.13.4 Where an application for a use which is neither a permitted nor a discretionary use is received by the Development Authority Officer, the Development Authority Officer may refuse the application stating reasons for the decision or, at the request of the applicant, refer the application to the Municipal Planning Commission for consideration.

5.14 SUBSEQUENT APPLICATIONS

- 5.14.1 If an application for a development permit is refused by the Development Authority Officer or Municipal Planning Commission, or a decision is made by the Subdivision & Development Appeal Board, another application for development:
- a. On the same parcel; and
 - b. For the same or similar use;
- may not be made for at least six (6) months after the date of the refusal unless the Municipal Planning Commission agrees to waive the six (6) month period.

6. SUBDIVISION APPLICATIONS

6.1 SUBDIVISION APPLICATION REQUIREMENTS

- 6.1.1 All applications for the subdivision of land within the County shall comply with the regulations of this Section.
- 6.1.2 A subdivision application may be submitted by:
- Registered owner of the land to be subdivided; or
 - A person with written authorization to act on behalf of the registered owner.
- 6.1.3 Subdivisions shall be developed in accordance with the provisions of the Land Use District affecting the subject site at time of application.
- 6.1.4 If the proposed subdivision requires an environmental assessment under the *Canadian Environmental Assessment Act*, the applicant shall file an environmental assessment in accordance with the *Canadian Environmental Assessment Act*. A copy of the environmental assessment shall be submitted with the subdivision application.
- 6.1.5 If the proposed subdivision is required to obtain assessments and/or approvals from relevant Federal or Provincial agencies and organizations, the applicant shall obtain the appropriate reports and/or approvals with relevant agencies and organizations. A copy of the required reports and/or approvals or licenses shall be submitted with the subdivision application.
- 6.1.6 Information on abandoned oil and gas wells as required by the Subdivision & Development Regulations and Alberta Energy Regulator Directive 079 shall accompany every subdivision application.
- 6.1.7 Tentative plan of subdivision shall:
- Clearly outline the location, dimensions, and boundaries of the land which the applicant wishes to subdivide;
 - Show the location, dimensions, and boundaries of:
 - each new lot to be created;
 - reserve land(s), if required;
 - rights-of-way of each public utility, if required; and
 - other rights-of-way, if required;
 - Indicate the use, location, and dimensions of existing buildings on the land that is the subject of the application, if any, and specify whether the buildings are proposed to be demolished or moved;
 - Show the location of any river, stream, watercourse, lake, or other body of water (natural or man-made) that is contained within the boundaries of the proposed parcel of land;
 - Identify the location of any existing or proposed water wells, the locations and type of any private sewage disposal system(s), and the distance from these to existing or proposed buildings and property lines;
 - Include information provided by the Alberta Energy Regulator identifying the location of any active wells, batteries, processing plants or pipelines within the proposed subdivision; and
 - Identify the existing and proposed access to the proposed parcels and the remainder of the titled area.
- 6.1.8 County may also require an applicant to submit to the Subdivision Authority any or all the following:
- A figure showing topographic contours at no greater than 1.5 m (4.9 ft) intervals;
 - If the proposed subdivision is not to be served by a municipal water distribution system, information supported by the report of a qualified professional, registered in the Province of Alberta, respecting the provision, availability, and suitability of potable water on or to the land to be subdivided;
 - An assessment of subsurface characteristics of the land that is to be subdivided including, but not limited to, susceptibility to slumping or subsidence, depth to water table, and suitability for any proposed on-site sewage disposal system(s), prepared and signed by a qualified professional registered in the Province of Alberta;
 - Reports, plans, and studies prepared by qualified professionals, including:
 - Geotechnical Report;
 - Lot Grading & Drainage Plan or Stormwater Management Plan;
 - Slope Stability Analysis;
 - Water Report;

- v. Wetland Assessment;
- vi. Any other reports, plans, and studies that provides information requested by the Subdivision Authority;
- e. If the land that is the subject of an application is located in a potential Flood Plain, a figure showing the 1:100-year Flood Plain or highest and most frequent rain event series relevant to flooding of the land;
- f. Information respecting the land surface characteristics of land within 0.8 km (0.5 mi) of the land proposed to be subdivided;
- g. If any portion of the parcel of land affected by the proposed subdivision is situated within 1.5 km (0.9 mi) of a sour gas facility, a map showing the location of the sour gas facility; and
- h. Where the proposed subdivision is staged or includes only a portion of the developable area within the subject site, an approved Area Structure Plan or Outline Plan that relates the application to future subdivision and development of adjacent lands.

6.2 SUBDIVISION AUTHORITY APPLICATION PROCESS

- 6.2.1 Subdivision Authority shall:
 - a. Participate in a pre-application submission meeting with development proponents (as requested);
 - b. Receive all subdivision applications;
 - c. Assess and provide notice of a complete or incomplete application; and
 - d. Issue notices in writing as required in the Act.
- 6.2.2 Notice of Complete or Incomplete Application:
 - a. Subdivision Authority shall, within twenty (20) days of the receipt of an application for subdivision, determine whether the application is complete.
 - b. Time period referred to in Section 6.2.2.a may be extended by an agreement in writing between the applicant and the Subdivision Authority or, if applicable, in accordance with the Land Use Bylaw made pursuant to Section 640.1 of the Act.
 - c. An application is complete if, in the opinion of the Subdivision Authority, the application contains the documents and other information necessary to review the application.
 - d. If the application is determined to be complete, the Subdivision Authority shall issue to the applicant, in writing or electronically, an acknowledgment that the application is complete.
 - e. If the Subdivision Authority determines that the application is incomplete, the Subdivision Authority shall issue to the applicant a notice, in writing or electronically, that the application is incomplete and that any outstanding documents and information referred to in the notice must be submitted by a date set out in the notice or a later date agreed on between the applicant and the Subdivision Authority in order for the application to be considered complete.
 - f. If the applicant fails to submit all the outstanding information and documents on or before the date referred to in Section 6.2.2.e, the Subdivision Authority must deem the application to be refused.
 - g. Despite that the Subdivision Authority has issued an acknowledgment under Section 6.2.2.d or 6.2.2.e, in the course of reviewing the application, the Subdivision Authority may request additional information or documentation from the applicant that the Subdivision Authority considers necessary to review the application.

6.3 DUTIES OF THE SUBDIVISION AUTHORITY

- 6.3.1 Upon receipt of a completed subdivision application, the Subdivision Authority:
- a. Shall approve, with or without conditions, a subdivision application for a permitted use where the proposed subdivision conforms to:
 - i. This Bylaw;
 - ii. Applicable statutory plans; and
 - iii. The Act and Regulations thereunder;
 - b. Shall refuse an application for a subdivision if the proposed subdivision does not conform with:
 - i. Applicable statutory plans; and/or
 - ii. The Act and the Regulations thereunder;
 - iii. This Bylaw
 - c. May approve, with or without conditions, an application for subdivision that does not comply with this Bylaw if, in the opinion of the Subdivision Authority, the proposed subdivision:
 - i. Would not unduly interfere with the amenities of the neighbourhood;
 - ii. Would not materially interfere with or affect the use, enjoyment, or value of neighbouring parcels of land; and
 - iii. Conforms to the use prescribed for that land in this Bylaw;
 - d. Prior to making a decision, shall refer the subdivision application to any external agencies and adjacent landowners for comment and may refer the subdivision application to any municipal department as required.

6.4 REQUIREMENTS & CONDITIONS OF SUBDIVISION APPROVAL

- 6.4.1 Subdivision Authority shall abide by the requirements of and consider the matters indicated in Sections 652 - 670 of the Act.
- 6.4.2 Subdivision approvals must comply with Part 17 and 17.1 of the Act and the Regulations therein.
- 6.4.3 For the purposes of this Bylaw, an unsubdivided quarter section shall include those quarter sections where a separate title exists for a public utility or an institutional use.
- 6.4.4 Where the development involves a subdivision of land, no development permit shall be issued until the subdivision has been registered with Alberta Land Titles.
- 6.4.5 More than one active subdivision application will not be allowed affecting a single titled area. Where a subdivision is proposed for a titled area which is, at time of receipt of the new application, affected by an active subdivision file, the new application will not be accepted and processed until the existing open file has been closed or finalized to the satisfaction of the Subdivision Authority.
- 6.4.6 Subdivision Authority shall not approve a subdivision which is inconsistent with the County Municipal Development Plan and/or the provisions of any statutory plans that affect the land proposed to be subdivided.
- 6.4.7 As a condition of subdivision approval, environmental reserves may be required according to Section 664 of the Act either in the form of a lot (ownership transferred to the County) or as an environmental reserve easement (private ownership is retained).
- 6.4.8 As a condition of subdivision approval, the County may require that the proponent provide hazard land as environmental reserve.
- 6.4.9 Where a subdivision is proposed on lands adjacent to a water body, a watercourse or wetland, reserves shall be required as a condition of subdivision approval as provided for in the Act. When determining the width and size of the environmental reserve the following shall be taken into consideration:
- a. Recommendations by qualified professionals; and/or
 - b. Riparian Setback Matrix Model (RSM); and/or
 - c. Government of Alberta's Stepping Back from the Water: A Beneficial Management Practices Guide for New Development Near Water Bodies in Alberta's Settled Region; and/or
 - d. Alberta Environment & Protected Areas' Recommended Guidelines for Minimum Environmental Reserve/Easement Widths.
- 6.4.10 Property taxes must be up to date prior to final endorsement of any subdivision.

- 6.4.11 Proposed parcels being created shall not, in the opinion of the Subdivision Authority, prejudice the future efficient development of the remnant lands.
- 6.4.12 Subdivision Authority may require the following conditions as part of subdivision approval:
 - a. That the proponent enters into and complies with a Development Agreement;
 - b. Provision of off-site levies or a local improvement levy;
 - c. Compliance with an approved Erosion & Sediment Control Plan;
 - d. Compliance with an approved Landscaping Plan;
 - e. Compliance with an approved Lot Grading & Drainage Plan;
 - f. Compliance with an approved Stormwater Management Plan; and/or
 - g. Any other conditions as required by the Subdivision Authority.

7. APPEALS

7.1 DEVELOPMENT APPEALS

- 7.1.1 An appeal may be made by the applicant of the development permit or any person affected by the order if the Development Authority:
- fails or refuses to issue a development permit;
 - issues a development permit subject to conditions; or
 - issues a stop order under Section 645 of the *Act*;
- 7.1.2 In addition to Section 7.1.1, any person affected by an order, decision or development permit made or issued by the Development Authority may appeal the decision in accordance with Section 685(2) of the *Act*.
- 7.1.3 Despite Sections 7.1.1 and 7.1.2, no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the Land Use Bylaw were relaxed, varied, or misinterpreted or the application for the development permit was deemed to be refused under Section 683.1(8) of the *Act*.
- 7.1.4 Despite Sections 7.1.1, 7.1.2 and 7.1.3, if a decision with respect to a development permit application in a Direct Control District:
- is made by Council, and there is no appeal to the Subdivision & Development Appeal Board; or
 - is made by a Development Authority, the appeal is limited to whether the Development Authority followed the directions of Council, and if the applicable board hearing the appeal finds that the Development Authority did not follow the directions it may, in accordance with the directions, substitute its decision for the Development Authority's decision.
- 7.1.5 An appeal of a decision of the Development Authority for lands identified in Section 685(2.1)(a) of the *Act* shall be made to the Land & Property Rights Tribunal and shall proceed in accordance with the processes identified in the *Act* and the *Land & Property Rights Tribunal Act*.
- 7.1.6 An appeal of a decision of the Development Authority for lands identified in Section 685(2.1)(b) of the *Act* shall be made to the Subdivision & Development Appeal Board of the County.
- 7.1.7 An appeal with respect to an application for a development permit may be made by a person identified in Section 7.1.1 by serving a written notice of appeal to the applicable board hearing the appeal:
- within 21 days after the date on which the written decision is given; or
 - if no decision is made with respect to the application within the 40-day period (or within any extension to that period under Section 684 of the *Act*), within 21 days after the date the period or extension expires; or
 - with respect to an order under Section 645 of the *Act*, within 21 days after the date on which the order is made.
- 7.1.8 An appeal with respect to an application for a development permit may be made by a person (identified in Section 7.1.2) by serving a written notice of appeal to the applicable board hearing the appeal within 21 days after the date on which the written decision is given.
- 7.1.9 An appeal to the Land & Property Rights Tribunal may be made by filing a notice to the Land & Property Rights Tribunal. Notice submission requirements shall be as established by the Land & Property Rights Tribunal.
- 7.1.10 An appeal to the Subdivision & Development Appeal Board may be launched by filing a notice by providing the following:
- appeal application fee as identified in the County's Rates & Fees Bylaw;
 - legal description and/or the municipal address of the property to which the decision, order or issuance of the development permit relates;
 - name, contact information and address of the appellant; and
 - reasons for the appeal and the issue or condition in the decision or order that are the subject of the appeal.
- 7.1.11 Where a person files a notice of appeal with the wrong board, that board must refer the appeal to the appropriate board and the appropriate board must hear the appeal as if the notice of appeal had been filed with it and it is deemed to have received the notice of appeal from the applicant on the date it receives the notice of appeal from the 1st board, if:

- a. In the case of a person referred to in Section 7.1.1 the person files the notice with the wrong board within 21 days after receipt of the written decision or the deemed refusal; or
- b. In the case of a person referred to in Section 7.1.2, the person files the notice with the wrong board within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the Land Use Bylaw.

7.2 SUBDIVISION APPEALS

- 7.2.1 Decision of a Subdivision Authority on an application for subdivision approval may be appealed:
 - a. By the applicant of the subdivision approval;
 - b. By a government department if the application is required by the Subdivision & Development Regulations to be referred to that department;
 - c. By a school board with respect to:
 - i. Allocation of municipal reserve and school reserve or money in place of the reserve;
 - ii. Location of school reserve allocated to it; or
 - iii. Amount of school reserve or money in place of the reserve.
- 7.2.2 An appeal of a decision of the Subdivision Authority for lands identified in Section 678(2)(a) of the *Act* shall be made to the Land & Property Rights Tribunal and shall proceed in accordance with the processes identified in the *Act* and the *Land & Property Rights Tribunal Act*.
- 7.2.3 An appeal of a decision of the Subdivision Authority for lands identified in Section 678(2)(b) and 678(2.1) of the *Act* shall be made to the Subdivision & Development Appeal Board of the County.
- 7.2.4 An appeal to the Land & Property Rights Tribunal may be made by filing a notice to the Land & Property Rights Tribunal. Notice submission requirements shall be as established by the Land & Property Rights Tribunal.
- 7.2.5 An appeal to the Subdivision & Development Appeal Board may be launched by filing a notice by providing the following:
 - a. Appeal application fee as identified in the County's Rates & Fees Bylaw, as amended or replaced;
 - b. Legal description and/or the municipal address of the property to which the decision, order, or issuance of the development permit relates;
 - c. Name, contact information, and address of the appellant; and
 - d. Reasons for the appeal and the issue or condition in the decision or order that are the subject of the appeal.
- 7.2.6 If the applicant files a notice of appeal within 14 days after receipt of the written decision or the deemed refusal with the wrong board, that board must refer the appeal to the appropriate board and the appropriate board must hear the appeal as if the notice of appeal had been filed with it and it is deemed to have received the notice of appeal from the applicant on the date it receives the notice of appeal from the 1st board.

7.3 HEARING & DECISION

- 7.3.1 Hearings for development appeals and decisions made by the applicable board hearing the appeal shall be in accordance with Section 686 and 687 of the *Act*.
- 7.3.2 Hearings for subdivision appeals and decisions made by the applicable board hearing the appeal shall be in accordance with Section 679, 680 and 681 of the *Act*.

8. ENFORCEMENT

8.1 SCOPE OF ENFORCEMENT

8.1.1 Provisions in Section 8 are related to the enforcement of Land Use Bylaw regulations exclusively.

8.2 PROVISION OF ENFORCEMENT

8.2.1 Enforcement may be conducted by a Designated Officer through the issuance of a violation warning, warning notice, final warning notice, stop order, violation tags, or any other authorized action provided for in the *Act* to ensure compliance.

8.3 OFFENSES

- 8.3.1 A person is guilty of an offence when allowing, commencing or undertaking any development that:
- Contravenes or does not comply with the provisions of this Bylaw;
 - Requires a Development Permit which has not been issued;
 - Is contrary to a Development Permit that has been issued, or a subdivision approval that has been given or a condition of a permit or approval;
 - Contravenes a Stop Order; or
 - Contravenes the *Act*.
- 8.3.2 Each day that an offence has occurred may be considered to be a separate offence.
- 8.3.3 A person guilty of an offence is liable to a fine as specified in the County Rates & Fees Bylaw and enforcement as established under the *Act*.

8.4 RIGHT OF ENTRY

- 8.4.1 After reasonable notice (generally to mean 24 hours) to the owner or occupant in accordance with the *Act*, a Designated Officer may enter the property at reasonable times (generally to mean between the hours of 7:30 a.m. and 10:00 p.m.) to ascertain if Land Use Bylaw requirements are being met.
- 8.4.2 A person shall not prevent or obstruct a Designated Officer from carrying out any official duty under this Bylaw. If consent for entry is not given, the County may apply to the Court of King's Bench for an authorizing order.

8.5 VIOLATION WARNING

8.5.1 A Designated Officer may issue a violation warning for minor offences by outlining the nature of the violation, corrective measures that may be taken, and the deadline for corrective measures.

8.6 WARNING & FINAL WARNING NOTICE

8.6.1 A Designated Officer may issue a warning notice or a final warning notice outlining the nature of the violation, corrective measures that may be taken, and the deadline for corrective measures, or both.

8.7 STOP ORDERS

- 8.7.1 On finding that a development, land use, or use of a building does not conform to the *Act* or its regulations, a development permit or subdivision approval or the conditions of either, or this Bylaw, the Development Authority may, by written notice, direct the owner of the property, the person in possession of the land, building, or sign, or the person responsible for a contravention or any or all of them, to:
- Stop the development or use of the land or building in whole or part as directed by the notice;
 - Demolish, remove, or replace the development; or
 - Carry out any other actions required by the notice for compliance.
- 8.7.2 Stop order shall specify a deadline for compliance.
- 8.7.3 A person named in a stop order may appeal to the Subdivision & Development Appeal Board.

8.8 ENFORCEMENT OF STOP ORDERS

- 8.8.1 Subject to Section 542 of the *Act*, if a person fails to comply with the order of the Development Authority, a Designated Officer, or the Subdivision and Development Appeal Board, a Designated Officer may enter on the land or building and take any action necessary to carry out the order.
- 8.8.2 County may register a caveat against the certificate of title for the land that is subject to the order, provided that the caveat is discharged when the order has been complied with.
- 8.8.3 Costs incurred by the County for carrying out any actions required to achieve compliance may be added to the tax roll of the land subject to the order.

8.9 VIOLATION TAGS & TICKETS

- 8.9.1 In accordance with the *Provincial Offences Procedures Act*, a Designated Officer may issue a violation tag to a person for specific offences in contravention of a violation by issuing a warning notice, a final warning notice, or stop order where there are reasonable and probable grounds to believe there is a contravention of this Bylaw.
- 8.9.2 A violation tag may be issued to a person either personally or by registered mail.
- 8.9.3 A violation tag shall be in a form approved by the County and shall include:
 - a. Name of the person contravening the Bylaw,
 - b. Description of the offence,
 - c. Specified penalty for the offence established in the County Rates & Fees Bylaw,
 - d. Requirement that the penalty be paid within 30 days of issuance of the violation tag,
 - e. Method by which the tag may be paid, and
 - f. Any other information as may be required by the County.
- 8.9.4 Designated Officer is hereby authorized and empowered to issue a violation tag to any person who the Development Authority has reasonable and probable grounds to believe has contravened any provision of this Bylaw.
- 8.9.5 Where a contravention is of a continuing nature, further violation tags may be issued by a Designated Officer, provided however that no more than one violation tag shall be issued for each day that the contravention continues.
- 8.9.6 Person to whom the violation tag is issued may, in lieu of being prosecuted, sign the plea of guilty on the violation tag and pay the specified fine to the location indicated on the violation tag.
- 8.9.7 If payment is not made within the time specified on the violation tag, a Designated Officer may issue a violation ticket requiring the person to whom the violation ticket is issued to appear in court on the date specified in the summons portion of the ticket.
- 8.9.8 Nothing in this Bylaw shall prevent a Designated Officer from immediately issuing a violation ticket for the mandatory court appearance of any person who contravenes any provision of this Bylaw.

9. GENERAL LAND USE REGULATIONS

9.1 ACCESS & PARKING

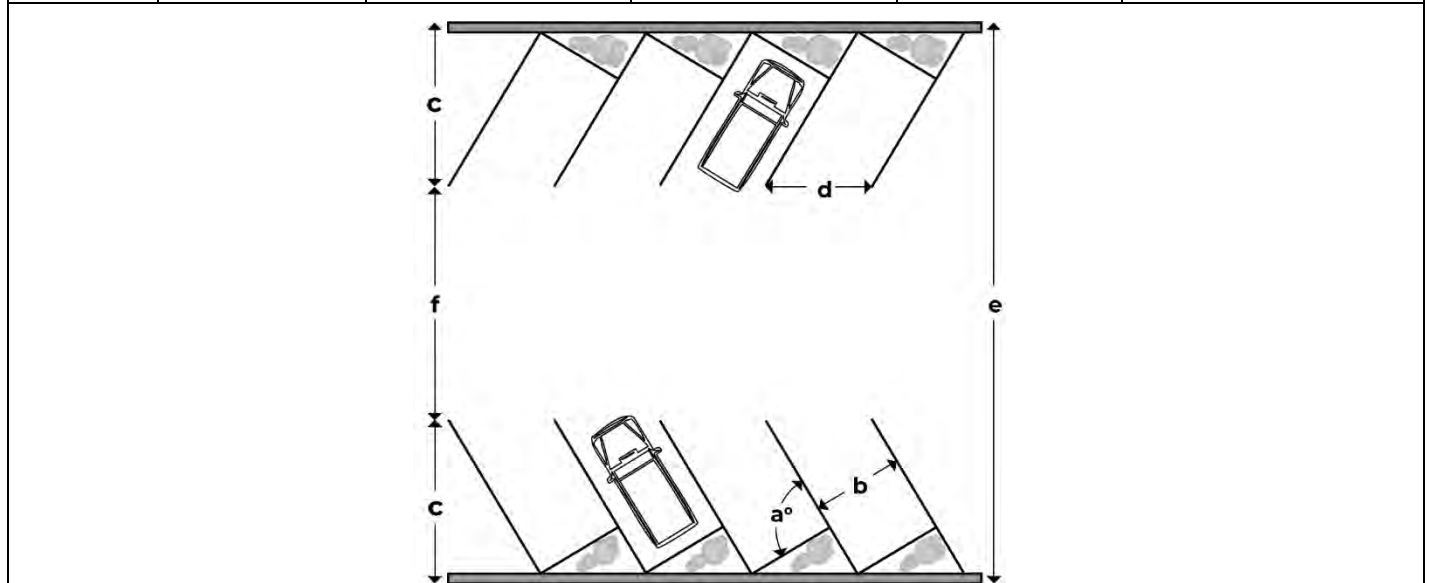
- 9.1.1 In all districts, vehicular entrances and exits onto streets shall only be permitted at locations approved by the Development Authority.
- 9.1.2 In all districts, an off-street parking space shall be provided in accordance with the requirements for each use listed in the table below or determined by the Development Authority.
- 9.1.3 In the case of a use not specified, the number of stalls provided shall be the same for a similar use as determined by the Development Authority.

USE OF BUILDING OR SITE	MINIMUM NUMBER OF PARKING SPACES
Residential Developments	
Single detached, manufactured home, and duplex dwellings	2 per dwelling unit
Multi-family dwellings of one (1) bedroom or less per dwelling unit	1 per dwelling unit and 1 for every 4 dwelling units for guest parking
Multi-family dwellings of two (2) or more bedrooms per dwelling unit	1.5 per dwelling unit and 1 for every 4 dwelling units for guest parking
Senior citizen self-contained dwelling unit	1 for every 2 dwelling units
Commercial Developments	
Business, public administration and offices other than medical or dental offices/clinics	1 space for every 40.0 m ² of gross floor area
Medical and dental offices or clinics	1 space for every 30.0 m ² of gross floor area
Retail/service shops with a gross floor area of 1,000.0 m ² or less	1 space for every 45.0 m ² of gross floor area
Retail/service shops with a gross floor area between 1,000.00 m ² and 4,000.0 m ²	1 space for every 27.0 m ² of gross floor area
Retail/service shops with a gross floor area of more than 4,000.0 m ²	1 space for every 25.0 m ² of gross floor area
Dine-in restaurants	1 per 4 seating spaces or 1 space of every 2.8 m ² used by patrons, whichever is deemed to be the most applicable standard given the nature of the application as determined by Development Authority.
Restaurant (food exclusively taken off site for consumption)	1 space for every 13.0 m ² of gross floor area plus 1 for each 3 employees on maximum shift.
Automobile service center	1 space for every 46.0 m ² of gross floor area. Parking for customers and service department shall be clearly identified.
Hotels, Motels	1 per sleeping unit and 1 space per 3 employees on maximum shift
Industrial Developments	
Light manufacturing plants; warehouse space; wholesale and storage buildings and yards; public utility buildings; medium to heavy manufacturing plants, mills, or shops	1 space for every 3 employees on maximum shift. These standards may be varied, at the discretion of the Development Officer or Municipal Planning Commission, to accommodate visitors parking spaces, where applicable.
Other Developments	
Places of Assembly Private clubs or lodges, funeral homes/chapels, auditoriums, places of worship, halls, theatres, cinemas and other amusement or recreational establishments	1 per 5 seating spaces or 1 space for every 4.6 m ² used by patrons, whichever is deemed to be the most applicable standard given the nature or the application as determined by the Development Officer or Municipal Planning Commission.
Schools	5 plus 1 per daytime school employee on maximum shift

Group care facilities, senior citizens lodges and nursing homes	1 space for every 100.0 m ² of gross floor area
Daycare facilities	1 space for every 34.0 m ² of gross floor area plus 1 per staff member

- 9.1.4 In all districts, if not otherwise provided for, in regulating the facilities for off-street parking, the owner of the land to be developed may, subject to the approval of the Development Authority;
- Provide the required off-street parking on land other than the one proposed to be developed; or
 - In lieu of providing off-street parking, pay the County such amount of money on such terms as the Council considers reasonable in return for the equivalent public parking space to be provided by the County elsewhere in the district. Any money so received by the County shall be used only for the development of off-street parking facilities.
- 9.1.5 Where a development on a parcel may be considered to be more than one land use category, the required number of spaces shall be the sum of the requirements for each of the uses as specified above.
- 9.1.6 Minimum dimensions of maneuvering aisles and parking stalls shall be in accordance with the following regulations:

PARKING ANGLE IN DEGREES	WIDTH OF STALL	DEPTH OF STALL PERPENDICULAR TO MANEUVERING AISLE	WIDTH OF STALL PARALLEL TO MANEUVERING AISLE	OVERALL DEPTH	WIDTH OF MANEUVERING AISLE (ONE-WAY)
a	b	c	d	e	f
0	2.7 m (8.86 ft)	2.7 m (8.86 ft)	7.0 m (22.97 ft)	9.1 m (29.86 ft)	3.6 m (11.81 ft)
30	2.7 m (8.86 ft)	5.2 m (17.06 ft)	5.5 m (45.87 ft)	14.0 m (45.93 ft)	3.6 m (11.81 ft)
45	2.7 m (8.86 ft)	5.8 m (19.03 ft)	4.0 m (13.12 ft)	15.2 m (49.87 ft)	3.6 m (11.81 ft)
60	2.7 m (8.86 ft)	6.1 m (20.01 ft)	3.1 m (10.17 ft)	18.2 m (59.71 ft)	6.0 m (19.69 ft)
90	2.7 m (8.86 ft)	6.1 m (20.01 ft)	2.7 m (8.86 ft)	19.5 m (63.98 ft)	7.3 m (23.95 ft)



9.2 ACCESSORY BUILDINGS & USES

- 9.2.1 When an accessory building is proposed for use as a temporary residence prior to construction of the principal residence and will at some future date be converted back to a proper accessory use (as a garage or storage building), the “temporary residence” accessory building will be treated as a permanent residence and shall comply with the County’s minimum residential floor area requirements and the Alberta Building Code requirements for a permanent residence. County may require of the applicant a letter of undertaking and the posting of a security to ensure conversion of the “temporary residence” into an accessory building.
- 9.2.2 Notwithstanding the definition of an accessory building as prescribed in this Bylaw, accessory buildings (in the form of a garage or shed only) may be permitted on a discretionary basis on a vacant residential parcel prior to the establishment of the principal residence. Development Authority shall not approve a development permit for an accessory building in this instance unless it is satisfied that the accessory building is designed, sited, constructed, finished, and sided in a manner that is visually compatible and harmonious with the residential character of the surrounding parcels and the neighborhood in general.
- 9.2.3 Where a structure is attached to the principal building on a site by a roof, an open or enclosed structure, a floor, or a foundation it is to be considered a part of the principal building and shall not be considered as an accessory building.
- 9.2.4 Notwithstanding any other part of this Bylaw, the siting of an accessory building on an irregularly shaped parcel shall be at the discretion of the Development Officer or Municipal Planning Commission.

9.3 CORNER & DOUBLE FRONTING SITES

- 9.3.1 In all Land Use Districts, a site abutting onto 2 streets or more shall have a front yard setback on each street in accordance with the front yard regulation of this Bylaw.
- 9.3.2 In all cases, the location of buildings on corner sites shall be subject to the approval of the Development Officer or Municipal Planning Commission who may, at their discretion, relax one front yard setback requirements taking into account the alignment, location, and orientation of existing adjacent buildings or the permitted setback on adjacent sites where a building does not exist.
- 9.3.3 No structure shall be placed on a corner lot in such a manner that the line of sight at the intersection of the abutting streets would result in a traffic hazard. All structures more than 1.0 m (3.3 ft) in height shall be no closer than 6.1 m (20.0 ft) from the point where the streets intersect.

9.4 DESIGN CHARACTER & APPEARANCE OF BUILDINGS & STRUCTURES

- 9.4.1 Quality of exterior treatment and design of all buildings shall be to the satisfaction of the Development Authority.
- 9.4.2 Pursuant to 9.4.1, the Development Authority shall consider the following when reviewing development proposals in all Land Use Districts:
- a. Design, character, and appearance of all buildings with respect to their compatibility with any other buildings existing in the vicinity;
 - b. Design of the building must be consistent with the purpose of the Land Use District in which it is located; and/or
 - c. Building shall comply with any provisions of any statutory plan which sets out specific guidelines as to the design, character, appearance or building materials to be used within a Land Use District or area;
- 9.4.3 Development Authority shall encourage buildings to be sited and constructed so as to maximize passive solar energy gain.

9.5 DEVELOPMENT WITHIN OR ADJACENT TO ROADWAYS

- 9.5.1 No development permit shall be issued for a development within 30.0 m (98.4 ft) of the boundary of the right-of-way of a highway until a permit under regulations made in accordance with the *Public Highways Development Act, RSA 2000*, has been issued by Alberta Transportation.
- 9.5.2 Clearing of trees or vegetation or the use of undeveloped government road allowances shall not be allowed without a road use agreement with the County.
- 9.5.3 On a parcel of land located adjacent to a local road, no development shall be permitted within 30.0 m (98.4 ft) of the property line as illustrated in Figure 4.
- 9.5.4 On a parcel of land located at the intersection of a road or highway, no development shall be permitted within the areas illustrated in Figure 4.
- 9.5.5 No buildings, fences, trees, haystacks, or other similar obstructions to visibility shall be permitted at the intersection of 2 local roads as illustrated in Figure 4.
- 9.5.6 On a parcel of land located on the inside of a road curve, no development shall be permitted within the areas illustrated in Figure 5.
- 9.5.7 Where a local road intersects a highway, the Highway Development Control Regulations shall apply to lands adjacent to the highway where it intersects.

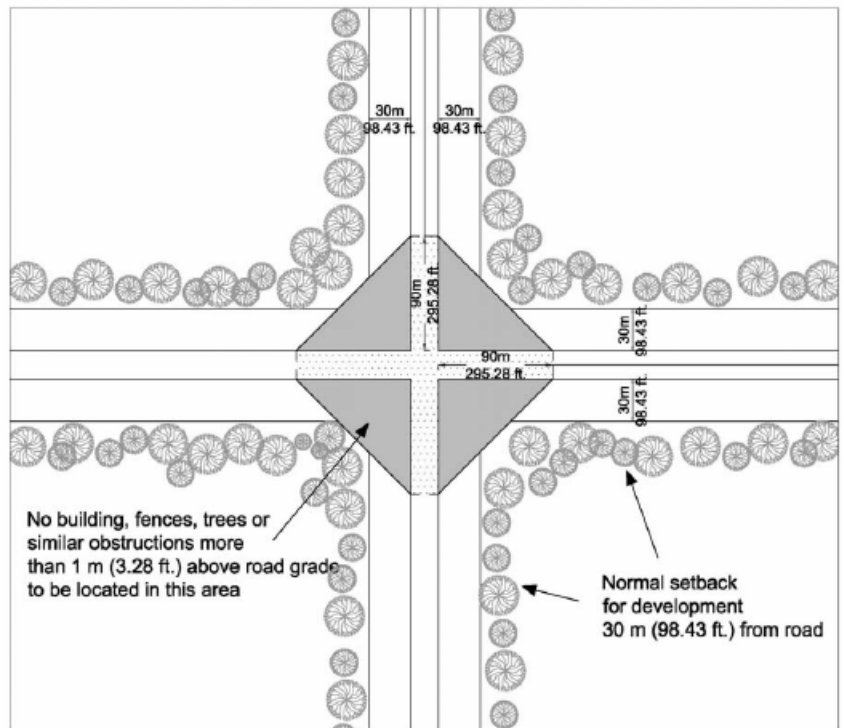


Figure 4: Location of Development at the Intersection of a Minor Two-Lane Highway with a Local Road

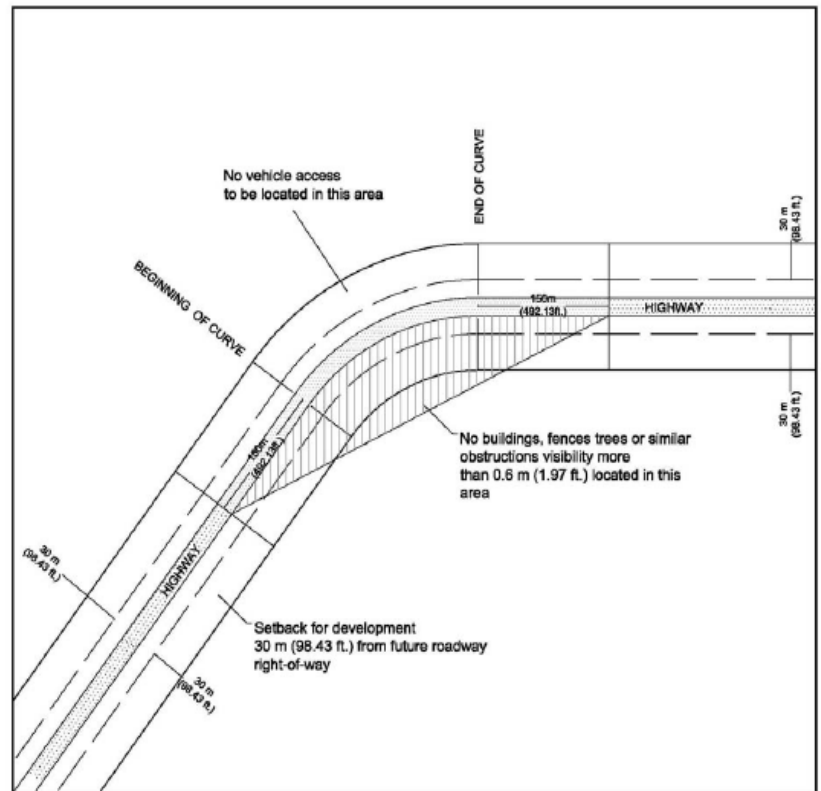


Figure 5: Location of Development in the Inside of a Road Curve

9.6 BUILDING SETBACKS & SETBACKS FROM PROPERTY LINES

- 9.6.1 The following provisions shall apply to all buildings in all Land Use Districts unless otherwise stated in the respective Land Use District or at the discretion of the Development Authority.

9.6.2 Where a lot is separated from a roadway by a buffer strip, the lot is considered adjacent to the roadway for the purpose of setbacks.

9.6.3 Where an internal subdivision road or service road parallels a municipal road allowance, arterial road, or a highway, the greater setback shall be required.

9.6.4 A municipal service road shall be treated as a municipal road allowance for the purpose of applying setback regulations.

9.6.5 All residential and accessory buildings shall be set back a minimum distance of 40.0 m (131.0 ft) from the property line. If the development is adjacent to a minor highway, then all residential and accessory buildings shall be set back a minimum distance of 30.0 m (98.4 ft) from the property line as illustrated in Figure 6.

9.6.6 On Country Residential parcels adjacent to internal subdivision roads all residential and accessory buildings shall be set back a minimum distance of 7.5 m (24.0 ft) from the property line of the residential property as illustrated in Figure 7.

9.6.7 On Country Residential parcels adjacent to a municipal road allowance all residential and accessory buildings shall be set back a minimum distance of 30.0 m (98.4 ft.) from the property line of the residential property as illustrated in Figure 7.

9.6.8 Minimum separation distance between a dwelling and an accessory building in the Urban Residential Land Use District and for resort cottages shall be 2.0 m (7.0 ft).

9.6.9 Minimum side yard setback for a single-family dwelling or an accessory building in the Urban Residential Land Use District and for resort cottages shall be 1.5 m (5.0 ft). Figure 8 illustrates front, rear and side yard setbacks for dwellings and accessory buildings.

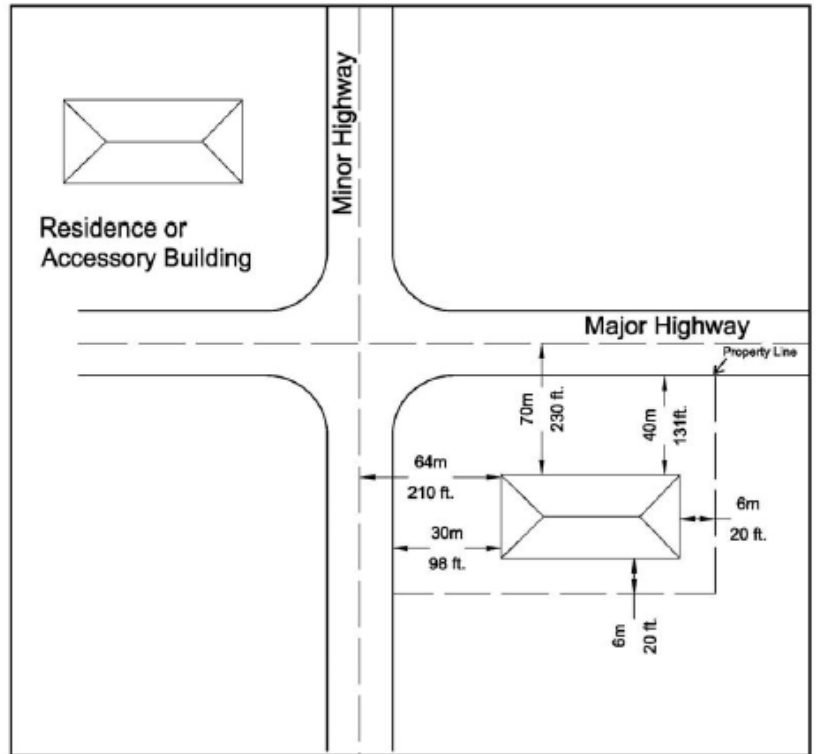


Figure 6: Setback for Dwellings & Accessory Buildings from Highways

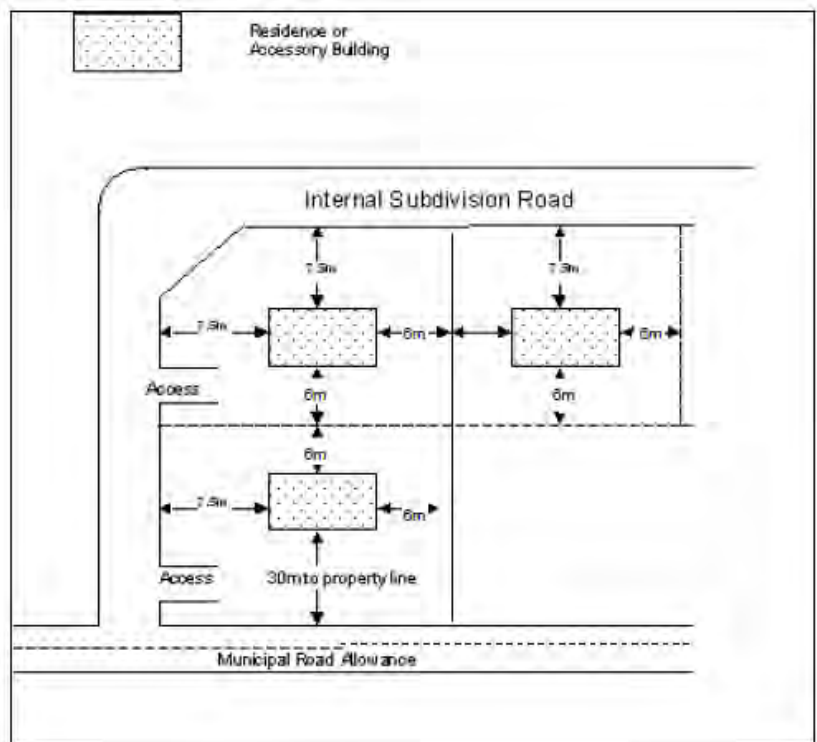
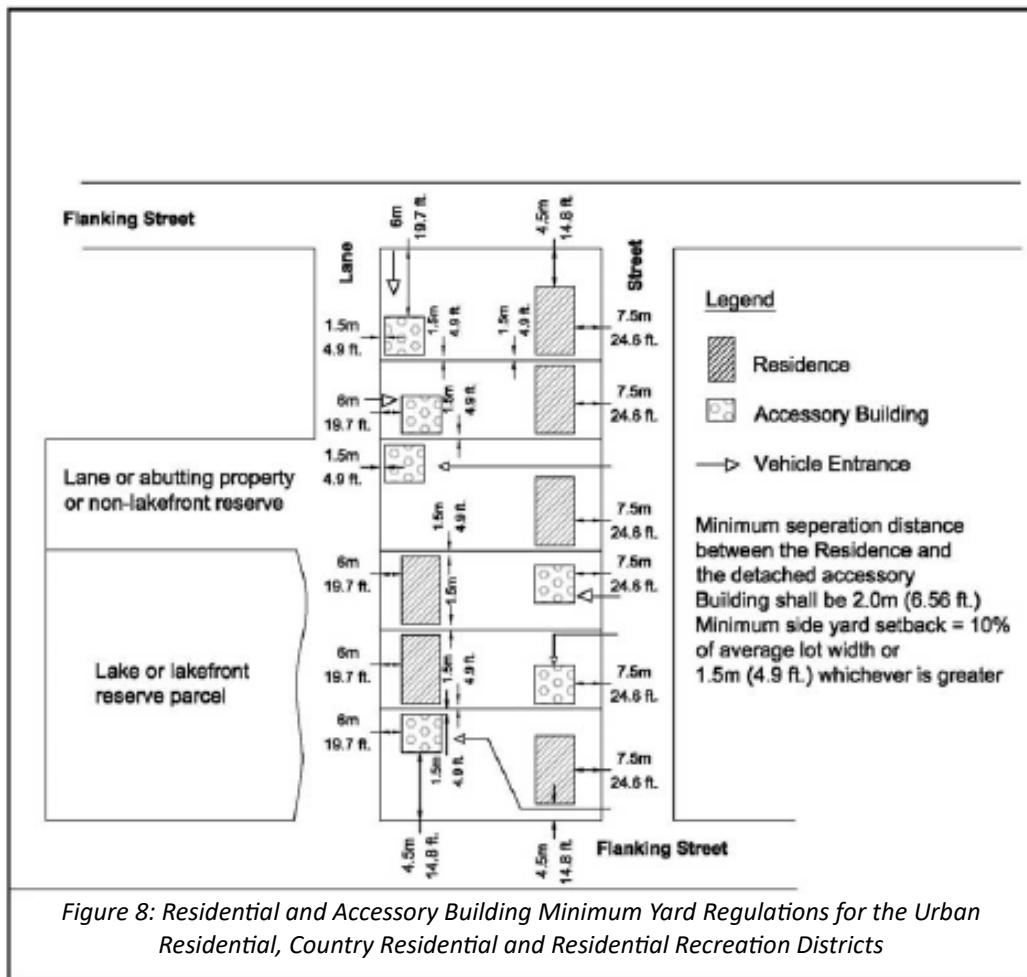


Figure 7: Residential & Accessory Building Setbacks from Internal Subdivision Roads and Government Road Allowances



9.7 DEVELOPMENT ON OR NEAR SLOPES

- 9.7.1 For the purpose of this Section, “top of bank” is as determined by the Development Authority in consultation with Alberta Environment & Protected Areas.
- 9.7.2 Notwithstanding the yard requirements prescribed in the applicable District or an approved statutory plan, no permanent buildings shall be permitted within 30.0 m (98.4 ft) of the top of the bank of any water body (being a named lake or pond) and no development shall be permitted within 30.0 m (98.4 ft) of the top or bottom of an escarpment, bank, or slope where the grade exceeds 15% (fifteen percent).
- 9.7.3 Development Authority may require a greater setback than is prescribed in Section 9.7.2.
- 9.7.4 Notwithstanding that a development conforms in all respects with this Bylaw, including Section 9.7.2 and 9.7.3, where the application is for development on lands that are, or may be, subject to subsidence, the Development Authority shall not issue a development permit unless the applicant can demonstrate, by means of an engineering report bearing the seal and signature of a professional engineer registered in the Province of Alberta, that preventive engineering and construction measures can be instituted to make the parcel suitable for the proposed development.
- 9.7.5 Further to Section 9.7.4, the Development Authority may, at its discretion, require that the development site and buildings be designed by a professional engineer registered in the Province of Alberta.
- 9.7.6 Development Authority may, at its discretion, reduce the setback requirements established pursuant to Sections 9.7.2 and 9.7.3 if the applicant provides satisfactory proof of bank stability for the purposes of the proposed development.

9.8 ENVIRONMENTAL STANDARDS

- 9.8.1 Development shall not be allowed to detrimentally affect natural features such as ponds, streams, and wetlands, but shall preserve and incorporate such features into the site design. In addition:
- a. Development of, or in proximity to, wetland areas shall only be undertaken where:
 - i. it minimizes alterations in the natural flow of water which nourishes the wetlands; and
 - ii. it protects wetlands from adverse dredging or in-filling practices, siting or the addition of pesticides, salts or toxic materials.
 - b. Location of natural features and the site's topography shall be considered in the designing and siting of all physical improvements.
- 9.8.2 Developments must adhere to the following land management practices:
- a. Stripping of vegetation or grading shall be done in a manner which will minimize soil erosion by ensuring that the extent of the disturbed area and the duration of its exposure is minimized, and that all grading work should be designed to blend with the natural contours of the land;
 - b. Natural vegetation shall be retained and protected whenever possible;
 - c. Natural drainage patterns should not be disturbed and changes to watercourses shall be avoided except where controlled improvements are warranted subject to approval from Alberta Environment & Protected Areas; and
 - d. Developments shall not adversely affect groundwater resources or increase storm water runoff velocity in a way that water levels on other lands are substantially raised or the danger from flooding increased.
- 9.8.3 A minimum buffer strip of 30.0 m (98.4 ft) shall be preserved from the top of bank of any permanent river. No structures of any kind that would require a development permit shall be permitted within this setback area. Development Authority may require the developer to provide a soil analysis, additional setbacks, or other similar matters where site circumstances may warrant the same.
- 9.8.4 Notwithstanding Section 9.8.3, development setbacks from permanent natural water bodies shall be at the discretion of the Development Authority.

9.9 EXISTING SUBSTANDARD LOTS

- 9.9.1 Proposed developments on existing substandard lots may be considered by the Development Authority. In considering an application for a development permit, the Development Authority shall have consideration for compliance with the current Private Sewage Disposal Systems Regulation, Public Housing Regulations and Alberta Safety Codes.

9.10 HISTORICAL AND ARCHEOLOGICAL SITES

- 9.10.1 Historical sites or archaeological sites identified pursuant to the *Alberta Historical Resources Act*, RSA 2000, shall be protected in accordance with the guidelines established by Alberta Culture & Community Spirit.

9.11 INTEGRATED RESOURCE PLANNING AREA

- 9.11.1 Development Authority and/or Subdivision Authority shall consider the policies of the Athabasca River Sandhills Integrated Resource Plan when evaluating subdivision and development applications within those areas contained within the plan as shown on Figure 9.

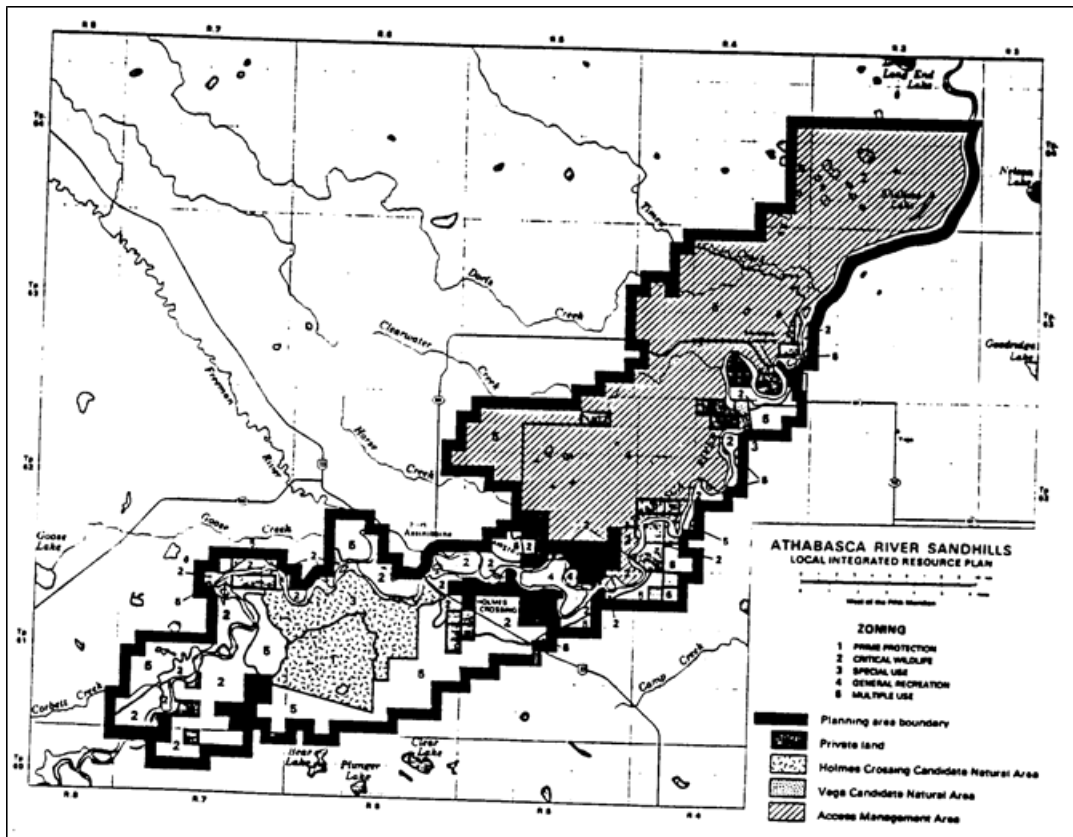


Figure 9: Athabasca Sandhills Integrated Resource Planning Area

9.12 LANDSCAPING & LOT COVERAGE

General

- 9.12.1 A Landscaping Plan may be required in support of a development permit application in a Residential, Commercial, or Industrial Land Use District where the proposed development could have an impact on offsite drainage, in the opinion of the Development Authority. When required, Landscaping Plans shall include the site plan requirements outlined in Section 5.5 and identify the following:
- Location of adjacent sidewalks, pathways, driveway entrances, easements, rights-of-way, and laneways;
 - All existing and proposed berms, contours, walls (including retaining walls), fences;
 - Existing lot elevations and lot drainage information;
 - Proposed lot elevations, grading, and drainage information;
 - Location and area of all existing vegetation to be retained on the site;
 - Location, dimensions, areas, and description or illustrations of all existing and proposed:
 - non-permeable surfaces;
 - non-native vegetation (where applicable) including trees and shrubs;
 - native vegetation (where applicable) including trees and shrubs;
 - Other soft landscaping elements and permeable surfaces other than vegetation (e.g., rock gardens, gravel, permeable pavement, etc.).
- 9.12.2 When a Landscaping Plan is required with an application for a development permit, no landscaping shall commence prior to the plan being approved by the Development Authority.

Landscaping in the Residential Recreation District

- 9.12.3 Landscaping within the Residential Recreation Land Use District shall be designed to:
- Enhance privacy;
 - Comply with Alberta Environment & Protected Area's requirements; and

c. To maximize water infiltration on a lot.

9.12.4 In the Residential Recreation Land Use District, a minimum of 30% of the total lot area shall be covered in vegetation.

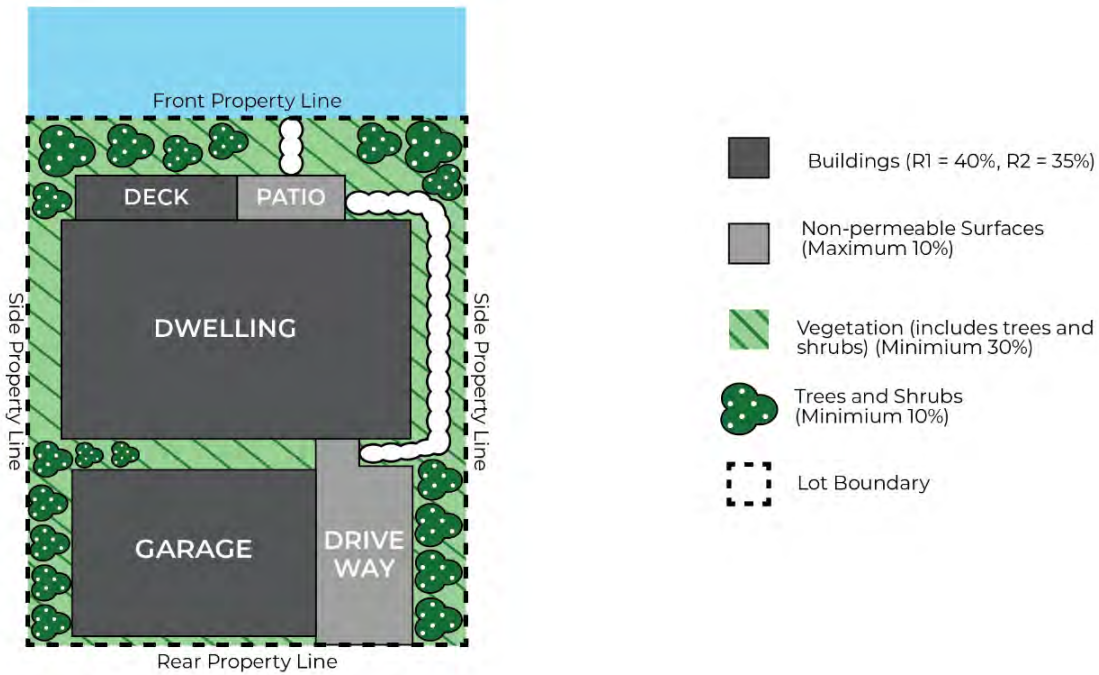


Figure 10: Lot Coverage Requirements

9.12.5 Of the 30% minimum vegetation cover identified in 9.12.4, a minimum of 10% shall be trees and shrubs (see Figure 10 for an illustration of landscaping site coverage requirements in the Residential Recreation Land Use District).

9.12.6 Area of the lot covered in non-permeable surfaces (e.g., driveways, patios, paving stones, sidewalks, asphalt, concrete) excluding the buildings shall not exceed 10% of the total lot area or 140.0 m² (1,500 ft²), whichever is less (see Figure 10).

9.12.7 Landscaping Plans should incorporate low impact development (LID) design strategies to slow and filter excess nutrients and pollutants from entering water bodies and water courses including but not limited to:

- a. Grading of lots to drain and retain runoff to control and reduce runoff leaving the lot;
- b. Inclusion of the following clean runoff landscaping strategies:
 - i. within planting beds and natural areas, keep the areas rough, with collection areas for trapping water;
 - ii. where possible include a depression to intercept surface water (including snowmelt) before it leaves the site;
 - iii. minimize turf areas on lakefront lots to decrease soil compaction and proliferation of invasive species;
 - iv. incorporate tools for capturing, treating, and using runoff into lot grading and landscaping;
 - v. incorporate deciduous native plant species and wildflowers into Landscaping Plans to encourage fire suppression, support biodiversity, and increase evapotranspiration.

Landscaping Requirements for Commercial, Industrial, Institutional, Hamlet Uses & Recreational Uses

9.12.8 Provisions for and compliance with a Landscaping Plan may be required for development permit applications within a Commercial, Industrial, Institutional Urban Residential, or Recreational Land Use District.

9.12.9 When a Commercial, Industrial, Institutional, Urban Residential, or Recreational use is proposed adjacent to a Residential Land Use District or a residential use, a landscaped buffer shall be provided and maintained on the

site of the commercial or industrial development between the commercial or industrial use and the residential use.

9.12.10 Landscaped buffers may consist of the following elements:

- a. Landscaped green space;
- b. Closed or privacy fencing; and/or
- c. Trees and/or earth berming.

9.12.11 Boulevards, buffer strips, drainage easements, retention and detention ponds, walkways and playgrounds shall be landscaped to the satisfaction of the Development Authority.

9.13 LOT GRADING & DRAINAGE

9.13.1 Alteration of natural drainage patterns on a parcel shall require a development permit, except as associated with extensive agricultural uses or as provided for in Section 5.3.

9.13.2 Alteration of parcel grades (including filling or raising the grade of a parcel) shall require a development permit, except as associated with extensive agricultural uses or as provided for in Section 5.3.

9.13.3 Further to 9.13.1 and 9.13.2, development permits shall be required for:

- a. Stripping and/or grading that may:
 - i. Alter surface water drainage from the site (excluding extensive agricultural uses);
 - ii. Affect neighbouring property or public lands; or
 - iii. Deviate from an approved lot grading and drainage plan;
- b. Moving, depositing, or removal of topsoil, fill, aggregate or similar material (excluding extensive agricultural uses); and
- c. Any other development that:
 - i. Alters drainage on the site (excluding extensive agricultural uses);
 - ii. Increases runoff onto adjacent lands; or
 - iii. Alters the quantity or quality of runoff into a watercourse or water body.

9.13.4 Land shall be graded so that excess clean natural run-off water flows into the lake, a collection area, or a street. Water shall not be diverted to flow from one lot onto a neighbouring lot unless a drainage easement is agreed in writing between the effected property owners and the County.

9.13.5 A private driveway or walkway across a boulevard or ditch shall be constructed so as not to interfere with the natural flow or absorption of water and a culvert shall be installed to the specifications of the County.

9.13.6 Design and installation of a culvert which carries water away from a lot or runs across a driveway, walkway, boulevard, or ditch shall comply with County design standards.

9.13.7 Site grading shall not be permitted to impede or interfere with the natural flow of surface water onto adjacent municipal lands or public ditches, or neighbouring properties without approval from Alberta Environment & Protected Areas and the County.

9.13.8 A lot grading and drainage plan shall be required as part of the development permit application for:

- a. Stripping and/or grading that would alter surface water drainage from the site, adversely affect neighbouring property or public lands, or deviate from an approved lot grading and drainage plan; and
- b. Any other development that:
 - i. Alters drainage on the site;
 - ii. Increases runoff onto adjacent lands; or
 - iii. Alters the quantity or quality of runoff into a watercourse or water body

9.13.9 Where a lot grading and drainage plan is required, it shall be prepared by a qualified professional and shall:

- a. Identify pre-development and post development lot elevations and grades;
- b. Specify design elevations, surface gradients, and swale locations;
- c. Demonstrate how runoff will be controlled on the site; and
- d. Include any other drainage information required by the Development Authority.

9.13.10 A Stormwater Management Plan may be required for multi-lot subdivisions and major developments, at the discretion of the Approving Authority.

9.13.11 Where a Stormwater Management Plan is required, it must:

- a. Demonstrate that runoff will be managed on the site;

- b. Conform to municipal stormwater management systems and practices, where applicable;
- c. Incorporate best management practices and low impact development strategies and technologies for treating stormwater prior to discharge into water bodies, watercourses, or riparian areas;
- d. Prevent pollution of water bodies, watercourses, or riparian areas; and
- e. Minimize or mitigate impacts of runoff on adjacent environmentally sensitive lands and hazardous lands.

9.14 NATURAL RESOURCE EXTRACTION/PROCESSING

- 9.14.1 A development permit shall not be issued for sand, gravel, clay, coal, limestone, gypsum, granite, salt, or mineral extraction operation until any necessary reclamation plan and permit/license is approved by the Provincial Government where required.
- 9.14.2 The proponent of a natural resource extraction development shall be required to submit a reclamation plan to the County for its ratification and approval, prior to, or as a condition of, a development permit approval.
- 9.14.3 Where not required to do so by the Province, the proponent of a natural resource extraction industry may, at the discretion of the Development Authority, be required to post with the County security in the form of an irrevocable letter of credit to ensure that reclamation will be completed to the satisfaction of the County's Development Authority.
- 9.14.4 A disturbed area shall be reclaimed to:
- a. At least its former capability for agriculture or recreation; or
 - b. Any other use, which the Development Authority feels, will be beneficial to the County.
- 9.14.5 All stripping, excavation and grading shall be in conformance Section 9.13.
- 9.14.6 Notwithstanding the permitted and discretionary uses prescribed within the various Land Use Districts within this Bylaw, natural resource extraction/processing uses shall be neither permitted nor discretionary if proposed within a multi-parcel residential subdivision or within 305.0 m (1,000 ft) of the boundary of a multi-parcel residential subdivision. Notwithstanding the aforementioned, extraction only uses and activities (i.e., no washing, crushing, processing, etc.) may be permitted on a discretionary permit basis within 305.0 m (1,000 ft) of the boundary of a multi-parcel residential subdivision.
- 9.14.7 The following may be included by the Development Authority when establishing conditions of development permit approval for a proposed natural resource extraction use:
- a. Limitations on the years, months, weeks, days and/or hours of operation;
 - b. Requirements to provide and maintain sufficient dust control to the satisfaction of the County as established in a Road Use Agreement;
 - c. Requirements to provide and maintain onsite dust control measures;
 - d. Posting of adequate signage, including company name and emergency phone numbers, to warn of possible site or operational hazards and dangers;
 - e. Requirement to identify and/or number trucks or equipment involved in any hauling aspects for the development;
 - f. Requirement to enter into a development agreement with the County. The development agreement may be registered on the title of the subject site.
 - g. Methods of minimizing noise in relation to the activities of the operation; and/or
 - h. Methods of ensuring buffing of noise, dust, and outdoor storage from adjacent properties.
- 9.14.8 Extraction operations, such as sand, gravel and other mineral resource workings shall be permitted to proceed only after the issuance of proper licenses that indicate compliance with the appropriate provincial legislation and regulations.
- 9.14.9 County should not allow residential, commercial, or industrial development to occur on known commercial deposits of sand and gravel or other mineral resources if that development will prevent the future extraction of the resource.
- 9.14.10 Council shall urge the province to comply with the policies of this section and the overall intent of the County Resource Extraction Strategy when developing natural resource extraction activities that are exempt from control under the *Act*.
- 9.14.11 Natural resource processing should be handled as a form of industrial development and be subject to the appropriate industrial policies of this Bylaw.

9.15 NUMBER OF DWELLING UNITS ON A LOT

- 9.15.1 Maximum number of dwelling units permitted on any parcel of land shall not exceed one (1) except when the second or additional dwelling units are proposed to be constructed or located on a parcel of 60.7 ha (150.0 ac) in area or more.
- 9.15.2 Maximum number of dwelling units permitted on any parcel of land exceeding 60.7 ha (150.0 ac) in size shall be at the discretion of the Development Authority.
- 9.15.3 Subject to the minimum parcel size requirement provided in Section 9.15.2, the development of a second or additional dwelling on any parcel of land shall be allowed provided that:
- A physical separation of a minimum of 45.0 m (147.6 ft) is provided between dwellings;
 - Dwellings are situated such that a subdivision placing the 2 dwellings on separate parcels could be easily undertaken;
 - All the residential development on the subject site adheres to the current Alberta Private Sewage Systems Standard of Practice with respect to sanitary sewage disposal; and
 - If the second or additional dwelling is to utilize the same water well, power supply, or other services as the first or another building, all such services and the dwellings are to be developed and located such that all the requirements of both private service companies and Provincial Regulations are met.
- 9.15.4 Sections 9.15.1, 9.15.2, and 9.15.3 shall not apply when the second or any additional dwelling or dwelling unit is:
- A guest house;
 - To be occupied by a person who is employed in an existing agricultural operation;
 - Contained in a building designed for or divided into two (2) or more dwelling units;
 - A manufactured home dwelling as defined in this Bylaw
 - Located within a manufactured home park;
 - In a building that is the subject of a condominium plan registered at the Land Titles Office under the *Condominium Property Act*.
- 9.15.5 If approving a development permit under Section 9.15.4, and other provisions of this Bylaw the following must be met to the satisfaction of the Development Authority.
- Suitability of the site for the proposed dwelling;
 - Length of time that the developer requires the proposed building;
 - Access to and from the site;
 - Provision of proper water and sewer services;
 - Existing and future surrounding land uses;
 - Whether the proposed development meets the spirit and intent of the Land Use District in which the permit is sought; and
 - Mobility characteristics of the proposed dwelling.
- 9.15.6 Development Authority may require the submission of a Real Property Report in support of a Development Permit application for a second dwelling on a parcel.

9.16 POTENTIAL FLOOD HAZARD AREAS

- 9.16.1 Development on lands which may be subject to flooding shall be discouraged, especially on lands which are within the 1:100-year flood-plain, as determined by Alberta Environment & Protected Areas and the County.
- 9.16.2 In reviewing a development permit application for a development on a site which may be subject to flooding or that is located in a designated flood-plain, the Development Authority may consider flood damage reduction measures and may approve the proposed development subject to any or all of the following:
- Usage of piles, posts, or piers to raise the development above the identified flood level;
 - “Wet flood-proofing” standards which allow basements to be flooded without significant damage to the structure;
 - Other flood damage reduction measures as approved by Canada Mortgage & Housing Corporation;
 - Diking of the watercourse;
 - Increased development setbacks from the watercourse;
 - Identification of specific development locations and/or orientations;

- g. Usage of back-flow prevention valves (stop valves);
- h. Any other flood measures deemed necessary by the Development Officer;
- i. A certificate from a qualified professional engineer certifying that the design for the proposed development was undertaken with full knowledge of the potential for flooding on the subject property; and
- j. Comments and recommendations from Alberta Environment & Protected Areas.

9.17 PROTECTION FROM EXPOSURE HAZARDS

- 9.17.1 Location of any anhydrous ammonia or liquefied petroleum gas (AAG or LPG) storage tank with a water capacity exceeding 9,000 litres (1,979.8 imperial gallons) shall be in accordance with the requirements of the Development Authority but in no case shall be less than a minimum distance of 120.0 m (393.7 ft) from assembly, institutional, mercantile, or residential building.
- 9.17.2 AAG or LPG containers shall be located in accordance with regulations under the Alberta Fire Code and/or *Safety Codes Act*.
- 9.17.3 Flammable liquids storage tanks at bulk plants, service stations, or for personal use in a residential area shall be located in accordance with regulations under the Alberta Fire Code and/or *Safety Codes Act*.
- 9.17.4 Setbacks from pipelines or other utility corridors shall be as required by the Development Officer, or Municipal Planning Commission, and the appropriate provincial legislation and regulations.

9.18 SANITARY FACILITIES

- 9.18.1 All buildings erected, placed, or moved into Land Use Districts established by the Bylaw, to be used for a dwelling unit, commercial or industrial purpose shall be provided with sanitary facilities to the satisfaction of the appropriate regulatory authority.

9.19 SIGN REGULATIONS

- 9.19.1 Development approvals for signage adjacent to highways shall be subject to the approval of Alberta Transportation & Economic Corridors and the County.
- 9.19.2 Signs that do not conform to the requirements of Section 5.3.1.u require a development permit.
- 9.19.3 Advertising signs shall be approved on a discretionary basis within the AG, AC, RC, AP, C/I, HC, CRC, and UC Land Use Districts.
- 9.19.4 In considering a development permit application for signs, the Development Authority may consider such factors as location of the proposed sign, distance from roadway, size (copy area), height, degree of illumination, and any other matters deemed relevant to the Development Authority.
- 9.19.5 No sign or advertisement shall resemble or conflict with a traffic sign, nor shall it present a traffic hazard.
- 9.19.6 All signs shall be kept in a safe, clean, and tidy condition and may be required to be renovated or removed where not maintained.

9.20 OBJECTS PROHIBITED OR RESTRICTED IN YARDS

- 9.20.1 No person shall keep or allow any heavy vehicle in the Urban Residential (UR), Country Residential Restricted (CRR), or Residential Recreation (RR) Land Use Districts unless a development permit for that use is issued by the Development Authority. Such permits will only be issued if, in the opinion of the Development Authority, such development will not unduly interfere with the amenities of the area in which the development is located, or materially negatively interfere with or affect the use, enjoyment or value of neighbouring lots.
- 9.20.2 Within the Residential Recreation (RR) Land Use District no person shall keep or permit in any part of a yard the following:
 - a. Any dismantled or wrecked vehicle for more than 14 consecutive days;
 - b. Any vehicle weighing in excess of 4,500 kg gross vehicle weight for longer than is reasonably necessary to load or unload such a vehicle;
 - c. Any object or chattel that, in the opinion of the Development Authority, is unsightly or may adversely affect the use and enjoyment of adjacent or surrounding properties;

- d. Any excavation, storage, or stockpile of materials required during the construction stage unless all necessary safety measures are undertaken to the satisfaction of the Development Authority. The owner of such materials or excavations must assume full responsibility to ensure the situation does not prevail any longer than reasonably necessary to complete construction work; or
 - e. Any portable or permanent gas or fuel tanks larger than 100 litres.
- 9.20.3 Notwithstanding 9.20.2.e above, the placement of propane storage tanks larger than 100 litres on a lot for the sole purpose of heating or servicing a dwelling or accessory building may be allowed within a yard at the discretion of the Development Authority.

9.21 ANIMAL/BIRD REGULATIONS

- 9.21.1 On any agricultural or non-residential parcel in any Land Use District, no more than four (4) adult dogs shall be allowed unless a permit for a small animal breeding and boarding operation has been granted pursuant to Section 9.22 of this Bylaw.
- 9.21.2 On any residential parcel in any non-agricultural Land Use District, no more than two (2) dogs shall be allowed unless a permit for a small animal breeding and boarding operation has been granted pursuant to Section 9.22 of this Bylaw.
- 9.21.3 On residential parcels 0.81 ha (2.0 ac) in size or larger within:
 - a. Non-agricultural Land Use Districts; and
 - b. Approved Intermunicipal Development Plans;
 additional animal units shall be allowed in accordance with the following:

RESIDENTIAL PARCEL SIZE		ADDITIONAL ALLOWABLE NUMBER OF ANIMAL UNITS
0.8 - 1.2 ha	(2.0 - 2.9 ac)	1
1.2 - 1.6 ha	(3.0 - 3.9 ac)	2
1.6 - 2.0 ha	(4.0 - 4.9 ac)	3
2.0 - 2.4 ha	(5.0 - 5.9 ac)	4
2.4 - 4.0 ha	(6.0 - 9.9 ac)	5
4.0 ha or greater	(10.0 ac or greater)	5, plus the number of animal units permitted for that portion of the parcel in excess of 4.05 ha (10.0 ac)*

*Example: 5.2 ha (13.0 ac) = 5+2=7 total animal units.

- 9.21.4 Keeping of animals not in accordance with Section 9.21.1 shall only be allowed upon issuance of a development permit approval, in those circumstances considered exceptional or unique by the Municipal Planning Commission. For the purposes of this Section, “one animal unit” means the following:

ANIMAL	1 ANIMAL UNIT QUANTITY
Horse, Donkey, Mule, or Ass (over 1 year old)	1
Cow or steer (over 1 year old)	1
Colts (up to 1 year old)	2
Llama	2
Ostrich, emu, or other ratites	2
Calves (up to 1 year old)	2
Sheep or goats	3
Pigs	3
Alpacas	4
Ducks, turkeys, pheasants, geese, or other fowl	10
Chickens	Keeping of chickens will be in accordance with the County Animal Control Bylaw.
Rabbits	20
Other animals	At the discretion of the Development Authority Officer

9.22 SMALL ANIMAL BREEDING & BOARDING

- 9.22.1 A small animal breeding and boarding facility which is to be located closer than 305.0 m (1,000 ft) from a residence which is not related to the proposed development shall be considered a discretionary use notwithstanding the use provisions contained within this Bylaw.
- 9.22.2 No small animal breeding or boarding facility for dogs shall be permitted on multi-parcel country residential or urban lots less than 2.0 ha (5.0 ac) in area.
- 9.22.3 For small animal breeding and boarding facilities to be located within 500.0 m (1,640 ft) of a dwelling on another parcel, the County may require that pens, rooms, exercise runs, and holding stalls be soundproofed to the satisfaction of the Development Authority.
- 9.22.4 All facilities applications may be referred to the local Health Authority or animal control agency.
- 9.22.5 No facility or exterior exercise runs that are used to accommodate the animals may be located within 6.1 m (20.0 ft) of any property line of the parcel on which the facility is to be sited adjacent to a residential development or property.
- 9.22.6 All exterior exercise areas (runs) may be required to be enclosed with a fence acceptable to the Development Authority.
- 9.22.7 All dog facilities, including buildings and exterior exercise areas, may be required to be sited to the satisfaction of the Development Authority.
- 9.22.8 Development Authority may regulate the hours that dogs are allowed outdoors.
- 9.22.9 Development Authority may regulate the number of animals based on size and type of animals, size of parcel and proximity to other residences. Pups under six (6) months shall not be included in the number.

9.23 STRIPPING, FILLING, EXCAVATION & GRADING

- 9.23.1 Regulations contained within this Section are intended to apply primarily to those situations where site stripping, filling, excavation, grading and/or re-contouring (including construction of artificial water bodies and dugouts) is proposed:
- Independent of, or prior to, other development on the same parcel or site; or
 - As part of a resource extraction use on the same parcel or site.
- 9.23.2 A development permit application for site stripping, filling, excavation, grading and/or re-contouring (including construction of artificial water bodies and dugouts) shall include the following information:
- Location and area of the site on which the development is proposed;
 - Existing land use and vegetation;
 - Type of excavation, stripping or grading proposed, showing dimensions of the operation or the area of the land and depth to which the topsoil is to be removed, and the effect on existing drainage patterns;
 - Location on the lot where the excavation, stripping or grading is to be made on the lot; and
 - Condition in which the excavation, stripping or grading is to be left when the operation is complete (including submission of site grading or re-contouring plans if required by the Development Authority) or the use of the area from which the topsoil is removed.
- 9.23.3 Where, in the process of development, areas require leveling, filling or grading, the topsoil shall be removed before work commences, stockpiled, and replaced following the completion of the work.
- 9.23.4 Developments involving the construction of artificial water bodies or dugouts may require as a condition of development approval, that it shall be the sole responsibility of the developer to ensure that such signs, fences and boarding area put in place as the developer shall consider necessary to protect the public generally and the residents of the area in particular from any danger arising as a result of the construction or installation of the artificial water body or dugout on the developer's property.
- 9.23.5 A permit is required before the commencement or continuation of the removal of topsoil and such permits shall only be granted where it is shown to the satisfaction of the Development Authority that the land will not be adversely affected by removal. Development Authority may refer any application for removal of topsoil to the Soil Conservation Officer acting under the *Soil Conservation Act*, RSA 2000, as amended or replaced, for approval.
- 9.23.6 Land owned or controlled by the County shall not be cleared until written approval is provided by the Development Authority.

9.24 WILDLAND/URBAN INTERFACE DEVELOPMENT

- 9.24.1 Development Authority and Subdivision Authority shall consider the following when reviewing proposed multi-lot country residential developments located in areas of potential fire hazard:
- a. Provision of adequate water supplies for firefighting purposes;
 - b. Use of fire-resistant building methods;
 - c. Installation of spark arresters on all chimneys;
 - d. Input regarding access for emergency services;
 - e. Provision of a fire guard around multi-parcel country residential developments; and
 - f. Removal of trees, shrubs, and fire fuels adjacent to individual developments and the continued maintenance of a zone with reduced fuels.
- 9.24.2 Development Authority may obtain input from the Alberta Forestry & Parks and the local firefighting service in evaluating wildland development and subdivision applications.

10. SPECIFIC LAND USE REGULATIONS

10.1 ALTERNATE ENERGY SYSTEMS, COMMERCIAL (CAE)

The Province of Alberta and its agencies regulate large scale/commercial energy projects. Under Sections 619 and 620 of the *Act*, the County's regulatory role is very limited. The *Act* (Sec. 619(2)) states that: "A license, permit, approval or other authorization granted by the NRCB, ERCB, AER, AEUB or AUC prevails ..." over "... any statutory plan, land use bylaw, subdivision decision or development decision..." of a municipality.

Purpose of this section is to establish local standards for Commercial Alternate Energy (CAE) System developments, including but not limited to solar, wind, biofuel, geo-thermal, fuel cell, micro-hydro, and other energy producing technologies whose purpose is to produce energy for the commercial market.

10.1.1 Where Provincial or Federal Government or other Agency approval has been received for a CAE, a copy of the approval and supporting documents shall be submitted to the County. Supporting information provided to the Province, Federal Government or other Agency may be used to satisfy some or all the requirements of the County.

Protection of Agricultural Lands

10.1.2 Siting of an CAE should be encouraged to take place on lands considered to be low production, or on poor agricultural land to minimize the conversion of high-capability agricultural soils to other uses. For the purpose of this section, high-capability agricultural soils shall mean lands with soils classified as 4 or higher in the Canada Land Inventory.

General Requirements

10.1.3 A development permit application shall be made for every title upon which the CAE is proposed.

10.1.4 A site plan(s) shall be required for each title but a single, master set of supporting documents may be submitted for the overall project.

10.1.5 No signage for the purpose of advertising, other than the name of the system provider, shall be allowed on a CAE.

Public Consultation

10.1.6 Prior to the submission of a development permit application the Applicant shall:

- a. Arrange and host at least one (1) open house or public meeting, in the general area of the site proposed for the development;
- b. Advertise the time, date, and place of the open house or public meeting:
 - i. in a newspaper circulating within the area of the proposed development, with the advertisement appearing a minimum of two (2) weeks in advance of the public meeting,
 - ii. mail a written notice of the time, date, and place of the open house to all landowners within the area proposed for the development, and all landowners within 2.0 km (1.2 mi) of the boundary of the area proposed for the development;
- c. Information provided at the public meeting shall be all the information that would be required as part of a development permit application for the proposal;
- d. Opportunities for questions and input from the public shall be allowed;
- e. A summary of the presentation and the public input shall be recorded.

10.1.7 If public consultation was held as part of the Provincial approval process, the Applicant may submit the details of that consultation to the County to satisfy the requirements of Section 10.1.6.

Safety

10.1.8 All applications shall include:

- a. An emergency response plan; and
- b. A detailed safety plan identifying any special rescue needs for workers that are beyond the local emergency responders' equipment and training capability.

10.1.9 All applicable Safety Codes permits are required to be obtained.

Transmission Lines

- 10.1.10 All collector lines, (less than 69 kV) on the site of a CAE generating electrical power, shall be underground, except where the Development Authority approves otherwise.

Color & Finishes

- 10.1.11 Buildings, blades, supporting structures, and accessory buildings shall be painted or coated in non-reflective and non-glossy tones and/or colors which minimize the obtrusive impact of a CAE.
- 10.1.12 No brand names, lettering or advertising shall appear on buildings, towers, blades, support structures or accessory buildings and structures.
- 10.1.13 Lettering or imagery that may appear on the lowest 3.0 m (9.8 ft) of a tower or building of a CAE are the manufacturer's identification and contact information, the operator's identification and contact information, emergency contact information.

County Standards

- 10.1.14 All roads, approaches, culverts, fences, or other County infrastructure to be replaced, constructed, upgraded, or reconstructed, shall be built to the County's standards current at the time of construction.

Referral

- 10.1.15 Prior to deciding upon an application for a CAE, the Development Authority may refer for the review and comment, and consider any input received from the following entities:
- a. Alberta Utilities Commission;
 - b. Alberta Transportation & Economic Corridors;
 - c. Transport Canada;
 - d. NavCanada;
 - e. Alberta Electrical Systems Operator;
 - f. Adjacent municipality if the application area is within 2 km (1.2 miles) of the municipal boundary; and,
 - g. Any other person, departments, agency, commission, or government the Development Authority deems necessary.

Decommissioning

- 10.1.16 Decommissioning and reclamation shall take place in compliance with the applicable provincial standards of the day the site is decommissioned. If no standards are in place at the time of a development permit application, the Applicant shall provide a plan outlining how the site will be decommissioned and reclaimed to the site's predevelopment state as part of the development permit application. The decommissioning plan shall include information on the following:
- a. Treatment of buildings, footings, foundations, structures, and wires;
 - b. Reclamation of access roads, driveways, pathways, storm ponds, drainage systems, and other similar disturbances;
 - c. Type and suitable vegetation and/or ground cover to be planted and/or seeded;
 - d. Notice to be given to landowners and the County;
 - e. Containment of hazardous materials;
 - f. Site security;
 - g. Haul routes for disposal materials;
 - h. Control of noise, dust, particulates, and weeds; and
 - i. Discussion of the timetable for decommissioning.

Financial Security

- 10.1.17 As a condition of development approval, the County may require financial security, in the form satisfactory to the Development Authority, to ensure the Reclamation/Decommissioning Plan is implemented and to cover

assignment and bankruptcy. The condition may include a periodic review of the security to ensure the amount is sufficient to implement the Reclamation/Decommissioning Plan.

Discontinuance

- 10.1.18 Should an Alternate Energy Development discontinue producing power for a minimum of 2 consecutive years, or 2 cumulative years over a 5-year period, the operator shall provide a report on the status of the System to the County. A review of the status report by the County may result in the request for the System to be decommissioned. Failure to comply with a decommissioning request may result in the issuance of a Stop Order by the County in accordance with the provision of the Act.

Solar Energy Conversion System

Applications

- 10.1.19 Development permit applications for a solar energy collection system shall be accompanied by the following information:
- a. A plan showing the location of overhead and/or underground utilities on or adjacent to the subject lands.
 - b. A detailed site plan showing:
 - i. titled parcel(s);
 - ii. location of the system on the parcel(s);
 - iii. required setbacks;
 - iv. existing structures if any;
 - v. existing or proposed approach(es); and
 - vi. orientation of the solar collectors.
 - c. Application shall also include details regarding:
 - i. system type;
 - ii. number of structures;
 - iii. height of structures;
 - iv. energy process;
 - v. grid connection;
 - vi. rated output in megawatts;
 - vii. signage;
 - viii. public safety;
 - ix. security measures;
 - x. topography;
 - xi. stormwater management plan;
 - xii. results of the public consultation process; and
 - xiii. weed control plan.

Glare

- 10.1.20 Solar panels must be located such that they do not create glare on neighboring properties or public roadways.

Height and Setbacks

- 10.1.21 Maximum heights and setbacks of building mounted or ground mounted solar collection system shall be subject to the height and setback requirements of the applicable Land Use District.

Fire Protection

- 10.1.22 Spacing and height of solar collectors shall be designed to provide access for firefighting.

Density

- 10.1.23 Location of and maximum number of solar collectors per title may be regulated by the Development Authority.

Wind Energy Conversion System (WECS)

Applications

- 10.1.24 An individual development permit application shall be submitted for each titled parcel.
- 10.1.25 Development permit applications for a wind energy conversion system shall be accompanied by the following information:
- a. An accurate site plan showing and labeling the information outlined in this section and the location of overhead and/or underground utilities on or adjacent to the subject lands;
 - b. A digital version of the site plan showing the exact location and base elevation of each WECS in UTM coordinates with NAD 12 83N;
 - c. A visual representation of the WECS project including scale elevations, photographs and/or digital projections of the project showing height, rotor diameter, color, and landscape;
 - d. A reclamation plan;
 - e. Manufacturer's specifications indicating:
 - i. proposed systems rated output in megawatts;
 - ii. safety features;
 - iii. type of material used in the tower, blade, and rotor construction; and
 - iv. foundation design and/or anchor design, including the location and anchoring of any guy wires.
 - f. An analysis of the potential for noise and shadow/flicker effect, both at the site of the installation, at the boundary of the property containing the development, and at any habitable residence within 2.0 km (1.2 mi) of any WECS in accordance with Alberta Utilities Commission;
 - g. Results of the public consultation process;
 - h. Potential for electromagnetic interference;
 - i. Nature and function of over speed controls which are provided;
 - j. Status of the Applicant's circulation to NavCanada, Transport Canada, Alberta Utilities Commission, and any other government department or agency required for provincial approval;
 - k. Information on public safety;
 - l. Identification of any roads to be used or constructed for use during construction of the project and any impacts to the existing road system including required approaches from public roads; and
 - m. A copy of the Wire Service Provider (WSP) approval if the WECS is proposed to be connected to the provincial power grid.

Setbacks

- 10.1.26 Setback distance between a WECS and a dwelling, from the project boundary, shall be as established by the Alberta Utilities Commission.
- 10.1.27 WECS's tower shall be setback from the boundary of all County road right-of-way (developed or undeveloped), a minimum distance equal to the total height of the tower plus 10 percent.
- 10.1.28 A WECS shall be setback not less than 7.5 m (24.6 ft) from all other property lines, as measured from the rotor's arc (rotor diameter).
- 10.1.29 If the tower utilizes guy wire anchors, the anchors, but not the tower, may be located no closer than 3.0 m (9.8 ft) to the property lines.

Minimum Blade Clearance

- 10.1.30 Minimum vertical blade clearance from grade shall be 7.6 m (25.0 ft) for a WECS employing a horizontal rotor.

Tower Access & Safety

- 10.1.31 To ensure public safety, the Development Authority may require that:
- a. If the tower is climbable, a security fence with a lockable gate, not less than 1.9 (6.0 ft) in height, shall be installed around a WECS tower;
 - b. No ladder or permanent tower access device shall be located less than 3.7 m (12.0 ft) from grade;
 - c. A locked device shall be installed on the tower to preclude access to the top of the tower;

- d. Additional access control features or such additional safety mechanisms or procedures may be required by the Development Authority; and
- e. Use of tubular towers, with locked door access, will preclude the above requirements.

Other Energy Systems

Application

- 10.1.32 Development permit applications for all other types of Alternate Energy production systems shall be accompanied by the following information:
- a. An accurate site plan showing and labelling:
 - i. Legal location(s) of the proposed system;
 - ii. Location of the proposed system on the property or properties in relation to property lines and existing or proposed buildings or structures;
 - iii. Location of the existing or proposed access;
 - iv. Identification of any sensitive environmental features;
 - v. Topography of the site;
 - vi. Method of exporting the energy off site – power lines, pipelines, vehicles, etc.;
 - vii. Detailed information on the type of facility, structure, or system of the energy process involved;
 - viii. Manufacturer’s specifications, indicating: (if applicable);
 - ix. Rated output in megawatts or gigajoules; and
 - x. Safety features;
 - b. Any information regarding public safety;
 - c. Information or verification of:
 - i. Volume of water to be used, if required;
 - ii. Source of the water, if required;
 - iii. Reclamation process of any water utilized by the system;
 - iv. Stormwater management system, if required;
 - v. Method of disposal of any waste material generated by the system;
 - vi. Generation and mitigation of any noise, vibration, odor, light, particulate that results from the production process;
 - d. An analysis of the potential fire, explosive, or other hazards of the proposed system; and
 - e. A Traffic Impact Assessment or other information/analysis of traffic volumes and any impacts to the local road system.

Setbacks

- 10.1.33 Buildings and structures of non-solar and non-wind based Alternate Energy Development(s) shall comply with all the setbacks established in the Land Use District in which it is located with the following modifications:
- a. A minimum of 250.0 m (820.0 ft) from any residential dwelling, food establishment, institutional use, or public use, facility, or building;
 - b. A minimum of 100.0 m (328.0 ft) from the boundary of any creek, stream, river, lake shore or water body.

Geothermal Systems

- 10.1.34 All geothermal systems shall be Closed Loop systems. Open Loop systems (pump & dump) are not allowed.
- 10.1.35 All geothermal systems shall comply with CSA-C448 and subsequent amendments. Exceptions may be allowed, at the discretion of the Development Authority, provided documented proof is provided showing that the exception meets or exceeds CSA-C448 standard.
- 10.1.36 Installations must be stamped by a qualified Professional Engineer registered under the *Engineering, Geological, or Geophysical Professions Act* of Alberta or have the system and installer certified by the Canadian GeoExchange Coalition (CGC) or other future governing body having jurisdiction within the Province of Alberta.
- 10.1.37 In no case may an ethylene glycol-based fluid be used nor shall any flammable or combustible agent such as methanol, ethanol, natural gas, or propane be used as a heat transfer fluid.

Conditions of Approval for Any CAE

- 10.1.38 Depending on the type of CAE proposed, the Development Authority shall consider, as limited by Sections 619 and 620 of the *Act*, or not as the case may be, in addition to any other conditions authorized under other sections of this Bylaw or Statutory Plan, attaching conditions related to any of the following:
 - a. Entering into a development agreement with the County in accordance with the *Act*;
 - b. Requiring all necessary studies, maps, diagrams, reports, and analysis, whether printed and/or digital, required in support of the application prepared by qualified professionals at the Applicant's expense;
 - c. Confining all surface drainage on site and protecting any adjacent water bodies from run-off;
 - d. Treating any wastewater on site and/or disposing of any wastewater as required by the County;
 - e. Disposing of any non-wastewater liquids in accordance with the requirements of the County;
 - f. Storing/containing all feedstock and materials within buildings or containment facilities;
 - g. Disposing of any other waste materials;
 - h. Restricting vehicle/truck traffic, whether owned or contracted by the Applicant, that transport construction material, raw material or feedstock or finished/processed goods associated with the development to designated haul routes and times through an agreement and the provision of securities;
 - i. Dust control measures;
 - j. Sound control measures;
 - k. Installing underground all energy transmission (whether electrical, liquid or gas) lines from the site to the applicable collection point;
 - l. Securing all necessary approvals from any other agency with jurisdiction on the type of CAE proposed and providing the County with a copy of the approval required;
 - m. Identifying and providing for a staged or phased development;
 - n. Constructing or paying for the construction of any new or the upgrading of any existing municipal infrastructure related to the project, such as but not limited to roads, approaches, signage, water lines, and sewage lines;
 - o. Requiring ground cover, weed control, grading, soil erosion control, emergency/fire suppression, and drainage measures;
 - p. Specifying time periods to:
 - i. start, suspend, and complete construction activities;
 - ii. trigger decommissioning activities;
 - q. Providing for the amenity of the site or development through improvements such as landscaping, berming, and buffering; and
 - r. Any other condition or conditions necessary to give form and effect to the project.

10.2 ALTERNATE ENERGY SYSTEMS, INDIVIDUAL (IAE)

Purpose of this section is to establish standards for Individual Alternate Energy (IAE) developments, including but not limited to solar, wind, biofuel, geo-thermal, fuel cell, micro-hydro, for use by households, agricultural operators, or individual business to meet some or all their energy needs on the subject site, or a site immediately adjacent to the subject site.

General Requirements for All Individual Systems

- 10.2.1 No re-districting is required for a parcel or site for an Individual Alternate Energy System (IAE).
- 10.2.2 A development permit is required for any IAE not included in Section 5.3.
- 10.2.3 All applicable Safety Codes permits are required.
- 10.2.4 If the subject site is located within lands subject to Alberta Transportation & Economic Corridors' jurisdiction, an approved Roadside Development Permit from Alberta Transportation & Economic Corridors shall be required and included with the development permit application. (For the purposes of Section 683.1(1) of the *Act*, an application shall not be considered as received unless the Roadside Development Permit is included with the application.)

Solar Energy Conversion System Applications

Application

- 10.2.5 In addition to the requirements of Section 5.5 of this Bylaw, the application may be required to include:
 - a. Information of any impacts to the County road system such as, but not limited to:
 - i. Identification of the roads to be used to construct and operate the development;
 - ii. Number, type of vehicle movements, and load weights; and
 - iii. Expected time-period of movements: short-term, periodic, or ongoing.
 - b. For systems that are to be tied into the grid, evidence that the Utility Operator has been informed of the Applicant's intent to install an interconnected customer-owner generator.
 - c. Documentation demonstrating that the system is designed to produce energy primarily for the sole use and consumption on-site by the landowner, resident, occupant, or business.
 - d. Manufacturer's specifications for the proposed system and rated output in kilowatts.
 - e. A site plan showing the location, setbacks, and orientation of the solar collectors.
 - f. For panels to be affixed to the wall of a building or accessory structure:
 - i. a description of how the panels are to be mounted or affixed;
 - ii. maximum projection from the wall; and
 - iii. structural capacity of the building and/or wall to support the proposed development.
 - g. For free-standing solar panels:
 - i. a description of the proposed ground mount design;
 - ii. clearance to the bottom of the collectors;
 - iii. maximum height from existing grade; and
 - iv. method of vegetation/weed control.

Glare

- 10.2.6 Solar panels must be located such that they do not create glare onto neighboring properties or public roadways.

Mounting & Projection

- 10.2.7 Solar collectors mounted to the roof of a building or structure shall not extend beyond the outermost edge of the roof.

- 10.2.8 Maximum projection of any solar collectors affixed to a wall of a building or structure in a Residential District shall be:
- a. 1.5 m (5.0 ft) from the surface of a wall that faces a rear parcel line; and
 - b. In all other cases 0.6m (2.0 ft) from the surface of any other wall.

Setbacks

- 10.2.9 Freestanding solar collectors shall be subject to the setback requirements of the applicable Land Use District or as required by Alberta Transportation & Economic Corridors, whichever is greater.

Height

- 10.2.10 Maximum height of a freestanding solar collector shall not exceed 4.3 m (14.0 ft).
- 10.2.11 For freestanding solar collectors, sufficient clearance shall be retained under the structure to allow for weed control, grass cutting, and fire suppression.

Density

- 10.2.12 Location of and maximum number of solar collectors per title may be regulated by the Development Authority.

Wind Energy Conversion System (WECS)

Application

- 10.2.13 Development permit applications for a wind energy conversion system may require the following information:
- a. Documentation demonstrating that the system is designed to produce energy primarily for the sole use and consumption on-site by the landowner, resident, occupant, or business;
 - b. Manufacturer's specifications indicating:
 - i. Proposed systems rated output in kilowatts;
 - ii. Safety features; and
 - iii. Sound characteristics.
 - c. A site plan showing the location and setbacks of the WECS on the property.
 - d. Drawings, drawn to scale, of the wind turbine structure, including the tower, base, footings, and anchoring method. An engineering analysis of the Wind Turbine Tower showing compliance with the International Building Code and certified by a licensed professional mechanical, structural, or civil engineer. Documentation of this analysis supplied by the manufacturer shall be accepted.
 - e. Specifications on the foundations and/or anchor design, including the location and anchoring of any guy wires.
 - f. Location of any existing buildings or improvements on the property in relation to the WECS.
 - g. Evidence of compliance with applicable air traffic safety regulations. (Transport Canada must be notified of the location – latitude and longitude – and height of all wind turbine installations through the aeronautical clearance application process).
- 10.2.14 Prior to deciding upon an application for a WECS, the Development Authority may refer for review and comment, and consider any input received from the following entities:
- a. Alberta Utilities Commission;
 - b. Alberta Transportation & Economic Corridors;
 - c. Alberta Utilities Commission and the Alberta Energy Systems Operator for applications proposing to connect to the grid;
 - d. Transport Canada;
 - e. Navigation Canada; and
 - f. Any other person, departments, agency, or commission the Development Authority deems necessary.
- 10.2.15 There shall be a limit of one Individual WECS per titled area.

Setbacks

- 10.2.16 WECS's tower shall be setback from all property lines a minimum distance equal to the height of the tower, or the minimum setbacks set out in the applicable Land Use District, or as required by Alberta Transportation & Economic Corridors, whichever is greater.
- 10.2.17 If the tower utilizes guy wire anchors, the anchors, but not the tower, may be located no closer than 3.0 m (9.8 ft) to the property lines.

Height

- 10.2.18 Total height of a WECS turbine shall be from ground level to the tip of the rotor at its highest point;
- 10.2.19 A WECS tower shall not exceed a maximum height of:
 - a. 12.1 m (40 ft) on a parcel of less than 0.4 ha (less than 1.0 ac);
 - b. 19.8 m (65 ft) on a parcel 0.4 – 2.0 ha (1.0 – 5.0 ac);
 - c. 24.4 m (80 ft) on a parcel greater than 2.0 ha (5.0 ac).

Finish & Markings

- 10.2.20 Tower and supporting structures shall be painted or coated in tones and/or colors matching the existing tones and/or colors of the principal building that are non-reflective and non-glossy.
- 10.2.21 Brand names or advertising associated with the system or the system's installation shall not be visible from any public place.

Illumination

- 10.2.22 Small Wind Turbine Towers shall not be artificially lit except as required by NavCanada.

Tower Access & Public Safety

- 10.2.23 If the tower is climbable, a security fence with a lockable gate, not less than 1.9 (6.0 ft) in height, shall be installed around a WECS tower.
- 10.2.24 No ladder or permanent tower access device shall be located less than 3.7 m (12.0 ft) from grade;
- 10.2.25 A locked device shall be installed on the tower to preclude access to the top of the tower.
- 10.2.26 Additional access control features or such additional safety mechanisms or procedures may be required by the Development Authority.
- 10.2.27 Use of tubular towers, with locked door access, will preclude the above requirements.

Electro-magnetism

- 10.2.28 System shall be operated such that any electro-magnetic interference is dealt with as per the permit issued by the AUC. If electromagnetic interference is determined during operation, the developer will work with the affected stakeholder(s) to mitigate any issues.

Output

- 10.2.29 System's maximum power output shall not exceed 5 kilowatts.

Noise Level

- 10.2.30 Noise generated by the system shall not exceed 60 dB(A) or exceed more than 5 dB(A) above background sound, as measured at the exterior of the closest inhabited dwelling (at the time of installation or during operation), for wind speeds below 10 m per second (22 mph) and except short-term event such as utility outages and/or severe windstorms.

Discontinuance

- 10.2.31 Upon abandonment or termination of the system's use, the entire facility, including the system's tower, turbine, supporting structures and all equipment, shall be removed and the site shall be restored to its pre-WECS condition.

Other Individual Alternate Energy Systems

Application

- 10.2.32 Development permit applications for all other types of Alternate Energy production systems shall be accompanied by the following information:
- a. Documentation demonstrating that the system is designed to produce energy primarily for the sole use and consumption on-site by the landowner, resident, occupant, or business;
 - b. An accurate site plan showing and labelling:
 - i. Location of the proposed system on the property;
 - ii. Location of the proposed system in relation to any other buildings or structures on the property;
 - iii. Location of the existing or proposed access;
 - iv. Detailed information on the type of facility, structure, or system;
 - v. Energy process involved;
 - vi. Manufacturer's specifications, indicating (if applicable);
 - vii. Rated output in megawatts or gigajoules;
 - viii. Safety features; and
 - ix. Sound characteristics.
- 10.2.33 Information on public safety regarding such aspects as fire hazards, chemicals used, storage of hazardous materials, exposure to corrosive and/or hazardous fumes;
- 10.2.34 Information or verification of:
- a. Volume of water to be used, if required;
 - b. Source of the water, if required;
 - c. Reclamation process of any water utilized by the system;
 - d. Stormwater management system, if required; and
 - e. Method of disposal of any waste material generated by the system.

Geothermal Systems

- 10.2.35 All geothermal systems shall be Closed Loop systems. Open Loop systems (pump & dump) are not allowed.
- 10.2.36 Shall comply with CSA-C448 and subsequent amendments. Exceptions may be allowed, at the discretion of the Development Authority, provided documented proof is provided showing that the exception meets or exceeds CSA-C448 standard.
- 10.2.37 Installations must be stamped by a qualified Professional Engineer registered under the "Engineering, Geological, or Geophysical Professions Act" of Alberta or have the system and installer certified by the Canadian GeoExchange Coalition (CGC) or other future governing body having jurisdiction within the Province of Alberta.
- 10.2.38 In no case may an ethylene glycol-based fluid be used nor shall any flammable or combustible agent such as methanol, ethanol, natural gas, or propane be used as a heat transfer fluid.

Conditions of Approval

- 10.2.39 Depending on the type of IAE proposed, the Development Authority may consider, as limited by Sections 619 and 620 of the *Act*, or not as the case may be, in addition to any other conditions authorized under other sections of this Bylaw or Statutory Plan attaching conditions related to the following:
- a. Entering into a development agreement with the County in accordance with the *Act*;
 - b. Requiring all necessary studies, maps, diagrams, reports, and analysis, whether printed and/or digital, required in support of the application prepared by qualified professionals at the Applicant's expense;
 - c. Confining all surface drainage on site and protecting any adjacent water bodies from run-off;
 - d. Treating any wastewater on site and/or disposing of any wastewater as required by the County;
 - e. Disposing of any non-wastewater liquids in accordance with the requirements of the County;
 - f. Methods of disposing of any other waste material;
 - g. Storing/containing all feedstock and materials within buildings or containment facilities;

- h. Restricting vehicle/truck traffic, whether owned or contracted by the Applicant, that transport construction material, raw material or feedstock or finished/processed goods associated with the development to designated haul routes and times;
- i. Require the entering of a Road Use Agreement and the provision of security;
- j. Constructing or paying for the construction on any new road or approach required for the development and/or upgrading or paying for the upgrading of an existing road or existing approach required for the development;
- k. Dust control;
- l. Sound control;
- m. Installing underground all energy transmission (whether electrical, liquid or gas) lines from the site to the applicable collection point;
- n. Compliance with necessary approvals from any other agencies with jurisdiction on the type IAE proposed and providing the County with a copy of the approval required;
- o. Identifying and providing for a staged or phased development;
- p. Placing restrictions on parts or elements of the proposed development, such as but not limited to locations, heights, colors, densities, setbacks, etc.;
- q. Constructing or paying for the construction of non-municipal infrastructure related to the project;
- r. Requiring ground cover, weed control, grading, soil erosion control, emergency/fire suppression, and drainage measures;
- s. Specifying time periods to:
 - i. start, suspend, and complete construction activities,
 - ii. trigger decommissioning activities;
- t. Providing for the amenity of the site or development through improvements such as landscaping, berming, and buffering; and
- u. Any other condition or conditions necessary to give form and effect to the project.

10.3 APIARIES

- 10.3.1 Notwithstanding the permitted and discretionary uses prescribed within the various Land Use Districts within this Bylaw, no apiary shall be located within:
 - a. 200.0 m (656.2 ft) of a dwelling on lots other than the subject site;
 - b. or within 305.0 m (1,000 ft) of a school.
- 10.3.2 Notwithstanding 10.3.1.a, an apiary may be located within 200.0 m (656.2 ft) of a dwelling if a revocable letter of support from the current dwelling occupations is provided to the County.

10.4 BED & BREAKFAST OPERATIONS

- 10.4.1 Persons wishing to operate a bed and breakfast operation shall be required to apply for a development permit from the County.
- 10.4.2 Minimal exterior modification to the structure or grounds may be made only if the changes are compatible with the area or neighborhood.
- 10.4.3 No more than four (4) guest rooms shall be allowed in a bed and breakfast home.
- 10.4.4 To ensure that bed and breakfast homes operate as transient accommodation rather than as a rooming house, the maximum length of stay of a guest at one particular establishment shall not exceed fourteen (14) consecutive days.
- 10.4.5 Operation of the bed and breakfast home shall be subordinate and incidental to the principal use of a single detached dwelling as an owner-occupied residence.
- 10.4.6 Bed and breakfast operation shall comply with all applicable health regulations and any other municipal or provincial regulations.

10.5 BUSINESSES PARKS

- 10.5.1 In addition to the requirements of Section 5.5, the Development Authority may require the applicant to provide the following for a development permit application within a commercial or industrial district or park:
- a. Type of industry;
 - b. Size of building;
 - c. Number of employees;
 - d. Estimated water demand and proposed source;
 - e. Type of effluent and method of treatment;
 - f. Proposed traffic impacts;
 - g. Transportation routes to be used;
 - h. Proposed staging or phasing plan;
 - i. Proposed traffic circulation plan;
 - j. Proposed stormwater management plan;
 - k. Need for any ancillary work (pipelines, roads, etc.); and
 - l. Any additional information required by the Development Authority.

10.6 CAMPGROUNDS, BASIC

- 10.6.1 Basic campgrounds provide sites for overnight camping without the provision of electrical or water hookups.
- 10.6.2 Development of roads, facilities and campsites should occupy no more than one-half of the proposed site, leaving a minimum of one-half in its natural state (or landscaping one-half to the satisfaction of the Development Authority).
- 10.6.3 Campgrounds shall be designed and landscaped to minimize disturbance to the natural environment and to protect heavy use areas from damage.
- 10.6.4 A sufficient number of picnic tables, fire pits and garbage cans shall be provided to accommodate the design capacity of the campground.
- 10.6.5 An adequate potable water supply approved by the Regional Health Authority should be provided to accommodate the drinking and washing needs of the users.
- 10.6.6 If boat launching and swimming facilities are not provided, then alternate locations should be indicated by a map or sign.
- 10.6.7 Where the camping area directly adjoins a residential or cottage development, adequate screening or fencing, to the satisfaction of the Development Authority, shall be provided between the uses.
- 10.6.8 Waste disposal systems shall be provided in accordance with appropriate regulatory standards. Sealed pump out tanks are the desired method of waste management.
- 10.6.9 Provision should be made for regular maintenance of the site. Regular garbage collection and sewage removal services should be provided.
- 10.6.10 Provisions shall be made for the disposal of wastewater from washing and bathing facilities.
- 10.6.11 A dumping station for grey and black water from self-contained facilities in recreational vehicles shall be provided.

10.7 CAMPGROUNDS, SERVICED

- 10.7.1 Serviced campgrounds provide campsites for overnight camping that are serviced by electrical, water or sewage disposal hookups.
- 10.7.2 Development of roads, facilities and campsites should occupy no more than two-thirds of the proposed site, leaving a minimum of one-third in its natural state (or landscaping one-third to the satisfaction of the Development Authority).
- 10.7.3 Campgrounds shall be designed and landscaped to minimize disturbance to the natural environment and to protect heavy use areas from damage.
- 10.7.4 A sufficient number of picnic tables, fire pits and garbage cans should be provided to accommodate the design capacity of the campground.
- 10.7.5 An adequate potable water supply shall be provided to accommodate the drinking and washing needs of the users.

- 10.7.6 If boat launching and swimming facilities are not provided, alternative locations should be indicated on a map or sign.
- 10.7.7 Where the campground directly adjoins a residential or cottage development, adequate screening or fencing, to the satisfaction of the Development Authority, shall be provided between the uses.
- 10.7.8 Waste disposal systems shall be provided in accordance with applicable regulatory authorities. Sealed pump out tanks are the desired method of waste management
- 10.7.9 Provision should be made for regular maintenance of the site. Regular garbage collection and sewage removal services should be provided.
- 10.7.10 Provision shall be made for the disposal of wastewater from washing and bathing facilities.
- 10.7.11 A dumping station for grey and black water from self-contained facilities in recreational vehicles shall be provided.

10.8 CANNABIS PRODUCTION & DISTRIBUTION

- 10.8.1 Regulations within this section apply to the production and development of licensed cannabis for medical and non-medical purposes.
- 10.8.2 No cannabis production and distribution facility shall be permitted unless all applicable licensing and approvals have been provided for by the provincial and federal governments.
- 10.8.3 A cannabis production and distribution facility must comply with the following requirements, in addition to any other municipal, provincial, or federal regulations and requirements:
 - a. Must meet all applicable requirements of the identified Land Use District, which allows for the use;
 - b. A copy of the current license(s) for the cannabis production and distribution development as issued by the provincial and/or federal government shall be provided to the Development Authority with the application or as a condition of development permit approval.
- 10.8.4 A cannabis production and distribution facility shall meet security and premises requirements as required under provincial and federal legislation and any additional security requirements imposed as a condition of the development permit issued by the Development Authority.
- 10.8.5 Design of the building(s) and the landscaping on the site shall be consistent with the characteristics and appearance of the surrounding neighbourhood.
- 10.8.6 Development shall be designed to minimize any exposure or disturbance to the surrounding area including, but not limited to, dust, pollution, noise, odour, or any other related land use nuisance effects.
- 10.8.7 No outdoor storage of goods, material, or supplies shall be permitted.
- 10.8.8 Solid waste material shall be secured in accordance with provincial and federal regulations until destroyed.
- 10.8.9 All activities related to the cannabis production and distribution facility shall occur within fully enclosed stand-alone building(s), including but not limited to loading, receiving, and shipping of cannabis and any other goods, materials, and supplies.
- 10.8.10 Hours of operation shall be restricted as a condition of the development permit issued by the Development Authority.
- 10.8.11 Exterior lighting and noise levels shall satisfy the following requirements:
 - a. Illumination of parking areas, walkways, signs, and other structures associated with cannabis production and distribution development shall be arranged to meet the requirements under provincial and federal regulations; and
 - b. Noise from facilities shall not exceed the levels allowed under any other Bylaw and/or policy of the County and the requirements under provincial and federal regulations.
- 10.8.12 Minimum parcel size shall be at the discretion of the Development Authority.
- 10.8.13 Minimum setback from any watercourse or waterbody shall be 30.0 m (98.4 ft).
- 10.8.14 Maximum parcel coverage shall be at the discretion of the Development Authority.
- 10.8.15 Maximum height of the principal building shall be 10.0 m (32.8 ft).
- 10.8.16 A building or structure used for security purposes for a cannabis production and distribution facility may be located within the front yard and must comply with the required minimum setbacks.
- 10.8.17 On site buffering measures shall be required for all cannabis production and distribution facilities. Buffers may include a combination of setbacks, landscaping, and fencing to mitigate the impacts on adjacent parcels.

- 10.8.18 Parking and loading requirements for a cannabis production and distribution facility shall be provided at the discretion of the Development Authority and any applicable requirements in provincial and federal regulations, as amended or replaced.

10.9 CANNABIS RETAIL SALES

- 10.9.1 Regulations within this section apply to the retail sale of cannabis.
- 10.9.2 No cannabis retail sales establishment may be allowed unless all applicable licensing and approvals have been provided for by the provincial and federal governments.
- 10.9.3 Any cannabis retail sales development must comply with the following requirements, in addition to any other municipal or provincial regulations or requirements:
- a. Must meet all applicable requirements of the identified district which allows for the use;
 - b. Only facilities licensed by the provincial or federal governments will be permitted; and
 - c. A copy of the license(s) for the cannabis retail sales establishment, as issued by the provincial government, shall be provided to the Development Authority, or made a condition of the development permit issued by the Development Authority.
- 10.9.4 Cannabis retail sales establishments must include suitable landscaping and parking requirements, as determined by the Development Authority. Parking shall comply with regulations of this Bylaw and meet all servicing standards of the County.
- 10.9.5 Design of the buildings and the landscaping on the site shall be consistent with the characteristics and appearance of the surrounding neighbourhood.
- 10.9.6 Cannabis retail sales establishments shall meet security and premises requirements as required under provincial and federal legislation.
- 10.9.7 Development shall be designed to minimize any exposure or disturbance to the surrounding area including, but not limited to, dust, pollution, noise, odour, traffic or any other related land use nuisance effects.
- 10.9.8 No outdoor storage of goods, material, or supplies shall be permitted.
- 10.9.9 Solid waste material shall be secured in accordance with provincial and federal regulations until destroyed.
- 10.9.10 Hours of operation shall be restricted as a condition of the development permit issued by the Development Authority.
- 10.9.11 Illumination of parking areas, walkways, signs, and other structures associated with cannabis retail sale development shall be arranged to meet the requirements under provincial and federal regulations.
- 10.9.12 Cannabis retail sales establishments as defined in this Bylaw shall be setback from locating within 100.0 m (328.1 ft.) of a public education facility, a provincial health care facility, a school reserve, a municipal reserve, or a municipal school reserve.
- 10.9.13 A public education facility, provincial health care facility, school reserve or municipal and school reserve constructed or created after the approval of a cannabis retail sales establishment shall not retroactively impact the cannabis retail sales establishment.
- 10.9.14 Separation distance between the cannabis retail sales establishment and the uses listed in Section 10.9.13 shall be determined by measuring a straight line from the outer wall of the proposed cannabis retail sales establishment to the closest point on the parcel containing the sensitive use.
- 10.9.15 A site, building or structure established, operated, or maintained as a cannabis retail sales establishment shall comply with the provisions made for in any applicable municipal, provincial, and federal regulations as per this Bylaw.
- 10.9.16 Applications for subdivision of land for this use shall include the information required by the Development Authority.

10.10 CLUSTERED FARM DWELLINGS

- 10.10.1 All development permit applications for clustered farm dwellings must be accompanied by a business case indicating the additional dwelling is required. Development Authority will consider the business plan in the review of the development permit application.
- 10.10.2 Clustered farm dwellings shall be required to demonstrate, to the satisfaction of the Development Authority, that the proposed water and sewer facilities meet current provincial requirements and standards.

10.11 DATA PROCESSING FACILITIES

- 10.11.1 Time period for a development permit for the operation of a Data Processing Facility shall be at the discretion of the Development Authority based on the scope of the project. A development permit may be issued for a maximum of 5 years.
- 10.11.2 Quality of the exterior treatment and design of all the buildings shall be to the satisfaction of the Development Authority and shall be compatible with other buildings in the vicinity.
- 10.11.3 Development Authority may require additional landscaping in addition to the regulations described in Section 9.12 of this Bylaw.
- 10.11.4 A noise impact assessment may be required by the Development Authority. If deemed necessary, a noise mitigation plan that may include a noise monitoring system may also be required.
- 10.11.5 A Data Processing Facility that includes a power plant shall have a minimum setback of 1,500m from a wall of an existing dwelling unit.
- 10.11.6 Notwithstanding the above, the setback distance may be reduced with no variance required if a noise impact assessment and noise mitigation plan is deemed sufficient to the satisfaction of the Development Authority.
- 10.11.7 Any development shall be designed to mitigate all off-site nuisance factors including excessive noise, odour, traffic, dust, and other impacts to the satisfaction of the Development Authority. A mitigation plan shall be provided at the time of development permit application to demonstrate that these nuisance factors have been mitigated.

10.12 DAY HOMES & CHILDCARE FACILITIES

- 10.12.1 Operation of a day home that provides services to more than four (4) children shall require a development permit.
- 10.12.2 In considering a day home or child care facility, the Development Authority shall, among other factors, consider if the development would be suitable for the parcel, taking into account:
 - a. Size of the parcel required given the intended use,
 - b. Appropriate yard setbacks in relation to adjacent land uses,
 - c. Potential traffic generation,
 - d. Proximity to parks, open space or recreation areas,
 - e. Isolation of the proposed parcel from residential uses,
 - f. Buffering or other techniques designed to limit any interference with other uses or the peaceful enjoyment of neighbouring parcels, and
 - g. Consistency with other development in the surrounding area/Land Use Districts in terms of nature and intensity of use.

10.13 DAY USE, PICNIC AREAS

- 10.13.1 A sufficient number of picnic tables, fire pits and garbage cans shall be provided to accommodate the design capacity of the site.
- 10.13.2 Facility shall be designed and landscaped to minimize disturbance to the natural environment and to protect heavy use areas from damage.
- 10.13.3 Where the day use area directly adjoins a residential development, adequate screening or fencing, to the satisfaction of the Development Officer, may be provided between the uses.

- 10.13.4 Parking areas and boat launch access roads should be physically separated from the rest of the day use or picnic areas.
- 10.13.5 Waste disposal systems shall be provided in accordance with appropriate regulatory standards.
- 10.13.6 Provision should be made for regular maintenance of the site. Regular garbage collection and sewage removal services should be provided.

10.14 DIVERSIFIED AGRICULTURE, VALUE-ADDED AGRICULTURE, & AGRI-TOURISM

- 10.14.1 Development Authority may require any or all of the following with a development permit application or as a condition of approval for diversified agriculture or value-added agriculture developments:
 - a. Operations outline or plan, including number of attendees, peak site visits, hours and season of operation, signage, and servicing;
 - b. Traffic impact assessment;
 - c. Emergency response plan;
 - d. Surveyed site plan;
 - e. Noise impact assessment. If deemed necessary, a noise mitigation plan that may include a noise monitoring system may also be required;
 - f. Community and neighbourhood consultation plan;
 - g. Information about the provision of onsite guest accommodations (if allowed as part of the land use);
 - h. Any other information required by the Development Authority.
- 10.14.2 Waste disposal systems shall be provided in accordance with appropriate regulatory authority standards to the satisfaction of the Development Authority.

10.15 EVENT VENUES

- 10.15.1 Development shall not generate noise, smoke, steam, dust, odour, fumes exhaust, vibration, heat, glare or refuse matter considered offensive or excessive by the Development Authority. At all times the privacy of the adjacent residential dwelling(s) shall be preserved and shall not, in the opinion of the Development Authority, unduly interfere with or affect the use, enjoyment or value of neighbouring or adjacent parcels.
- 10.15.2 Development Authority may require any or all of the following with a development permit application or as a condition of approval for an event venue:
 - a. Operations outline or plan, including number of attendees, peak site visits, hours and season of operation, signage, and servicing;
 - b. Traffic impact assessment;
 - c. Emergency response plan;
 - d. Surveyed site plan;
 - e. Noise impact assessment. If deemed necessary, a noise mitigation plan that may include a noise monitoring system may also be required;
 - f. Community and neighbourhood consultation plan; and/or
 - g. Any other information required by the Development Authority.
- 10.15.3 Waste disposal systems shall be provided in accordance with appropriate regulatory authority standards to the satisfaction of the Development Authority.

10.16 GUEST HOUSES

- 10.16.1 Guest Houses shall meet all Alberta Safety Code requirements for their use as habitable dwelling units.
- 10.16.2 Where a guest house is proposed in an accessory building such as a garage or shop the guest house shall be constructed to have an entrance that is separate from the vehicle entrance to the detached garage or shop from a common indoor landing or direction from the exterior of the structure.
- 10.16.3 Guest houses shall conform to the setback requirements for an accessory building.
- 10.16.4 Where a guest house is 2 stories or located on the second storey of an accessory building, the upper storey windows contained within the guest house portion of the building shall be placed and sized such that the overlook into yards and windows of abutting properties is minimized.

10.17 HOME OCCUPATIONS

- 10.17.1 A development permit shall not be required for major or minor home occupations that conform to all of the provisions and requirements in this Land Use Bylaw.
- 10.17.2 Major and minor home occupations that do not conform to all of the provisions and requirements in this Land Use Bylaw require a development permit. Approval of the development permit will be at the sole discretion of the Development Authority.
- 10.17.3 All home occupations shall comply with the following requirements:
- a. No offensive noise, vibration, smoke, dust, odour, heat, glare, electrical or radio disturbance detectable beyond the boundary of the lot on which the home occupation is located shall be produced by the home occupation.
 - b. In the Country Residential (CR) Land Use District, Country Residential Restricted (CRR) Land Use District and Urban Residential Land Use Districts, no more than two (2) commercial vehicles, up to the size of a tandem truck and to be used in conjunction with the home occupation, shall be parked or maintained on the site. The parking space of the commercial vehicles shall be on the subject site and located either within a garage or adequately screened and sited behind the main building to the satisfaction of the Development Authority
 - c. In the Agricultural (AG) Land Use District, not more than four (4) commercial vehicles, each with one (1) accessory trailer, to be used in conjunction with the home occupation, shall be parked or maintained on the site.
- 10.17.4 If a development permit application is required then, each application for a home occupation shall be accompanied by a description of the business to be undertaken in the dwelling, an indication of the anticipated number of business visits per week, and details for the provision of parking along with other pertinent details of the business operation.
- 10.17.5 When a development permit is issued for a home occupation, such permit shall be terminated should the applicant vacate the property for which the permit has been issued.
- 10.17.6 Home occupations shall not involve:
- a. Activities that use or store hazardous material in quantities exceeding those found in a normal household or for the normal operation of the business; or
 - b. Any use that would, in the opinion of the Development Authority, materially interfere with or affect the use, enjoyment, or value of neighbouring properties.
- 10.17.7 All home occupations will conform to current provincial regulations including but not limited to building and fire codes and health and safety codes regulations.
- 10.17.8 In addition to the requirements of Section 10.17.3, a **minor home occupation** shall comply with the following regulations:
- a. A minor home occupation shall not occupy more than 30% of the gross floor area of the principal dwelling or an accessory building.
 - b. Except in the Agricultural (AG) District, there shall be no outdoor business activity, or outdoor storage of material or equipment associated with the minor home occupation allowed on the site. Storage related to the minor home occupation shall be allowed in either the dwelling or accessory buildings.
 - c. Up to two (2) business visits per day are allowed within a 24-hour period.
 - d. Exterior alterations or additions to accommodate a minor home occupation shall not be allowed.
 - e. A minor home occupation shall not employ any person on-site other than the occupants of the dwelling.
- 10.17.9 In addition to the requirements of Section 10.17.3, a **major home occupation** shall comply with the following regulations:
- a. Number of non-resident employees working on-site shall not exceed two (2) on-site.
 - b. Up to eight (8) business visits per day are allowed in the Agricultural (AG) District. In all other Districts, up to four (4) business visits within a 24-hour period are allowed.
 - c. Any interior or exterior alterations or additions to accommodate a major home occupation may be allowed at the discretion of the Development Authority, as long as such alterations comply with this Bylaw and the *Alberta Safety Codes Act* and the regulations made there under.

- 10.17.10 A Stop Order may be issued at any time if, in the opinion of the Development Authority, the operator of the home occupation has violated any provisions of this Bylaw or conditions of the approval of the development permit.

10.18 ALCOHOL SALES/DISTRIBUTION SERVICES

- 10.18.1 Notwithstanding the permitted and discretionary uses prescribed within the various Land Use Districts within this Bylaw, alcohol sales/distribution services may be refused if proposed within a multi-parcel subdivision (hamlets excluded) or within 305.0 m (1,000 ft) of the boundary of a school site.
- 10.18.2 In evaluating the appropriateness of a development permit application for alcohol sales/distribution services, the Development Authority shall consider such factors as:
- Compatibility of proposed use with adjacent and neighbouring land uses;
 - Impact of proposed use on existing traffic volumes and patterns of flow;
 - Appropriate vehicle parking and site access/egress requirements; and
 - Appropriate site security requirements including, but not limited to, fencing and lighting.

10.19 MANUFACTURED HOME DWELLINGS

- 10.19.1 All accessory structures, such as patios, porches, additions, and skirting shall be:
- Designed and erected so as to harmonize with the manufactured home;
 - Considered as part of the main building; and
 - Erected only after obtaining a development permit.
- 10.19.2 A manufactured home shall be skirted from the floor level to the ground level and such skirting shall harmonize with the external finish of the manufactured home.
- 10.19.3 Floor area of porches and additions shall be proportionate to the floor area of the manufactured home unit and this relationship shall be determined by the Development Officer.
- 10.19.4 The following regulations also apply to manufactured home uses located in residential subdivisions and manufactured home subdivisions:
- Hitch and wheels are to be removed from the manufactured home.
 - All manufactured homes shall be placed on pilings or blocks. The manufactured home is to be attached by means of bolting or otherwise to the pilings or blocks.
 - Property is to be grassed and landscaped within one (1) year of the date of issue of the development permit.

10.20 MANUFACTURED HOME PARKS

- 10.20.1 The following regulations apply to manufactured home parks:
- In a manufactured home park, the manufactured home shall be located 7.5 m (24.6 ft) from a boundary of a street and 4.5 m (14.8 ft) from adjacent parcels. The set-back strip shall be landscaped and/or fenced to the satisfaction of the Development Authority and according to established policy;
 - All roads in a manufactured home park shall be constructed to County standards and specifications according to established policy. Minimum right-of-way width shall be as per policy;
 - All parks shall be provided with safe, convenient, all- season pedestrian access of at least 1.0 m (3.3 ft) in width for intended use between individual manufactured homes, the park street, and all community facilities provided for park residents;
 - Visitor parking space shall be provided at a ratio of at least one (1) space for every two (2) manufactured homes units and shall be located at convenient locations throughout the manufactured home park, and shall not be used for the storage of boats, trailers, etc.;
 - Design of manufactured home parks shall be to the satisfaction of the Development Officer;
 - All municipal utilities shall be provided underground to lots in a manufactured home park;
 - In a manufactured home park, 5% of the gross site area shall be devoted to recreational use, or recreational space shall be provided at the ratio of at least 9.5 m² (102.3 ft²) per manufactured home space. This recreation space shall be placed in locations convenient to all park residents, free from traffic hazards, shall not be included in areas designated as buffer strips and shall be clearly defined;

- h. All areas of a manufactured home park not occupied by manufactured homes and their additions, internal roads, footpaths, driveways, permanent buildings, and any other developed facilities shall be fully landscaped to the satisfaction of the Development Officer.
- i. Screen fences or walls shall be erected where deemed necessary by the Development Authority around laundry yards, refuse collection points and playgrounds;
- j. No part of the park shall be used for non-residential purposes except such uses as are required for the direct servicing and wellbeing of the park residents and for the management and maintenance of the park;
- k. Manufactured home park facilities shall be arranged to create a homelike atmosphere. This objective is achieved by variations in street pattern, block shapes and location of mobile home stands;
- l. Each manufactured home stall shall be clearly marked-off by means of stakes, countersunk steel posts, fences, curbs, or hedges;
- m. Street lighting in a manufactured home park shall be to the same standard as that in a conventional residential neighborhood;
- n. Only one main, free-standing, identification sign of residential character and appearance shall be erected at the entrance to a manufactured home park unless the Development Authority is of the opinion that a further and similar sign shall be allowed under exceptional circumstances involving the layout, location, and size of the park in relation to the surrounding areas. The sign or signs shall be of a size, type, and construction acceptable to the Development Authority;
- o. Directional signs within the manufactured home park must be integrated in design and appearance, and kept in scale with the immediate surroundings and constructed of durable material;
- p. Manufactured homes shall be separated from each other by at least 6.0 m (19.7 ft) side-to-side and 3.0 m (9.8 ft) from either front or rear stall line provided further that any porch or addition to the mobile home is regarded as part of the manufactured home for the purpose of spacing.
- q. Minimum park area shall be 2.0 ha (4.9 ac);
- r. Maximum permissible density for a manufactured home park shall be twenty mobile home spaces per gross developable hectare of the area being developed at each stage of the development; and
- s. Minimum size for a manufactured home lot shall be 370.0 m² (3,982.8 ft²).

10.21 MOTELS/HOTELS

- 10.21.1 For the purpose of this section, a rentable unit means a separate unit on a motel/hotel site used or intended to be used for the dwelling accommodations of one or more persons.
- 10.21.2 A person applying to develop a site as a motel/hotel, where permitted under this Bylaw, shall comply with the following special provisions:

SITE REQUIREMENTS FOR MOTELS & HOTELS				
	Minimum Site Area/Unit	Yards	Parking on Site	Minimum Floor Area/Unit
One Storey	140.0 m ² (1,507.0 ft ²)	Front: 7.5 m (24.6 ft)	1 per sleeping unit and 1 per 3 employees on maximum shift	26.0 m ² (279.8 ft ²)
		Side: 3.0 m (9.8 ft)		
		Rear: 3.0 m (9.8 ft)		
Two Storey	93.0 m ² (1,001.1 ft ²)	Same as above	Same as above	Same as above

- 10.21.3 Except in cases of rentable units and any other buildings where connected by a continuous roof to form a shelter for motor vehicles, not less than 3.6 m (11.8 ft) of clear and unoccupied surface space shall be provided between each rentable unit and any other building on the site.
- 10.21.4 Each rentable unit shall face onto or abut a driveway no less than 6.0 m (19.7 ft) in width and shall have unobstructed access thereto.

- 10.21.5 Not more than one motor vehicle entrance and one motor vehicle exit to a street, each a minimum width of 7.5 m (24.6 ft) measured at its minimum dimensions shall be permitted, provided that one combined motor vehicle entrance and exit shall be permitted, not less than 9.0 m (29.5 ft) in width.
- 10.21.6 Owner, tenant, operator, or person in charge of a motel shall at all times:
 - a. Maintain the site, landscaping and the buildings, structures, and improvements thereon in a clean, tidy, and attractive condition and free from all rubbish and debris;
 - b. Maintain garbage disposal to the satisfaction of the Development Authority; and
 - c. Maintain an appropriate fence where required around the site.

10.22 RECREATIONAL RESORTS

- 10.22.1 For the purposes of this section recreational resorts or resort cottages are considered structures that are not to be used for the private or exclusive use of the developer or owner. Private recreational cottages are not addressed in this section.
- 10.22.2 Development of roads, facilities and resort cottages should occupy no more than two-thirds of the proposed site, leaving a minimum of one-third in its natural state (or landscaping one-third to the satisfaction of the Development Authority).
- 10.22.3 Site should be designed and landscaped in order to minimize disturbance to the natural environment and to protect heavy use areas from damage.
- 10.22.4 Site shall be well drained and located in areas free of standing water.
- 10.22.5 Developments must be of at least minimum standards according to the *Alberta Safety Codes Act*.
- 10.22.6 Minimum facilities shall include individual electrical outlets and water supplies, toilets, showers, refuse containers and cooking facilities.
- 10.22.7 Other facilities should include individual water and/or sewer connections, laundry, picnic tables, on-site parking, grocery, and recreation building.
- 10.22.8 Adequate lighting shall be provided at entrances and public areas.
- 10.22.9 An activity or play area should be provided.
- 10.22.10 If boat launching and swimming facilities are not provided, alternative locations should be indicated on a map or sign.
- 10.22.11 Where the recreational resort directly adjoins a residential or cottage development adequate screening or fencing, to the satisfaction of the Development Authority, shall be provided between the uses.
- 10.22.12 Waste disposal systems shall be provided in accordance with applicable regulating authority.
- 10.22.13 Provision should be made for regular maintenance of the site. Regular garbage collection and sewage removal services should be provided.
- 10.22.14 Provision shall be made for the disposal of wastewater from washing and bathing facilities.
- 10.22.15 A dumping station for grey and black water waste from self-contained facilities in recreational vehicles shall be provided.

10.23 RECREATIONAL VEHICLES

10.23.1 Maximum number of Recreation Vehicles allowed to be situated on a lot in the agricultural districts without a development permit shall be three (3).

10.23.2 Maximum number of Recreational Vehicles allowed on a on a lot without a development permit in a residential district for personal use shall be:

MAXIMUM NUMBER OF RECREATIONAL VEHICLES (RESIDENTIAL DISTRICTS)	LOT AREA
1	< 2 ac
2	2.0 ac – 5.99 ac
3	> 6.0 ac

10.23.3 Additional Recreation Vehicles may be allowed at the discretion of the Development Authority on a temporary basis with an approved development permit.

10.23.4 The following setback provisions shall provisions apply to recreational vehicles in all districts:

- a. Recreational Vehicle must be entirely located within the boundaries of the subject site;
- b. Recreational Vehicle must comply with building setback requirements from the front, side and rear yards identified within the district; and
- c. Storage of the Recreational Vehicle on the lot shall conform to the maximum lot coverage regulations in this Bylaw and any applicable Area Structure Plan.

10.23.5 Recreational Vehicles shall not be used or stored for commercial purposes on a lot unless the subject site is within a district that provides for campgrounds or Recreational Vehicle Storage Facilities and a development permit has been approved for the use.

10.24 RECREATIONAL VEHICLE STORAGE FACILITY

10.24.1 Siting of a Recreational Vehicle Storage Facility should be discouraged from being located on productive or on good agricultural lands to minimize the conversion of high-capability agricultural soils to other uses. For this purpose of this section, this shall mean lands with soils classified as 4 or lower in the Canada Land Inventory.

10.24.2 Drive aisles of internal local roads shall be a minimum of 6.1 m (20.0 ft) wide.

10.24.3 All on-site roadways, parking, loading and storage areas shall have a durable surface of asphalt, gravel or similar material and shall be graded and drained, to the satisfaction of the Development Officer.

10.24.4 Recreational Vehicle Storage Facilities shall be required to be fenced with a minimum 1.8 m (6.0 ft) high fence around the periphery of the outdoor storage area.

10.24.5 No overnight accommodation or camping shall be permitted.

10.24.6 Where lighting of the development is proposed, all lighting shall be directed downward onto the site so as to minimize any offsite illumination of adjacent roads or properties.

10.24.7 Landscaping shall be required as outlined under Section 9.12 – Landscaping & Lot Coverage.

10.25 RESIDENCES NEAR CONFINED FEEDING OPERATIONS

10.25.1 Confined feeding operations and manure facilities for which an approval or a registration is required pursuant to the *Agricultural Operations Practices Act* are not regulated by this Bylaw. Please refer to the *Agricultural Operations Practices Act* and the Regulations.

10.26 SEA CANS

10.26.1 Sea cans shall only be allowed as accessory buildings and shall not be used as a principal building on a site.

10.26.2 A sea can shall be used for storage purposes only.

10.26.3 Maximum number of sea cans that shall be allowed on a parcel of land to be used as an accessory building is as follows:

- a. Maximum number of sea cans allowed in an Agricultural, Commercial, or Industrial District shall be at the sole discretion of the Development Authority;

- b. In a Residential District:
 - i. a maximum of one (1) sea can shall be permitted on parcels less than 0.4 ha (1.0 ac);
 - ii. at the discretion of the Development Authority, one (1) additional sea can may be permitted on parcels greater than 0.4 ha (1.0 ac) in area.
- 10.26.4 Sea cans that are stored on site and used for shipping as part of an industrial operation are not subject to these regulations. Only sea cans used as accessory buildings are subject to these regulations.
- 10.26.5 Sea cans used as an accessory building shall be strictly prohibited in any front yard of the property and shall meet all other required setback regulations for the district.
- 10.26.6 Sea cans cannot be stacked in a Residential District.
- 10.26.7 Maximum allowable height for a sea can on any parcel in a Residential District is 3.0 m (9.8 ft).
- 10.26.8 No human or animal habitation shall be allowed within a sea can.
- 10.26.9 In the Residential Districts, sea cans shall be painted in colours or sided to complement the principal building on the site, to the satisfaction of the Development Authority.
- 10.26.10 Notwithstanding the regulations of this section, a sea can (or multiple sea cans) may be used as building materials in the construction of a development if the proposed development is in compliance with all applicable building and safety code requirements.

10.27 SERVICE STATIONS

- 10.27.1 Service or gas stations shall be located in such a manner that:
 - a. No entrance or exit thereto for motor vehicles within 60.0 m (196.9 ft) of an entrance to or exit from a fire hall, public or private school, playground, library, church, hospital, children's, seniors facility or other similar public or quasi-public institutions;
 - b. No part of a service station or gas station building or of any pump or other accessory shall be within 6.0 m (19.7 ft) of a side or rear property line;
 - c. Service stations shall have a front yard of not less than 12.0 m (39.4 ft) and no gasoline pump shall be located closer than 6.0 m (19.7 ft) to the front property line; and
 - d. Storage tanks shall be set back from adjacent buildings and lot lines in accordance with applicable Provincial Legislation.
- 10.27.2 Minimum site area shall be 740.0 m² (7,965.6 ft²) and the maximum building coverage shall be 25% of the site area. For service stations including car wash, the minimum site area shall be 1,110.0 m² (11,948.3 ft²).
- 10.27.3 Where a service station forms part of a shopping centre or auto dealership development, the minimum site area and maximum building coverage may be varied at the discretion of the Development Authority or Municipal Planning Commission.
- 10.27.4 All parts of the site to which vehicles may have access shall be hard surfaced and drained to the satisfaction of the Development Authority or Municipal Planning Commission.
- 10.27.5 No activity may be carried out which constitutes a nuisance or annoyance to persons occupying land in the immediate vicinity of the site, by reason of dust, noise, gases, odour, smoke, or vibration.
- 10.27.6 Site of the buildings shall be maintained in a clean and tidy condition and free from all rubbish and debris.

10.28 SURVEILLANCE AND LIGHTING

- 10.28.1 Outdoor lighting shall be located such that rays of light:
 - a. Are not directed at an adjacent site or skyward; and
 - b. Do not adversely affect an adjacent site or traffic safety.
- 10.28.2 Outdoor surveillance equipment shall not be directed at or into the private spaces (rear and side yards, dwellings, windows) on adjacent property, thereby negatively interfering with or affecting the privacy, use, enjoyment, or value of neighbouring properties.

10.29 TOURIST ACCOMODATIONS

- 10.29.1 Development of a tourist accommodation shall require a development permit. At the discretion of the Development Authority, a development permit for a tourist accommodation may be issued annually.
- 10.29.2 No development permit for a tourist accommodation may be issued for a lot that does not conform to all other provisions of this Land Use Bylaw.
- 10.29.3 An application for a development permit for a tourist accommodation shall include (in addition to the requirements of Section 5.5):
- Applicable fee as established in the County's Fees & Fees Bylaw, as amended or replaced;
 - Signatures of all property owners listed on the title;
 - Identification of what portion of the dwelling or suites are to be utilized as a tourist home, and total number of bedrooms;
 - A home safety and evacuation floor plan of the premises;
 - A parking plan that identifies the total area of the lot to be used for parking; and
 - Information on where (or on what website) the tourist accommodation will be listed for rental.
- 10.29.4 Development officer shall notify adjacent property owners of a proposed development permit application for tourist accommodations prior to the issuance of the decision on the application and provide them with the opportunity to provide a letter of support or objection to the proposed development.
- 10.29.5 A maximum of one tourist accommodation may be developed on a lot. A tourist accommodation may be developed within:
- An entire principal dwelling for which a development permit has previously been issued;
 - A portion of a principal dwelling for which a development permit has previously been issued;
 - A guest house suite for which a development permit has been previously issued.
- 10.29.6 A maximum of one rental booking may be scheduled at a time within an approved tourist home.
- 10.29.7 A tourist accommodation with an approved development permit shall visibly display in the main entrance of the tourist accommodation:
- A copy of the development permit outlining the maximum occupancy of the tourist accommodation and the primary contact telephone number and email of the owners; and
 - A home safety and evacuation floor plan of the premises.
- 10.29.8 A tourist accommodation shall not be developed within:
- A recreational vehicle;
 - A tent or tented structure; or
 - An accessory building without cooking or bathroom facilities.
- 10.29.9 Maximum occupancy of a tourist accommodation shall be the total number of bedrooms times two (2), to a maximum of 8.
- 10.29.10 Children under the age of 12 do not calculate into the maximum occupancy of a tourist home.
- 10.29.11 A minimum of one (1) parking space per bedroom in the tourist accommodation, plus one (1) extra shall be provided for on a lot. No offsite parking (i.e., parking within the adjacent road right of way, on municipal land, or on adjacent private land) shall be allowed.
- 10.29.12 Owner(s) may be required to facilitate periodic inspections within a 72-hour notice of the tourist accommodation as requested by the Development Authority to ensure compliance with the regulations of this Land Use Bylaw.
- 10.29.13 Owner(s) shall be required to cooperate with the Development Authority, emergency services providers, and Alberta Health Services during an investigation of any complaint associated with the tourist home.
- 10.29.14 No signs advertising the rental of the tourist home shall be permitted onsite.

10.30 WORKCAMPS

- 10.30.1 All workcamps shall be considered temporary developments.
- 10.30.2 All workcamps require a development permit and the Development Authority shall give due regard to the need, location, and type of camp, prior to rendering its decision.

- 10.30.3 A development permit for a workcamp may be issued for up to one (1) year, at which time an application may be made for a continuance of the use for one (1) additional year, after which a new development permit approval is required.
- 10.30.4 Development Authority may establish whatever conditions for the approval of a workcamp that it, at its sole discretion, deems reasonable to ensure that the workcamp will be a temporary development.
- 10.30.5 An application for a development permit for a workcamp must provide the following information:
- a. Location, type, and purpose of the camp;
 - b. Adjacent land uses;
 - c. Method for providing the development with water, sewage, waste disposal and storm water management systems to the satisfaction of the County;
 - d. Number of persons proposed to live in the camp;
 - e. Start date for the development, date of occupancy by residents, and removal date for the camp; and
 - f. Reclamation measures to be completed once the camp is no longer needed.
- 10.30.6 All work camps must:
- a. Be linked to a specific project(s) for which a valid and current development permit has been issued. If the project is located in another municipality a copy of the current approved development permit must be provided to the County by the developer. Work camps will only be permitted to accommodate workers for the project(s) to which they are linked;
 - b. Ensure that all required access, including internal roadways and intersection improvements, are provided to the satisfaction of the Development Authority at the sole cost to the developer;
 - c. Be designed so that all points of access and egress are located to the satisfaction of the Development Authority and Alberta Transportation & Economic Corridors;
 - d. Be secured by the installation of appropriate security and buffering measures such as berms, fences, and landscaping. The form of the buffering will be determined by and to the satisfaction of the Development Authority;
 - e. All parking must be provided on the lot and areas for parking developed to the satisfaction of the Development Authority. Normally, onsite parking for private vehicles will adhere to the same standard as parking for a Hotel/Motel;
 - f. Provide financial security such as cash or a letter of credit with the County sufficient to remove and/or reclaim the site if the work camp remains on site after the project is either completed or if the work has stopped to the extent that the County no longer feels that the work camp is necessary to the project, or to reclaim the site if needed after the work camp has been removed from the site; and
 - g. Be separated from adjacent land uses.
- 10.30.7 Maximum parcel coverage shall be such that space is available for all the parking on the lot, together with the applicable setbacks and required landscaping as determined by the Development Authority.
- 10.30.8 Adjacent buildings in workcamps shall be located sufficient distance from each other as required for fire protection purposes as determined by the Alberta *Safety Codes Act* and by the Development Authority.
- 10.30.9 Screening and fencing of storage areas shall be to the satisfaction of the Development Authority.

11. LAND USE DISTRICTS

11.1 ESTABLISHMENT OF LAND USE DISTRICTS

11.1.1 For the purpose of this Bylaw, the County of Barrhead is divided into the following Land Use Districts:

SYMBOL	LAND USE DISTRICT NAME
AG	Agriculture Land Use District
AC	Agriculture Conservation Land Use District
RC	Rural Conservation Land Use District
AP	Airport Vicinity Land Use District
C/I	Commercial/Industrial Land Use District
HC	Highway Commercial Land Use District
CRC	Commercial Recreation Land Use District
UC	Urban Commercial Land Use District
CR	Country Residential Land Use District
CRR	Country Residential Restricted Land Use District
RR	Residential Recreation Land Use District
UR	Urban Residential Land Use District
I	Institutional Land Use District
DC	Direct Control Land Use District
BRC	Bareland Condominium Residential Recreation District
WP	Watershed Protection Land Use District
SP	Statutory Plan Overlay

11.1.2 For the purposes of this Bylaw:

- a. CR, CRR, RR, and UR Land Use Districts shall be considered Residential Districts;
- b. HC, CRC, and UC Land Use Districts shall be considered Commercial Districts; and
- c. C/I District shall be considered a Commercial & Industrial District.

11.1.3 Boundaries of the Land Use Districts are as delineated on the [Land Use District Maps](#) in Section 29.

11.1.4 Where uncertainty exists as to the boundaries of the Land Use Districts as shown in Section 29, the following shall apply.

- a. Where a boundary is shown as following a street, lane, stream, or canal, it shall be deemed to be following the centerline thereof.
- b. Where a boundary is shown as approximately following a parcel line, it shall be deemed to follow the parcel line.
- c. In circumstances not covered by 11.1.4.a and 11.1.4.b, the location of the district boundary shall be determined:
 - i. Where dimensions are set out on the [Land Use District Map](#), by the dimensions so set; or
 - ii. Where dimensions are set out on the [Land Use District Map](#) with respect to such boundary, by measurement of and use of the scale shown on the [Land Use District Map](#).

11.1.5 Where the application of the above rules does not determine the exact location of the boundary of a district, Council, by resolution, shall fix the portion of the district boundary in doubt or dispute in a manner consistent with the provisions of this Bylaw and the degree of detail as to measurements and directions as the circumstances may require.

11.1.6 After the Council has fixed a district boundary pursuant to the provisions of Section 11.1.4, the portion of the boundary so fixed shall not thereafter be altered except by an amendment of this Bylaw.

11.1.7 Development Authority Officer shall maintain a list of its decisions with respect to boundaries or portions thereof fixed by Council.

12. AGRICULTURAL LAND USE DISTRICT (AG)

12.1 GENERAL PURPOSE

12.1.1 To permit activities associated with primary production and preserve valuable agricultural land from inappropriate development.

12.2 PERMITTED USES

12.2.1	Agri-tourism	12.2.9	Public Utilities
12.2.2	Agriculture, Extensive	12.2.10	Public Utility Buildings
12.2.3	Agriculture, Intensive	12.2.11	Small Animal Breeding & Boarding Services
12.2.4	Agriculture, Value Added	12.2.12	Sea Can (maximum of 4)
12.2.5	Communications Towers	12.2.13	Park Models
12.2.6	Day Homes	12.2.14	Summer Resort Cottages
12.2.7	Dwellings, Manufactured Home	12.2.15	Buildings and uses accessory to permitted uses
12.2.8	Dwellings, Single Detached		

12.3 DISCRETIONARY USES

12.3.1	Agricultural Support Services	12.3.22	Natural Resource Extraction/Processing
12.3.2	Agriculture, Diversified	12.3.23	Places of Worship
12.3.3	Animal Services Facilities	12.3.24	Public or Quasi-Public Uses
12.3.4	Auctioneering Services	12.3.25	Recreational Resorts
12.3.5	Bed & Breakfast Operations	12.3.26	Recreation Uses
12.3.6	Campgrounds, Basic	12.3.27	Solar Energy Collection Systems
12.3.7	Campgrounds, Serviced	12.3.28	Sea Cans (more than 4)
12.3.8	Caretaker's Residences	12.3.29	Restaurants
12.3.9	Childcare Facilities	12.3.30	Service Stations
12.3.10	Clustered Farm Dwellings	12.3.31	Schools
12.3.11	Commercial Uses, Rural	12.3.32	Secondary Commercial Use
12.3.12	Community Recreation Services	12.3.33	Suites, Guest House
12.3.13	Dwellings, Duplex	12.3.34	Tourist Accommodations
12.3.14	Event Venues	12.3.35	Wind Energy Conversion Systems, Large
12.3.15	General Commercial Retail Service	12.3.36	Wind Energy Conversion Systems, Small
12.3.16	Guest Ranch	12.3.37	Workcamps
12.3.17	Group Homes	12.3.38	Buildings and uses accessory to discretionary uses
12.3.18	Home Occupation, major or minor		
12.3.19	Industrial Uses, General	12.3.39	Other uses which, in the opinion of the Development Authority, are similar to permitted and discretionary uses.
12.3.20	Industrial Uses, Rural		
12.3.21	Landfills		

12.4 DEVELOPMENT REGULATIONS

12.4.1	Minimum & Maximum Parcel Area	<ul style="list-style-type: none">a. For agricultural use –<ul style="list-style-type: none">i. Minimum parcel area shall be 32.4 ha (80.0 ac) except where a parcel has been, or may be, subdivided in accordance with this Bylaw or applicable statutory plan(s).ii. Maximum parcel area shall be at the discretion of the Subdivision Authority.b. For residential use –<ul style="list-style-type: none">i. Minimum parcel area for all residential use parcels shall be 0.4 ha (1.0 ac).ii. Maximum parcel area shall be 6.1 ha (15.0 ac) for a farmstead separation and 2.02 ha (5.0 ac) for a vacant residential parcel; andiii. New residential use lots shall be encouraged to be located adjacent to existing residential uses within a quarter section. Exceptions may be made where the adjacent lands do not have suitable access or where the adjacent lands are unsuitable for residential development as a result of site conditions (steep slope, wetlands, geotechnical conditions, etc.).c. Refer to of the County Municipal Development Plan for parcel density policies.
12.4.2	Minimum Front Yard	<ul style="list-style-type: none">a. 30.0 m (98.4 ft) from the property line fronting a minor 2-lane highway or a local road.b. 40.0 m (131.2 ft) from the property line fronting a major 2-lane highway.c. 30.0 m (98.4 ft) where the property line abuts a lake or river.
12.4.3	Minimum Side Yard	<ul style="list-style-type: none">a. 6.0 m (19.7 ft) except for a corner parcel where the side yard requirement shall be at the discretion of the Development Authority.b. 30.0 m (98.4 ft) where the side property line abuts a lake or river.
12.4.4	Minimum Rear Yard	<ul style="list-style-type: none">a. 6.0 m (19.7 ft).b. 30.0 m (98.4 ft) where the rear property line abuts a lake or river.

12.5 REFERRALS

- 12.5.1 Referral of subdivision and development permit applications shall be in accordance with Section 5.12 – Referral of Applications and all applicable provincial requirements.

13. AGRICULTURAL CONSERVATION LAND USE DISTRICT (AC)

13.1 GENERAL PURPOSE

- 13.1.1 To conserve high capability agricultural areas for continued agricultural production and to minimize conflicts between agricultural and non-agricultural uses in the Thunder Lake and Lac La Nonne Statutory Plan Areas.

13.2 PERMITTED USES

- 13.2.1 All uses that are listed as Permitted in the Agricultural Land Use District.

13.3 DISCRETIONARY USES

- 13.3.1 All uses that are listed as Discretionary in the Agriculture Land Use District.

13.4 DEVELOPMENT REGULATIONS

13.4.1	Minimum Parcel Area	a. Minimum parcel area for extensive agricultural uses shall be 32.4 ha (80.0 ac) except where a parcel has been, or may be, subdivided in accordance with this Bylaw or applicable statutory plan(s). b. Minimum parcel area for Small Scale Resource Extraction shall be 16.2 ha (40.0 ac). c. Sizes for other uses shall be at the discretion of the Development Authority, Subdivision Authority or Municipal Planning Commission.
13.4.2	Parcel Density	a. Maximum parcel density per quarter section within this district shall be four (4) parcels, including the remnant of the quarter section and any fragmented parcels except in the Thunder Lake Area Structure Plan where the maximum parcel density per quarter section within this district shall be three (3) parcels.
13.4.3	Minimum Front Yard	a. 30.0 m (98.4 ft) from the front property line.
13.4.4	Minimum Side Yard	a. 6.0 m (19.7 ft). b. Corner parcel side yards shall be determined by the Development Authority.
13.4.5	Minimum Rear Yard	a. 6.0 m (19.7 ft)
13.4.6	Minimum Lake Front Yard	a. 6.1 m (20.0 ft) from the lakeshore or reserve parcel, whichever is closer to the subject property.
13.4.7	Highway Access	a. No development which requires highway access shall be approved unless it can be shown to the satisfaction of the applicable authority that it can be provided with safe access and egress. Access from a Provincial Highway is under the jurisdiction of Alberta Transportation & Economic Corridors

13.5 REFERRALS

- 13.5.1 Referral of subdivision and development permit applications shall be in accordance with Section 5.12 – Referral of Applications and all applicable provincial requirements.

14. RURAL CONSERVATION LAND USE DISTRICT (RC)

14.1 GENERAL PURPOSE

- 14.1.1 To identify and conserve areas of marginal agricultural land with severe or extremely severe limitations to development. Land in this district is of high environmental or geological significance and may be unsuitable for additional residential or recreational development.

14.2 PERMITTED USES

- 14.2.1 All uses listed as permitted in the Agricultural Land Use District.

14.3 DISCRETIONARY USES

- 14.3.1 All uses listed as Discretionary in the Agricultural Land Use District.

14.4 ENVIRONMENTAL CONSIDERATIONS

- 14.4.1 New subdivision and development applications will not be approved unless the applicant can demonstrate that the proposed subdivision or development will not have a negative impact on environmental resources. At the sole discretion of the applicable authority the proponent may be required to submit additional information or reports to demonstrate that the proposed area is of high environmental or geological significance.

14.5 DEVELOPMENT REGULATIONS

14.5.1	Minimum Parcel Area	a. Minimum parcel area shall be 16.2 ha (40.0 ac) except where a parcel has been, or may be, subdivided in accordance with this Bylaw or an applicable statutory plan.
14.5.2	Parcel Density	a. Maximum density per quarter section within this district shall be four (4) parcels, including the remnant of the quarter section and any fragmented parcels. b. Notwithstanding 14.5.2.a above, within the Thunder Lake Area Structure Plan, the maximum parcel density per quarter section shall be six (6) parcels, including the remnant of the quarter section and any fragmented parcels.
14.5.3	Minimum Front Yard	a. 30.0 m (98.4 ft) from the front property line.
14.5.4	Minimum Side Yard	a. 6.0 m (19.7 ft). b. Corner parcel side yards shall be determined by the Development Authority.
14.5.5	Minimum Rear Yard	a. 6.0 m (19.7 ft)
14.5.6	Minimum Lake Front Yard	a. 6.1 m (20.0 ft) from the lakeshore or reserve parcel, whichever is closer to the subject site.
14.5.7	Highway Access	a. No development which requires highway access shall be approved unless it can be shown to the satisfaction of the applicable authority that it can be provided with safe access and egress. Access from a Provincial Highway is under the jurisdiction of Alberta Transportation & Economic Corridors

14.6 REFERRALS

- 14.6.1 Referral of subdivision and development permit applications shall be in accordance with Section 5.12 – Referral of Applications and all applicable provincial requirements.

15. AIRPORT VICINITY LAND USE DISTRICT (AP)

15.1 GENERAL PURPOSE

15.1.1 To provide for development in the vicinity of airports located within the County.

15.2 PERMITTED USES

15.2.1	Aerodromes	15.2.5	Dwellings, Single Detached
15.2.2	Agriculture, Extensive	15.2.6	Public Utilities
15.2.3	Airports	15.2.7	Public Utility Buildings
15.2.4	Dwellings, Manufactured Home (constructed after December 31, 1996)	15.2.8	Sea Cans (maximum of 2)
		15.2.9	Buildings and uses accessory to permitted uses

15.3 DISCRETIONARY USES

15.3.1	Agricultural Support Services	15.3.10	Recreational Uses
15.3.2	Caretaker Residences	15.3.11	Service Stations
15.3.3	Commercial Uses, Rural	15.3.12	Solar Energy Conversion Systems
15.3.4	Community Recreation Services	15.3.13	Sea Cans (More than 2)
15.3.5	Dwelling, Manufactured Home (constructed on or before January 1, 1997)	15.3.14	Buildings and uses accessory to discretionary uses
15.3.6	Home Occupations, major	15.3.15	Other uses which, in the opinion of the Development Authority, are similar to permitted and discretionary uses.
15.3.7	Home Occupations, minor		
15.3.8	Industrial Uses, Rural		
15.3.9	Public use		

15.4 DEVELOPMENT REGULATIONS

15.4.1	Minimum Parcel Area	a.	64.7 ha (160.0 ac) except where a parcel has been, or may be, subdivided in accordance with this Bylaw or applicable statutory plan(s).
15.4.2	Minimum Front Yard	a.	30.0 m (98.4 ft) from the property line fronting a minor 2-lane highway or a local road.
		b.	40.0 m (131.2 ft) from the property line fronting a major 2-lane highway.
15.4.3	Minimum Side Yard	a.	6.0 m (19.7 ft) except for a corner parcel where the side yard requirement shall be at the discretion of the Development Authority.
15.4.4	Minimum Rear Yard	a.	6.0 m (19.7 ft)
15.4.5	Maximum Height	a.	Maximum allowable building heights shall be regulated by the Airport Management Area Bylaw Regulation, as amended or replaced.

15.5 REFERRALS

15.5.1 Referral of subdivision and development permit applications shall be in accordance with Section 5.12 – Referral of Applications and all applicable provincial requirements.

16. COMMERCIAL/INDUSTRIAL LAND USE DISTRICT (C/I)

16.1 GENERAL PURPOSE

- 16.1.1 To permit activities associated with rural commercial and light to moderately heavy industrial land uses as well as required accessory land uses.

16.2 PERMITTED USES

- | | | | |
|--------|-------------------------------|---------|--|
| 16.2.1 | Agriculture, Extensive | 16.2.10 | Industrial Uses, Rural |
| 16.2.2 | Agricultural Support Services | 16.2.11 | Public Utilities |
| 16.2.3 | Animal Health Care Services | 16.2.12 | Public Utility Buildings |
| 16.2.4 | Auctioneering Services | 16.2.13 | Rural Industrial use |
| 16.2.5 | Automobile Service Centres | 16.2.14 | Service Station |
| 16.2.6 | Car Washes | 16.2.15 | Sea Can (maximum of 2) |
| 16.2.7 | Commercial Uses, Rural | 16.2.16 | Wind Energy Conversion Systems, Small |
| 16.2.8 | Convenience Retail Services | 16.2.17 | Buildings and uses accessory to permitted uses |
| 16.2.9 | Industrial Uses, General | | |

16.3 DISCRETIONARY USES

- | | | | |
|---------|---|---------|---|
| 16.3.1 | Agriculture, Intensive | 16.3.13 | Place of Worships |
| 16.3.2 | Campgrounds, Basic | 16.3.14 | Public Uses |
| 16.3.3 | Campgrounds, Semi-Serviced | 16.3.15 | Public Buildings |
| 16.3.4 | Cannabis Production and Distribution Facilities | 16.3.16 | Recreation Uses |
| 16.3.5 | Cannabis Retail Sales | 16.3.17 | Sea Cans (more than 2) |
| 16.3.6 | Caretaker Residences | 16.3.18 | Small Animal Breeding and Boarding Services |
| 16.3.7 | Community Recreation Services | 16.3.19 | Solar Energy Collection Systems |
| 16.3.8 | Dwellings, Manufactured Home | 16.3.20 | Wind Energy Conversion Systems, Large |
| 16.3.9 | Dwellings, Single Detached | 16.3.21 | Buildings and uses accessory to discretionary uses |
| 16.3.10 | Government Services | 16.3.22 | Other uses which, in the opinion of the Development Authority, are similar to permitted and discretionary uses. |
| 16.3.11 | Landfills | | |
| 16.3.12 | Natural Resource Extraction/Processing | | |

16.4 DEVELOPMENT REGULATIONS

16.4.1	Minimum Parcel Area	a. May be determined by the Development Authority or Subdivision Authority based on the intended use.
16.4.2	Minimum Front Yard	a. 30.0 m (98.4 ft.) from the property line fronting a minor two-lane highway or local road. b. 40.0 m (131.2 ft.) from the property line fronting a major two-lane highway. c. 7.5 m (24.6 ft.) from the property line fronting an internal roadway.
16.4.3	Minimum Side Yard	a. 6.0 m (19.7 ft.) except for a corner parcel where the side yard requirement shall be at the discretion of the Development Authority.
16.4.4	Minimum Rear Yard	a. 6.0 m (19.7 ft.)

16.5 REFERRALS

- 16.5.1 Referral of subdivision and development permit applications shall be in accordance with Section 5.12 – Referral of Applications and all applicable provincial requirements.

17. HIGHWAY COMMERCIAL LAND USE DISTRICT (HC)

17.1 GENERAL PURPOSE

- 17.1.1 To control development in the vicinity of Provincial Highways. Development should be restricted to that which is required to serve the motoring public.

17.2 PERMITTED USES

- | | |
|------------------------------------|---|
| 17.2.1 Convenience Retail Services | 17.2.6 Sea Cans (maximum of 2) |
| 17.2.2 Hotels | 17.2.7 Service Stations |
| 17.2.3 Motels | 17.2.8 Wind Energy Conversion Systems, Small |
| 17.2.4 Restaurants | 17.2.9 Buildings and uses accessory to permitted uses |
| 17.2.5 Public Utilities | |

17.3 DISCRETIONARY USE

- | | |
|--|---|
| 17.3.1 Agriculture, Intensive | 17.3.15 Home Occupation, major or minor |
| 17.3.2 Alcohol Retail Sales | 17.3.16 Industrial, General |
| 17.3.3 Animal Health Care Services | 17.3.17 Landfills |
| 17.3.4 Bed and Breakfast Operations | 17.3.18 Natural Resource Extraction |
| 17.3.5 Campgrounds, Basic | 17.3.19 Park Models |
| 17.3.6 Campgrounds, Semi-Serviced | 17.3.20 Recreation Uses |
| 17.3.7 Cannabis Production and Distribution Facilities | 17.3.21 Public Utility Buildings |
| 17.3.8 Cannabis Retail Sales | 17.3.22 Schools |
| 17.3.9 Caretakers Residences | 17.3.23 Sea Cans (more than 2) |
| 17.3.10 Community Recreation Services | 17.3.24 Small Animal Breeding and Boarding Services |
| 17.3.11 Day Homes | 17.3.25 Buildings and uses accessory to discretionary uses |
| 17.3.12 Dwellings, Manufactured Home | 17.3.26 Other uses which, in the opinion of the Development Authority, are similar to permitted and discretionary uses. |
| 17.3.13 Dwellings, Single Detached | |
| 17.3.14 General Commercial Retail Services | |

17.4 DEVELOPMENT REGULATIONS

17.4.1	Minimum Parcel Area	a. 64.7 ha (160.0 ac) except where a parcel has been, or may be, subdivided in accordance with this Bylaw or applicable statutory plan(s).
17.4.2	Minimum Front Yard	a. 30.0 m (98.4 ft) from the property line fronting a minor 2-lane highway or local road. b. 40.0 m (131.2 ft) from the property line fronting a major two-lane highway. c. 7.5 m (24.6 ft) from the property line fronting an internal roadway.
17.4.3	Minimum Side Yard	a. No side yard need exceed 6.0 m (19.7 ft) except for a corner parcel where the side yard requirement shall be at the discretion of the Development Authority.
17.4.4	Minimum Rear Yard	a. 6.0 m (19.7 ft)
17.4.5	Highway Access	a. No development which requires highway access shall be approved unless it can be shown to the satisfaction of the approving authority that it can be provided with safe access and egress. Access from a Provincial Highway is under the jurisdiction of Alberta Transportation & Economic Corridors.

17.5 REFERRALS

- 17.5.1 Referral of subdivision and development permit applications shall be in accordance with Section 5.12 – Referral of Applications and all applicable provincial requirements.

18. COMMERCIAL RECREATION LAND USE DISTRICT (CRC)

18.1 PURPOSE

- 18.1.1 To provide opportunities for the development of recreation services, developments and goods generally required by the public in the pursuit of general recreational activities.

18.2 PERMITTED USES

- | | | | |
|--------|-----------------------------------|---------|--|
| 18.2.1 | Campgrounds, Basic | 18.2.7 | Public Utilities |
| 18.2.2 | Campgrounds, Recreational Vehicle | 18.2.8 | Public Utility Buildings |
| 18.2.3 | Campgrounds, Semi-Serviced | 18.2.9 | Public Uses |
| 18.2.4 | Community Recreation Services | 18.2.10 | Buildings and uses accessory to permitted uses |
| 18.2.5 | Recreational Resorts | | |
| 18.2.6 | Recreational Uses | | |

18.3 DISCRETIONARY USES

- | | | | |
|---------|------------------------------|---------|---|
| 18.3.1 | Alcohol Retail Sales | 18.3.11 | Park Models |
| 18.3.2 | Bed & Breakfast Operations | 18.3.12 | Places of Worship |
| 18.3.3 | Caretaker Residences | 18.3.13 | Sea Cans |
| 18.3.4 | Convenience Retail Services | 18.3.14 | Tourist Accommodations |
| 18.3.5 | Dwellings, Manufactured Home | 18.3.15 | Buildings and uses accessory to discretionary uses |
| 18.3.6 | Dwellings, Multi-Unit | | |
| 18.3.7 | Dwellings, Single Detached | 18.3.16 | Other uses which, in the opinion of the Development Authority, are similar to permitted and discretionary uses. |
| 18.3.8 | Government Services | | |
| 18.3.9 | Park Models | | |
| 18.3.10 | Motels | | |

18.4 DEVELOPMENT REGULATIONS

18.4.1	Minimum Parcel Area	a. 64.7 ha (160.0 ac) except where a parcel has been, or may be, subdivided in accordance with this Bylaw or applicable statutory plan(s).
18.4.2	Minimum Front Yard	a. 30.0 m (98.4 ft) from the property line fronting a minor two-lane highway or a local road. b. 40.0 m (131.2 ft) from the property line fronting a major two-lane highway. c. 7.5 m (24.6 ft) from the property line fronting an internal roadway.
18.4.3	Minimum Side Yard	a. Each side yard must be a minimum of 6.0 m (19.7 ft.) except for a corner parcel where the side yard requirement shall be at the discretion of the Development Authority.
18.4.4	Minimum Rear Yard	a. 6.0 m (19.7 ft).
18.4.5	Highway Access	a. No development which requires highway access shall be approved unless it can be shown to the satisfaction of the approving authority that it can be provided with safe access and egress. Access from a Provincial Highway is under the jurisdiction of Alberta Transportation & Economic Corridors.

18.5 REFERRALS

- 18.5.1 Referral of subdivision and development permit applications shall be in accordance with Section 5.12 – Referral of Applications and all applicable provincial requirements.

19. URBAN COMMERCIAL LAND USE DISTRICT (UC)

19.1 GENERAL PURPOSE

- 19.1.1 The general purpose of this District is to allow for commercial, light industrial, and accessory uses within the Hamlets and residential communities within the County.

19.2 PERMITTED USES

- | | | | |
|--------|------------------------------------|---------|--|
| 19.2.1 | General Commercial Retail Services | 19.2.7 | Restaurants |
| 19.2.2 | Government Services | 19.2.8 | Retail Stores |
| 19.2.3 | Industrial Use, General | 19.2.9 | Sea Cans (maximum of 2) |
| 19.2.4 | Places of Worship | 19.2.10 | Warehouses |
| 19.2.5 | Public Utilities | 19.2.11 | Buildings and uses accessory to permitted uses |
| 19.2.6 | Public Utility Buildings | | |

19.3 DISCRETIONARY USES

- | | | | |
|---------|---|---------|---|
| 19.3.1 | Alcohol Retail Sales | 19.3.14 | Dwellings, Single Detached |
| 19.3.2 | Amusement and Entertainment Services | 19.3.15 | Group Care Facilities |
| 19.3.3 | Animal Health Care Services | 19.3.16 | Hotels |
| 19.3.4 | Auctioneering Services | 19.3.17 | Motels |
| 19.3.5 | Automobile Service Centres | 19.3.18 | Park Models |
| 19.3.6 | Bed and Breakfast Operations | 19.3.19 | Recreational Uses |
| 19.3.7 | Boarding or Lodging Homes | 19.3.20 | Sea Can (more than 2) |
| 19.3.8 | Cannabis Production and Distribution Facilities | 19.3.21 | Service Stations |
| 19.3.9 | Cannabis Retail Sales | 19.3.22 | Wind Energy Conversion Systems, Small |
| 19.3.10 | Childcare Facilities | 19.3.23 | Buildings and uses accessory to discretionary uses |
| 19.3.11 | Community Recreation Services | 19.3.24 | Other uses which, in the opinion of the Development Authority, are similar to permitted and discretionary uses. |
| 19.3.12 | Drinking Establishments | | |
| 19.3.13 | Dwellings, Manufactured Home | | |

19.4 DEVELOPMENT REGULATIONS

19.4.1	Minimum Parcel Size	a. Shall be at the discretion of the Development Authority.
19.4.2	Minimum Yards, Commercial	a. Retail stores built adjacent to existing similar uses may be built without front or side yard setbacks where there is lane access. Where there is no lane access, one side yard of at least 4.6 m (15 ft.) shall be provided.
19.4.3	Minimum Front Yard, Residential	a. 7.5 m (24.6 ft.)
19.4.4	Minimum Side Yard, Residential	a. 1.5m (5.0 ft.)
19.4.5	Minimum Rear Yard, Residential	a. 7.5 m (24.6 ft.)
19.4.6	Maximum Height	a. Water run-off from roof drains and weeping tile shall not be permitted to be connected to the municipal sanitary system.
19.4.7	Obnoxious Uses	a. No use is to be established that is, or is likely to become, obnoxious by way of noise, odour, or fumes.

20. COUNTRY RESIDENTIAL LAND USE DISTRICT (CR)

20.1 GENERAL PURPOSE

- 20.1.1 The general purpose of this District is to provide appropriate locations for multi- parcel country residential subdivisions and to provide land use development regulations for such residential uses.

20.2 PERMITTED USES

- | | | | |
|--------|--|--------|--|
| 20.2.1 | Day Homes | 20.2.4 | Public Utilities |
| 20.2.2 | Dwellings, Manufactured Home (constructed on or after January 1, 1997) | 20.2.5 | Buildings and uses accessory to permitted uses |
| 20.2.3 | Dwellings, Single Detached | | |

20.3 DISCRETIONARY USES

- | | | | |
|--------|---|---------|---|
| 20.3.1 | Community Recreation Services | 20.3.10 | Public Utility Buildings |
| 20.3.2 | Boarding or Lodging Homes | 20.3.11 | Sea Cans |
| 20.3.3 | Childcare Facilities | 20.3.12 | Solar Energy Conversion Systems |
| 20.3.4 | Dwellings, Manufactured Home (constructed on or before December 31, 1996) | 20.3.13 | Suites, Guest House |
| 20.3.5 | Group Homes | 20.3.14 | Wind Energy Conversion Systems, Small |
| 20.3.6 | Home Occupations, Major | 20.3.15 | Buildings and uses accessory to discretionary uses |
| 20.3.7 | Home Occupations, Minor | 20.3.16 | Other uses which, in the opinion of the Development Authority, are similar to permitted and discretionary uses. |
| 20.3.8 | Manufactured Home Park (within Hamlets) | | |
| 20.3.9 | Recreation Uses | | |

20.4 DEVELOPMENT REGULATIONS

20.4.1	Minimum Floor Area	a. Single Detached Dwellings: 55.4 m ² (600 ft ²) b. Manufactured Homes: 37.16 m ² (400 ft ²)
20.4.2	Minimum Site Dimensions	a. Minimum parcel width shall be no less than 46.0 m (150 ft) b. Minimum site area shall be no less than 0.2 ha (0.5 ac) and no greater than 4.0 ha (10.0 ac).
20.4.3	Maximum Height	a. Maximum allowable height for a building shall be 9.1 m (30.0 ft). b. Maximum building height shall not apply to small wind energy conversion systems.
20.4.4	Minimum Front Yard	a. 7.6 m (25.0 ft). No building shall be located within 7.6 m (25.0 ft) of a property line that is either: i. boundary of a public road, or street, or, ii. adjacent and approximately parallel to a lake or river where the lot is adjacent to a lake or river or would be adjacent to a lake or river if not for a reserve lot.
20.4.5	Minimum Side Yard	a. 6.0 m (19.7 ft)
20.4.6	Minimum Rear Yard	a. 6.0 m (19.7 ft)

20.5 ACCESSORY BUILDING REGULATIONS

- 20.5.1 An accessory building shall not be located closer than 2.0 m (6.5 ft) to a principal building.
- 20.5.2 Water run-off from roof drains and weeping tile shall not be permitted to be connected to the municipal sanitary system.

21. COUNTRY RESIDENTIAL RESTRICTED LAND USE DISTRICT (CRR)

21.1 GENERAL PURPOSE

- 21.1.1 To provide appropriate locations for multi-parcel country residential subdivisions with the restriction of limiting residential development to single detached dwellings and modular homes only.

21.2 PERMITTED USES

- | | |
|-----------------------------------|--|
| 21.2.1 Day Homes | 21.2.5 Public Utilities |
| 21.2.2 Dwellings, Single Detached | 21.2.6 Wind Energy Conversion Systems, Small |
| 21.2.3 Home occupations, Major | 21.2.7 Buildings and uses accessory to permitted |
| 21.2.4 Home Occupations, Minor | uses |

21.3 DISCRETIONARY USES

- | | |
|--------------------------------------|--|
| 21.3.1 Community Recreation Services | 21.3.6 Buildings and uses accessory to discretionary |
| 21.3.2 Park Models | uses |
| 21.3.3 Recreation Uses | 21.3.7 Other uses which, in the opinion of the |
| 21.3.4 Sea Cans | Development Authority, are similar to |
| 21.3.5 Suites, Guest House | permitted and discretionary uses. |

21.4 DEVELOPMENT REGULATIONS

21.4.1	Minimum Floor Area	a. One Storey, Bi-level: 92.9 m ² (1000 ft ²) b. One and One-half Storey (Lower Floor): 69.68 m ² (750 ft ²) c. Two Storey (both floors combined): 130.1 m ² (1400 ft ²)
21.4.2	Minimum Site Dimensions	a. Minimum parcel width shall be no less than 46.0 m (150 ft) b. Minimum site area shall be no less than 0.2 ha (0.5 ac) and no greater than 4.0 ha (10.0 ac).
21.4.3	Maximum Height	a. Maximum allowable height for a building shall be 9.1 m (30.0 ft) but shall not apply to small wind energy conversion systems.
21.4.4	Minimum Front Yard	b. 7.6 m (25.0 ft). No building shall be located within 7.6 m (25.0 ft) of a property line that is either: i. the boundary of a public road, or street, or, ii. adjacent and approximately parallel to the lake shore where the lot is adjacent to a lake or would be adjacent to a lake if not for a reserve lot.
21.4.5	Minimum Side Yard	a. 6.0 m (19.7 ft)
21.4.6	Minimum Rear Yard	a. 6.0 m (19.7 ft) b. Notwithstanding the above, the minimum roadside setback for lakefront lots shall be at the discretion of the Development Authority Officer.
21.4.7	Obnoxious Uses	a. No use is to be established that is, or is likely to become, obnoxious by way of noise, odour, or fumes.

21.5 ACCESSORY BUILDING REGULATIONS

- 21.5.1 An accessory building shall not be used as a dwelling unless a development permit has been issued for the temporary use of the accessory building as a dwelling.
- 21.5.2 An accessory building shall not be located closer than 2.0 m (6.5 ft.) to a principal building.
- 21.5.3 Water run-off from roof drains and weeping tile shall not be permitted to be connected to the municipal sanitary system.

22. RESIDENTIAL RECREATION LAND USE DISTRICT (RR)

22.1 GENERAL PURPOSE

- 22.1.1 To provide opportunities for multi-lot recreational residential development in the Lac La Nonne and Thunder Lake areas in locations without severe development or environmental limitations. Land within this area exhibits a high recreational value or scenic value and are generally suitable for future residential or recreational development.

22.2 PERMITTED USES

- | | | | |
|--------|---|--------|--|
| 22.2.1 | Day Homes | 22.2.5 | Home Occupations, Major |
| 22.2.2 | Dwellings, Manufactured Home (constructed on or before December 31, 1996) | 22.2.6 | Home Occupations, Minor |
| 22.2.3 | Dwellings, Single Detached | 22.2.7 | Buildings and uses accessory to permitted uses |
| 22.2.4 | Public Utilities | | |

22.3 DISCRETIONARY USES

- | | | | |
|--------|---|---------|---|
| 22.3.1 | Dwellings, Duplex | 22.3.10 | Solar Energy Conversion Systems |
| 22.3.2 | Dwellings, Manufactured Home (constructed on or before January 1, 1997) | 22.3.11 | Suites, Guest House |
| 22.3.3 | Group Homes | 22.3.12 | Tourist Accommodations |
| 22.3.4 | Greenhouses | 22.3.13 | Wind Energy Conversion Systems, Small |
| 22.3.5 | Institutional Uses | 22.3.14 | Buildings and uses accessory to discretionary uses |
| 22.3.6 | Public and Quasi-Public Buildings and Uses | 22.3.15 | Other uses which, in the opinion of the Development Authority, are similar to permitted and discretionary uses. |
| 22.3.7 | Park Models | | |
| 22.3.8 | Recreation Uses | | |
| 22.3.9 | Sea Cans | | |

22.4 DEVELOPMENT REGULATIONS

22.4.1	Minimum Lot Area	<ul style="list-style-type: none"> a. Single Detached Dwellings – 0.1 ha (0.2 ac) b. Excepting in existing subdivisions where the minimum size for a subdivided lot is 0.4 ha (1.0 ac). c. All other uses - as required by the Development Authority, Subdivision Authority or Municipal Planning Commission.
22.4.2	Maximum Lot Area	<ul style="list-style-type: none"> a. Single Detached Dwellings – 2.0 ha (5.0 ac) of developable land
22.4.3	Minimum Floor Area	<ul style="list-style-type: none"> a. Single Family Dwellings - 55.74 m² (600 ft²) b. For manufactured homes – 37.1 m² (400.0 ft²) c. All other uses - as required by the Development Authority
22.4.4	Minimum Yard Dimensions for Single Detached Dwellings	<ul style="list-style-type: none"> c. Minimum Frontage: 15.2 m (50.0 ft) or as required by the Development Authority or Subdivision Authority. d. Minimum Front Yard: 7.6 m (25.0 ft). No building shall be located within 7.6 m (25.0 ft) of a property line that is either: <ul style="list-style-type: none"> iii. the boundary of a public road, or street, or, iv. adjacent and approximately parallel to a lake or river where the lot is adjacent to a lake or river or would be adjacent to a lake or river if not for a reserve lot. e. Minimum Side Yard: Not less than 1.5 m (5.0 ft), excepting corner parcel, where sides yards shall be determined by the Development Authority. f. Minimum Rear Yard: 6.0 m (19.7 ft)

		<ul style="list-style-type: none"> g. Notwithstanding the above, the minimum roadside setback for lakefront lots at Thunder Lake shall be at the discretion of the Development Authority Officer. h. Minimum Lake Front Yard: 6.0 m (19.7 ft) from the lakeshore or reserve parcel, whichever is closer to the subject property.
22.4.5	Minimum Yard Dimensions for All Other Uses	<ul style="list-style-type: none"> a. As required by the Development Authority
22.4.6	Minimum Servicing Standards	<ul style="list-style-type: none"> a. All developments must be provided with sanitary facilities pursuant to the appropriate Provincial regulations.

23. URBAN RESIDENTIAL LAND USE DISTRICT (UR)

23.1 GENERAL PURPOSE

- 23.1.1 To allow for residential and accessory uses within the Hamlets of Manola, and Neerlandia, as well as the residential communities.

23.2 PERMITTED USES

- | | | | |
|--------|--|--------|--|
| 23.2.1 | Day Homes | 23.2.4 | Public Utilities |
| 23.2.2 | Dwellings, Manufactured Home (constructed on or after January 1, 1997) | 23.2.5 | Public Utility Buildings |
| 23.2.3 | Dwellings, Single Detached | 23.2.6 | Buildings and uses accessory to permitted uses |

23.3 DISCRETIONARY USES

- | | | | |
|---------|---|---------|---|
| 23.3.1 | Animal Services Facilities | 23.3.12 | Park Models |
| 23.3.2 | Bed and Breakfast Operations | 23.3.13 | Places of Worship |
| 23.3.3 | Bording or Lodging Homes | 23.3.14 | Public or Quasi-Public Uses |
| 23.3.4 | Childcare Facility | 23.3.15 | Sea Cans |
| 23.3.5 | Dwellings, Duplex | 23.3.16 | Solar Energy Conversion Systems |
| 23.3.6 | Dwellings, Manufactured Home (constructed on or before December 31, 1996) | 23.3.17 | Suites, Guest House |
| 23.3.7 | Dwellings, Multi-Unit | 23.3.18 | Buildings and uses accessory to discretionary uses |
| 23.3.8 | Group Homes | 23.3.19 | Other uses which, in the opinion of the Development Authority, are similar to permitted and discretionary uses. |
| 23.3.9 | Home Occupations, Major | | |
| 23.3.10 | Home Occupations, Minor | | |
| 23.3.11 | Manufactured Home Parks | | |

23.4 DEVELOPMENT REGULATIONS

23.4.1	Minimum Lot Sizes, Single Detached Dwellings	Use	Width	Area
		Residential (unserviced)	30.5 m (100.0 ft)	1,858.0 m ² (20,000 ft ²)
		Residential (both services)	15.2 m (50.0 ft)	557.4 m ² (6,000 ft ²)
		Residential (water, no sewer)	30.5 m (100.0 ft)	1,393.5 m ² (15,000 ft ²)
23.4.2	Minimum Lot Sizes, Other Uses	a. Shall be at the discretion of the Subdivision or Development Authority		
		a. Single Family Dwellings: 55.74 m ² (600 ft ²)		
		b. Manufactured Homes: 37.16 m ² (400 ft ²)		
		c. Duplexes: 92.9 m ² (1,000 ft ²)		
23.4.3	Minimum Floor Area	d. All other uses: As required by the Development Authority.		
		a. Front Yard: 7.5 m (24.6 ft)		
		b. Rear Yard: 6.0 m (19.7 ft)		
		c. Side Yard: 1.5 m (4.9 ft)		
23.4.4	Minimum Setback Requirements	d. Side Yard on Corner Side: 4.5 m (14.7 ft) on flanking Street		
		a. Maximum allowable building height shall be 9.1 m (30 ft).		
23.4.5	Maximum Height Requirements			

23.4.6	Accessory Buildings Regulations	<ul style="list-style-type: none"> a. An accessory building shall not be used as a dwelling. b. An accessory building shall not be located closer than 2.0 m (6.5 ft) to a principal building. c. Water run-off from roof drains and weeping tile shall not be permitted to be connected to the municipal sanitary system.
23.4.7	Obnoxious Uses	<ul style="list-style-type: none"> d. No use is to be established that is, or is likely to become, obnoxious by way of noise, odour or fumes.

24. INSTITUTIONAL LAND USE DISTRICT (I)

24.1 GENERAL PURPOSE

24.1.1 To allow development of uses of either a public or private nature which provide services to the community.

24.2 PERMITTED USES

24.2.1	Community Halls	24.2.5	Senior Citizens Homes
24.2.2	Clubs and Lodges	24.2.6	Community Recreation Services
24.2.3	Hospitals and Nursing Homes	24.2.7	Buildings and uses accessory to permitted uses
24.2.4	Schools		

24.3 DISCRETIONARY USES

24.3.1	Cemeteries	24.3.9	Solar Energy Conversion Systems
24.3.2	Childcare Facilities	24.3.10	Wind Energy Conversion Systems, Small
24.3.3	Dwellings, Manufactured Home	24.3.11	Buildings and uses accessory to discretionary uses
24.3.4	Dwellings, Single Detached		
24.3.5	Places of Worship	24.3.12	Other uses which, in the opinion of the Development Authority, are similar to permitted and discretionary uses.
24.3.6	Public or Quasi-Public Services		
24.3.7	Public Utilities		
24.3.8	Sea Cans		

24.4 DEVELOPMENT REGULATIONS

24.4.1 All regulations shall be as required by the Development Authority.

25. DIRECT CONTROL DISTRICT (DC)

25.1 GENERAL PURPOSE

- 25.1.1 To provide the Council with final decision-making authority for developments with unique site characteristics or development situated on lands with special or particular significance, while having due regard to applicable statutory plans for the land.

25.2 ALLOWABLE USES

- 25.2.1 Allowable uses and buildings in this Land Use District shall be determined by Council based on the merits of each individual application.

25.3 DEVELOPMENT REGULATIONS

- 25.3.1 Council should apply regulations (e.g. setbacks) in a manner consistent with the type of development allowed for similar use categories. Where no such categories exist, Council may exercise full authority to apply permit conditions.
- 25.3.2 In addition to the information required by this Bylaw for an amendment application, the applicant may be required to provide the following information:
- a. A letter supporting the rationale for why the proposed use is desirable for the site, and its impact on neighbouring sites; and
 - i. additional plans, elevations, perspective drawings, landscaping plans, or other matters that may assist Council in making a decision.
 - ii. Council may consider holding a public hearing or public referral process prior to consideration of any major application within property within this district, prior to finalizing a decision on an application.
- 25.3.3 Council shall review and decide all applications for principal uses on property zoned under this District. Development proposals for secondary or accessory uses may be delegated to the Development Authority at Council's discretion.
- 25.3.4 There shall be no appeal to the Subdivision and Development Appeal Board on decisions made by Council on applications for proposed development on land zoned under the Direct Control District.

26. BARELAND CONDOMINIUM RESIDENTIAL RECREATION DISTRICT (BRC)

26.1 GENERAL PURPOSE

26.1.1 To provide opportunities for a bareland condominium residential recreation resort and associated amenities. This district will apply to the following lands: Plan 1124641, Block 1, Lot 3.

26.2 PERMITTED USES

26.2.1	Accessory Buildings and Uses incidental to an established primary use	26.2.5	Public or Quasi Public Uses
26.2.2	Day Homes	26.2.6	Public Utilities
26.2.3	Caretakers Residences, maximum of 4	26.2.7	Public Utility Buildings
26.2.4	Park Models	26.2.8	Recreational Use
		26.2.9	Recreational Vehicle

26.3 DISCRETIONARY USES

- 26.3.1 Community Recreational Services
- 26.3.2 Convenience Retail Services
- 26.3.3 Eating Establishment
- 26.3.4 Home Occupation, minor

26.4 DEVELOPMENT REGULATIONS

26.4.1	Minimum Setbacks	<ul style="list-style-type: none"> a. Minimum lot areas is 695 m² (7481 ft.²) b. Minimum front yard setback is 7.6 m (25.0 ft). For bareland condominium lots with physical site constraints and or unique configurations, a front yard setback of 3 m will be permitted. c. Minimum side yard setback is 1.5 m (5.0 ft). d. Minimum rear yard setback is 6.0 m (19.7 ft). For bareland condominium lots with physical site constraints and or unique configurations, a rear yard setback of 3 m will be permitted.
26.4.2	Density	<ul style="list-style-type: none"> a. Maximum number of bareland condominium lots that may be created is 143. b. Only one Park Model is permitted per bareland condominium lot.
26.4.3	Building Design, Character and Appearance	<ul style="list-style-type: none"> a. Park Models shall not be older than 10 years from date of Development Permit application. b. Maximum floor area of park models (including additions, tip outs, push outs, pull outs, and enclosed decks) shall not exceed 100 m² (1080 ft²) in total.
26.4.4	Minimum Servicing Standards	<ul style="list-style-type: none"> a. All lots must be provided with servicing pursuant to the appropriate Provincial regulations.
26.4.5	Mandatory Additional Referrals	<p>To Alberta Transportation & Economic Corridors For:</p> <ul style="list-style-type: none"> ▪ Subdivision applications within 800.0 m of a Provincial Highway ▪ Development Permit applications within 300.0 m of a Provincial Highway. ▪ Development Permit applications within 800.0 m of a Provincial Highway Intersection.

27. WATERSHED PROTECTION LAND USE DISTRICT (WP)

27.1 GENERAL PURPOSE

- 27.1.1 To reduce flooding, improve water quality, and maintain wildlife habitat by encouraging the maintenance of natural vegetation adjacent to watercourses and in important watershed areas.

27.2 PERMITTED USES

- | | | | |
|--------|---------------------------|--------|--|
| 27.2.1 | Agriculture, Extensive | 27.2.4 | Dwelling, Manufactured Home |
| 27.2.2 | Day Homes | 27.2.5 | Home Occupations, Minor |
| 27.2.3 | Dwelling, Single Detached | 27.2.6 | Buildings and uses accessory to permitted uses |

27.3 DISCRETIONARY USES

- | | | | |
|--------|----------------------------------|---------|--|
| 27.3.1 | Animal Services Facilities | 27.3.9 | Recreation, Extensive |
| 27.3.2 | Apiaries | 27.3.10 | Suites, Guest House |
| 27.3.3 | Bed and Breakfast Operations | 27.3.11 | Buildings and uses accessory to discretionary uses |
| 27.3.4 | Greenhouses | 27.3.12 | Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses |
| 27.3.5 | Home Occupations, Major | | |
| 27.3.6 | Public and Quasi-Public Services | | |
| 27.3.7 | Public Buildings | | |
| 27.3.8 | Public Utilities | | |

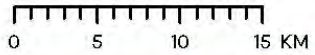
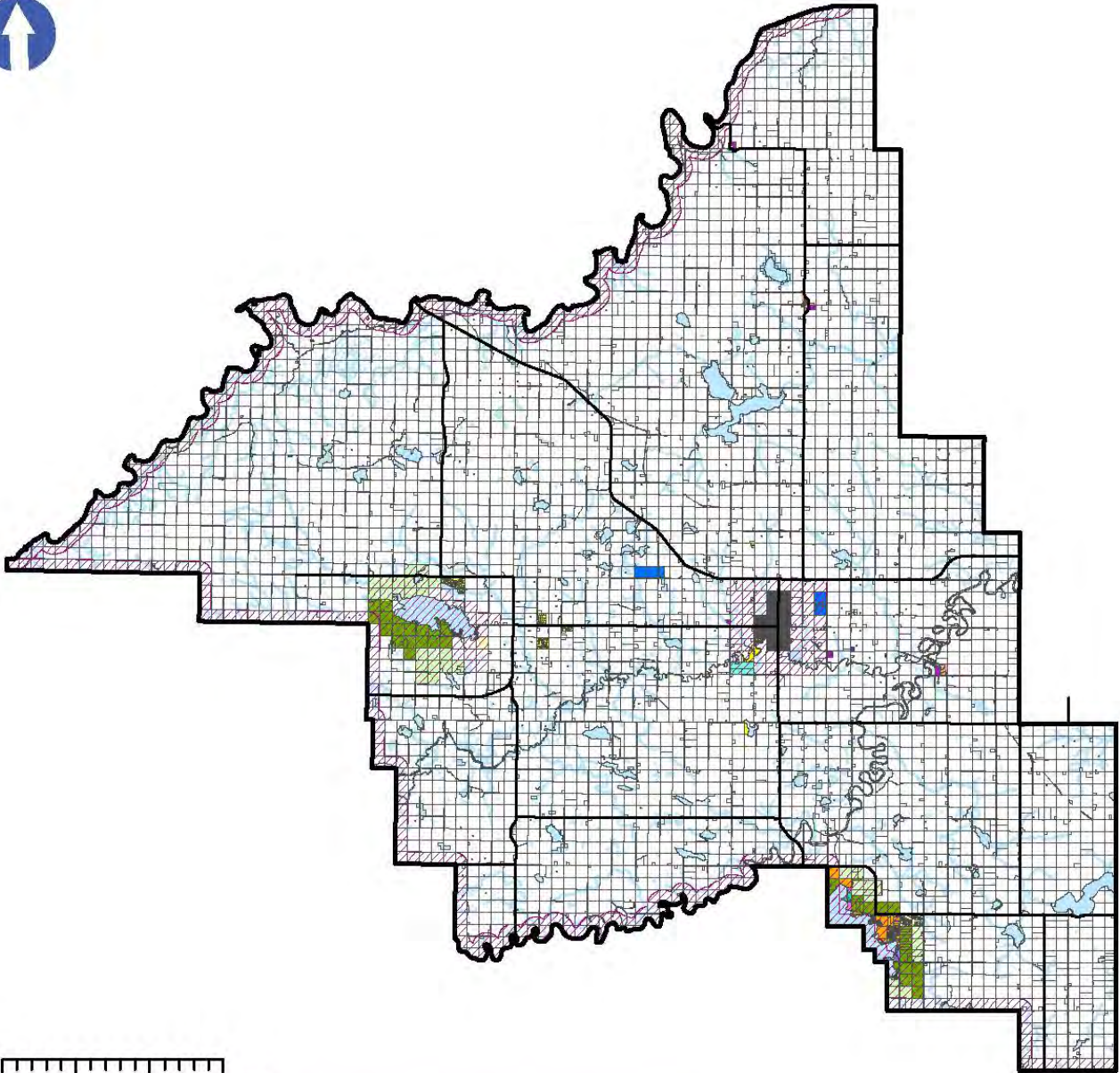
27.4 DEVELOPMENT REGULATIONS

27.4.1	Lot Sizes	<ul style="list-style-type: none"> a. Land which is cleared and in production may be subdivided under the rules set out for the Agricultural Land Use District. b. One existing farmstead may be subdivided out of a complete quarter section under the rules set out for the Agricultural and Rural Residential districts. c. Land which is: <ul style="list-style-type: none"> i. at least 80% covered by mature trees; or ii. at least 80% historically wetland which is incapable of supporting a crop or tame hay may be subdivided into lots with a minimum size of 8.0 ha (20 ac) provided that each lot has a suitable building site.
27.4.2	Number of Dwellings on a Lot	<ul style="list-style-type: none"> a. No more than one dwelling shall be placed on a lot.
27.4.3	Minimum Setback Requirements	<ul style="list-style-type: none"> a. Front Yard: 30.0 m (98.4 ft) from the front property line. b. Rear Yard: 6.0 m (19.7 ft) c. Side Yard: 6.0 m (19.7 ft) d. No development shall be located within 50.0 m (164.0 ft) of a boundary of a lake, creek, stream or ravine.
27.4.4	Maintenance of Natural Vegetation	<ul style="list-style-type: none"> a. No more than 20% of the natural vegetation of a parcel shall be cleared or removed. b. Subdivision Authority may require, as a condition of subdivision approval, that a restrictive covenant, conservation easement, or similar agreement be registered on the title to enforce the restrictions on clearance of natural vegetation.
27.4.5	Maximum Height Requirements	<ul style="list-style-type: none"> a. Maximum allowable building height shall be 9.1 m (30.0 ft).

28. STATUTORY PLAN OVERLAY (SP)

- 28.1.1 The Statutory Plan Areas Overlay is not a District; rather it provides regulations in addition to the requirements of the underlying Land Use Districts within this Bylaw.
- 28.1.2 Purpose of the Statutory Plan Areas Overlay is to identify areas in the County where there is an existing:
 - a. Area Structure Plan;
 - b. Area Redevelopment Plan;
 - c. Intermunicipal Development Plan; or
 - d. Conceptual Scheme.
- 28.1.3 Development in these areas may require additional information to be submitted by the applicant to ensure conformity to the applicable Statutory Plan.
- 28.1.4 Within the Statutory Plan Areas Overlay, the uses listed as Permitted Uses and as Discretionary Uses within the underlying District may be allowed, in accordance with the regulations of those Districts and of this Bylaw.
- 28.1.5 Within the Statutory Plan Area Overlay identified on the [Land Use District Map](#), Schedule A, the regulations of this Section apply in addition to the other regulations of this Bylaw.
- 28.1.6 Policies and objectives affecting these areas are delineated in the respective Statutory Plans including the Thunder Lake Area Structure Plan, the Lac La Nonne Intermunicipal Development Plan, and the County of Barrhead & Town of Barrhead Intermunicipal Development Plan.

29. LAND USE DISTRICT MAP

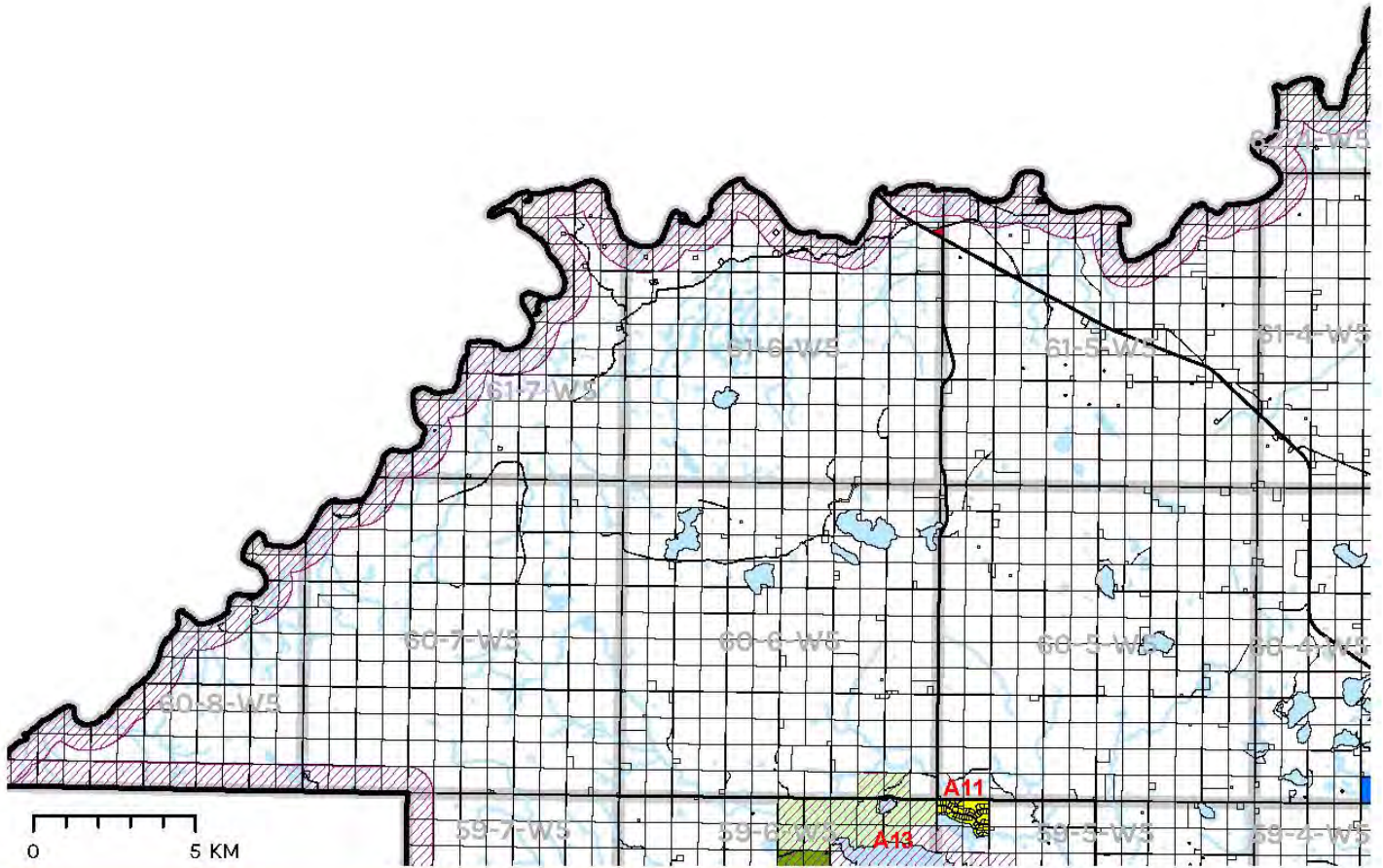


County of Barrhead Land Use Bylaw Land Use District Map

Map 1 - County Overall

AG - Agriculture	BRC - Bareland Condominium Recreation Residential	HC - Highway Commercial
AC - Agricultural Conservation	RR - Residential Recreation	I - Institutional
RC - Rural Conservation	UR - Urban Residential	DC - Direct Control
AV - Airport Vicinity	C/I - Commercial/Industrial	WP - Watershed Protection
CR - Country Residential	CRC - Commercial Recreational	SP - Statutory Plan Overlay
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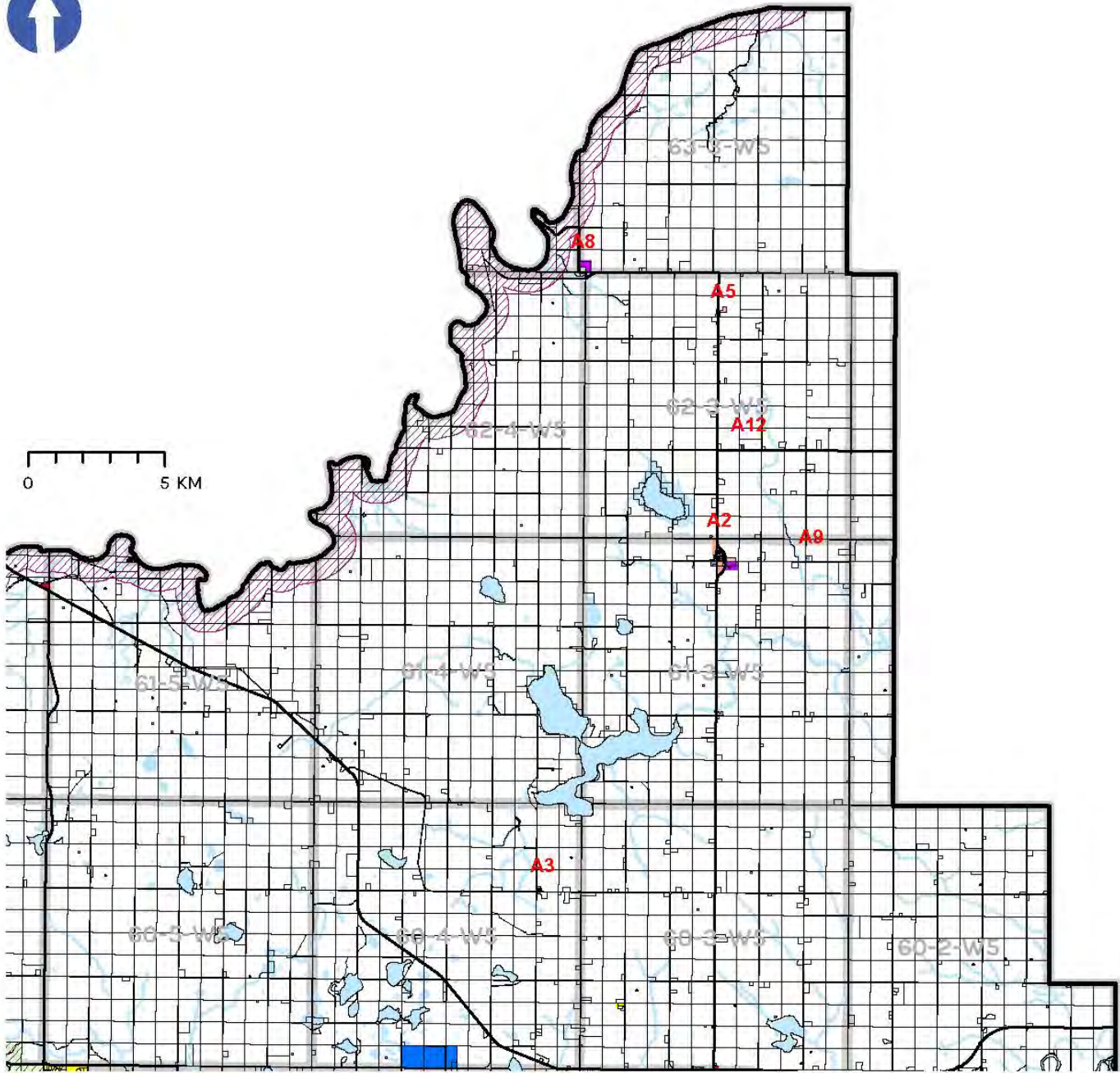
County of Barrhead Land Use Bylaw

Land Use District Map

Map 1.1 - County Northwest

AG - Agriculture	BRC - Bareland Condominium Recreation Residential	HC - Highway Commercial
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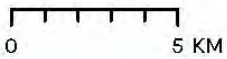
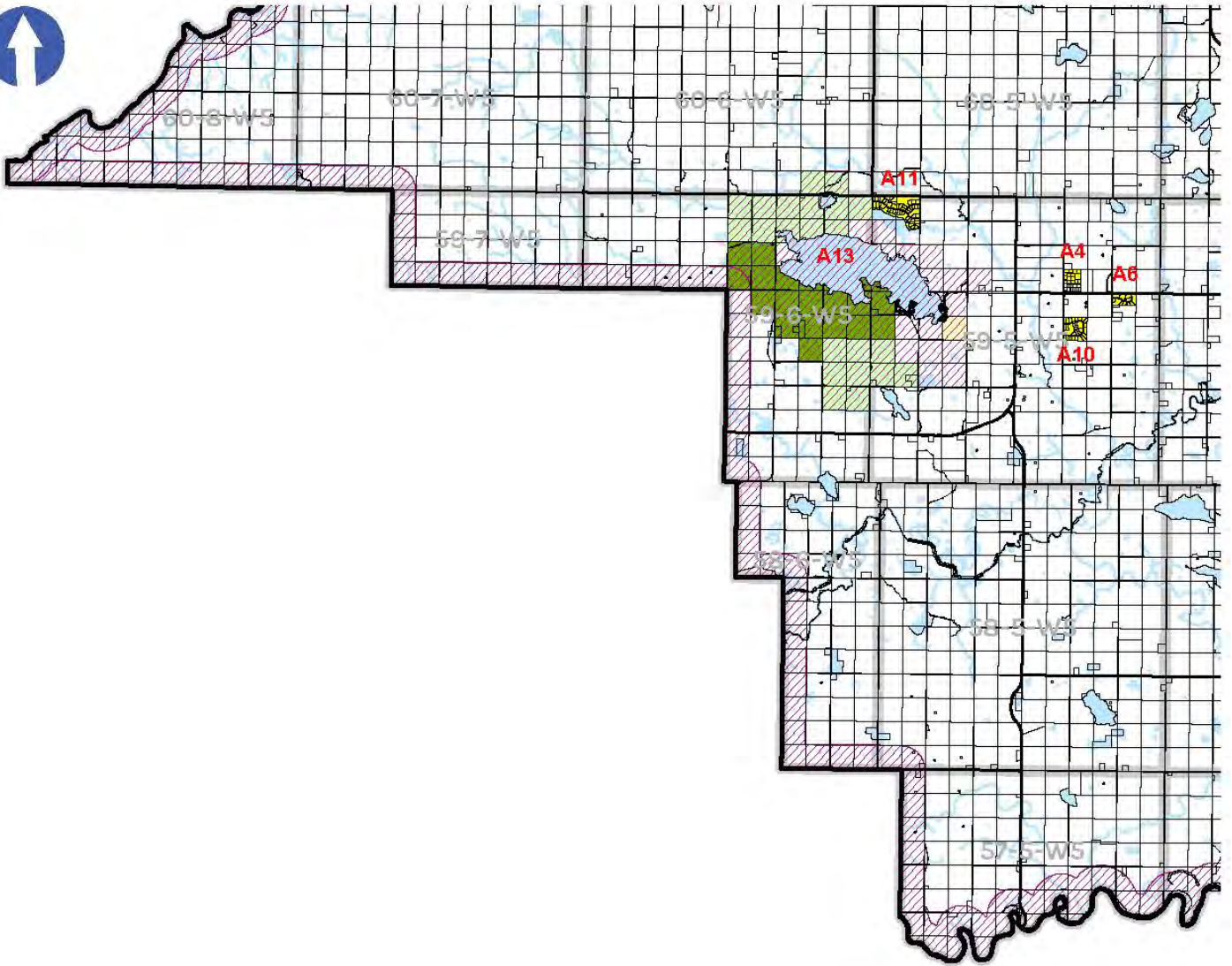
County of Barrhead Land Use Bylaw

Land Use District Map

Map 1.2 - County Northeast

AG - Agriculture	BRC - Bareland Condominium Recreation Residential	HC - Highway Commercial
AC - Agricultural Conservation	RR - Residential Recreation	I - Institutional
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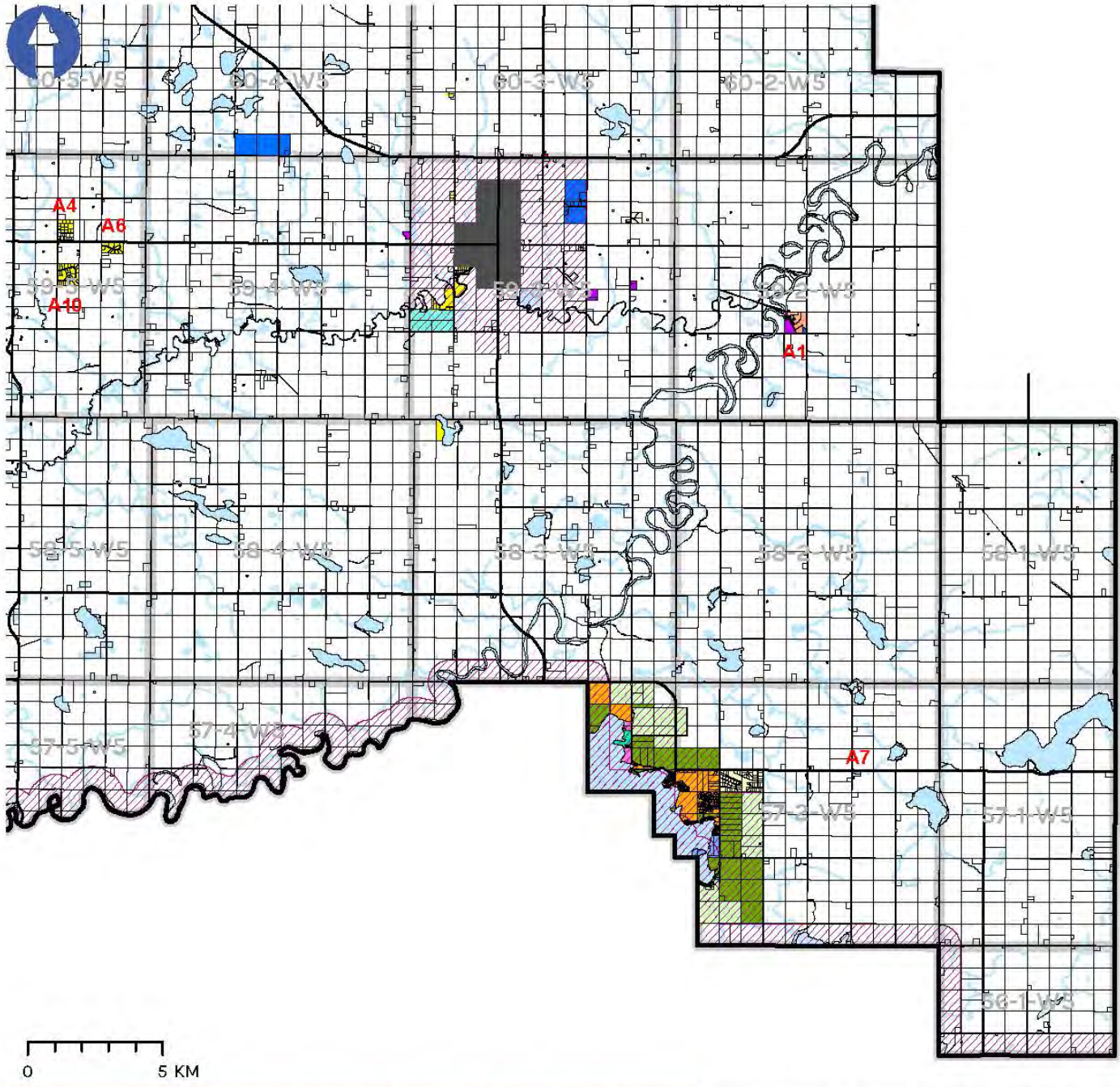
County of Barrhead Land Use Bylaw

Land Use District Map

Map 1.3 - County Southwest

AG - Agriculture	BRC - Bareland Condominium Recreation Residential	HC - Highway Commercial
AC - Agricultural Conservation	RR - Residential Recreation	I - Institutional
RC - Rural Conservation	UR - Urban Residential	DC - Direct Control
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County of Barrhead Land Use Bylaw

Land Use District Map

Map 1.4 - County Southeast

 AG - Agriculture	 BRC - Bareland Condominium Recreation Residential	 HC - Highway Commercial
 AC - Agricultural Conservation	 RR - Residential Recreation	 I - Institutional
 RC - Rural Conservation	 UR - Urban Residential	 DC - Direct Control
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County of Barrhead Land Use Bylaw

Map A1 Hamlet of Manola



Land Use Districts

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Land Use Districts

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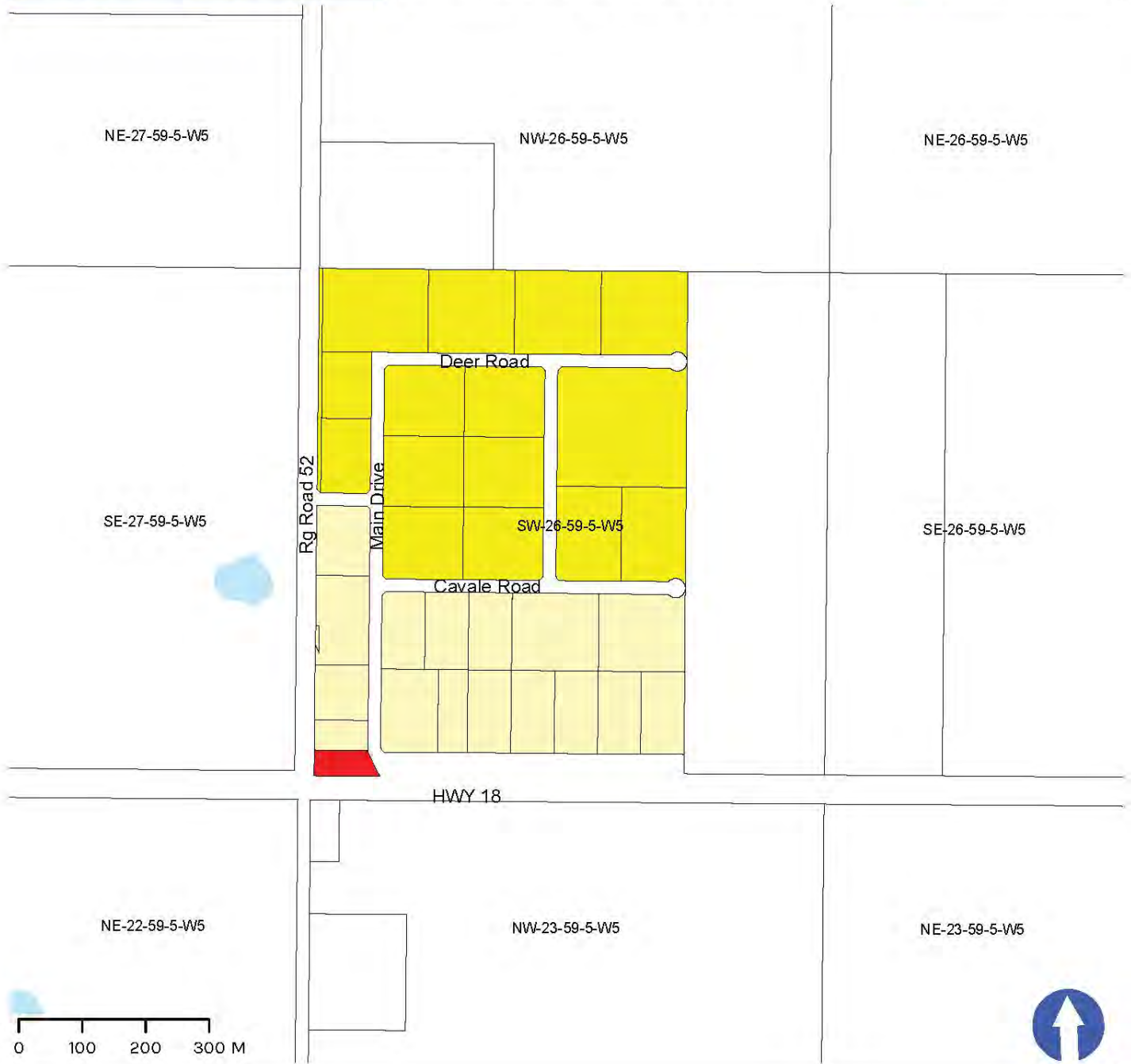
County of Barrhead Land Use Bylaw

Map A3 Residential Community of Bloomsbury



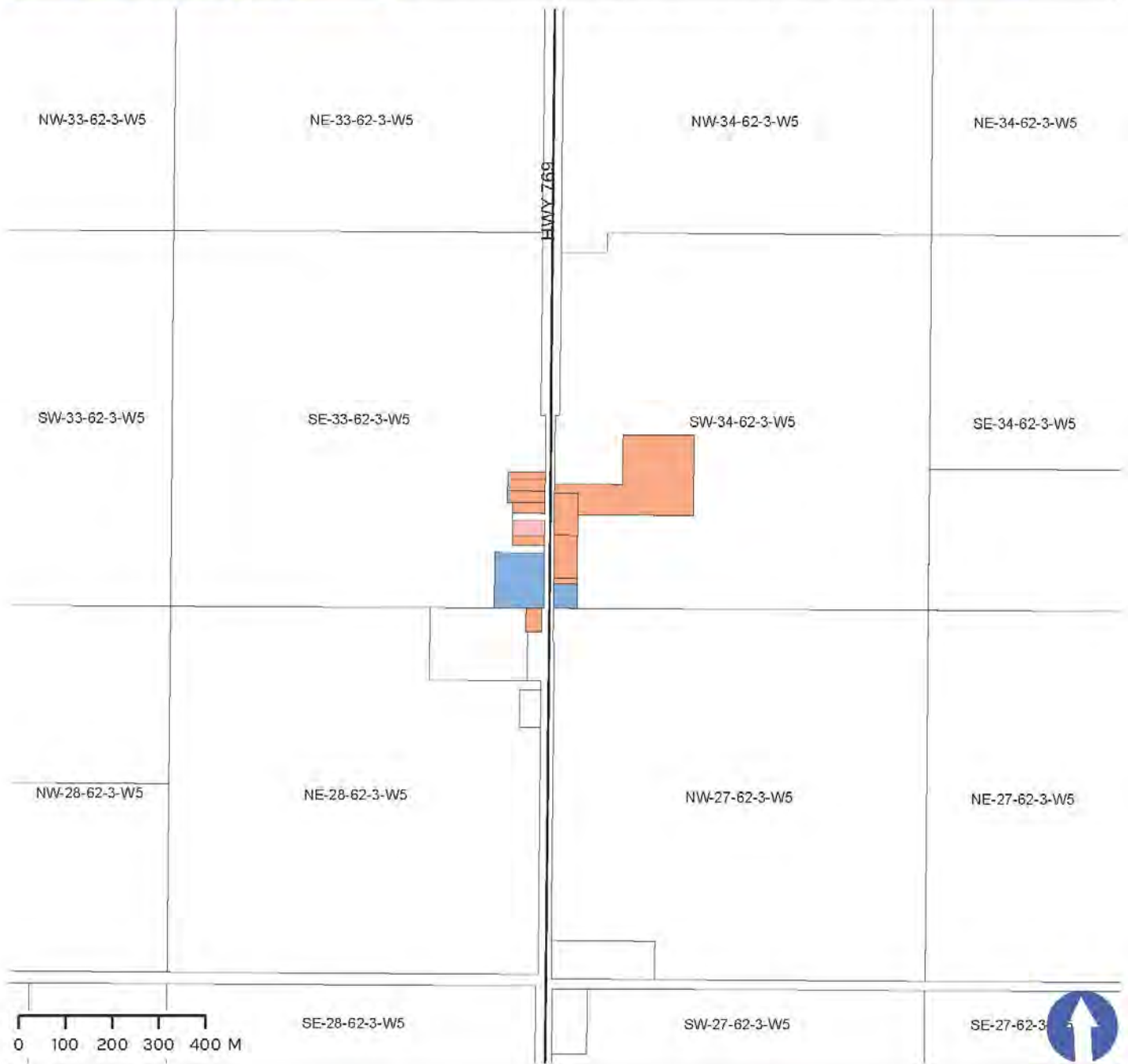
Land Use Districts

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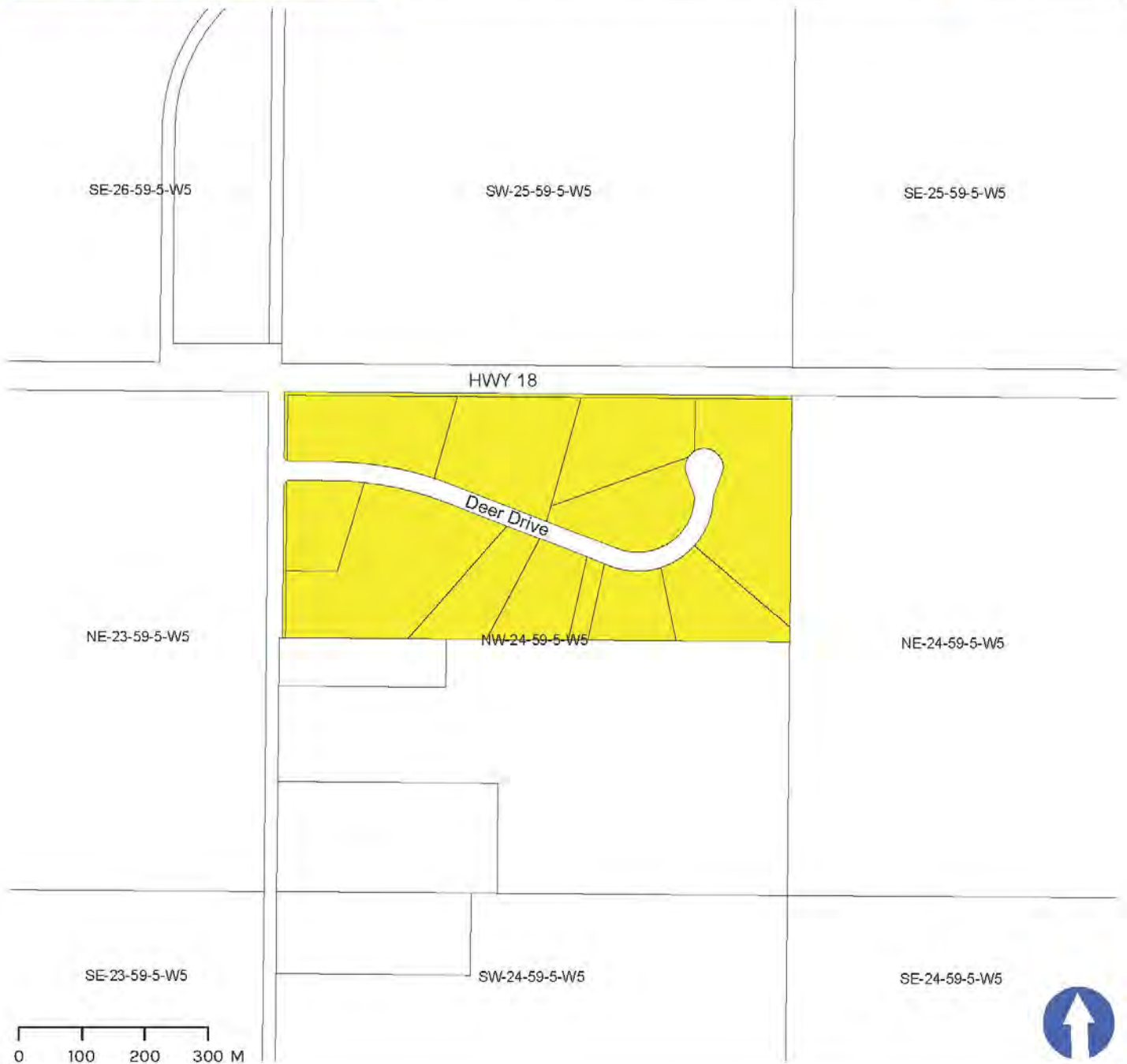


Land Use Districts

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County of Barrhead Land Use Bylaw

Map A6 Residential Community of Campsie Cove



Land Use Districts

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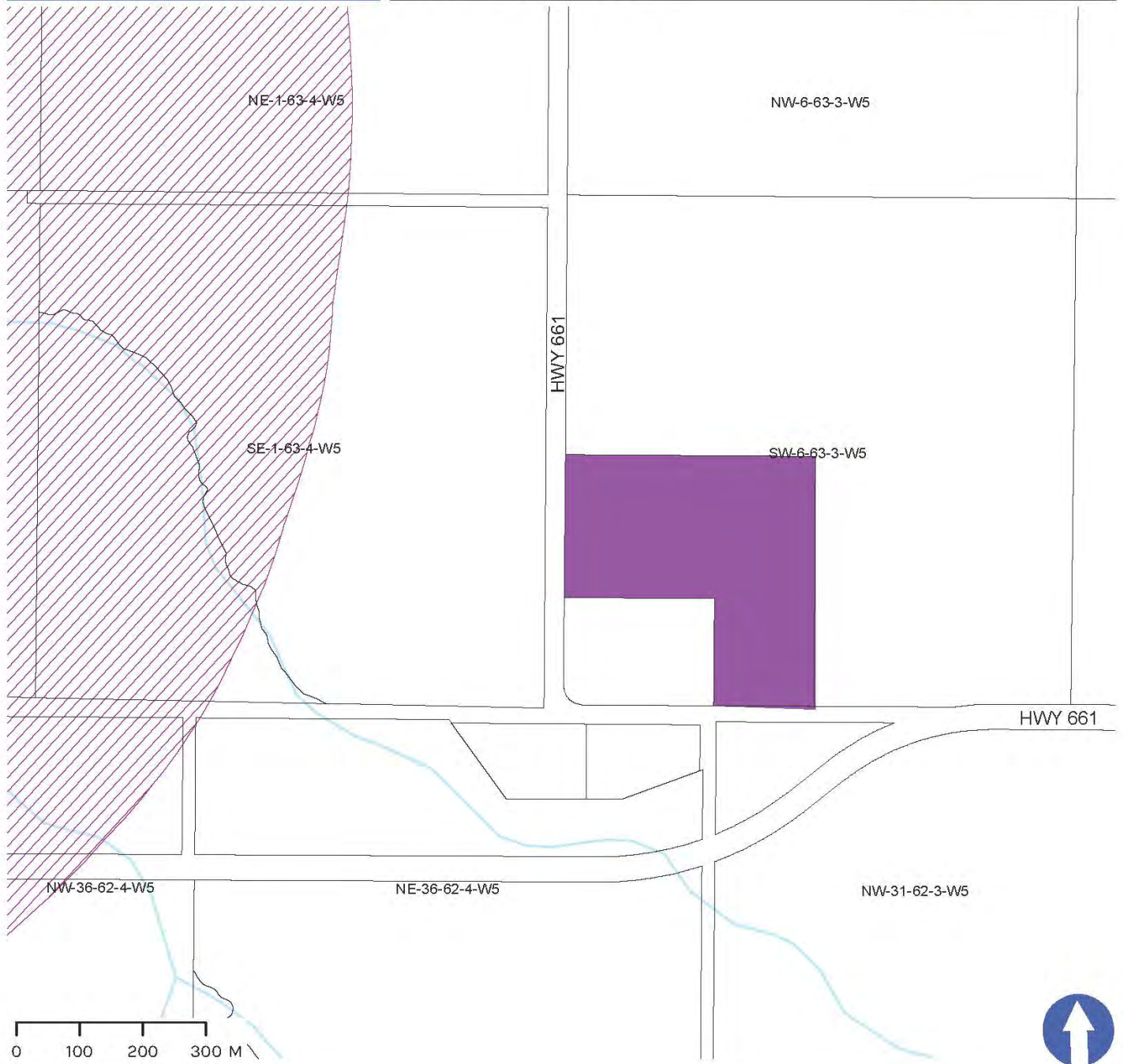


Land Use Districts

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County of Barrhead Land Use Bylaw

Map A8 SW 6-63-3-W5



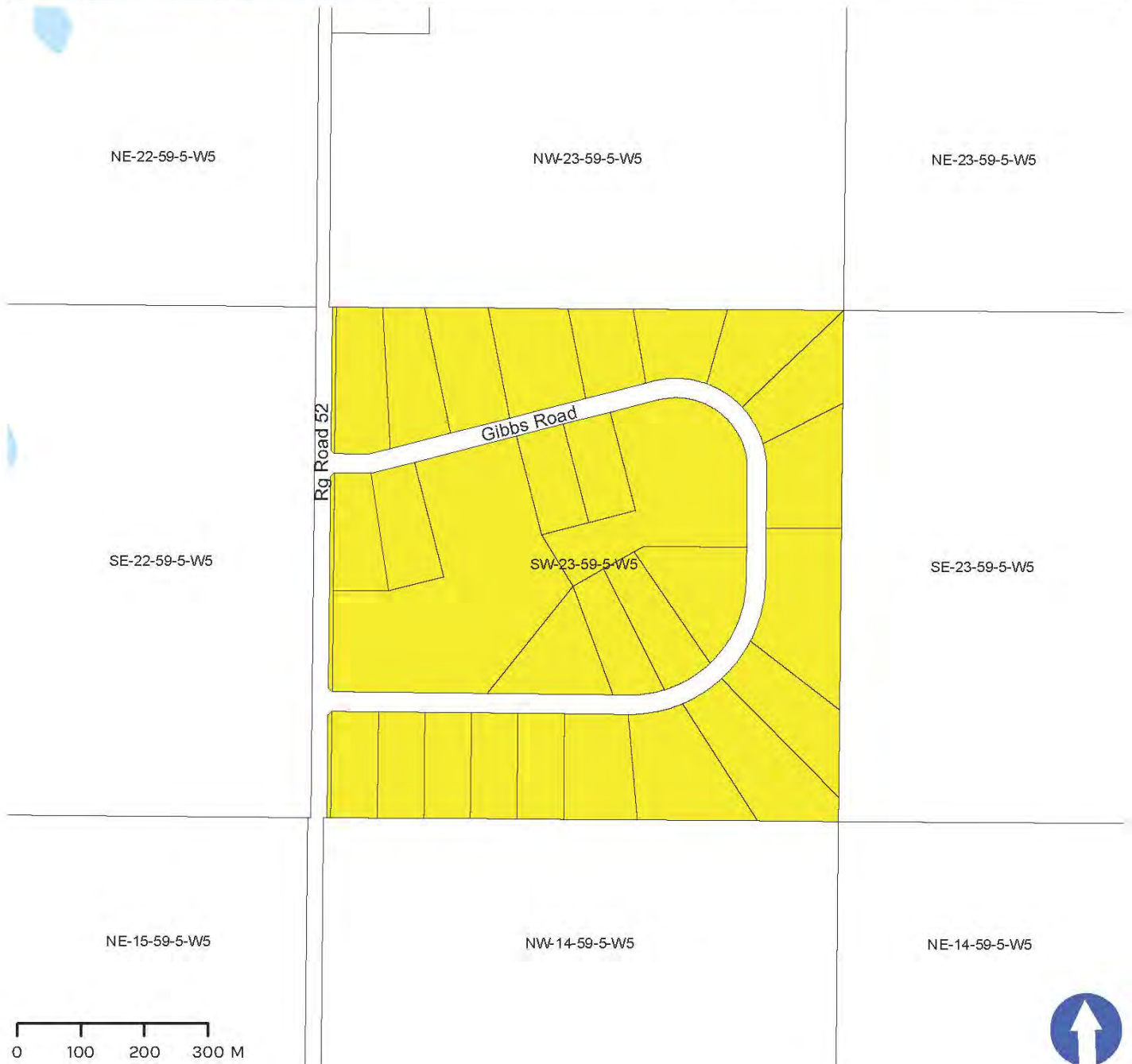
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Land Use Districts

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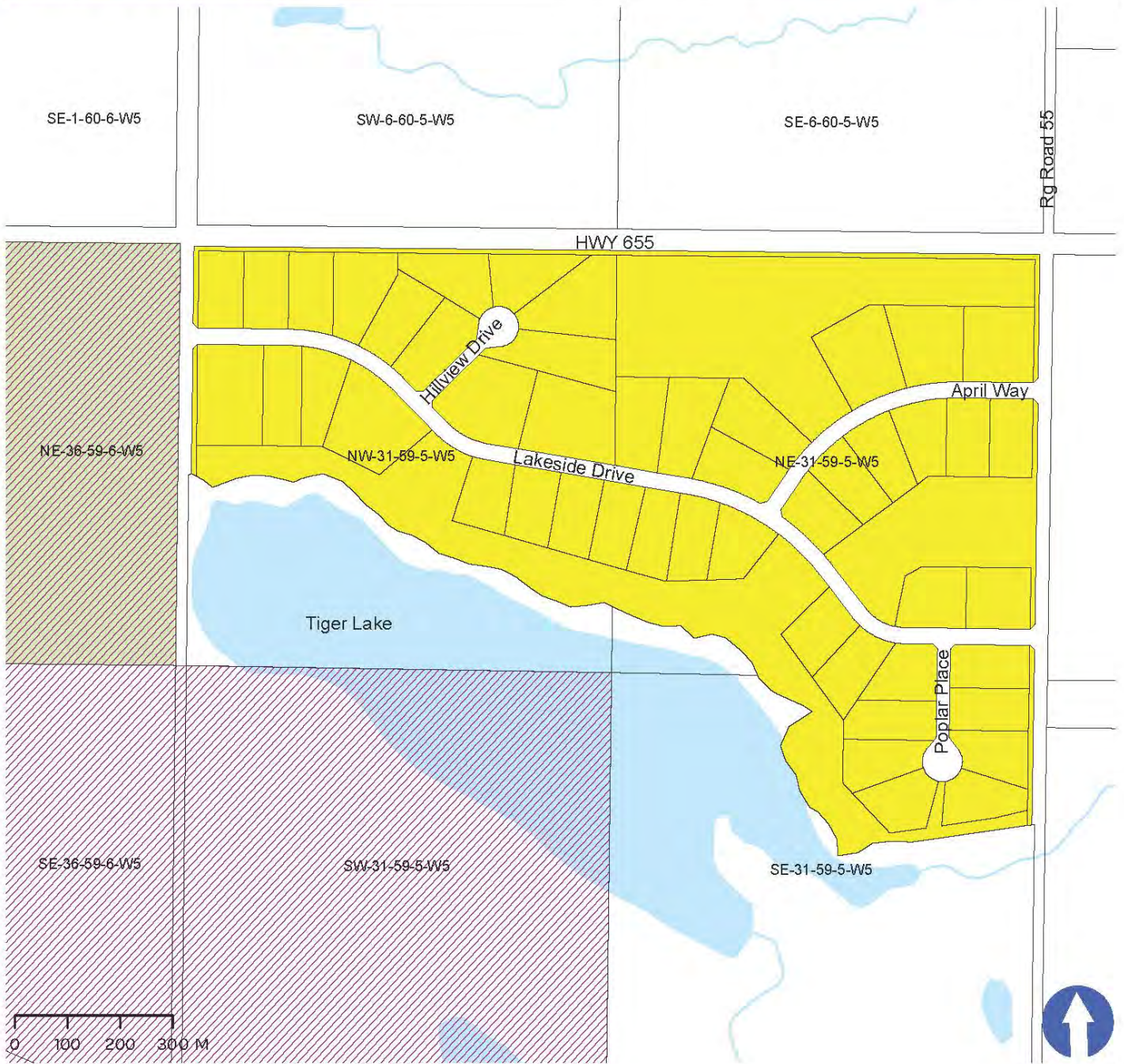


Land Use Districts

 AG - Agriculture	 BRC - Bareland Condominium Recreation Residential	 HC - Highway Commercial
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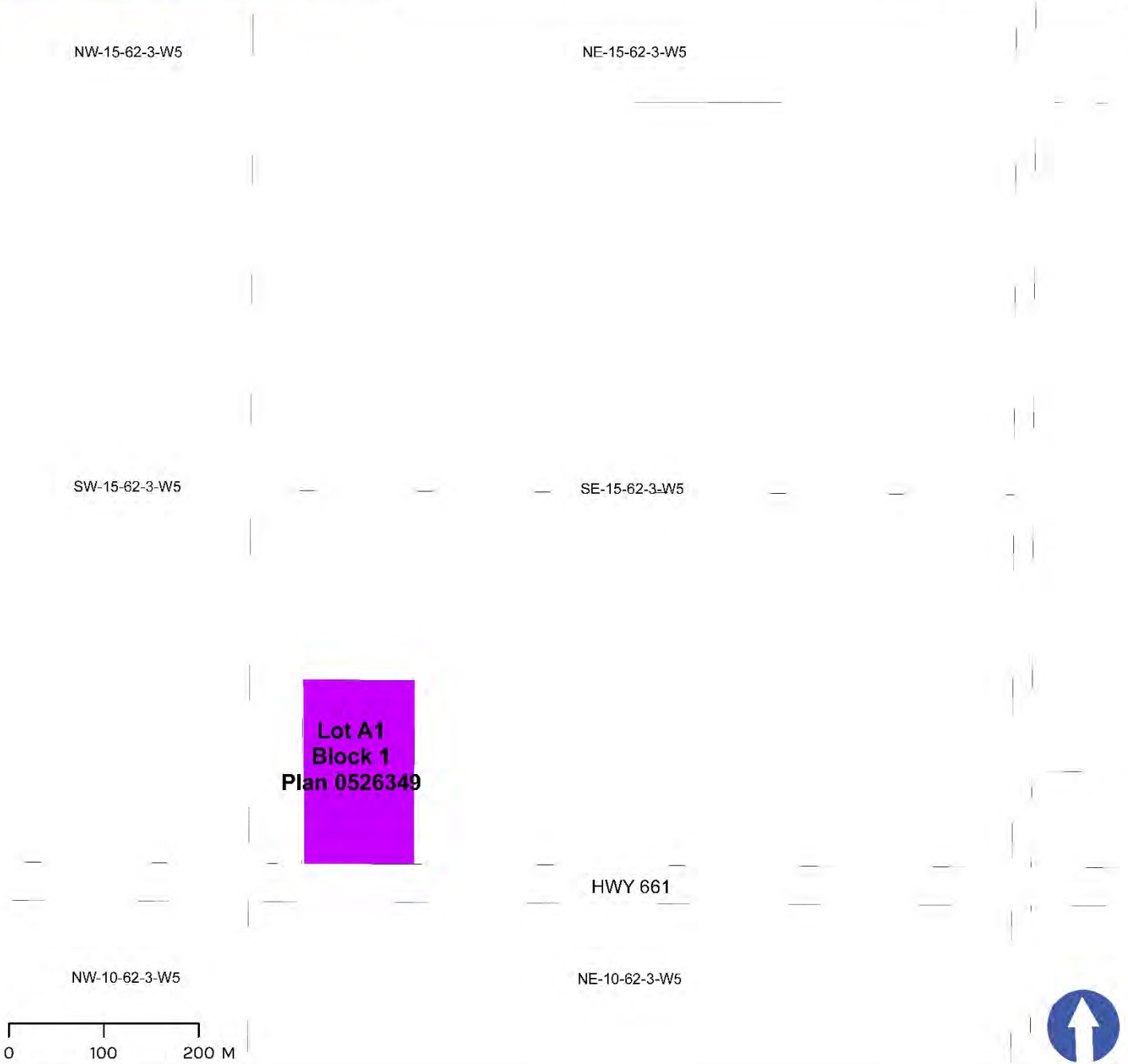
County of Barrhead Land Use Bylaw

Map A11
Residential Community of Tiger Lake



Land Use Districts

AG - Agriculture	BRC - Bareland Condominium Recreation Residential	HC - Highway Commercial
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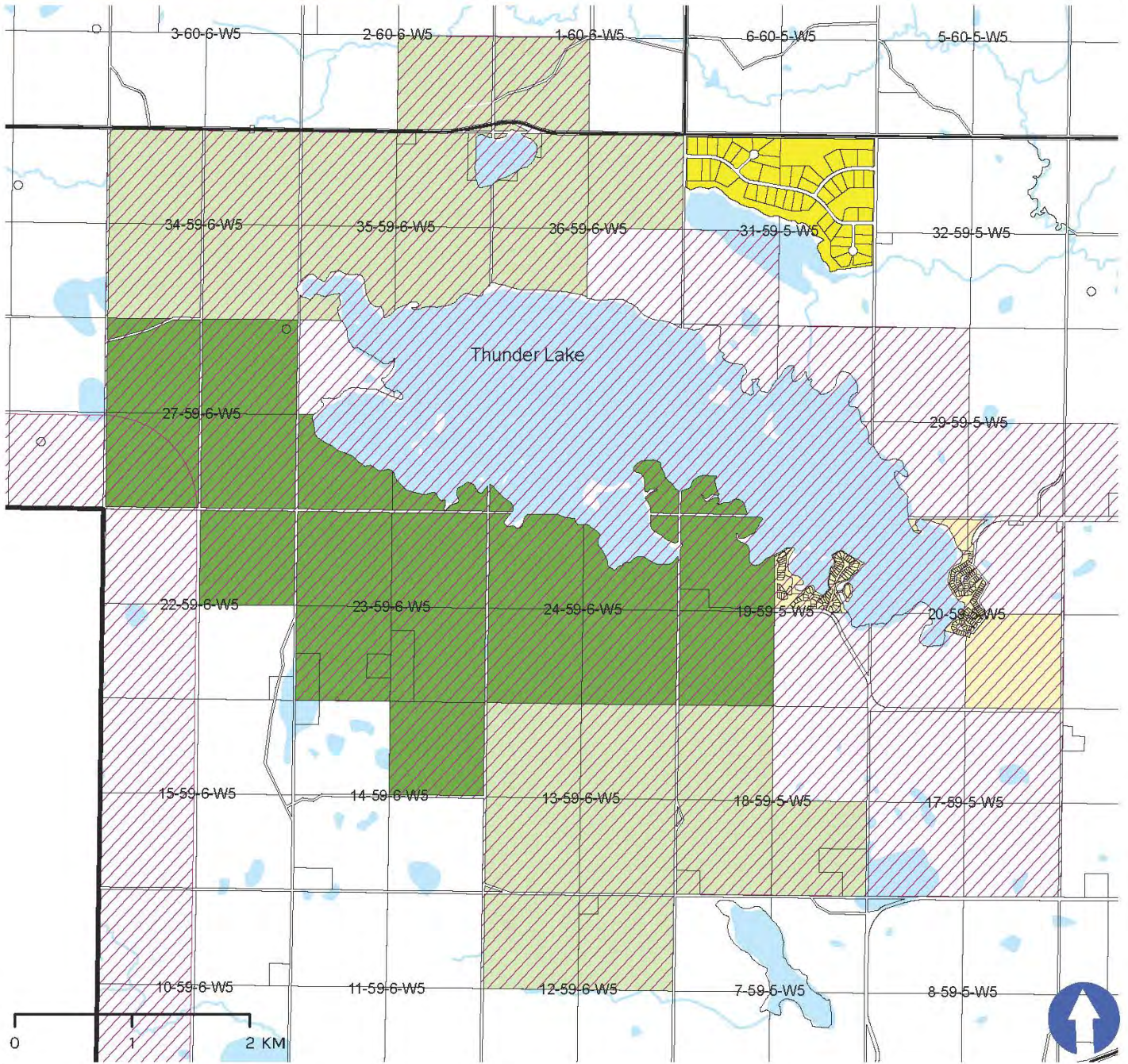


Land Use Districts

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County of Barrhead Land Use Bylaw

Map A13 Thunder Lake Statutory Plan Overlay Area



Land Use Districts

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presented to Council on September 3, 2024
 (items shaded have changed since last meeting)



2024 COUNCIL RESOLUTION TRACKING LIST

(Items beyond the normal course of business)

Resol. #	Resolution Topic	Responsible	Comments	Status
2024-277	Approved the Property Tax Penalty Exempt List for the 418 tax rolls as identified.	CS	Adjustment journal entries done	Complete Aug 21/24
2024-276	Cancelled property taxes in the amount of \$14,891.88, owed by Government of Alberta, in the name of Alberta Municipal Affairs and Alberta Environment & Parks.	CS	Adjustment journal entries done	Complete Aug 21/24
2024-275	Approved removing 2024 recurring grant recipients from Community Grant Funding and redirect the \$9,750 for these recurring grant applications to come from Year End Surplus.	CS/CAO	Adjustment journal entries done	Complete Aug 28/24
2024-274	Directed Admin to reach out to 2 candidates identified by Council to ensure they are aware of the opportunity to apply for nomination to the Minister of Health Regional Advisory Council.	CAO	Both candidates were contacted by email (Aug 23/24) and confirmed that they would review the opportunity.	Complete Aug 26/24
2024-273	Denied the request to cancel or reduce fire invoice #IVC00004100.	EA/CAO	Letter sent to landowner	Complete Aug 21/24
2024-271	Approved entering into an agreement with Green Plan Ltd. & associated subcontractors to carry out environmental services for acquiring an SML for a gravel pit within West ½ of 3-61-7 W5 for an estimated cost of \$234,355.75.	PW/CAO	Contractor has been notified.	Underway
2024-270	Approved purchase of 2025 Caterpillar 150 AWD motor grader from Finning for \$574,500 & trade-in Unit #219, a 2019 Caterpillar 140M3 motor grader, to Finning for \$305,000.	PW/CAO	Suppliers have been notified	Underway
2024-269	Approved purchase of 2025 Caterpillar D2 LGP dozer from Finning for \$277,173 & trade-in Unit #305, a 2019 Caterpillar D4K LGP dozer to Finning for \$95,000	PW/CAO	Suppliers have been notified	Underway
2024-268	Approved landowner agreement for Project 24-740	EA/CAO	Agreement signed	Complete Aug 21/24

2024-262	Submit grant applications to MSI Capital/LGFF for Road Reconstruction 24-241 and 24-740, and Repairs BF 70370 and reaffirmed a portion of the 2024 Road Re-gravelling.	CAO/CS	Submitted MSI Capital/LGFF applications for 2 road construction projects, 1 bridge & 2024 road re-gravelling. MSI application for Naples Road was cancelled.	Complete Aug 6/24
2024-251,254,257,258	Rescinded Financial Policies 12.29, 11.19, 12.05, and 11.10-01	CS/EA	Rescinded and updated in Mfiles	Complete Jul 17/24
2024-250,252,253,255,256	Approved Financial Policies FN-006, FN-007, FN008, FN-008, and AD-007	CS/EA	Made active and updated in MFiles	Complete Jul 17/24
2024-242-249	Adopted Animal Control Bylaw 5-2024 with amendments	CPO/EA	Posted to website	Complete Jul 19/24
2024-232,226-231,219-224	Approved 2nd reading to LUB 4-2024 with amendments	CAO/DEV	Minutes (including amendments) from July 2/24 meeting officially adopted; Approved amendments being incorporated into LUB for 3rd reading	Complete Jul 16/24
2024-225	Flag Agriculture, Small Scale Operation for future discussion	CAO		Not started
2024-218	Approved 2025 Budget Schedule	CS/CAO	Meeting requests sent	Complete Jul 3/24
2024-217	Approved 2023 Annual Report	CAO/COMM	Posted to website	Complete Jul 3/24
2024-205	Prepare Draft resolution for Pembina Zone mtg to request RMA to setup a working group to examine and understand challenges of addressing rural crime.	CAO	Upcoming Pembina Zone meetings prior to Fall RMA Convention - July 22, 2024 & October 7, 2024	Underway
2024-203	Denied request from Barrhead & District Senior Citizens Society for funding (up to \$12K) to assist with kitchen upgrades at Senior Centre	CAO/EA	Letter sent	Complete Jun 20/24
2024-195,196,197	Authorized Reeve to sign MOA's for STIP funding for bridge files 74538, 74974, 77360	CAO/EA	Received finalized agreements; Signed & sent to Alberta Transportation for Minister's signature	Complete Jun 24/24
2024-183	Approved Barrhead & District Twinning Committee to co-host the 2027 Twinned Munis Conference at a maximum cost of \$2,500.	CAO/CS	Letter sent June 20, 2024	Complete Jun 20/24
2024-180	Enter into an agreement with ROHI Engineering to carry out Rural Road Study with additional traffic counting, for a cost of \$122,622.80.	PW	Agreement finalized; Contractor notified, waiting for agreement	Complete Jul 22/24

2024-177	Public Auction to be held Dec 4/24 at 2:00 p.m. in Council Chambers; CAO to act as auctioneer.	CAO		Not started
2024-176	Rescind Policy 26.03 General Penalties	EA	Updated in mfiles	Complete Jun 7/24
2024-175	Adopt Bylaw 6-2024 repealing 4-87 & 60-84	EA/CAO	Bylaw is signed and all updated in mfiles	Complete Jun 13/24
2024-167	Consign Unit #220, a 2018 John Deere 772GP grader, to Ritchie Bros. Auctioneers with a guaranteed price of \$145,000, with the County to receive 80% of proceeds above \$164,500.	PW	Received payment, no additional funds coming; Agreement signed and awaiting next auction; Waiting finalized agreement	Complete Aug 1/24
2024-162	Approved tax-exempt status for the tax years 2024, 2025, and 2026 for Roll #120405007, 120406006, and 120407005	CS	Noted on assessment file	Complete May 21/24
2024-161	Include 2024 Community Grant Budget discussion on a future meeting of Council.	CAO	Scheduled for C.O.W in June 2024	Complete Jun 14/24
2024-160	Approved community grant of \$250 to Naples Community Hall	EA/CAO	Applicant informed of decision	Complete May 23/24
2024-159	Proclaimed May 27 – 31, 2024, as Alberta Rural Health Week	EA/COMM	Posted in office and on website	Complete May 23/24
2024-154	Change Committee of Whole mtg to June 14/24	CAO	New meeting request sent to Council/staff	Complete May 10/24
2024-152	Approved policies FN-001, FN-002 & FN-003	EA/CS	Policies updated in Mfiles	Complete May 10/24
2024-150	Received Enforcement Services Report for info	CPO/COMM	Posted to website	Complete May 23/24
2024-149, 179	Approved purchase salt/sand storage building incl installation from Coverco Buildings Ltd. for the price of \$395,426.65 excluding GST.	PW	Pad constructed by COB; Contracts awarded for paving, building; Company notified	Underway
2024-148	Awarded tender for bridge repairs on BF 70370 to Bridgemen Services Ltd. at the value of \$92,085.	PW	Contract signed; Contractor notified	Complete May 27/24
2024-147	Awarded 2024 crack sealing contract to Alberta Parking Lot Services to max of \$102,120	PW	Agreement signed; Contractor notified	Complete May 7/24
2024-146	Awarded contract for shoulder pull to Wallis Bros. Construction Ltd. for a total cost of \$144,000	PW	Agreement signed; Contractor notified	Complete May 10/24
2024-145	Approved landowner agreements for Poject 24-241	EA/CAO	Agreements signed	Complete May 9/24

2024-144	Approved in-kind support of up to \$1,600 for Barrhead & District Historical Society - Pioneer Church cleanup	PW	Cleanup complete	Complete May 9/24
2024-142	Grass Cutting Contracts renewed for sites 1-14	EA/PW	Signed and finalized	Complete May 10/24
2024-141	Approved grass cutting contract at MacGill Estates	EA/PW	Signed and finalized	Complete May 14/24
2024-140	Appointed Chelsea Jaeger as Weed Inspector & Pest Inspector and Jayleana Baron as Weed Inspector	CAO/AG	Inspector identification issued	Complete May 16/24
2024-139	Appointed Don Medcke as Ag Fieldman	CAO/COMM	Website updated	Complete May 8/24
2024-138	Declared June 3-9, 2024 as Seniors' Week	EA/COMM	GOA notified, posted in office & on website	Complete May 16/24
2024-136-137	1st Reading of LUB and set public hearing for June 6, 2024 at 10:00 am	DEV/CAO	PH occurred; Council approved 1st reading; Advertising for PH underway in accordance with legislation	Complete Jun 6/24
2024-129	Support withholding funds from BDHS and send letter to TOB requesting they do the same	CAO	Letter sent to Town of Barrhead CAO	Complete Apr 17/24
2024-128	Bring back to Council recommendations for the Thunder Lake Lagoon following PW April 17, 2024 meeting with AEP	PW/CAO	Reported to Council on Jun 4/24; BN to Council on May 28/24; May 24/24 - GOA emergency release approved based on proposed plan and data analysis, permission granted for release on Public Lands; Ongoing work with AEP to explore options for emergency discharge; PW met with AEP.	Complete Jun 4/24/24
2024-127	Supported C. Preugschas to serve on AB Coop Ag Extension Pilot project and max 18 per diems	CAO	Letter sent to Prov Ag Board	Complete Apr 18/24
2024-125	Approved 2024 road construction agreements for project 24-240	PW/EA	Agreements finalized	Complete Apr 17/24
2024-122-123	Approved 3-Year Financial Plan & 10-Year Capital Plan	CS/CAO	Posted to website April 19, 2024	Complete Apr 19/24
2024-121	Adopted Tax Penalty Bylaw 3-2024	CS/EA	Posted to website	Complete April 17/24
2024-117	Adopted 2024 Property Tax Bylaw 2-2024	CS/EA	Posted to website	Complete Apr 17/24
2024-113	Revised 2024 Capital Budget from \$6,459,335 to \$7,600,225	CS/CAO	Posted Operating Budget, Capital Budget, Budget	Complete Apr 19/24

2024-112	Adopt 2024 Operating Budget as presented with operating expenditures & revenue of \$19,145,635	CS/CAO	Presentation and Budget Overview to website April 19, 2024	Complete Apr 19/24
2024-111	Accepted 2023 ASB Status Report	AF/CAO	Documented as required by <i>ASB Act</i>	Complete Apr 16/24
2024-110	Approve community grant of \$2,000 to Community Pumpkin Walk	EA/CAO	Letter sent to recipient	Complete Apr 18/24
2024-109	Approve community grant of \$2,500 to Mellowdale Community Hall	EA/CAO	Letter sent to recipient	Complete Apr 18/24
2024-108	Approve community grant of \$2,500 to Cross Roads Community Centre	EA/CAO	Letter sent to recipient	Complete Apr 18/24
2024-102	Administration to fill out the ICF Survey for Municipal Affairs	CAO	Survey submitted	Complete Apr 11/24
2024-099	Approved amendments to PS-003 CPO Traffic, Pursuit & Emergency Response Policy	EA/CPO	Policy updated and sent to APSES	Complete Apr 2/24
2024-098	Approve community grant of \$1,500 for Barrhead Indigenous Day Committee	EA/CAO	Letter sent to recipient	Complete Apr 9/24
2024-097	Accept 2nd What We Heard Report & Proceed with 1st Reading of LUB on May 7, 2024, Council meeting.	CAO/DEV	1st reading was approved by Council on May 7/24; Report posted to website	Complete May 7/24
2024-094	Publish the 2023 audited financial statements to the County website	COMM/CS	Posted to website	Complete Apr 12/24
2024-089	Deny request to cancel the permit fee for the 2nd temporary residence application within Lot 1 Block 1 Plan 202 1587 (SE 4 60 5 W5).	EA/CAO	Letter sent	Complete Apr 11/24
2024-070	Adopted Bylaw 1-2024 Rates & Fees Bylaw	EA/CAO	Posted on website	Complete Mar 15/24
2024-074,075	Approve Policy FN-005 and rescind 12.36	EA/CAO	Policies updated in Mfiles	Complete Mar 7/24
2024-072,073	Approve Policy PW-001 and rescind 32.27	EA/CAO	Policies updated in Mfiles	Complete Mar 7/24
2024-071, 145, 236	Cancel Project 24-540 and directs PW to reach out to landowners on future planned projects to secure an additional 5 miles of road construction for the 2024 season.	PW/CS	Final agreement for 2024 approved by Council on Aug 21; Agreements approved for project #24-740 S of SW9-62-4-W5, through 9-62-4-W5, S and E of SE 16-62-4-W5 of 2 miles; Agreements approved for replacement project #24-241 W of 6 & 7-58-4-W5 of 2 miles; Negotiations underway	Complete Aug 21/24

2024-070	Dispose of Unit 542, Unit 533 along with its plow attachments, which are Units 535, 536, and 537, as well as the plow attachments from Unit 543, which are Units 544 and 540.	PW/CS		Underway
2024-069, 178	Following the arrival of the new gravel truck and pup, dispose of Unit 532, 532A, and 532B.	PW/CS	New truck arrived; Disposal to go to auction in Sept. Disposal awarded to Ritchie Bros.	Underway
2024-068	Not include Unit 543 in the disposal list in the 2024 Capital Budget in order to utilize this truck as a permanent oil/water tank truck.	CS/CAO	List updated	Complete Mar 22/24
2024-067	Approved engaging Hayworth Equipment Sales to carry out the supply and rig up of the truck box and triaxle pup at the cost of \$123,980.	PW	Hayworth Equipment notified	Complete Mar 6/24
2024-066	Approved engaging Wabash Manufacturing to supply and install an oil tank at the cost of \$115,435.	PW	Wabash Manufacturing notified	Complete Mar 6/24
2024-065	Approved engaging Viking Cives to carry out the rig up of two plow trucks for \$308,322.40	PW	Viking Cives notified	Complete Mar 6/24
2024-062	Council approved signing the land exchange agreement and to cancel the portion of Road Plan 2000MC north of NW 2-62-4-W5 containing approximately 0.938 ha (2.32 acres).	EA/DEV	Alberta Transportation contacted for permission to close portion of road plan	Underway
2024-061	Appointed Fire Guardians for Apr 2024-Mar 2025	CAO/EA	List has been updated and Fire Chief informed	Complete Mar 7/24
2024-053	Accept 2022 year-end financial reports; subject to audit adjustments & year end finalizations.	CS/CAO	2023 Year End Closed	Complete Feb 20/24
2024-046-49	Approve CPO policies PS-003, PS-008, PS-011, PS-014	CAO/EA	Policies updated in Mfiles	Complete Feb 23/24
2024-045	Rescind policies 25.01, 74.01, 74.03	CAO/EA	Policies status in Mfiles updated	Complete Feb 23/24
2024-042-44	Appointed ARB officials for CRASC	CAO/EA	ARB clerk notified of appointments	Complete Feb 21/24
2024-041	Approved community grant to Volunteer Appreciation for \$1,250	CAO/EA	Letter and cheque sent	Complete Feb 23/24
2024-040	Approved one-time donation of \$1,000 for community program & resource guide	CAO/EA	Letter and cheque sent	Complete Feb 23/24
2024-039	Include construction of a 2nd permanent dwelling on Ag parcels in the 1st draft of the Land Use Bylaw as presented in Option B.	DEV/CAO	Included in first draft document to be presented to Council on May 7, 2024	Complete Feb 22/24

2024-031	Approved RCMP annual policing priorities for County	CAO	Document signed by Reeve; Waiting for documents from RCMP for Reeves signature	Complete Apr 16/24
2024-030	Approved purchase of 2024 trucks; Chev 1500 for \$61,500; Ford F-250 XLT for \$74,954; Ford F-450 XL for \$74,053	PW/EA/CAO	Letters sent to dealerships informing of decision	Complete Feb 12/24
2024-027	Approved additional funding sources for 2023 capital projects (2022-440, 2023-640 & 2023-742)	CS/CAO	Done.	Complete Feb 6/24
2024-025	Move Gravel Pit Reclamation Reserve and Landfill Reserve to interest bearing reserves.	CS/CAO	Done. Reserve to bear interest starting Jan 1, 2024	Complete Feb 6/24
2024-022,023,024,026	Approved reserve transactions & reserve report	CS/CAO	Transactions recorded and Report updated.	Complete Feb 6/24
2024-021	Denied community grant to Bhd Community Program & resource guide committee	CAO/EA	Applicant informed of decision	Complete Feb 6/24
2024-020	Approved community grant to Bhd Street Festival for \$2,500	CAO/EA	Letter and cheque sent	Complete Feb 7/24
2024-019	Approved community grant to Paddle River GC for \$2,500 to replace deck, stairs, ramp	CAO/EA	Letter and cheque sent	Complete Feb 7/24
2024-010	Approved swoop and crest decal for County Peace Officer vehicle	CAO/CPO	Design submitted	Complete Jan 16/24
2024-006	Write-off uncollectable AR account as recommended for invoice # IVC402525 in the amount of \$1,850	CS/CAO	Journal Entry completed	Complete Jan 16/24
2024-005	Forgave charges to Barrhead & District Historical Society for fire-fighting at Pioneer Church; \$3,000 to be funded from Community Organizational Reserve	CS/CAO	Journal Entry completed	Complete Jan 17/24
2024-004	Forgave charges to St. Aidans Community Church for fire-fighting; \$1,350 to be funded from Community Organizational Reserve	CS/CAO	Journal Entry completed	Complete Jan 17/24
2023-458	Supported grant application up to \$40K for SCOP	DEV/CAO	Grant application submitted	Complete Jan 10/24
2023-456	Approved agreement with Luke's Contract Hauling for the period January 1, 2024 to December 31, 2026	EA/CAO	Contract fully executed	Complete Jan 4/24
2023-372	Set Ag lease rate of \$30/acre in SE 25-61-6-W5 for a 3 year term	CAO/EA	Agreement executed; Agreement sent to tenants for signature	Complete Feb 1/24

2023-297	Execute the CRTC-approved Next Generation 911 Local Government Service Agreement as provided by Telus Communications Inc.	CAO	Received finalized agreement; Service Agreement returned to Telus	Complete Jun 20/24
2023-296	Negotiate Use Agreement with NSC to construct a ball diamond near Neerlandia Lagoon and bring back to Council for final consideration.	CAO/DEV	Agreement shared with NSC; project likely put on hold until 2025; Draft agreement being prepared to support discussions	Underway
2023-256	Initiate road closure process to close an undeveloped road allowance related to sand and gravel extraction activities.	CAO/DEV	Met with operator Jul 3/24 working on details; Operator has been notified of the process ahead; waiting for confirmation of interest	*Underway
2023-254	Continue on current path as outlined in County Strategic Plan & Economic Development Plan; PLUS conduct research on other models in Alberta to explore options to promote Regional Tourism.	CAO/DEV	Grant funds received for NEW 2024 Business/Tourism Conference & Tradeshow; progress being made on YOLO marketing strategy	Complete Apr 5/24
2024-103, 2023-238	Contact "Alberta Carbon Grid" to present at a future Council meeting.	CAO/EA	Company has determined location, topic no longer relevant.	Rescinded
2023-210	Authorized to negotiate and refine the scope of the project with Next Architecture Inc., up to a maximum of \$146,570 + GST.	CAO	Discussed w NEXT to confirm capacity	*Underway
2023-208	Administration to send a letter of intent to Maykut Farms expressing the County's desire to enter into a lease agreement in 2026 for a portion of the gravel pit located in NE 3-63-4-W5.	PW/CAO	Revisions made & resent to pit owner; Letter of Intent sent to pit owner; Discussion with owner to confirm specifications, letter drafted; Gravel pit owner notified verbally of County's intent	Underway
2023-204	Tender Unit #220, a 2018 John Deere 772GP motor grader with snow wing, before arrival of new replacement motor grader.	PW	New grader arrived May 23/24; Decision for disposal to Council May 21; Awaiting arrival date of new grader	Complete May 23/24
2023-098	Cost share (50:50) with TOB purchase of 2023 John Deere 755K Landfill Track Loader (\$608,000 plus GST) from Brandt Tractor Ltd. as per 2023 Waste Management Capital	FIN/PW	Invoice is being processed; Delivered Sept 25 and awaiting invoice from Town in January; Ordered	Complete Jan 16/24
2023-064; 2024-064	Approved Admin to enter into an agreement with Western Star North to purchase 3 Western Star 47X SB trucks for delivery in 2024 & 2025 as per 10-yr Capital Plan; bring back final pricing to Council for final order approval	PW/CAO	Council approved purchase of 3 trucks at a cost of \$735,077; Western notified of intent to purchase	Complete Mar 5/24
2022-448	Draft congratulatory letter for Reeve's signature to new Min of MA and provide info on County of Barrhead strategic initiatives.	CAO/EA	New minister, revising message	Underway

2022-321	Authorized signing Emerg Mgmt Mutual Aid Agreement with LSAC	CAO	Received electronic file; Awaiting Signatures from LSAC	Complete Mar 14/24
2022-166	Preliminary consolidated report on status of wastewater infrastructure	CAO/PW/DF	Consolidating all lagoon reports (T.L. received Dec/22); incorporating asset management principles and discussions with LSAC	Underway
2021-174	VSU - letter to MLA re support and current service delivery model	CAO/EA	Met with VSU representative to better understand situation/impact; Rough draft prepared	Underway
2019-352	Follow-up letter to Minister Municipal Affairs	EA/CAO	Notes distributed	Underway
2018-029	Service Contract Review	FIN/EA/CAO	Initial list has been compiled.	Underway
2017-325	Develop a bylaw to provide necessary tools to deal with enforcement issues as an interim step	CAO/Dev	Bylaw is drafted, timeline to be discussed with Council; Work with LSA Bylaw enforcement to draft bylaw to use in the interim while developing a more substantive bylaw through public consultation	Underway
2017-245	Policy for Special Events	CAO/Dev	Reviewing policies from neighbouring municipalities	Underway



AAIP Rural Renewal Stream

Monthly Status Report



TO DATE
August 2024 (Nov 7, 2022 - Aug 31, 2024)

EMPLOYERS		
Employers that have expressed interest	2	46
Employers enrolled	0	32 (14 active employers with open vacancies)

CANDIDATES		
Candidates that have expressed interest*	3	186
Candidates endorsed	0	118
(Current temp. foreign worker in Canada)	(0)	(78)
(International applicants)	(0)	(40)

POSITIONS		
Total positions enrolled in RRS (vacant or filled)	0	177 (46 positions currently vacant)
Positions filled through RRS	0	118
(Started working & living in community)	(0)	(67)
(Pending nomination or arrival to community)	(0)	(51)

*Number may not be fully representative of candidate interest, as the County may not hear from every interested candidate who applies to the employer directly.



Graders

- Blading gravel roads and spreading gravel.
- Lifting and relaying oil on Naples Road.
- Mixing MC250 patch mix.

Gravel

- Gravelling 2024 maintenance projects out of the Fort Assiniboine pit with County forces.

Construction

- Working on project 24-740 (Misty Ridge Ski Hill south)
- Organizing and planning with landowners and utility companies for the start of Project 24-241 (west of 6 and 7-58-4-W5)

Roadside Mower

- Working in the north portion of the County, working east and south.

Labour

- Removing old fence and building new fence on construction project. Hand brushing, sign repairs, transfer station and campground maintenance.

Sand/Salt Shed

- Building materials have been delivered to Public Works yard. Assembly of building is scheduled to start September 21/24.

Shop

- 7600 International tandem gravel truck engine repairs, 627 scraper service.
- All other repairs and maintenance as required.

Utilities

- Meter was supplied for a new service connection on the Manola regional water line.
- All other testing and monitoring are being carried out as per normal operations.



COUNTY OF BARRHEAD NO. 11
 CASH, INVESTMENTS, & TAXES RECEIVABLE
 July 31, 2024



	July YTD 2024	July YTD 2023
CASH:		
On Hand	\$300	\$300
Deposits	308,553	105,759
Disbursements	283,727	456,100
Savings	2,548,734	2,700,069
Tax Trust	24,002	22,772
Municipal Reserve	546,981	500,931
SHORT TERM DEPOSITS:		
31 day Notice	1,019,178	11,036
60 day Notice	1,031,281	2,830,923
90 day Notice	5,749,132	9,265,109
Total Cash and Temporary Investments	<u>11,511,887</u>	<u>15,893,001</u>
INVESTMENTS		
Term Deposits	2,253,104	2,135,376
Funds Held In Trust	1,627,277	1,543,718
Other Investments	21,283	10,034
Total Investments	<u>3,901,663</u>	<u>3,689,128</u>
TAXES AND GRANTS IN LIEU RECEIVABLE:		
Current	9,577,573	8,970,461
Arrears	363,705	318,250
Forfeited Land	4,719	4,719
	<u>9,945,998</u>	<u>9,293,430</u>
Allowance for Uncollectible Taxes	(100,000)	(100,000)
Total Taxes & Grants in Lieu Receivable	<u>9,845,998</u>	<u>9,193,430</u>
# of Tax Rolls on TIPP	322	267
DEFERRED REVENUE		
MSI	744,082	3,809,630
CCBF	777,720	1,414,637
Others	66,173	200
	<u>1,587,975</u>	<u>5,224,467</u>
RESERVES		
Unrestricted	2,527,487	2,527,487
Current YTD Budget	5,706,310	5,815,531
Operating	1,828,606	1,822,922
Capital	11,062,865	10,612,462
	<u>21,125,268</u>	<u>20,778,402</u>



Payment Issued
For Month ended July 31, 2024

Vendor ID	Vendor Name	Document Date	Document Number	Document Amount	Voided
ALLA002	All Around Oilfield Services Ltd.	2024-07-12	911658	3,254.85	No
DALE001	Dale Pederson Trucking	2024-07-12	911659	9,268.58	No
GARL001	Gar-Lyn Trucking Ltd.	2024-07-12	911660	18,265.60	No
GROS001	Grossenbacher Trucking Ltd.	2024-07-12	911661	13,301.41	No
SUNN001	Sunny Acre Farms Ltd.	2024-07-12	911662	16,171.91	No
TOPG001	Top Gunz Trucking Ltd.	2024-07-12	911663	12,510.94	No
1746001	1746485 Alberta Ltd.	2024-07-12	911664	25,360.65	No
9700001	970022 Alberta Ltd.	2024-07-12	911665	6,090.00	No
FORT001	Fort Garry Industries Ltd.	2024-07-12	911666	1,062.60	No
GOVE002	Government of Alberta Land Titles	2024-07-12	911667	103.00	No
GREI003	Greilach Lussier LLP	2024-07-12	911668	1,575.00	No
JOHN001	John Deere Financial	2024-07-12	911669	2,509.49	No
JOHN004	Johnston, Leon	2024-07-12	911670	100.00	No
KREN001	KRents	2024-07-12	911671	7,691.25	No
PRIO001	Priority Management Edmonton	2024-07-12	911672	577.50	No
PURO001	Purolator Courier Ltd.	2024-07-12	911673	61.92	No
REYN001	Reynolds Mirth Richards & Farmer LLP	2024-07-12	911674	2,613.31	No
VASS001	Vass IT Professional Services Inc.	2024-07-12	911675	6,672.75	No
PRAI001	Prairie Battery	2024-07-12	911676	250.10	No
WHIT005	White, Terry	2024-07-12	911677	20.00	No
2506001	2506444 AB Ltd	2024-07-03	EFT000000001941	279.30	No
ALLA001	All Around Manufacturing & Mechanical	2024-07-03	EFT000000001942	19,362.14	No
ALSLO01	ALS Laboratory Group	2024-07-03	EFT000000001943	1,623.64	No
ALTO001	Altogether Shredding Services	2024-07-03	EFT000000001944	84.00	No
BARR024	Barrhead Home Hardware Building Centre	2024-07-03	EFT000000001945	404.19	No
BORD001	Border Paving Ltd.	2024-07-03	EFT000000001946	77,603.40	No
CAPI001	Capital Estate Planning Trust Account	2024-07-03	EFT000000001947	288.00	No
CAPI003	Capital H2O Systems Inc.	2024-07-03	EFT000000001948	599.58	No
CARO001	CARO Analytical Services	2024-07-03	EFT000000001949	75.60	No
LEON001	Leon's Carpet & Paints Inc.	2024-07-03	EFT000000001950	9.40	No
LUKE001	Luke's Contract Hauling	2024-07-03	EFT000000001951	6,783.26	No
MARK001	Mark'em Line Locating Services Ltd.	2024-07-03	EFT000000001952	326.02	No
PREC002	Precision Marketing Group	2024-07-03	EFT000000001953	3,150.00	No
PURE001	Pure Glass	2024-07-03	EFT000000001954	63.00	No
REDL002	Red Lion Express Inc.	2024-07-03	EFT000000001955	310.36	No
SMAL001	Small Power Ltd.	2024-07-03	EFT000000001956	291.33	No
STEP001	Stephani Motors Ltd.	2024-07-03	EFT000000001957	1,046.25	No
TOWN001	Town of Barrhead	2024-07-03	EFT000000001958	6,050.00	No
WEAR001	WearPro Equipment & Supply Ltd.	2024-07-03	EFT000000001959	5,218.50	No
WEST007	Western Star Trucks	2024-07-03	EFT000000001960	4,161.65	No
WSPC001	WSP Canada Inc.	2024-07-03	EFT000000001961	1,800.75	No
LAWS001	Lawson Products Inc.	2024-07-12	EFT000000001967	3,788.71	No
NEER003	Neerlandia Co-op Association	2024-07-12	EFT000000001968	4,198.97	No
PEMB004	Pembina West Co-op	2024-07-12	EFT000000001969	1,377.94	No
CANO001	Canoe Procurement Group of Canada	2024-07-12	EFT000000001970	34,072.56	No

CANO001	Canoe Procurement Group of Canada	2024-07-12 EFT000000001971	849.29	No
1737001	1737069 Alberta Ltd.	2024-07-17 EFT000000001975	2,495.85	No
2202001	2202241 Alberta Ltd	2024-07-17 EFT000000001976	2,433.00	No
5969001	596947 Alberta Ltd.	2024-07-17 EFT000000001977	38,010.00	No
ALLA001	All Around Manufacturing & Mechanical	2024-07-17 EFT000000001978	408.71	No
ALTA003	AltaLIS Ltd.	2024-07-17 EFT000000001979	1,993.95	No
BARR019	Barrhead Electric Ltd.	2024-07-17 EFT000000001980	630.00	No
BARR030	Barrhead Public Library	2024-07-17 EFT000000001981	33,425.50	No
BARR032	Barrhead Regional Water Commission	2024-07-17 EFT000000001982	18,834.17	No
BUMP001	Bumper to Bumper Anderson Auto and Supplies Ltd.	2024-07-17 EFT000000001983	17.85	No
CARO001	CARO Analytical Services	2024-07-17 EFT000000001984	148.58	No
CERT002	Certified Tracking Solutions	2024-07-17 EFT000000001985	452.34	No
DROZ001	Drozd, Doug	2024-07-17 EFT000000001986	37.80	No
GREG001	Gregg Distributors Ltd.	2024-07-17 EFT000000001987	1,051.83	No
KLEI002	Kleinfeldt, Ronald	2024-07-17 EFT000000001988	138.60	No
MCLE001	McLean's Auto Parts LTD.	2024-07-17 EFT000000001989	106.22	No
MOLZ001	Molzahn, Tamara	2024-07-17 EFT000000001990	319.20	No
MUNI001	Municipal Planning Services Ltd.	2024-07-17 EFT000000001991	17,720.12	No
PEMB002	Pembina Hills School Division	2024-07-17 EFT000000001992	1,647.20	No
RIVE001	River Valley Crushing	2024-07-17 EFT000000001993	4,099.50	No
ROAD001	Roadata Services Ltd.	2024-07-17 EFT000000001994	285.60	No
SCHA001	Schatz, Marvin	2024-07-17 EFT000000001995	166.60	No
SHAZ001	Shazel Cleaning	2024-07-17 EFT000000001996	504.00	No
SMAL001	Small Power Ltd.	2024-07-17 EFT000000001997	359.45	No
THOM003	Thomas Trenching Services Ltd.	2024-07-17 EFT000000001998	1,543.50	No
TOOL002	Tool Solutions Ltd.	2024-07-17 EFT000000001999	200.90	No
TOWN001	Town of Barrhead	2024-07-17 EFT000000002000	2,655.45	No
XERO100	Xerox Canada Ltd.	2024-07-17 EFT000000002001	275.89	No
AXON001	Axon Public Safety Canada Inc.	2024-07-17 EFT000000002002	17,802.43	No
STEP001	Stephani Motors Ltd.	2024-07-17 EFT000000002003	841.93	No
BARR040	Barrhead Transit Mix Ltd.	2024-07-17 EFT000000002004	25,513.46	No
GENT001	Gentry-Burton, Margaret	2024-07-17 EFT000000002005	769.28	No
LOND001	London Life	2024-07-17 EFT000000002006	250.00	No
PEMB004	Pembina West Co-op	2024-07-17 EFT000000002007	59,922.89	No
AMSC002	AMSC (BMO PCARD)	2024-07-17 EFT000000002008	5,552.94	No
XERO100	Xerox Canada Ltd.	2024-07-02 EFT000000001939	361.27	Yes
LOCA001	Local Authorities Pension Plan	2024-07-04 EFT000000001962	45,834.52	No
RECE001	Receiver General For Canada	2024-07-04 EFT000000001963	126,290.70	No
MYHS100	MYHSA	2024-07-03 EFT000000001964	55.88	No
MYHS100	MYHSA	2024-07-05 EFT000000001965	162.60	No
TRAN004	TransAlta Energy Marketing	2024-07-02 EFT000000001966	8,646.05	No
MYHS100	MYHSA	2024-07-10 EFT000000001972	829.26	No
DIRE001	Direct Energy Business	2024-07-05 EFT000000001973	2,152.66	No
MYHS100	MYHSA	2024-07-12 EFT000000001974	515.80	No
BENE0001	Benefits By Design	2024-07-01 EFT000000002009	20,304.99	No
XERO100	Xerox Canada Ltd.	2024-07-31 EFT000000002011	361.27	No
TRAN004	TransAlta Energy Marketing	2024-07-29 EFT000000002012	3,938.29	No
TRAN004	TransAlta Energy Marketing	2024-07-29 EFT000000002013	4,473.12	No
BELL001	Bell Canada	2024-07-22 EFT000000002014	698.88	No
VOIDED Payments			-	361.27
Payments Issued				756,157.46



COUNTY OF BARRHEAD NO.11
 YTD BUDGET REPORT
 Summary of All Units
 For the Seven Months Ending Wednesday, July 31, 2024



	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
Municipal taxes	\$13,329,627	\$13,262,837	(\$66,790)	(0.50%)	\$12,290,533	\$12,273,073
Local improvement levy	21,885	21,885	-	0.00%	21,885	21,885
Aggregate levy	16,580	115,000	98,420	85.58%	30,686	72,880
User fees and sale of goods	559,986	994,309	434,322	43.68%	648,983	1,122,059
Rental income	38,155	79,485	41,330	52.00%	38,734	72,916
Allocation for in-house equip Rental	301,287	818,318	517,031	63.18%	366,010	740,638
Penalties and costs on taxes	22,258	150,000	127,742	85.16%	26,781	139,821
Licenses, permits and fees	27,938	23,500	(4,438)	(18.89%)	10,155	14,972
Returns on investment	455,381	618,137	162,756	26.33%	466,341	899,436
Other governments transfer for operating	863,675	1,287,332	423,657	32.91%	828,494	1,760,944
Other revenue	25,367	1,538,958	1,513,591	98.35%	59,354	160,217
Drawn from unrestricted reserves	85,464	172,158	86,695	50.36%	90,054	174,303
Drawn from operating reserves	32,937	63,716	30,780	48.31%	13,610	196,599
Contribution from capital program	-	-	-	0.00%	1,650	22,902
TOTAL REVENUE	15,780,540	19,145,635	3,365,094	17.58%	14,893,270	17,672,645
EXPENDITURES						
Salaries and benefits	2,712,829	4,634,571	1,921,742	41.47%	2,368,147	4,089,895
Materials, goods, supplies	1,641,205	3,174,192	1,532,986	48.30%	1,378,480	2,603,296
Utilities	68,791	134,710	65,919	48.93%	63,239	124,683
Contracted and general services	932,775	2,165,582	1,232,807	56.93%	895,191	1,918,416
Purchases from other governments	122,069	323,635	201,566	62.28%	228,280	368,318
Transfer to other governments	703,156	2,844,404	2,141,248	75.28%	338,171	1,132,785
Transfer to individuals and organizations	26,250	96,000	69,751	72.66%	34,819	89,798
Transfer to local boards and agencies	115,068	171,070	56,002	32.74%	127,008	165,523
Interest on long term debt	55,524	109,816	54,292	49.44%	57,934	114,459
Principal payment for debenture	85,464	172,158	86,695	50.36%	83,054	167,303
Provision for allowances	-	-	-	0.00%	-	(365,100)
Bank charges and short term interest	933	1,970	1,037	52.66%	770	1,344
Tax cancellations	-	24,053	24,053	100.00%	990	17,414
Other expenditures	0	1,750	1,750	99.99%	0	2,068
Requisitions	1,565,894	3,007,576	1,441,682	47.94%	1,485,096	2,774,231
Transfer to operating reserves	148,501	234,276	85,775	36.61%	174,848	279,180
Transfer to capital reserves	1,756,568	1,992,288	235,720	11.83%	1,561,565	3,340,491
Transfer to capital program	139,207	57,583	(81,624)	(141.75%)	280,147	848,542
TOTAL EXPENDITURES	10,074,231	19,145,635	9,071,404	47.38%	9,077,739	17,672,645
NET COST / (REVENUE):	(5,706,310)	0	5,706,310	(935460580)	(5,815,531)	0
NET COST - OPERATING FUND	(7,632,184)	(2,048,272)	5,583,912	(272.62%)	(7,726,777)	(4,074,409)
NET COST - RESERVE FUND	1,786,668	1,990,689	204,021	10.25%	1,632,749	3,248,768
NET COST - CAPITAL FUND	139,207	57,583	(81,624)	(141.75%)	278,497	825,641



COUNTY OF BARRHEAD NO. 11
 YTD BUDGET REPORT
 GENERAL GOVERNMENT
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
Municipal taxes	\$13,329,627	\$13,262,837	(\$66,790)	(0.50%)	\$12,290,533	\$12,273,073
Penalties and costs on taxes	22,258	150,000	127,742	85.16%	26,781	139,821
Returns on investment	433,224	507,000	73,776	14.55%	445,040	824,175
Other revenue	-	16	16	100.00%	-	1,940
Drawn from unrestricted reserves	85,464	172,158	86,695	50.36%	83,054	167,303
Drawn from operating reserves	-	-	-	0.00%	-	142,201
TOTAL REVENUE	13,870,572	14,092,011	221,439	1.57%	12,845,407	13,548,514
EXPENDITURES						
Tax cancellations	-	24,053	24,053	100.00%	990	17,414
Other expenditures	-	1,750	1,750	100.00%	-	2,068
Requisitions	1,565,894	3,007,576	1,441,682	47.94%	1,485,096	2,774,231
Transfer to operating reserves	85,464	172,158	86,695	50.36%	83,054	167,303
Transfer to capital reserves	-	-	-	0.00%	50,000	50,000
TOTAL EXPENDITURES	1,651,357	3,205,537	1,554,180	48.48%	1,619,140	3,011,016
NET COST / (REVENUE):	(12,219,215)	(10,886,474)	1,332,741	(12.24%)	(11,226,267)	(10,537,498)
NET COST - OPERATING FUND	(12,219,215)	(10,886,474)	1,332,741	(12.24%)	(11,276,267)	(10,445,298)
NET COST - RESERVE FUND	-	-	-	0.00%	50,000	(92,201)



COUNTY OF BARRHEAD NO.11
 YTD BUDGET REPORT
 General Municipal
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
Penalties and costs on taxes	\$22,258	\$150,000	\$127,742	85.16%	\$26,781	\$139,821
Returns on investment	433,224	507,000	73,776	14.55%	445,040	824,175
Drawn from unrestricted reserves	85,464	172,158	86,695	50.36%	83,054	167,303
Drawn from operating reserves	-	-	-	0.00%	-	142,201
TOTAL REVENUE	540,946	829,158	288,212	34.76%	554,874	1,273,501
EXPENDITURES						
Transfer to operating reserves	85,464	172,158	86,695	50.36%	83,054	167,303
Transfer to capital reserves	-	-	-	0.00%	50,000	50,000
TOTAL EXPENDITURES	85,464	172,158	86,695	50.36%	133,054	217,303
NET COST / (REVENUE):	(455,482)	(657,000)	(201,518)	30.67%	(421,821)	(1,056,198)
NET COST - OPERATING FUND	(455,482)	(657,000)	(201,518)	30.67%	(471,821)	(963,997)
NET COST - RESERVE FUND	-	-	-	0.00%	50,000	(92,201)



COUNTY OF BARRHEAD NO. 11
 YTD BUDGET REPORT
 Tax & Requisitions
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
Municipal taxes	\$13,329,627	\$13,262,837	(\$66,790)	(0.50%)	\$12,290,533	\$12,273,073
Other revenue	-	16	16	100.00%	-	1,940
TOTAL REVENUE	<u>13,329,627</u>	<u>13,262,853</u>	<u>(66,774)</u>	<u>(0.50%)</u>	<u>12,290,533</u>	<u>12,275,013</u>
EXPENDITURES						
Tax cancellations	-	24,053	24,053	100.00%	990	17,414
Other expenditures	-	1,750	1,750	100.00%	-	2,068
Requisitions	1,565,894	3,007,576	1,441,682	47.94%	1,485,096	2,774,231
TOTAL EXPENDITURES	<u>1,565,894</u>	<u>3,033,379</u>	<u>1,467,485</u>	<u>48.38%</u>	<u>1,486,086</u>	<u>2,793,712</u>
NET COST / (REVENUE):	(11,763,733)	(10,229,474)	1,534,259	(15.00%)	(10,804,447)	(9,481,301)
NET COST - OPERATING FUND	(11,763,733)	(10,229,474)	1,534,259	(15.00%)	(10,804,447)	(9,481,301)



COUNTY OF BARRHEAD NO. 11
 YTD BUDGET REPORT
 ADMINISTRATION & LEGISLATIVE
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
User fees and sale of goods	\$14,086	\$51,329	\$37,243	72.56%	\$6,965	\$12,494
Other governments transfer for operating	4,900	22,370	17,470	78.10%	109,928	87,558
Other revenue	8,401	7,000	(1,401)	(20.01%)	22,247	55,442
Drawn from operating reserves	-	2,381	2,381	100.00%	3,339	3,339
TOTAL REVENUE	<u>27,387</u>	<u>83,079</u>	<u>55,692</u>	<u>67.04%</u>	<u>142,479</u>	<u>158,833</u>
EXPENDITURES						
Salaries and benefits	771,599	1,323,241	551,642	41.69%	683,253	1,192,404
Materials, goods, supplies	49,778	75,659	25,880	34.21%	41,288	50,812
Utilities	7,808	17,800	9,992	56.13%	7,995	14,143
Contracted and general services	224,737	479,028	254,291	53.08%	215,055	493,600
Bank charges and short term interest	933	1,970	1,037	52.66%	770	1,344
Transfer to operating reserves	3,375	4,804	1,429	29.74%	3,375	6,790
Transfer to capital reserves	70,000	70,000	-	0.00%	70,000	597,000
TOTAL EXPENDITURES	<u>1,128,231</u>	<u>1,972,502</u>	<u>844,271</u>	<u>42.80%</u>	<u>1,021,735</u>	<u>2,356,093</u>
NET COST / (REVENUE):	1,100,844	1,889,422	788,578	41.74%	879,256	2,197,260
NET COST - OPERATING FUND	1,027,469	1,817,000	789,531	43.45%	809,220	1,596,809
NET COST - RESERVE FUND	73,375	72,423	(952)	(1.32%)	70,036	600,451



COUNTY OF BARRHEAD NO. 11
 YTD BUDGET REPORT
 Legislative
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
Other revenue	\$5,083	\$4,500	(\$583)	(12.97%)	\$5,227	\$6,725
Drawn from operating reserves	-	2,381	2,381	100.00%	-	-
TOTAL REVENUE	<u>5,083</u>	<u>6,881</u>	<u>1,798</u>	<u>26.12%</u>	<u>5,227</u>	<u>6,725</u>
EXPENDITURES						
Salaries and benefits	168,530	312,753	144,223	46.11%	151,986	276,680
Materials, goods, supplies	800	5,705	4,905	85.98%	761	884
Contracted and general services	15,266	50,442	35,176	69.73%	15,811	27,052
Transfer to operating reserves	875	875	-	0.00%	875	161
TOTAL EXPENDITURES	<u>185,471</u>	<u>369,775</u>	<u>184,304</u>	<u>49.84%</u>	<u>169,433</u>	<u>304,777</u>
NET COST / (REVENUE):	180,388	362,894	182,506	50.29%	164,206	298,051
NET COST - OPERATING FUND	179,513	364,400	184,887	50.74%	163,331	297,891
NET COST - RESERVE FUND	875	(1,506)	(2,381)	158.10%	875	161



COUNTY OF BARRHEAD NO.11
 YTD BUDGET REPORT
 Administration
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
User fees and sale of goods	\$14,086	\$51,329	\$37,243	72.56%	\$6,965	\$12,494
Other governments transfer for operating	4,900	22,370	17,470	78.10%	109,928	87,558
Other revenue	3,317	2,500	(817)	(32.69%)	17,020	48,717
Drawn from operating reserves	-	-	-	0.00%	3,339	3,339
TOTAL REVENUE	<u>22,303</u>	<u>76,198</u>	<u>53,895</u>	<u>70.73%</u>	<u>137,251</u>	<u>152,108</u>
EXPENDITURES						
Salaries and benefits	603,069	1,010,488	407,419	40.32%	531,266	915,723
Materials, goods, supplies	48,979	69,954	20,975	29.98%	40,527	49,928
Utilities	7,808	17,800	9,992	56.13%	7,995	14,143
Contracted and general services	209,471	428,586	219,115	51.13%	199,243	466,548
Bank charges and short term interest	933	1,970	1,037	52.66%	770	1,344
Transfer to operating reserves	-	1,429	1,429	100.00%	-	4,130
Transfer to capital reserves	70,000	70,000	-	0.00%	70,000	597,000
TOTAL EXPENDITURES	<u>940,260</u>	<u>1,600,227</u>	<u>659,967</u>	<u>41.24%</u>	<u>849,802</u>	<u>2,048,816</u>
NET COST / (REVENUE):	917,956	1,524,029	606,072	39.77%	712,550	1,896,709
NET COST - OPERATING FUND	847,956	1,452,600	604,643	41.62%	645,889	1,298,918
NET COST - RESERVE FUND	70,000	71,429	1,429	2.00%	66,661	597,791



COUNTY OF BARRHEAD NO.11
 YTD BUDGET REPORT
 Elections & Plebiscites
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
EXPENDITURES						
Transfer to operating reserves	\$2,500	\$2,500	-	0.00%	\$2,500	\$2,500
TOTAL EXPENDITURES	<u>2,500</u>	<u>2,500</u>	<u>-</u>	<u>0.00%</u>	<u>2,500</u>	<u>2,500</u>
NET COST / (REVENUE):	2,500	2,500	-	0.00%	2,500	2,500
NET COST - RESERVE FUND	2,500	2,500	-	0.00%	2,500	2,500



COUNTY OF BARRHEAD NO.11
 YTD BUDGET REPORT
 PROTECTIVE SERVICES
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	%	July 2023 YTD	PY (2023)
REVENUE						
User fees and sale of goods	\$37,360	\$73,600	\$36,240	49.24%	\$92,101	\$121,413
Licenses, permits and fees	14,488	10,250	(4,238)	(41.35%)	755	3,572
Other governments transfer for operating	11,197	230,353	219,156	95.14%	234,831	218,939
Other revenue	5,508	5,660	152	2.68%	9,265	9,265
Drawn from operating reserves	1,937	6,000	4,063	67.72%	521	521
TOTAL REVENUE	70,490	325,863	255,373	78.37%	337,474	353,711
EXPENDITURES						
Salaries and benefits	79,760	157,539	77,779	49.37%	16,611	41,989
Materials, goods, supplies	17,064	37,809	20,745	54.87%	980	11,097
Contracted and general services	34,525	73,108	38,582	52.77%	7,901	20,836
Purchases from other governments	65,772	195,000	129,228	66.27%	147,236	227,576
Transfer to other governments	274,910	791,964	517,054	65.29%	257,901	612,958
Transfer to individuals and organizations	8,250	8,250	-	0.00%	8,500	8,500
Transfer to operating reserves	32,508	32,660	152	0.47%	36,265	36,265
Transfer to capital reserves	114,000	114,000	-	0.00%	107,000	331,556
TOTAL EXPENDITURES	626,789	1,410,329	783,541	55.56%	582,393	1,290,779
NET COST / (REVENUE):	556,298	1,084,466	528,168	48.70%	244,920	937,067
NET COST - OPERATING FUND	411,727	943,806	532,079	56.38%	102,175	569,767
NET COST - RESERVE FUND	144,571	140,660	(3,912)	(2.78%)	142,744	367,300



COUNTY OF BARRHEAD NO.11
 YTD BUDGET REPORT
 Enhanced Policing Services
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
Other governments transfer for operating	-	\$173,159	\$173,159	100.00%	\$173,159	\$173,159
TOTAL REVENUE	-	173,159	173,159	100.00%	173,159	173,159
EXPENDITURES						
Transfer to other governments	88,397	405,764	317,367	78.21%	68,836	373,109
Transfer to individuals and organizations	750	750	-	0.00%	1,000	1,000
TOTAL EXPENDITURES	89,147	406,514	317,367	78.07%	69,836	374,109
NET COST / (REVENUE):	89,147	233,355	144,208	61.80%	(103,323)	200,950
NET COST - OPERATING FUND	89,147	233,355	144,208	61.80%	(103,323)	200,950



COUNTY OF BARRHEAD NO.11
 YTD BUDGET REPORT
 Fire Services
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
User fees and sale of goods	\$34,971	\$68,000	\$33,029	48.57%	\$92,101	\$121,246
Other governments transfer for operating	-	34,987	34,987	100.00%	34,987	34,987
TOTAL REVENUE	<u>34,971</u>	<u>102,987</u>	<u>68,016</u>	<u>66.04%</u>	<u>127,088</u>	<u>156,233</u>
EXPENDITURES						
Salaries and benefits	297	510	213	41.74%	297	578
Contracted and general services	29	2,090	2,061	98.60%	-	29
Purchases from other governments	65,772	195,000	129,228	66.27%	147,236	227,576
Transfer to other governments	186,513	386,200	199,687	51.71%	181,984	186,175
Transfer to operating reserves	25,000	25,000	-	0.00%	25,000	25,000
Transfer to capital reserves	97,000	97,000	-	0.00%	97,000	256,556
TOTAL EXPENDITURES	<u>374,611</u>	<u>705,800</u>	<u>331,189</u>	<u>46.92%</u>	<u>451,517</u>	<u>695,913</u>
NET COST / (REVENUE):	339,640	602,813	263,173	43.66%	324,429	539,680
NET COST - OPERATING FUND	217,640	480,813	263,173	54.73%	202,429	258,124
NET COST - RESERVE FUND	122,000	122,000	-	0.00%	122,000	281,556



COUNTY OF BARRHEAD NO. 11
 YTD BUDGET REPORT
 Disaster Services
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
EXPENDITURES						
Salaries and benefits	\$4,069	\$11,876	\$7,807	65.74%	\$4,749	\$7,762
Materials, goods, supplies	339	200	(139)	(69.48%)	-	52
Contracted and general services	280	2,830	2,550	90.10%	565	1,179
Transfer to operating reserves	2,000	2,000	-	0.00%	2,000	2,000
TOTAL EXPENDITURES	6,688	16,906	10,218	60.44%	7,314	10,993
NET COST / (REVENUE):	6,688	16,906	10,218	60.44%	7,314	10,993
NET COST - OPERATING FUND	4,688	14,906	10,218	68.55%	5,314	8,993
NET COST - RESERVE FUND	2,000	2,000	-	0.00%	2,000	2,000



COUNTY OF BARRHEAD NO. 11
 YTD BUDGET REPORT
 By-Law Enforcement
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
User fees and sale of goods	\$2,389	\$5,600	\$3,211	57.34%	-	-
Licenses, permits and fees	14,488	10,250	(4,238)	(41.35%)	755	3,572
TOTAL REVENUE	<u>16,877</u>	<u>15,850</u>	<u>(1,027)</u>	<u>(6.48%)</u>	<u>755</u>	<u>3,572</u>
EXPENDITURES						
Salaries and benefits	58,684	100,125	41,442	41.39%	-	5,095
Materials, goods, supplies	13,922	27,648	13,726	49.65%	-	7,733
Contracted and general services	19,882	25,403	5,521	21.73%	660	3,576
Transfer to other governments	-	-	-	0.00%	7,080	53,674
Transfer to capital reserves	17,000	17,000	-	0.00%	10,000	75,000
TOTAL EXPENDITURES	<u>109,488</u>	<u>170,176</u>	<u>60,689</u>	<u>35.66%</u>	<u>17,740</u>	<u>145,079</u>
NET COST / (REVENUE):	92,611	154,326	61,716	39.99%	16,985	141,507
NET COST - OPERATING FUND	75,611	137,326	61,716	44.94%	6,985	66,507
NET COST - RESERVE FUND	17,000	17,000	-	0.00%	10,000	75,000



COUNTY OF BARRHEAD NO.11
 YTD BUDGET REPORT
 Ambulance Services
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
EXPENDITURES						
Transfer to individuals and organizations	\$7,500	\$7,500	-	0.00%	\$7,500	\$7,500
TOTAL EXPENDITURES	<u>7,500</u>	<u>7,500</u>	<u>-</u>	<u>0.00%</u>	<u>7,500</u>	<u>7,500</u>
NET COST / (REVENUE):	7,500	7,500	-	0.00%	7,500	7,500
NET COST - OPERATING FUND	7,500	7,500	-	0.00%	7,500	7,500



COUNTY OF BARRHEAD NO.11
 YTD BUDGET REPORT
 Safety Program
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
Other revenue	\$5,508	\$5,660	\$152	2.68%	\$9,265	\$9,265
Drawn from operating reserves	1,937	6,000	4,063	67.72%	521	521
TOTAL REVENUE	<u>7,444</u>	<u>11,660</u>	<u>4,215</u>	<u>36.15%</u>	<u>9,787</u>	<u>9,787</u>
EXPENDITURES						
Salaries and benefits	14,670	45,027	30,358	67.42%	11,564	26,515
Materials, goods, supplies	1,799	9,461	7,662	80.98%	980	3,312
Contracted and general services	6,005	18,581	12,576	67.68%	6,216	6,552
Transfer to operating reserves	5,508	5,660	152	2.68%	9,265	9,265
TOTAL EXPENDITURES	<u>27,982</u>	<u>78,729</u>	<u>50,747</u>	<u>64.46%</u>	<u>28,026</u>	<u>45,644</u>
NET COST / (REVENUE):	20,537	67,069	46,532	69.38%	18,239	35,857
NET COST - OPERATING FUND	16,966	67,409	50,444	74.83%	9,495	27,113
NET COST - RESERVE FUND	3,571	(340)	(3,912)	1149.96%	8,744	8,744



COUNTY OF BARRHEAD NO. 11
 YTD BUDGET REPORT
 Barrhead and Regional Crime Coalition (BARCC)
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
User fees and sale of goods	-	-	-	0.00%	-	\$167
Other governments transfer for operating	11,197	22,207	11,010	49.58%	26,685	10,793
TOTAL REVENUE	11,197	22,207	11,010	49.58%	26,685	10,960
EXPENDITURES						
Salaries and benefits	2,040	-	(2,040)	0.00%	-	2,040
Materials, goods, supplies	1,004	500	(504)	(100.76%)	-	-
Contracted and general services	8,328	24,204	15,875	65.59%	460	9,500
TOTAL EXPENDITURES	11,372	24,704	13,331	53.97%	460	11,540
NET COST / (REVENUE):	175	2,496	2,321	92.99%	(26,225)	580
NET COST - OPERATING FUND	175	2,496	2,321	92.99%	(26,225)	580



COUNTY OF BARRHEAD NO.11
 YTD BUDGET REPORT
 TRANSPORTATION SERVICES
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	%	July 2023 YTD	PY (2023)
REVENUE						
Aggregate levy	\$16,580	\$115,000	\$98,420	85.58%	\$30,686	\$72,880
User fees and sale of goods	144,945	313,500	168,555	53.77%	234,412	399,259
Rental income	9,698	11,235	1,538	13.68%	9,538	11,075
Allocation for in-house equip Rental	301,287	818,318	517,031	63.18%	366,010	740,638
Returns on investment	2,790	19,790	17,000	85.90%	4,135	4,135
Other governments transfer for operating	544,216	548,546	4,330	0.79%	12,758	993,586
Other revenue	40	-	(40)	0.00%	11,454	63,080
TOTAL REVENUE	<u>1,019,556</u>	<u>1,826,389</u>	<u>806,833</u>	<u>44.18%</u>	<u>668,993</u>	<u>2,284,653</u>
EXPENDITURES						
Salaries and benefits	1,408,209	2,397,800	989,591	41.27%	1,191,731	2,127,618
Materials, goods, supplies	1,449,950	2,818,647	1,368,697	48.56%	1,177,671	2,313,584
Utilities	47,553	85,400	37,847	44.32%	42,722	82,459
Contracted and general services	460,843	1,095,492	634,648	57.93%	516,220	1,045,148
Transfer to operating reserves	-	-	-	0.00%	25,000	25,000
Transfer to capital reserves	1,300,268	1,416,004	115,736	8.17%	1,126,412	1,590,606
Transfer to capital program	134,207	52,583	(81,624)	(155.23%)	280,147	848,542
TOTAL EXPENDITURES	<u>4,801,030</u>	<u>7,865,925</u>	<u>3,064,896</u>	<u>38.96%</u>	<u>4,359,904</u>	<u>8,032,957</u>
NET COST / (REVENUE):	3,781,473	6,039,537	2,258,063	37.39%	3,690,911	5,748,304
NET COST - OPERATING FUND	2,346,999	4,570,949	2,223,951	48.65%	2,259,351	3,284,156
NET COST - RESERVE FUND	1,300,268	1,416,004	115,736	8.17%	1,151,412	1,615,606
NET COST - CAPITAL FUND	134,207	52,583	(81,624)	(155.23%)	280,147	848,542



COUNTY OF BARRHEAD NO. 11
 YTD BUDGET REPORT
 Public Works
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	%	July 2023 YTD	PY (2023)
REVENUE						
Aggregate levy	\$16,580	\$115,000	\$98,420	85.58%	\$30,686	\$72,880
User fees and sale of goods	144,945	313,500	168,555	53.77%	234,412	399,259
Allocation for in-house equip Rental	301,287	818,318	517,031	63.18%	366,010	740,638
Returns on investment	2,790	19,790	17,000	85.90%	4,135	4,135
Other governments transfer for operating	531,226	531,226	-	0.00%	-	988,226
Other revenue	40	-	(40)	0.00%	11,454	54,240
TOTAL REVENUE	996,869	1,797,834	800,965	44.55%	646,698	2,259,378
EXPENDITURES						
Salaries and benefits	1,407,159	2,394,650	987,491	41.24%	1,190,231	2,125,618
Materials, goods, supplies	1,448,722	2,810,147	1,361,425	48.45%	1,174,919	2,310,739
Utilities	45,132	81,100	35,968	44.35%	40,707	78,235
Contracted and general services	450,312	1,065,567	615,255	57.74%	503,200	1,023,581
Transfer to operating reserves	-	-	-	0.00%	25,000	25,000
Transfer to capital reserves	1,282,268	1,398,004	115,736	8.28%	1,108,412	1,572,606
Transfer to capital program	134,207	52,583	(81,624)	(155.23%)	280,147	848,542
TOTAL EXPENDITURES	4,767,798	7,802,050	3,034,252	38.89%	4,322,617	7,984,322
NET COST / (REVENUE):	3,770,929	6,004,217	2,233,287	37.20%	3,675,920	5,724,944
NET COST - OPERATING FUND	2,354,455	4,553,629	2,199,175	48.29%	2,262,360	3,278,796
NET COST - RESERVE FUND	1,282,268	1,398,004	115,736	8.28%	1,133,412	1,597,606
NET COST - CAPITAL FUND	134,207	52,583	(81,624)	(155.23%)	280,147	848,542



COUNTY OF BARRHEAD NO.11
 YTD BUDGET REPORT
 Airport Services
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
Rental income	\$9,698	\$11,235	\$1,538	13.68%	\$9,538	\$11,075
Other governments transfer for operating	12,990	17,320	4,330	25.00%	12,758	5,360
Other revenue	-	-	-	0.00%	-	8,840
TOTAL REVENUE	<u>22,688</u>	<u>28,555</u>	<u>5,868</u>	<u>20.55%</u>	<u>22,295</u>	<u>25,275</u>
EXPENDITURES						
Salaries and benefits	1,050	3,150	2,100	66.67%	1,500	2,000
Materials, goods, supplies	1,228	8,500	7,272	85.55%	2,752	2,845
Utilities	2,422	4,300	1,878	43.68%	2,015	4,224
Contracted and general services	10,532	29,925	19,393	64.81%	13,019	21,566
Transfer to capital reserves	18,000	18,000	-	0.00%	18,000	18,000
TOTAL EXPENDITURES	<u>33,232</u>	<u>63,875</u>	<u>30,643</u>	<u>47.97%</u>	<u>37,286</u>	<u>48,635</u>
NET COST / (REVENUE):	10,544	35,320	24,776	70.15%	14,991	23,360
NET COST - OPERATING FUND	(7,456)	17,320	24,776	143.05%	(3,009)	5,360
NET COST - RESERVE FUND	18,000	18,000	-	0.00%	18,000	18,000



COUNTY OF BARRHEAD NO.11
 YTD BUDGET REPORT
 UTILITIES AND WASTE MANAGEMENT
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
Local improvement levy	\$21,885	\$21,885	-	0.00%	\$21,885	\$21,885
User fees and sale of goods	264,703	378,900	114,197	30.14%	250,248	409,787
Rental income	16,368	42,890	26,522	61.84%	18,782	40,216
Returns on investment	-	63,267	63,267	100.00%	-	42,587
Other revenue	-	1,500,000	1,500,000	100.00%	-	-
Contribution from capital program	-	-	-	0.00%	1,650	22,902
TOTAL REVENUE	<u>302,956</u>	<u>2,006,942</u>	<u>1,703,986</u>	<u>84.90%</u>	<u>292,564</u>	<u>537,377</u>
EXPENDITURES						
Salaries and benefits	64,488	93,752	29,264	31.21%	85,048	143,864
Materials, goods, supplies	14,678	57,331	42,653	74.40%	24,151	56,557
Utilities	13,409	26,510	13,101	49.42%	12,068	23,945
Contracted and general services	87,675	199,540	111,865	56.06%	91,824	159,419
Purchases from other governments	56,297	128,635	72,338	56.24%	81,045	140,742
Transfer to other governments	51,720	1,603,440	1,551,720	96.77%	42,520	84,516
Provision for allowances	-	-	-	0.00%	-	(365,100)
Transfer to operating reserves	5,000	5,000	-	0.00%	-	-
Transfer to capital reserves	198,885	297,284	98,399	33.10%	162,000	702,542
TOTAL EXPENDITURES	<u>492,151</u>	<u>2,411,491</u>	<u>1,919,340</u>	<u>79.59%</u>	<u>498,656</u>	<u>946,485</u>
NET COST / (REVENUE):	189,195	404,549	215,354	53.23%	206,091	409,108
NET COST - OPERATING FUND	(14,690)	102,266	116,955	114.36%	45,741	(270,532)
NET COST - RESERVE FUND	203,885	302,284	98,399	32.55%	162,000	702,542
NET COST - CAPITAL FUND	-	-	-	0.00%	(1,650)	(22,902)



COUNTY OF BARRHEAD NO. 11
 YTD BUDGET REPORT
 Water & Sewer Utility Holders
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
Local improvement levy	\$21,885	\$21,885	-	0.00%	\$21,885	\$21,885
User fees and sale of goods	196,917	298,375	101,458	34.00%	199,820	308,340
Rental income	16,368	42,890	26,522	61.84%	18,782	40,216
Returns on investment	-	38,267	38,267	100.00%	-	42,587
Other revenue	-	1,500,000	1,500,000	100.00%	-	-
TOTAL REVENUE	<u>235,170</u>	<u>1,901,417</u>	<u>1,666,247</u>	<u>87.63%</u>	<u>240,487</u>	<u>413,028</u>
EXPENDITURES						
Salaries and benefits	41,151	63,941	22,790	35.64%	45,085	74,872
Materials, goods, supplies	6,067	29,805	23,738	79.65%	20,213	23,469
Utilities	10,491	19,200	8,709	45.36%	10,374	19,849
Contracted and general services	26,282	76,858	50,576	65.81%	29,966	43,825
Purchases from other governments	49,470	119,360	69,890	58.55%	75,572	130,168
Transfer to other governments	-	1,500,000	1,500,000	100.00%	-	-
Transfer to capital reserves	95,885	131,885	36,000	27.30%	67,000	128,996
TOTAL EXPENDITURES	<u>229,345</u>	<u>1,941,049</u>	<u>1,711,704</u>	<u>88.18%</u>	<u>248,209</u>	<u>421,180</u>
NET COST / (REVENUE):	(5,825)	39,632	45,457	114.70%	7,722	8,152
NET COST - OPERATING FUND	(101,710)	(92,253)	9,457	(10.25%)	(59,278)	(120,845)
NET COST - RESERVE FUND	95,885	131,885	36,000	27.30%	67,000	128,996



COUNTY OF BARRHEAD NO. 11
 YTD BUDGET REPORT
 Truck Fill
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
User fees and sale of goods	\$17,088	\$19,525	\$2,437	12.48%	\$15,207	\$22,545
TOTAL REVENUE	<u>17,088</u>	<u>19,525</u>	<u>2,437</u>	<u>12.48%</u>	<u>15,207</u>	<u>22,545</u>
EXPENDITURES						
Salaries and benefits	696	1,173	478	40.72%	719	1,206
Materials, goods, supplies	-	1,000	1,000	100.00%	298	298
Utilities	1,053	1,700	647	38.04%	700	1,468
Contracted and general services	369	6,181	5,812	94.04%	5,708	5,872
Purchases from other governments	6,827	6,275	(552)	(8.80%)	5,473	7,574
Transfer to capital reserves	-	3,196	3,196	100.00%	-	6,127
TOTAL EXPENDITURES	<u>8,945</u>	<u>19,525</u>	<u>10,580</u>	<u>54.19%</u>	<u>12,898</u>	<u>22,545</u>
NET COST / (REVENUE):	(8,144)	0	8,144	(217162833)	(2,309)	-
NET COST - OPERATING FUND	(8,144)	(3,196)	4,948	(154.84%)	(2,309)	(6,127)
NET COST - RESERVE FUND	-	3,196	3,196	100.00%	-	6,127



COUNTY OF BARRHEAD NO.11
 YTD BUDGET REPORT
 Lagoons
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
User fees and sale of goods	\$50,698	\$61,000	\$10,302	16.89%	\$35,221	\$76,052
Contribution from capital program	-	-	-	0.00%	1,650	17,250
TOTAL REVENUE	<u>50,698</u>	<u>61,000</u>	<u>10,302</u>	<u>16.89%</u>	<u>36,871</u>	<u>93,302</u>
EXPENDITURES						
Salaries and benefits	9,440	8,687	(753)	(8.67%)	5,718	8,826
Materials, goods, supplies	2,498	1,200	(1,298)	(108.13%)	463	669
Utilities	1,865	5,610	3,745	66.76%	994	2,627
Contracted and general services	7,632	8,300	668	8.05%	1,981	17,760
Purchases from other governments	-	3,000	3,000	100.00%	-	3,000
Transfer to capital reserves	-	34,203	34,203	100.00%	-	60,419
TOTAL EXPENDITURES	<u>21,434</u>	<u>61,000</u>	<u>39,566</u>	<u>64.86%</u>	<u>9,155</u>	<u>93,302</u>
NET COST / (REVENUE):	(29,264)	0	29,264	(750347335)	(27,716)	-
NET COST - OPERATING FUND	(29,264)	(34,203)	(4,939)	14.44%	(26,066)	(43,169)
NET COST - RESERVE FUND	-	34,203	34,203	100.00%	-	60,419
NET COST - CAPITAL FUND	-	-	-	0.00%	(1,650)	(17,250)



COUNTY OF BARRHEAD NO.11
 YTD BUDGET REPORT
 General Utility Services
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
EXPENDITURES						
Salaries and benefits	-	-	-	0.00%	\$14,844	\$23,140
Materials, goods, supplies	1,485	7,126	5,641	79.15%	1,081	1,773
Contracted and general services	8,117	13,511	5,394	39.93%	5,929	10,237
Transfer to capital reserves	50,000	50,000	-	0.00%	50,000	60,000
TOTAL EXPENDITURES	<u>59,602</u>	<u>70,637</u>	<u>11,035</u>	<u>15.62%</u>	<u>71,854</u>	<u>95,150</u>
NET COST / (REVENUE):	59,602	70,637	11,035	15.62%	71,854	95,150
NET COST - OPERATING FUND	9,602	20,637	11,035	53.47%	21,854	35,150
NET COST - RESERVE FUND	50,000	50,000	-	0.00%	50,000	60,000



COUNTY OF BARRHEAD NO. 11
 YTD BUDGET REPORT
 Waste Management
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
User fees and sale of goods	-	-	-	0.00%	-	\$2,850
Returns on investment	-	25,000	25,000	100.00%	-	-
Contribution from capital program	-	-	-	0.00%	-	5,652
TOTAL REVENUE	-	25,000	25,000	100.00%	-	8,502
EXPENDITURES						
Salaries and benefits	13,201	19,950	6,749	33.83%	18,682	35,820
Materials, goods, supplies	4,628	18,200	13,572	74.57%	2,097	30,347
Contracted and general services	45,276	94,690	49,414	52.18%	48,241	81,725
Transfer to other governments	51,720	103,440	51,720	50.00%	42,520	84,516
Provision for allowances	-	-	-	0.00%	-	(365,100)
Transfer to operating reserves	5,000	5,000	-	0.00%	-	-
Transfer to capital reserves	53,000	78,000	25,000	32.05%	45,000	447,000
TOTAL EXPENDITURES	172,825	319,280	146,455	45.87%	156,540	314,308
NET COST / (REVENUE):	172,825	294,280	121,455	41.27%	156,540	305,806
NET COST - OPERATING FUND	114,825	211,280	96,455	45.65%	111,540	(135,542)
NET COST - RESERVE FUND	58,000	83,000	25,000	30.12%	45,000	447,000
NET COST - CAPITAL FUND	-	-	-	0.00%	-	(5,652)



COUNTY OF BARRHEAD NO.11
 YTD BUDGET REPORT
 COMMUNITY SUPPORT SERVICES
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
EXPENDITURES						
Transfer to other governments	\$38,575	\$77,149	\$38,575	50.00%	\$37,750	\$75,500
TOTAL EXPENDITURES	<u>38,575</u>	<u>77,149</u>	<u>38,575</u>	<u>50.00%</u>	<u>37,750</u>	<u>75,500</u>
NET COST / (REVENUE):	38,575	77,149	38,575	50.00%	37,750	75,500
NET COST - OPERATING FUND	38,575	77,149	38,575	50.00%	37,750	75,500



COUNTY OF BARRHEAD NO.11
 YTD BUDGET REPORT
 Family and Community Support Services (FCSS)
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
EXPENDITURES						
Transfer to other governments	\$38,575	\$77,149	\$38,575	50.00%	\$37,750	\$75,500
TOTAL EXPENDITURES	<u>38,575</u>	<u>77,149</u>	<u>38,575</u>	<u>50.00%</u>	<u>37,750</u>	<u>75,500</u>
NET COST / (REVENUE):	38,575	77,149	38,575	50.00%	37,750	75,500
NET COST - OPERATING FUND	38,575	77,149	38,575	50.00%	37,750	75,500



COUNTY OF BARRHEAD NO.11
 YTD BUDGET REPORT
 PLANNING & DEVELOPMENT
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
Rental income	\$12,090	\$17,360	\$5,270	30.36%	\$10,415	\$13,625
Licenses, permits and fees	13,450	13,250	(200)	(1.51%)	9,400	11,400
Returns on investment	16,287	25,000	8,713	34.85%	13,895	25,267
Other governments transfer for operating	44,115	20,000	(24,115)	(120.58%)	-	-
Other revenue	8,021	20,500	12,479	60.88%	13,876	22,979
Drawn from operating reserves	-	-	-	0.00%	-	18,065
TOTAL REVENUE	<u>93,963</u>	<u>96,110</u>	<u>2,147</u>	<u>2.23%</u>	<u>47,585</u>	<u>91,336</u>
EXPENDITURES						
Salaries and benefits	141,809	243,594	101,785	41.78%	119,936	211,189
Materials, goods, supplies	1,464	32,262	30,798	95.46%	30,891	31,572
Contracted and general services	47,002	108,998	61,996	56.88%	26,989	64,261
Transfer to individuals and organizations	1,000	-	(1,000)	0.00%	-	-
Transfer to operating reserves	10,000	10,000	-	0.00%	17,500	17,500
Transfer to capital reserves	23,415	45,000	21,585	47.97%	16,152	38,787
TOTAL EXPENDITURES	<u>224,691</u>	<u>439,854</u>	<u>215,164</u>	<u>48.92%</u>	<u>211,468</u>	<u>363,309</u>
NET COST / (REVENUE):	130,728	343,744	213,016	61.97%	163,883	271,973
NET COST - OPERATING FUND	97,313	288,744	191,431	66.30%	130,231	233,752
NET COST - RESERVE FUND	33,415	55,000	21,585	39.25%	33,652	38,222



COUNTY OF BARRHEAD NO.11
 YTD BUDGET REPORT
 Land Use Planning & Dev
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
Licenses, permits and fees	\$13,450	\$13,250	(\$200)	(1.51%)	\$9,400	\$11,400
Returns on investment	16,287	25,000	8,713	34.85%	13,895	25,267
Other revenue	8,021	20,500	12,479	60.88%	13,876	22,979
Drawn from operating reserves	-	-	-	0.00%	-	11,565
TOTAL REVENUE	<u>37,757</u>	<u>58,750</u>	<u>20,993</u>	<u>35.73%</u>	<u>37,170</u>	<u>71,211</u>
EXPENDITURES						
Salaries and benefits	85,069	144,012	58,943	40.93%	79,670	126,597
Materials, goods, supplies	1,152	31,262	30,110	96.31%	30,758	31,223
Contracted and general services	29,871	61,937	32,066	51.77%	15,890	39,355
Transfer to operating reserves	10,000	10,000	-	0.00%	17,500	17,500
Transfer to capital reserves	23,415	45,000	21,585	47.97%	16,152	38,787
TOTAL EXPENDITURES	<u>149,507</u>	<u>292,211</u>	<u>142,704</u>	<u>48.84%</u>	<u>159,970</u>	<u>253,462</u>
NET COST / (REVENUE):	111,750	233,461	121,711	52.13%	122,800	182,251
NET COST - OPERATING FUND	78,335	178,461	100,126	56.11%	89,148	137,530
NET COST - RESERVE FUND	33,415	55,000	21,585	39.25%	33,652	44,722



COUNTY OF BARRHEAD NO.11
 YTD BUDGET REPORT
 Economic Development
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
Other governments transfer for operating	\$44,115	\$20,000	(\$24,115)	(120.58%)	-	-
Drawn from operating reserves	-	-	-	0.00%	-	6,500
TOTAL REVENUE	44,115	20,000	(24,115)	(120.58%)	-	6,500
EXPENDITURES						
Salaries and benefits	56,740	99,583	42,842	43.02%	40,265	84,592
Materials, goods, supplies	312	1,000	688	68.81%	133	349
Contracted and general services	16,849	46,778	29,929	63.98%	10,816	24,623
Transfer to individuals and organizations	1,000	-	(1,000)	0.00%	-	-
TOTAL EXPENDITURES	74,901	147,361	72,460	49.17%	51,215	109,564
NET COST / (REVENUE):	30,786	127,361	96,575	75.83%	51,215	103,064
NET COST - OPERATING FUND	30,786	127,361	96,575	75.83%	51,215	109,564
NET COST - RESERVE FUND	-	-	-	0.00%	-	(6,500)



COUNTY OF BARRHEAD NO.11
 YTD BUDGET REPORT
 Subdivision & Land Development
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
EXPENDITURES						
Contracted and general services	\$283	\$283	\$0	0.01%	\$283	\$283
TOTAL EXPENDITURES	<u>283</u>	<u>283</u>	<u>0</u>	<u>0.01%</u>	<u>283</u>	<u>283</u>
NET COST / (REVENUE):	283	283	0	0.01%	283	283
NET COST - OPERATING FUND	283	283	0	0.01%	283	283



COUNTY OF BARRHEAD NO.11
 YTD BUDGET REPORT
 Land, Housing & Building Rentals
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
Rental income	\$12,090	\$17,360	\$5,270	30.36%	\$10,415	\$13,625
TOTAL REVENUE	12,090	17,360	5,270	30.36%	10,415	13,625
EXPENDITURES	_____	_____	_____	_____	_____	_____
NET COST / (REVENUE):	(12,090)	(17,360)	(5,270)	30.36%	(10,415)	(13,625)
NET COST - OPERATING FUND	(12,090)	(17,360)	(5,270)	30.36%	(10,415)	(13,625)



COUNTY OF BARRHEAD NO.11
 YTD BUDGET REPORT
 AGRICULTURAL SERVICES
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
User fees and sale of goods	\$92,954	\$166,980	\$74,026	44.33%	\$59,382	\$167,517
Rental income	-	8,000	8,000	100.00%	-	8,000
Other governments transfer for operating	259,247	328,733	69,486	21.14%	333,647	323,531
Other revenue	-	2,002	2,002	100.00%	-	4,999
Drawn from unrestricted reserves	-	-	-	0.00%	7,000	7,000
Drawn from operating reserves	-	25,935	25,935	100.00%	-	13,123
TOTAL REVENUE	352,201	531,650	179,450	33.75%	400,029	524,170
EXPENDITURES						
Salaries and benefits	232,547	401,246	168,698	42.04%	260,492	355,704
Materials, goods, supplies	103,804	140,902	37,098	26.33%	99,671	135,244
Utilities	20	5,000	4,980	99.60%	454	4,137
Contracted and general services	55,740	174,642	118,902	68.08%	26,947	117,406
Transfer to other governments	-	4,000	4,000	100.00%	-	2,970
Transfer to individuals and organizations	2,713	55,800	53,087	95.14%	11,629	57,008
Transfer to operating reserves	-	-	-	0.00%	-	16,666
Transfer to capital reserves	50,000	50,000	-	0.00%	30,000	30,000
TOTAL EXPENDITURES	444,824	831,590	386,766	46.51%	429,193	719,135
NET COST / (REVENUE):	92,624	299,940	207,316	69.12%	29,164	194,965
NET COST - OPERATING FUND	42,624	275,875	233,251	84.55%	6,164	168,422
NET COST - RESERVE FUND	50,000	24,065	(25,935)	(107.77%)	23,000	26,543



COUNTY OF BARRHEAD NO.11
 YTD BUDGET REPORT
 Ag Services
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
User fees and sale of goods	\$27,221	\$28,550	\$1,329	4.65%	\$23,150	\$28,865
Rental income	-	8,000	8,000	100.00%	-	8,000
Other governments transfer for operating	167,247	169,247	2,000	1.18%	166,247	169,292
Other revenue	-	2,002	2,002	100.00%	-	4,999
Drawn from unrestricted reserves	-	-	-	0.00%	7,000	7,000
Drawn from operating reserves	-	36	36	100.00%	-	4,753
TOTAL REVENUE	194,468	207,835	13,367	6.43%	196,397	222,910
EXPENDITURES						
Salaries and benefits	155,629	280,700	125,072	44.56%	201,133	245,756
Materials, goods, supplies	67,839	109,526	41,687	38.06%	66,515	98,317
Utilities	20	5,000	4,980	99.60%	454	4,137
Contracted and general services	51,808	79,208	27,400	34.59%	21,824	51,770
Transfer to other governments	-	4,000	4,000	100.00%	-	2,970
Transfer to individuals and organizations	864	14,000	13,136	93.83%	7,000	20,000
Transfer to capital reserves	50,000	50,000	-	0.00%	30,000	30,000
TOTAL EXPENDITURES	326,161	542,434	216,274	39.87%	326,926	452,950
NET COST / (REVENUE):	131,692	334,599	202,907	60.64%	130,530	230,041
NET COST - OPERATING FUND	81,692	284,635	202,943	71.30%	107,530	211,794
NET COST - RESERVE FUND	50,000	49,964	(36)	(0.07%)	23,000	18,247



COUNTY OF BARRHEAD NO. 11
 YTD BUDGET REPORT
 Alus (ALUS)
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
User fees and sale of goods	\$65,732	\$138,430	\$72,698	52.52%	\$36,232	\$138,652
Other governments transfer for operating	92,000	159,486	67,486	42.31%	167,400	154,239
Drawn from operating reserves	-	25,899	25,899	100.00%	-	8,370
TOTAL REVENUE	<u>157,732</u>	<u>323,815</u>	<u>166,083</u>	<u>51.29%</u>	<u>203,632</u>	<u>301,260</u>
EXPENDITURES						
Salaries and benefits	76,918	120,545	43,627	36.19%	59,359	109,948
Materials, goods, supplies	35,965	31,376	(4,589)	(14.62%)	33,156	36,927
Contracted and general services	3,932	95,434	91,502	95.88%	5,122	65,636
Transfer to individuals and organizations	1,849	41,800	39,951	95.58%	4,629	37,008
Transfer to operating reserves	-	-	-	0.00%	-	16,666
TOTAL EXPENDITURES	<u>118,664</u>	<u>289,155</u>	<u>170,492</u>	<u>58.96%</u>	<u>102,267</u>	<u>266,185</u>
NET COST / (REVENUE):	(39,069)	(34,660)	4,409	(12.72%)	(101,366)	(35,075)
NET COST - OPERATING FUND	(39,069)	(8,761)	30,308	(345.96%)	(101,366)	(43,372)
NET COST - RESERVE FUND	-	(25,899)	(25,899)	100.00%	-	8,297



COUNTY OF BARRHEAD NO.11
 YTD BUDGET REPORT
 RECREATION & CULTURE
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	%	July 2023 YTD	PY (2023)
REVENUE						
User fees and sale of goods	\$5,938	\$10,000	\$4,062	40.62%	\$5,876	\$11,588
Returns on investment	3,080	3,080	-	0.00%	3,272	3,272
Other governments transfer for operating	-	137,330	137,330	100.00%	137,330	137,330
Other revenue	3,397	3,780	383	10.12%	2,512	2,512
Drawn from operating reserves	31,000	29,400	(1,600)	(5.44%)	9,750	19,350
TOTAL REVENUE	43,416	183,590	140,175	76.35%	158,739	174,052
EXPENDITURES						
Salaries and benefits	14,417	17,400	2,983	17.14%	11,078	17,127
Materials, goods, supplies	4,468	11,582	7,114	61.42%	3,828	4,429
Contracted and general services	22,252	34,775	12,523	36.01%	10,256	17,746
Transfer to other governments	337,951	367,851	29,900	8.13%	-	356,841
Transfer to individuals and organizations	14,287	31,950	17,663	55.28%	14,690	24,290
Transfer to local boards and agencies	115,068	171,070	56,002	32.74%	127,008	165,523
Interest on long term debt	55,524	109,816	54,292	49.44%	57,934	114,459
Principal payment for debenture	85,464	172,158	86,695	50.36%	83,054	167,303
Transfer to operating reserves	12,154	9,654	(2,500)	(25.90%)	9,654	9,654
Transfer to capital program	5,000	5,000	-	0.00%	-	-
TOTAL EXPENDITURES	666,583	931,256	264,673	28.42%	317,500	877,372
NET COST / (REVENUE):	623,168	747,666	124,498	16.65%	158,762	703,320
NET COST - OPERATING FUND	637,014	762,412	125,398	16.45%	158,858	713,016
NET COST - RESERVE FUND	(18,846)	(19,746)	(900)	4.56%	(96)	(9,696)
NET COST - CAPITAL FUND	5,000	5,000	-	0.00%	-	-



COUNTY OF BARRHEAD NO. 11
 YTD BUDGET REPORT
 Recreation
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
User fees and sale of goods	\$5,938	\$10,000	\$4,062	40.62%	\$5,876	\$11,588
Returns on investment	3,080	3,080	-	0.00%	3,272	3,272
Other revenue	3,397	3,780	383	10.12%	2,512	2,512
Drawn from operating reserves	2,500	10,000	7,500	75.00%	5,000	10,250
TOTAL REVENUE	14,916	26,860	11,945	44.47%	16,659	27,622
EXPENDITURES						
Salaries and benefits	14,417	17,400	2,983	17.14%	11,078	17,127
Materials, goods, supplies	4,468	11,582	7,114	61.42%	3,828	4,429
Contracted and general services	7,852	20,375	12,523	61.46%	10,256	16,901
Transfer to other governments	337,951	362,951	25,000	6.89%	-	355,700
Transfer to individuals and organizations	-	22,000	22,000	100.00%	5,000	10,250
Interest on long term debt	55,524	109,816	54,292	49.44%	57,934	114,459
Principal payment for debenture	85,464	172,158	86,695	50.36%	83,054	167,303
Transfer to operating reserves	12,154	9,654	(2,500)	(25.90%)	9,654	9,654
Transfer to capital program	5,000	5,000	-	0.00%	-	-
TOTAL EXPENDITURES	522,829	730,936	208,107	28.47%	180,802	695,823
NET COST / (REVENUE):	507,914	704,076	196,163	27.86%	164,144	668,201
NET COST - OPERATING FUND	493,259	699,422	206,163	29.48%	159,489	668,797
NET COST - RESERVE FUND	9,654	(346)	(10,000)	2891.01%	4,654	(596)
NET COST - CAPITAL FUND	5,000	5,000	-	0.00%	-	-



COUNTY OF BARRHEAD NO.11
 YTD BUDGET REPORT
 Culture
 For the Seven Months Ending Wednesday, July 31, 2024

	July 2024 YTD	2024 Budget	Budget Variance	% Variance	July 2023 YTD	PY (2023)
REVENUE						
Other governments transfer for operating	-	\$137,330	\$137,330	100.00%	\$137,330	\$137,330
Drawn from operating reserves	<u>28,500</u>	<u>19,400</u>	<u>(9,100)</u>	<u>(46.91%)</u>	<u>4,750</u>	<u>9,100</u>
TOTAL REVENUE	<u>28,500</u>	<u>156,730</u>	<u>128,230</u>	<u>81.82%</u>	<u>142,080</u>	<u>146,430</u>
EXPENDITURES						
Contracted and general services	14,400	14,400	-	0.00%	-	845
Transfer to other governments	-	4,900	4,900	100.00%	-	1,141
Transfer to individuals and organizations	14,287	9,950	(4,337)	(43.59%)	9,690	14,040
Transfer to local boards and agencies	<u>115,068</u>	<u>171,070</u>	<u>56,002</u>	<u>32.74%</u>	<u>127,008</u>	<u>165,523</u>
TOTAL EXPENDITURES	<u>143,754</u>	<u>200,320</u>	<u>56,566</u>	<u>28.24%</u>	<u>136,698</u>	<u>181,549</u>
NET COST / (REVENUE):	115,254	43,590	(71,664)	(164.41%)	(5,382)	35,119
NET COST - OPERATING FUND	143,754	62,990	(80,764)	(128.22%)	(632)	44,219
NET COST - RESERVE FUND	(28,500)	(19,400)	9,100	(46.91%)	(4,750)	(9,100)

County of Barrhead
July 2024 YTD Capital Report



	Admin & General	Enforce.	Fire & ERC	Public Works	Airport	Waste Mgmt	Utilities	Planning & Dev.	Subdiv & Land Dev.	Ag Services	Rec & Culture	Total - July 2024 YTD	2024 BUDGET
1 CAPITAL APPLIED													
2 Land & Land Improvements				119,512		-						119,512	100,760
3 Buildings	-		-	119,097							21,615	140,712	1,753,950
4 Machinery & Equipment	-	41,470		577,250		-				-		618,720	687,350
5 Engineered Structures												-	
6 Sidewalks												-	
7 Road Construction				435,473								435,473	1,339,453
8 Paving & Overlays				-								-	
9 Bridges				11,737								11,737	210,000
10 Neerlandia Lagoon													
11 Vehicles		11,823	-	1,056,402			61,500					1,129,726	1,516,424
Subtotal: Capital Assets													
13 Purchased/Constructed	-	53,294	-	2,319,472	-	-	61,500	-	-	-	21,615	2,455,880	5,607,937
14 Transfer to Individuals												-	-
15 Transfer to Local Governments												-	-
16 Transfer to Operating	-	-	-	-	-	-	-	-	-	-	-	-	-
17 Transfer to Capital Reserves	70,000	17,000	97,000	1,282,268	18,000	73,000	127,020	23,415	-	50,000	-	1,757,703	1,992,288
18 TOTAL CAPITAL APPLIED	70,000	70,294	97,000	3,601,739	18,000	73,000	188,520	23,415	-	50,000	21,615	4,213,583	
20 BUDGETED CAPITAL APPLIED:	1,393,000	71,210	102,950	5,488,281	18,000	115,500	301,284	45,000	-	60,000	5,000	7,600,225	7,600,225
21 CAPITAL ACQUIRED													
22 Sale of Land												-	-
23 Sale of Buildings												-	-
24 Sale of Machinery & Equipment				145,000		-						145,000	200,000
25 Sale of Vehicles				85,320			4,720					90,040	149,500
26 Contributions from Individuals - TCA												-	-
27 Contributions from Individuals - Reserves							1,135					1,135	-
28 Insurance Proceeds											16,615	16,615	-
29 Federal Grants				-								-	-
30 Provincial Grants Capital-Bridges				-								-	-
31 Provincial Grants Capital-MSI				28,966								28,966	1,078,000
32 Local Governments Contributions												-	-
33 Contributions from Operating				134,207							5,000	139,207	57,583
34 Contributions from Operating to Capital Reserves	70,000	17,000	97,000	1,282,268	18,000	73,000	125,885	23,415	-	50,000	-	1,756,568	1,992,288
35 Contributions from Reserves to Operating	-	-	-	-	-	-	-	-	-	-	-	-	-
36 Contributions from Reserves for Capital	-	53,294	-	1,925,979	-	-	56,780	-	-	-	-	2,036,052	4,122,854
37 TOTAL CAPITAL ACQUIRED	70,000	70,294	97,000	3,601,739	18,000	73,000	188,520	23,415	-	50,000	21,615	4,213,583	
38 BUDGETED CAPITAL ACQUIRED:	1,393,000	71,210	102,950	5,488,281	18,000	115,500	301,284	45,000	-	60,000	5,000	7,600,225	7,600,225

Capital Report
2024 Capital Expenditures

CF - denotes carry forward

	EXPENDITURE YTD July 2024	FUNDING SOURCE						2024 BUDGET
		GENERAL REVENUES	RESERVES	FEDERAL GRANTS	PROVINCIAL GRANTS	SALE OF EQUIP	OTHER / UNKNOWN	
ADMINISTRATION								
Renovation								1,284,000
Carpet (CF)								19,000
Telephone System (CF)								20,000
Asset Management Software								
	-	-	-	-	-	-	-	1,323,000
FIRE								
OnSite Training Facility (50%) (CF)								5,950
	-	-	-	-	-	-	-	5,950
ENFORCEMENT								
CPO Vehicle - Ticketing System	8,316		8,316					8,610
CPO Vehicle - Cargo Securement	3,507		3,507					3,000
Axon Cameras	24,696		24,696					24,600
AFRCSS Radios	16,774		16,774					18,000
	53,294	-	53,294	-	-	-	-	54,210

Capital Report
2024 Capital Expenditures

		FUNDING SOURCE								
		EXPENDITURE YTD July 2024	GENERAL REVENUES	RESERVES	FEDERAL GRANTS	PROVINCIAL GRANTS	SALE OF EQUIP	OTHER / UNKNOWN	2024 BUDGET	
CF - denotes carry forward										
TRANSPORTATION	# miles									
Bridges										
	BF 70370 RGE RD 51 (STIP Denied) (CF)	11,737		11,737					210,000	
Road Construction										
	24-540 - RGE RD 25 (Naples Road)								-	
	To be replaced with 5 miles of road from 2025/2026 list	1	-						193,712	
	24-240 - RGE RD 45 West of SW 5-58-4-W5	0.25	91,765	91,765					52,583	
	23-740 - RGE RD 32 (Mast North) (CF)	1	303,802	303,802					197,930	
	RR24 extension - 310'	0.06	10,940	10,940					10,940	
	24-241 West of 6 and 7-58-4-W5 (Council approved May 2024)	2	18,206			18,206			428,930	
	24-740 Thru 9 & SofSW 9-62-4-W5 (Council approved Jul 2024)	2	10,760			10,760			455,358	
Equipment Replacement										
	2024 Grader 150AWD - Council Res #2023-203	577,250		432,250			145,000		577,250	
	2024 Pickup Truck	74,954		71,634			3,320		70,000	
	2024 1Ton Pickup with Box & Hoist	93,533		93,533					95,000	
	2024 Tandem Truck with Hoist, Plow, Snow Wing & hydraulics	247,282		247,282					390,995	
	2024 Plow Truck - Sander/Oil	274,177		274,177					525,363	
	2024 Gravel Truck - Box/Pup	366,456		284,456			82,000		366,456	
		-								
Buildings, Land, & Land Improvements										
	DEF Bulk Storage Building	22,523		22,523					28,000	
	Shop Front Entrance	2,300		2,300					12,000	
	Asphalt pad for Salt/Sand Shed	119,512	42,442	77,071					70,000	
	Salt shed	94,274		94,274					400,000	
	County welcome sign (CF)	-							5,760	
		-								
Asset Retirement Obligations										
		-							-	
		-							-	
		-								
		6.31	2,319,472	134,207	1,925,979	-	28,966	230,320	-	4,090,277

Capital Report
2024 Capital Expenditures

CF - denotes carry forward

	EXPENDITURE YTD July 2024	FUNDING SOURCE						2024 BUDGET
		GENERAL REVENUES	RESERVES	FEDERAL GRANTS	PROVINCIAL GRANTS	SALE OF EQUIP	OTHER / UNKNOWN	
AIRPORT								
	-	-	-	-	-	-	-	-
WASTE MANAGEMENT								
Netting								12,500
Non-Compliance Rehab (Well Drilling, etc)								25,000
	-	-	-	-	-	-	-	37,500
UTILITIES								
Utility Officer Vehicle - 1/2 T truck	61,500		56,780			4,720		57,000
Neerlandia Water Dist. Pump Rebuild								25,000
	61,500	-	56,780	-	-	4,720	-	82,000
AGRICULTURAL SERVICES								
Retrofit of mower - Wet Blade Kit	-							-
Plastic mulch applicator								10,000
Sell 62-006; 2009 Dodge Dakota 4x4 Ex. Cab - Surplus								
Sell 62-008; 2012 Dodge 1500 - Surplus								
	-	-	-	-	-	-	-	10,000
PLANNING & DEVELOPMENT								
	-	-	-	-	-	-	-	-
RECREATION								
Klondike Park Shelter Replacement (budget deductible only)	21,615	5,000					16,615	5,000
	21,615	5,000	-	-	-	-	16,615	5,000
TOTAL	2,455,880	139,207	2,036,052	-	28,966	235,040	16,615	5,607,937

Capital Report
2024 Capital Reserve Transactions

	CONTRIBUTIONS TO CAPITAL RESERVES		CAPITAL RESERVES TO OPERATIONS		CAPITAL RESERVES TO CAPITAL (TCA)	
	YTD 2024 July	2024 BUDGET	YTD 2024 July	2024 BUDGET	YTD 2024 July	2024 BUDGET
ADMINISTRATION & GENERAL						
Computer & Equipment Reserve	20,000	20,000				(20,000)
Office	50,000	50,000				(1,303,000)
	70,000	70,000	-	-	-	(1,323,000)
FIRE						
ERC Equipment Reserve		-				
Fire Equipment Reserve	87,000	87,000				
Emergency Response Bldg.	10,000	10,000			-	(5,950)
	97,000	97,000	-	-	-	(5,950)
ENFORCEMENT						
CPO Equipment	17,000	17,000			(53,294)	(54,210)
	17,000	17,000	-	-	(53,294)	(54,210)
TRANSPORTATION						
P.W. Graders	517,420	517,420			(432,250)	(377,250)
P.W. Equipment	683,584	683,584			(971,082)	(1,312,314)
Aggregate Reserve	16,264	115,000				
P.W. - Local Roads & Bridge Construction		-			(326,479)	(418,870)
Public Works Shop	50,000	50,000			(196,167)	(510,000)
Land Right of Way Reserve					-	(5,760)
Gravel Pit Reserve	15,000	32,000				
	1,282,268	1,398,004	-	-	(1,925,979)	(2,624,194)

Capital Report
2024 Capital Reserve Transactions

	CONTRIBUTIONS TO CAPITAL RESERVES		CAPITAL RESERVES TO OPERATIONS		CAPITAL RESERVES TO CAPITAL (TCA)	
	YTD 2024 July	2024 BUDGET	YTD 2024 July	2024 BUDGET	YTD 2024 July	2024 BUDGET
AIRPORT						
Airport	18,000	18,000				
	18,000	18,000	-	-	-	-
WASTE MANAGEMENT						
Transfer Station Bins	20,000			-		-
Landfill Equipment Reserve	25,000	25,000				(12,500)
Landfill	28,000	53,000				(25,000)
	73,000	78,000	-	-	-	(37,500)
UTILITIES						
Utility Officer Truck	7,000	7,000			(56,780)	(53,000)
Offsite Levy Reserve - Neerlandia		-				
Offsite Levy Reserve - Manola	1,135	-				
Water & Sewer Capital Reserve	47,000	103,000				(25,000)
Regional Water & Sewer Lines / Future W&S Development	50,000	50,000				
Truck Fill		3,196				
Lagoons		34,203		-		-
Future Development - Fire Suppression	21,885	21,885				
	127,020	219,284	-	-	(56,780)	(78,000)
PLANNING & DEVELOPMENT						
Money in Lieu (of Municipal Reserve)	23,415	45,000				
	23,415	45,000	-	-	-	-

Capital Report
2024 Capital Reserve Transactions

	CONTRIBUTIONS TO CAPITAL RESERVES		CAPITAL RESERVES TO OPERATIONS		CAPITAL RESERVES TO CAPITAL (TCA)	
	YTD 2024 July	2024 BUDGET	YTD 2024 July	2024 BUDGET	YTD 2024 July	2024 BUDGET
SUBDIVISION & LAND DEVELOPMENT						
Future Development		-				
	-	-	-	-	-	-
AGRICULTURAL SERVICES						
Ag Vehicle & Equipment	40,000	40,000				(10,000)
Ag Building	10,000	10,000				-
Sale of Surplus Ag Vehicles						10,000
	50,000	50,000	-	-	-	-
RECREATION						
Lac La None - Pole Shed						
		-	-	-	-	-
TOTAL	1,757,703	1,992,288	-	-	(2,036,052)	(4,122,854)



COUNTY OF BARRHEAD NO.11
 Elected Official Remuneration Report
 For the Seven Months Ending Wednesday, July 31, 2024



	July 2024 YTD	2024 Budget	Budget Variance	% Variance
Division 1 - Doug Drozd (Reeve)				
Base salary	17,564.96	30,111.36	12,546.40	41.67%
Per diems	6,092.94	13,897.62	7,804.68	56.16%
Mileage	1,064.27	2,380.00	1,315.73	55.28%
Benefits	5,043.75	8,888.01	3,844.26	43.25%
Salary and benefits	29,765.92	55,276.99	25,511.07	46.15%
Training and conventions	1,131.32	4,000.00	2,868.68	71.72%
	30,897.24	59,276.99	28,379.75	47.88%
Division 2 - Marvin Schatz (Deputy Reeve)				
Base salary	13,503.07	23,148.12	9,645.05	41.67%
Per diems	8,414.06	18,670.54	10,256.48	54.93%
Mileage	1,265.60	2,800.00	1,534.40	54.80%
Benefits	5,791.73	8,678.75	2,887.02	33.27%
Salary and benefits	28,974.46	53,297.41	24,322.95	45.64%
Training and conventions	1,356.65	4,000.00	2,643.35	66.08%
	30,331.11	57,297.41	26,966.30	47.06%
Division 3 - Ron Kleinfeldt				
Base salary	9,441.18	16,184.88	6,743.70	41.67%
Per diems	8,123.92	16,845.60	8,721.68	51.77%
Mileage	1,444.67	2,300.00	855.33	37.19%
Benefits	3,901.55	8,005.55	4,104.00	51.26%
Salary and benefits	22,911.32	43,336.03	20,424.71	47.13%
Training and conventions	1,347.32	4,000.00	2,652.68	66.32%
	24,258.64	47,336.03	23,077.39	48.75%
Division 4 - Bill Lane				
Base salary	9,441.18	16,184.88	6,743.70	41.67%
Per diems	10,299.97	17,547.50	7,247.53	41.30%
Mileage	1,662.66	3,750.00	2,087.34	55.66%
Benefits	2,892.72	6,005.61	3,112.89	51.83%
Salary and benefits	24,296.53	43,487.99	19,191.46	44.13%
Training and conventions	790.00	4,000.00	3,210.00	80.25%
	25,086.53	47,487.99	22,401.46	47.17%
Division 5 - Paul Properzi				
Base salary	9,441.18	16,184.88	6,743.70	41.67%
Per diems	7,108.43	12,774.58	5,666.15	44.35%
Mileage	1,186.00	2,000.00	814.00	40.70%
Benefits	4,086.69	7,783.94	3,697.25	47.50%
Salary and benefits	21,822.30	38,743.40	16,921.10	43.67%
Training and conventions	1,169.32	4,000.00	2,830.68	70.77%
	22,991.62	42,743.40	19,751.78	46.21%
Division 6 - Walter Preugschas				
Base salary	9,441.18	16,184.88	6,743.70	41.67%
Per diems	11,895.74	19,138.88	7,243.14	37.85%
Mileage	1,398.00	2,350.00	952.00	40.51%
Benefits	3,590.70	6,014.53	2,423.83	40.30%
Salary and benefits	26,325.62	43,688.29	17,362.67	39.74%
Training and conventions	1,851.44	7,022.00	5,170.56	73.63%
	28,177.06	50,710.29	22,533.23	44.44%
Division 7 - Jared Stoik				
Base salary	9,441.18	16,184.88	6,743.70	41.67%
Per diems	3,481.68	15,020.66	11,538.98	76.82%
Mileage	1,024.80	2,540.00	1,515.20	59.65%
Benefits	3,834.46	7,997.24	4,162.78	52.05%
Salary and benefits	17,782.12	41,742.78	23,960.66	57.40%
Training and conventions		4,000.00	4,000.00	100.00%
	17,782.12	45,742.78	27,960.66	61.13%



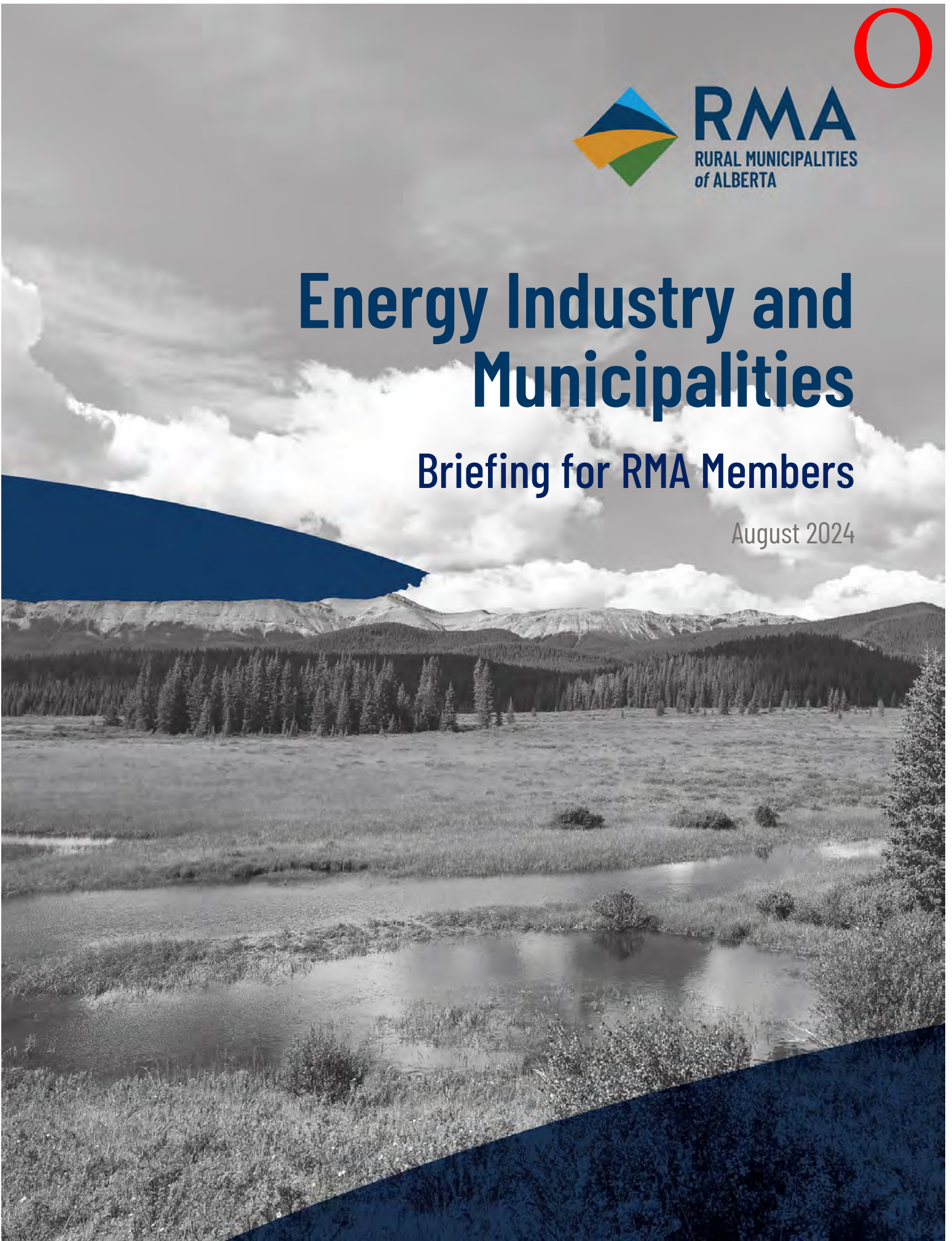
RMA
RURAL MUNICIPALITIES
of ALBERTA



Energy Industry and Municipalities

Briefing for RMA Members

August 2024



Introduction

RMA hosted a member townhall on August 13, 2024 to share information with members on several provincial government initiatives related to the oil and gas industry that could impact the financial health of rural municipalities. The topics discussed include:

- ◆ Ministerial Order 43/2023;
- ◆ Mature Asset Strategy;
- ◆ Assessment Model Review;
- ◆ Premier’s review of the AER; and
- ◆ Subsidization of the energy industry from municipal revenues.

Each of these policies on their own present risks to rural municipalities, although it is likely most municipalities could make adjustments to adapt. However, as these issues are evolving simultaneously, the cumulative impacts represent significant challenges for rural municipalities.

This briefing will provide an overview of each of the topics and provide information on what RMA is doing along with actions RMA members can take.

Ministerial Order 43/2023

What it is

[Ministerial Order 43/2023](#) (MO) was issued by the Minister of Energy and Minerals and directs the Alberta Energy Regulator (AER) to block the transfer of assets between two energy companies where one of them has property tax arrears in excess of \$20,000. This MO was in response to RMA's advocacy on unpaid municipal taxes. When it was implemented in 2023, RMA viewed it as a partial solution to the issue. After roughly a year of implementation, it is clear that the MO does not address "zombie companies" who continue to operate and not pay taxes, but are also not transferring assets.

Why we're talking about it

The Government of Alberta (GOA) is currently considering whether to amend the MO. The Orphan Well Association (OWA) and industry stakeholders have argued that the application of the MA on assets under control of the OWA is preventing those assets from being purchased by operating companies, and sending producing wells into the OWA's inventory. When most oil and gas companies enter bankruptcy, they own a mix of profitable and non-viable assets. If that company had outstanding municipal taxes, the MO will block the OWA from selling those assets unless the receiving company pays all of the insolvent company's unpaid municipal taxes. RMA is concerned that any weakening of the MO will create a "slippery slope" effect where assets at risk of entering the OWA are allowed to become exempt from the transfer requirements. It also could result in marginally profitable assets being transferred from the OWA to companies with existing viability risks that are likely to continue to ignore tax payment obligations in order to minimize the OWA inventory and therefore keep the industry's OWA levy costs as low as possible. In other words, there is a risk that allowing assets to more easily be transferred out of the OWA could result in assets being transferred to companies that are not well-positioned to operate them responsibly.

What RMA is doing

RMA is engaged with the GOA and other stakeholders to share concerns about how changes to the MO may impact the effectiveness of the Order. Additionally, RMA continues to seek policy changes that will require municipal taxes to be paid as a condition of operating oil and gas facilities.

Mature Asset Strategy

What it is

The Premier's office is beginning work on a Mature Asset Strategy to support the continued operation of older, less profitable oil and gas assets, primarily in southern Alberta. The Strategy is driven by a concern on the part of government and industry that economic forces and fixed operating costs linked to property taxes, regulatory and reclamation requirements, and other factors are impacting the profitability of mature assets, resulting in untapped oil and gas resources because the economic case for extraction no longer exists. Six stakeholder working groups are being created to develop the Strategy, including a municipal working group to explore municipal assessment and taxation through a lens of whether the current assessment and taxation model is appropriate to support the continued operation of mature assets.

Why we're talking about it

The strategy assumes that exploitation of mature assets is stalled due to regulatory costs and taxes. RMA is concerned as the strategy working groups are likely to be comprised mainly of industry representatives, and could focus on "solutions" such as:

- ◆ Reduced regulatory oversight for liability management;
- ◆ Shifting liability management from industry to public;
- ◆ Reduced expectations for environmental monitoring and reclamations;
- ◆ Changes to the assessment model through Schedule D depreciation or a fundamental restructuring of how mature assets are assessed; and
- ◆ Pressure on municipalities to apply property tax breaks/incentives.

What RMA is doing

RMA is engaged with the Premier's office to bring the rural municipal perspective to the table, emphasizing the role municipal taxes play in funding infrastructure maintenance. The Strategy development process is expected to get underway in September. RMA will provide members with more information as it becomes available.

What RMA members can do

RMA members can meet with local MLAs to counter the narrative that mature assets are uneconomical due to municipal taxes. The simple matter is that these assets no longer produce significant revenue as a result of decreased production and lower natural gas prices. Additionally, RMA members can share with their MLAs the role of municipal revenue in funding infrastructure maintenance, and how the energy industry relies on municipal infrastructure to access natural resources.

Assessment Model Review

What it is

The [Assessment Model Review](#) (AMR) will provide recommendations to the Minister of Municipal Affairs on changes to how regulated assets (such as oil and gas, telecommunications, and railways) are assessed for property tax purposes. The AMR is intended to “modernize” assessment methodology and ensure assessments are based on current technology, construction costs, and other parameters. The current AMR began earlier this year and is scheduled to conclude in 2028.

Why we’re talking about it

The regulated assessment model is highly complex, and any changes to the methodology will impact property tax outcomes. As a result, the AMR process is very important for both municipal and industry stakeholders. Over the past decade, multiple attempts to review and amend the overall regulated assessment model, or specific components of the model, have been unsuccessful as stakeholder positions became entrenched. While RMA is dedicating significant time and capacity to participating constructively and thoughtfully in the current AMR, there are already challenges related to the review scope and process.

What RMA is doing

RMA is actively participating in the AMR, although the process is currently paused to review how engagement moves forward constructively. The GOA has confirmed that the scope is limited to updating the rates and methodology used in the existing model as opposed to re-building the assessment model from scratch. RMA will continue to emphasize that tax policy, including industry incentives, must be developed in a transparent manner outside of the AMR.

RMA provides members regular AMR updates by email. Expect the next update in early September.

Premier's Review of the AER

What it is

In January 2023, the Premier of Alberta formed an advisory council to develop a long-term vision of Alberta's energy future. This work was completed in June 2023, and included significant focus on the Alberta Energy Regulator (AER). While the panel's work was underway, the AER independently engaged with industry to evaluate its own performance. The results of the initial advisory council report and the in-house AER review were not released publicly, but were shared with the Premier. In response, the Premier tasked the Minister of Energy and Minerals to review the two AER-related reports and provide recommendations on how the AER should respond. The Minister subsequently formed an independent panel comprised of those with experience in the energy industry to conduct the review and develop a report and recommendations. The [report was recently released](#).

Why we're talking about it

The final report recommends that the AER's scope be narrowed to focus strictly on technical issues and risk-based decision making. The report is written from the perspective of "the regulated" (the companies under the AER's purview) and frames its recommendations and criticisms in terms of how AER's processes and responsibilities should be modified to enhance efficiency and certainty for industry, with virtually no consideration of other stakeholders impacted by the industry, aside from vague references to environmental protection and the confusing approach to Indigenous engagement/partnership. This is significant for the RMA, as engaging with municipalities and considering municipal concerns in the AER approval process is viewed by the report's authors as out of scope from their view of the AER's appropriate scope. This perspective contradicts the RMA's position on the AER's role, as well as much of the academic literature on effective industry regulation, which typically argues that the role of an industry regulator is to understand and represent the concerns and perspectives of the public in relation to the industry and ensure that risks to impacted stakeholders are minimized. Much of RMA's criticisms of the AER for taking no action to address unpaid taxes is framed around the idea that the regulator's role is to represent and protect the public interest, which this report refutes completely.

What RMA is doing

RMA has shared concerns with the report with the Premier and is monitoring for possible next steps in terms of further discussion or implementation of the recommendations.

Subsidization of the Oil and Gas Industry

What it is

Since 2021, the GOA has made several policy decisions to subsidize the oil and gas industry using municipal revenue. While the issue of unpaid oil and gas property taxes, which has been a priority area for many years, is an example of policy *inaction* that has allowed an informal industry subsidy to persist, several other deliberate decisions have had major impacts on municipal revenues with unclear benefits for industry. These include the zero-ing of the Well Drilling Equipment Tax (WDET) rate, a three-year property tax holiday on newly drilled wells, and a 30% assessment reduction on shallow gas wells. Based on RMA's analysis, from 2021 to 2023, these four GOA policy decisions have cost RMA members \$332 million in lost revenue:

- ◆ \$91.74 million from the elimination of the Well Drilling Equipment Tax;
- ◆ \$52.59 million from the holiday on assessment on newly drilled wells;
- ◆ \$25.44 million as a result of the 35% reduction in assessment on shallow gas wells; and
- ◆ \$162.46 million in unpaid taxes during this three-year period.

While the current government narrative is most focused on mature assets, the majority of the subsidization since 2021 (WDET and new drill holiday) has focused on reducing costs for drilling new, immediately profitable wells.

Why we're talking about it

RMA members have already been the source of significant subsidies to the oil and gas industry, as reflected in the numbers above. Other elements, such as the AMR, shrinking the AER's scope, or the Mature Asset Strategy all have the potential to further decrease municipal revenues or increase local risks associated with the industry. It is important for RMA and RMA members to inform the GOA that they have already been the source of subsidy to the energy industry, and additional efforts to reduce municipal revenues will place municipalities in significant financial distress. RMA plans to use this subsidization data to inform our involvement and position development in all of the issues outlined in this briefing in the coming months.

The Big Picture

RMA is engaged on each of these separate issues directly. This includes participating in working groups, preparing submissions for formal consultations, and responding to relevant reports outside of the consultation process. To counter the overarching narrative, RMA is looking for opportunities to encourage local advocacy. The information in this briefing is intended to both inform members on RMA's recent work as well as give members tools to use when meeting with local MLAs. Stay tuned for more detailed information on some or all of these issues as they develop in the coming months.

Questions?

Contact Policy Advisor Warren Noga at warren@RMAAlberta.com or GM of Policy and Advocacy Wyatt Skovron at wyatt@RMAAlberta.com.

