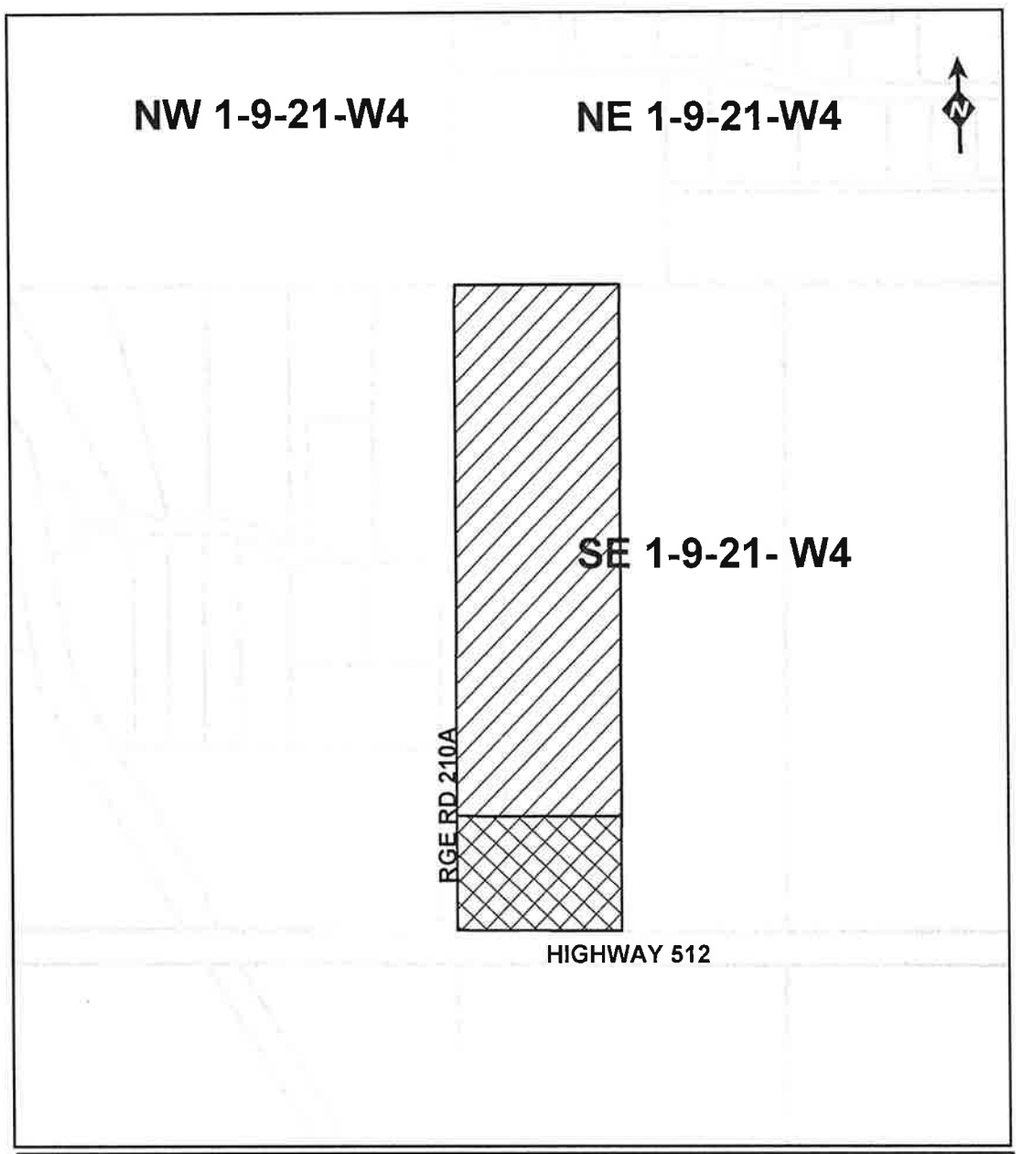
LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 23-022

Bylaw 23-022 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.

WHEREAS the purpose of Bylaw 23-022 is to re-designate that portion of SE 1-9-21-W4, as shown on the sketch below, from Urban Fringe (UF) to Direct Control (D.C.) and Grouped Country Residential (GCR);



Bylaw 23-022 - Land Use Redesignation from Urban Fringe (UF) to Group Country Residential (GCR) and Direct Control (DC)

Parcels: Portions of SE 1-9-21-W4

Urban Fringe (UF) to Direct Control (DC) Approx 31.5 Acres
Urban Fringe (UF) to Group Country Residential (GCR) Approx 7.0 Acres

AND WHEREAS the purpose of proposed Bylaw 23-022

is to establish the uses and regulations for a Direct Control district pertaining to the aforementioned land and are as described in Schedule "A" attached hereto;

AND WHEREAS policies in the Municipal Development Plan Bylaw No 22-001 refer to the Direct Control Designation being used by Council to regulate land use;

AND WHEREAS once an application has been submitted the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

AND WHEREAS once an application has been submitted the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following:

1. The uses and regulations for the Direct Control District shall be as described in Schedule "A" attached hereto and be applied to the lands described above and identified on the above map.

2. Bylaw No 24-007 – The Land Use Bylaw of Lethbridge County is hereby amended.

3. The Bylaw shall come into effect upon third and final reading hereof.

GIVEN first reading this 20th day of June 2024.

Reeve

Chief Administrative Officer

GIVEN second reading this 1 day of August, 2024.

Reeve

Chief Administrative Officer

GIVEN third reading this 1 day of August, 2024.

Reeve

Chief Administrative Officer

1st Reading	June 20, 2024
2nd Reading	August 1, 2024
Public Hearing	July 18, 2024
3rd Reading	August 1, 2024

SCHEDULE A

DIRECT CONTROL

1. PURPOSE

To provide a means whereby Council may regulate and control the use, development or subdivision, on a site-specific basis, the lands described on Figure 1.

To provide a clustered residential development with high quality large lots. The larger residential lots shall allow for larger accessory buildings and provide opportunities for more intense home occupations. No stand-alone businesses or use areas shall be permitted without a residence on the property. Careful site planning and more intense landscaping will be required to help buffer the on-site industrial/ commercial development and the proposed industrial/ commercial development to the east from the existing Grouped Country Residential development.

2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(1) Permitted Uses

Accessory Buildings, Structure and Uses to an Approved Permitted Use.

Day Homes

Dwellings:

- Single detached Site-built
- Single detached Manufactured Homes 1 (see Part 5 of Land Use Bylaw No. 24-007)
- Single detached Ready-to-move (see Part 5)

Secondary Suites (contained within a single detached dwelling (see Part 5 Land Use Bylaw No. 24-007)

Home Occupations 1, 2, and 3 (see Part 5 Land Use Bylaw No. 24-007)

Signs Type 1 (in accordance with Part 6 of Land Use Bylaw No. 24-007)

Solar Collectors, individual, for dwellings and accessory buildings (See Part 7 of Land Use Bylaw No. 24-007)

Bed and Breakfast (see Part 5 of Land Use Bylaw No. 24-007)

Day Care (see Part 5 of Land Use Bylaw No. 24-007)

Business Support Services

Offices, Public and Private

Professional Services

Technology Centres/ Hubs

Automotive Detail (see Part 5 of Land Use Bylaw No. 24-007)

Contractor Trade Shops

(2) Discretionary Uses

Agricultural Services

Signs Type 2 (in accordance with Part 6) of the Land Use Bylaw No. 24-007

Small Wind Energy Conversion Systems (see Part 7) of the Land Use Bylaw No. 24-007

Agricultural Markets

Alternative or Renewable Energy Facilities (see Part 7) of the Land Use Bylaw No.24-007

Automotive Repair and Service Shops (see Part 5) of the Land Use Bylaw No. 24-007

Building and Trade Contractor Services

Farm Service Product Sales

Industrial Processing and Manufacturing

Machinery and Equipment Sales, Rental and Service

Retail Uses Ancillary to Industrial or Warehousing Use

Veterinary Clinics, Small Animal

Warehousing and Indoor Storage

Wind Energy Conversion Systems (see Part 7) of the Land Use Bylaw No. 24-007

Secondary Suites (detached garage) (see Part 5) of the Land Use Bylaw No. 24-007

(3) Prohibited Uses

Any use which is not listed as either a Permitted or Discretionary Use or is not ruled to be similar to a Permitted or Discretionary Use in accordance with Part 1, Section 34, of the Land Use Bylaw is a prohibited use.

3. DEFINITIONS

All words and terms have the same meaning as what is specified in the Lethbridge County Land Use Bylaw.

4. SITE SUITABILITY

- The Subdivision Authority or Development Authority shall take into consideration, all applicable sections of Part 4 and 5 of the Land Use Bylaw No. 24-007, when making a decision on an application for subdivision or development in this land use district.

- The Subdivision Authority or Development Authority may place any or all of the following conditions, in addition to a development agreement, on subdivision or development permit approval to ensure any concerns over the suitability of the land and development are satisfied:

    - the provision of a professional geotechnical investigation/test and report to ensure the site is suitable in terms of topography, stability, soil characteristics, flooding subsidence, erosion and sanitary sewerage servicing;

    - require the developer to provided suitable access, so the site will be legally and physically accessible to a developed municipal road or if within 300 metres (984 ft.) of a provincial highway will meet the requirements of Alberta Transportation;

    - stipulate the alteration of proposed lot configurations, building sizes or locations to ensure any setback requirements of this land use bylaw or the Subdivision and Development Regulation can be met;

    - any reasonable measures to ensure any other requirements of this Land Use Bylaw are complied with;

    - any measures to adequately ensure applicable provincial legislation such as the *Safety Codes Act* is complied with or not compromised.

    - The Development Authority will provide direction as to which sections of the Bylaw are relevant and applicable to each particular lot.

5. LOT SIZE

- Lot sizes shall be as shown conceptually on FIGURE 1 and shall not be less than 6.0 acres.

- The residential portion of each lot shall be the front 75 meters of each lot or as shown in Figure 1

- The balance of each lot shall be used and referred to as the light industrial portion of each lot.

6. ACCESS

- All access shall be located as shown on FIGURE 1.

- The municipality may, at the time of subdivision or development, require the developer to enter into an agreement for the construction of any approach (es) necessary to serve the lot or development area in accordance with Lethbridge County Engineering Guidelines and Minimum Servicing Standards.

- To ensure proper emergency access, all developments shall have direct legal and developed physical access to a public roadway in accordance with Lethbridge County Engineering Guidelines and Minimum Servicing Standards. If the development is within 304.8 metres (¼ mile) of a provincial highway, direct legal and physical access to a public roadway shall be to the satisfaction of Alberta Transportation.

- A shared local service road or the construction of shared accesses/approaches may be required to be provided by the developer of multi-lot subdivisions in accordance with Lethbridge County Engineering Guidelines and Minimum Servicing Standards

7. SUBDIVISION

After the initial subdivision of a parcel, no further subdivision of any lot shall be allowed. Council, acting in the capacity of the Subdivision Authority, shall make decisions on any future subdivision applications with respect to this bylaw.

8. SERVICING REQUIREMENTS

- Every development shall be required to install a sewage disposal system and potable water system in accordance with Lethbridge County Engineering Guidelines and Minimum Servicing Standards or other system as approved by the municipality.

- The Development Authority may refuse a development, and the Subdivision Authority may refuse to approve a subdivision, if the parcel on which it is proposed is not large enough or does not have suitable soil characteristics to support a sewage disposal system to the standard required.

- The Development Authority may refuse a development, and the Subdivision Authority may refuse to approve a subdivision, if it cannot be demonstrated to the satisfaction of the approval authority that the parcel has access to a secure potable water source or system.

- Industrial or business uses that require or use a large volume of water may be denied a development permit if a secured source of water, relative to what is required for the development, is not verified, or cannot be guaranteed to the satisfaction of Lethbridge County. This may include, but is not limited to, car/ truck wash facilities, food or other various processing industries, and biofuel plants associated with ethanol production.

9. SITE GRADING AND DRAINAGE

- Development on both the residential and industrial portions of each lot must follow the grading and drainage requirements as set out in the Country Side Area Structure Plan and Figure 1 contained in this Direct Control District.

- No building or structure shall be located on any part of the lot that is identified as being used to store water or used to provide drainage.

- An engineered grading and drainage plan must be submitted for approval, by the Development Authority in conjunction with the building permit application. This plan must also be approved as required in the Architectural Controls.

- All finished lot grading shall be constructed and maintained to the satisfaction of Lethbridge County and shall be in accordance with the County's Engineering Guidelines and Minimum Servicing Standards.

- The applicant is responsible for ensuring adherence to the final grades.

- The applicant must supply evidence by an engineer, that the requirement of the approved grading plan have been met. This evidence must also be submitted for approval in accordance with the Architectural Controls.

10. MINIMUM YARD SETBACK REQUIREMENTS

- Side and rear setbacks yards
    - Side Yards setbacks for all uses shall be a minimum of 6.1 meters (20 ft) of a property line not fronting on or adjacent to a municipal roadway or as shown in FIGURE 1.

- Front Yards
    - Front yards setbacks shall be a minimum of 12 meters (39.4 ft) from the front property line adjacent or as shown in FIGURE 1.

- Special Setback Requirements
    - Setbacks for residential buildings and accessory buildings shall be in accordance with FIGURE 1 or as specified by the Development Authority.

11. BUILDING SIZE & SITING REQUIREMENTS

- Unless Specified elsewhere in this bylaw, the maximum percentage of the site that may be covered by buildings and structures shall be:
    - As determined by the Development Authority – no building, structure or driveway shall be located within the area or setbacks required or identified to treat private septic sewage;
    - Established in an adopted area structure plan design scheme.
    - In accordance with the Land Use Bylaw No. 24-007.

- No building, structure or driveway shall be located within the area required for drainage swales, drainage storage, sanitary sewer, septic fields, or any easements.

- Where a structure is attached to the principal building by a roof, an open or closed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.

- The total combined area of all structures within each lot boundary shall be no greater than 10% of the lot gross area of that lot.

- The maximum total area of a residential dwelling and its accessory buildings in the residential portion of the lot shall be 12,000 sq ft. The maximum size of an accessory building in the residential portion of a lot shall be 3,000 sq ft. The maximum height of buildings in this portion of a lot is 25.0 ft.

- The maximum total area of all the buildings in the light industrial portion of a lot shall be 12,000 sq ft. More than one accessory building is permitted in the light industrial portion of the lot, provided the maximum total area doesn't exceed 12,000 sq. ft. The maximum height for accessory buildings in the light industrial portion of a lot is 35 ft.

- Secondary suites in a detached garage will not be allowed unless firstly, there is an approved principal building.

12. ACCESSORY BUILDING

- An accessory building or structure on both the residential and industrial portion of the lot shall only be constructed in conjunction with an approved principal building or use and not be used as a permanent dwelling.

- An accessory building shall not be located in the required setback from a public road or on an easement.

- An accessory building in the residential portion of the lot, shall be setback a minimum 3.0 metres (10 ft.) from the principal dwelling and from all other structures on the same lot.

- Where a structure is attached to the principal building on a site by a roof, an open or enclosed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.

- As a condition of a permit, if a development approval is required, the Development Authority may stipulate specific requirements for the type of foundation, fastening or tie-down system, finish, colour, roof pitch, and materials to be applied to the accessory building.

- The requirements of Land Use Bylaw No. 1404 shall be followed unless specified elsewhere in this Bylaw

13. GENERAL STANDARDS OF DEVELOPMENT

- At the discretion of Council or the Development Officer acting as the Development Authority having regards for the Land Use Bylaw.

- Standards detailed in Parts 4 and 5 of Bylaw No. 24-007 apply to all uses unless more detailed and restrictive standards are established under an adopted area structure plan or design scheme or Architectural Controls.

14. LANDSCAPING

- Landscaping is required, for the purpose of providing screening between the residential area of each lot and the remainder of the lot. This landscaping in also intended to provide a buffer for the adjacent grouped country residential development and any future light industrial use east of this development. Landscaping plans must be approved by the Architectural Control Consultant prior to any construction.

- The area between the road and the rear side of a residence and residential accessory building shall be irrigated and landscaped with lawn, trees and shrubs.

- All trees, shrubs, and lawn must be irrigated. Notwithstanding this, all landscaping must be completed within two years of the date a development permit is issued.

- All plant materials shall be planted in accordance with good horticultural practices.

- When trees are planted in a group, they shall be planted at the minimum spacing recommended between each particular species of trees.

- The minimum calliper for deciduous trees shall be 50mm. Coniferous trees shall be a minimum 2.0 meters in height.

15. ARCHITECTURAL CONTROLS

All development must comply with any approved architectural controls. Proof of compliance to the applicable architectural controls is required at the time of submission of a development permit application and upon final grading approval. Copies of these approvals must be submitted to the Development Authority.

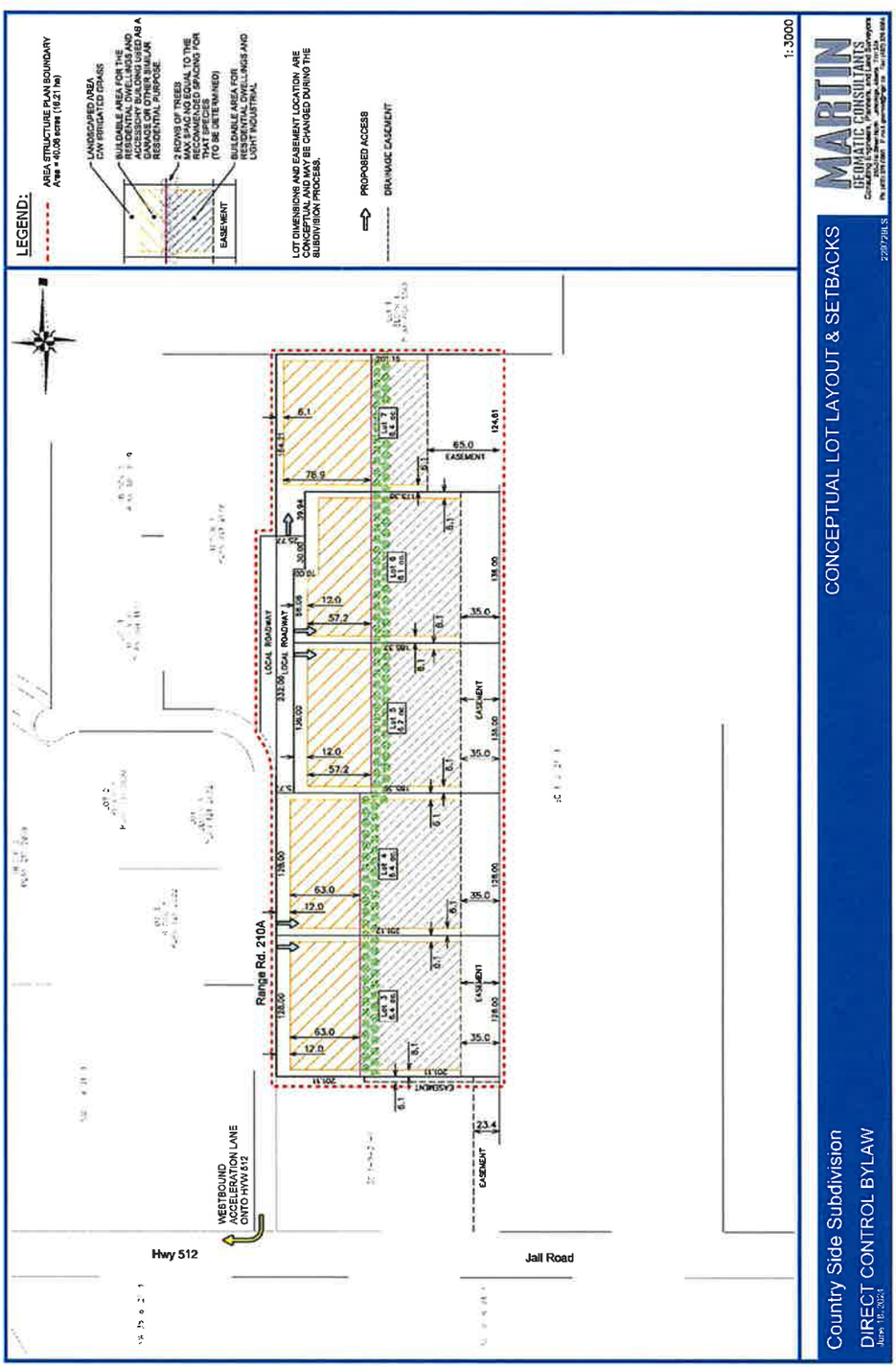
16. ADMINISTRATIVE PROCEDURES

- Delegation of Authority
    - Council shall be the Development Authority to decide on Development Permit Applications and for application waivers of development standards. Council may also decide on Development Permit Applications for permitted and discretionary uses.
    - The Development Officer, in accordance with Section 9 of the Land Use Bylaw No. 1404, and pursuant to Section 641 (3) of the Municipal Government Act, may, with the direction of Council, act as the Development Authority and receive and decide upon Development Permit Application for permitted and discretionary uses, provided they confirm to the standards of the Bylaw.

- Approval Procedure
    - Where the Development Officer, as the Development Authority has been delegated, the Authority to decide upon Development Permit Applications, for permitted and discretionary uses and has done so, then immediately upon issuance of the Development Permit, the Development Officer shall cause a notice to be published in a newspaper circulating in the area stating the location of the property for which the Application has been made and the Use approved.
    - Before consideration of a Permit Application for Developing requiring waivers on the subjected property, Council shall;
        - Cause a notice to be issued by the designated officer to any person likely to be affected.
        - Ensure that the notice contains the date and time that Council will hear the application for waivers of development standards.
        - Hear any persons that claims to be affected by the decision on the Application.
    - Council may then approve the Development Permit Application with or without conditions or refuse the Application with reasons.
    - Where Council made the decision on a Development Permit Application, the Development Officer acting on behalf of Council, shall cause a notice of the decision to be issued to the applicant and post a copy of the decision in the lobby of the County Office.
    - When applicable, Council should seek comments from other agencies such as the Regional Health Authority, Alberta Transportation, or any applicable Provincial Government department.

- Appeal Procedure
    - Pursuant to Section 685(4)(a) of the Municipal Government Act, if a decision with respect to a Development Permit Application is made by Council, there is no appeal to the Subdivision and Development Appeal Board.
    - Pursuant to Section 685(4)(a) of the Municipal Government Act, if the Development Officer has been delegated, the Authority to decide upon Development Permit Applications as the Development Authority, then the appeal to the Subdivision Appeal Board is limited to whether the Development Officer followed the directions of Council.

Figure 1

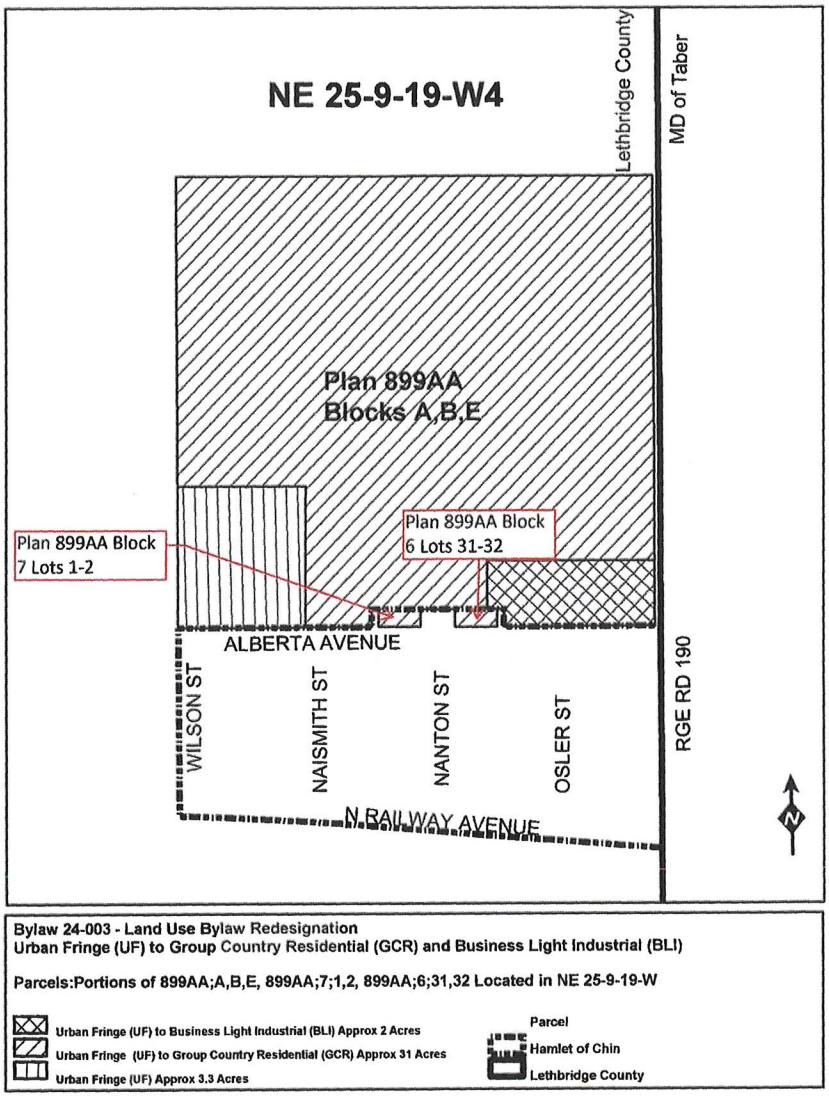


LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 24-003

Bylaw 24-003 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 1404, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.

WHEREAS the purpose of Bylaw 24-003 is to re-designate Plan 899AA Block A, Plan 899AA Block 7 Lots 1-2 and Plan 899AA Block 6 Lots 31-32 in the NE 25-9-19-W4 from Urban Fringe (UF) to Grouped Country Residential (GCR) and Business Light Industrial (BLI) as shown below;



AND WHEREAS the re-designation of the lands will allow for the future subdivision and development of the parcels for residential and business light industrial uses as per the Chin Grouped Country Residential Area Structure Plan;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

GIVEN first reading this 4th day of April 2024.

Reeve

Chief Administrative Officer

GIVEN second reading this 16 day of May, 2024.

Amending Land Use Bylaw No. 24-007
(which replaced Land Use Bylaw No.
1404 on April 4, 2024)

Reeve

Chief Administrative Officer

GIVEN third reading this 16 day of May, 2024.

Amending Land Use Bylaw No. 24-007
(which replaced Land Use Bylaw No.
1404 on April 4, 2024)

Reeve

Chief Administrative Officer

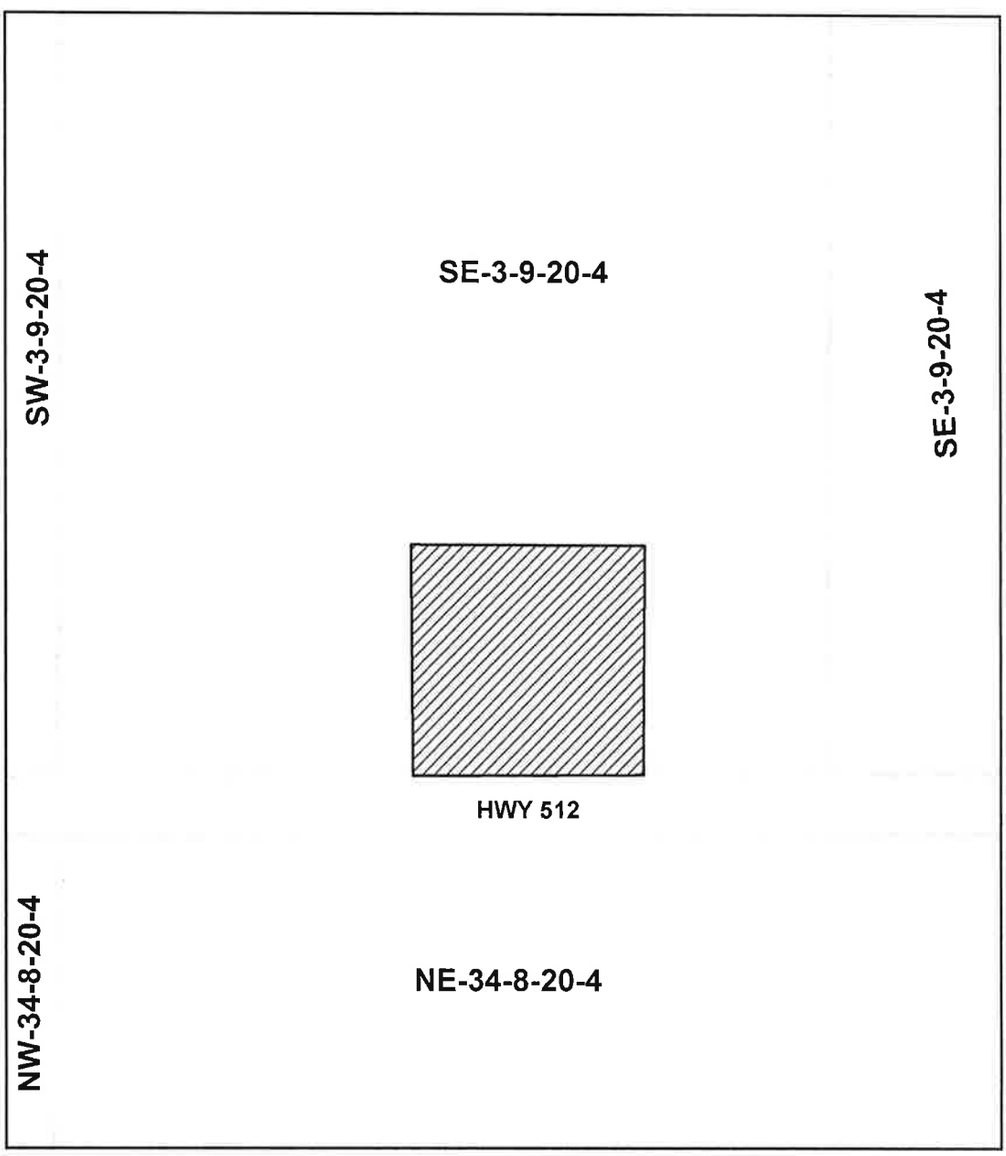
1st Reading	April 4, 2024
2nd Reading	May 16, 2024
Public Hearing	May 16, 2024
3rd Reading	May 16, 2024

LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 24-010

Bylaw 24-010 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.

WHEREAS the purpose of Bylaw 24-0010 is to re-designate that portion of SE 3-9-20-W4, as shown on the sketch below, from Urban Fringe (UF) to Direct Control (D.C.);



Bylaw 24-010: Urban Fringe (UF) to Direct Control (DC)

Parcels:Portion of SE-3-9-20-W4 (Approx 3.31 Acres) Located in Lethbridge County

Urban Fringe (UF) to Direct Control (DC)

AND WHEREAS the purpose of proposed Bylaw 24-010 is to establish the uses and regulations for a Direct Control district pertaining to the aforementioned land and are as described in Schedule "A" attached hereto;

AND WHEREAS policies in the Municipal Development Plan Bylaw No 22-001 refer to the Direct Control Designation being used by Council to regulate land use;

AND WHEREAS once an application has been submitted the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following:

1. The uses and regulations for the Direct Control District shall be as described in Schedule "A" attached hereto and be applied to the lands described above and identified on the above map.

2. Bylaw No 24-007 – The Land Use Bylaw of Lethbridge County is hereby amended.

3. The Bylaw shall come into effect upon third and final reading hereof.

GIVEN first reading this 20th day of June 2024.

Reeve

Chief Administrative Officer

GIVEN second reading this 18 day of July, 2024.

Reeve

Chief Administrative Officer

GIVEN third reading this 18 day of July, 2024.

Reeve

Chief Administrative Officer

1st Reading	June 20, 2024
2nd Reading	July 18, 2024
Public Hearing	July 18, 2024
3rd Reading	July 18, 2024

SCHEDULE A

DIRECT CONTROL

1. PURPOSE

   To provide a means whereby Council may regulate and control the use, development, or subdivision on a site-specific basis the following lands:

   SE ¼-3-9-20-W4

   For the specific purposes of allowing an existing consulting firm to expand to maintain a viable operation.

2. USES

   Accessory Building/Structures to the listed Uses
   Free Standing Signage (Signs)
   Office/ Administration
   Professional Services

3. DEFINITIONS

   All words or terms have the same meaning as what is specified in the Land Use Bylaw.

4. MINIMUM LOT SIZE

   The minimum lot size shall be 1.34 hectares. (3.31 acres)

5. MINIMUM YARD SETBACK REQUIREMENTS

   Side and Rear Yard Setbacks - 6.1 meters (20 feet)

   Front Yard (Highway 512)
   - 39.522 meters (129 feet – 8 inches) from the centerline of HWY 512 as per Development Permit #2024-022

6. ACCESSORY BUILDINGS AND STRUCTURES

   - Accessory buildings or structures shall not be located within a required setback as identified in section 5 or on as easement.
   - An accessory building or structure shall only be constructed after or in conjunction with an approved principal use or building on the parcel.

7. GENERAL STANDARDS OF DEVELOPMENT

   At the discretion of County Council or the Development Planner acting as the Development Authority having regard for the Lethbridge County Land Use Bylaw.

8. SIGN REGULATIONS

   As per the Lethbridge County Land Use Bylaw.

9. OTHER STANDARDS

   - All finished lot grading shall be constructed and maintained to the satisfaction of the Lethbridge County and shall be in accordance with the Engineering Guidelines and Minimum Servicing Standards.
   - Approaches and driveway access shall be maintained in the existing pre-approved condition.

- Parking for the parcel will be as per the submitted site plan.
- Any additional standards as required by Council or the Development Officer acting as the Development Authority.

10. OTHER REQUIREMENTS

- Site, Layout, and Grading Plan – that shows the property dimensions, building locations, parking areas, and utility easements and servicing areas, including the septic field location, and dugouts/storm ponds.
- Refuse or solid waste shall be kept in a suitably sized container or enclosure, and the refuse containers shall be located in a read yard only.
- Servicing – the developer shall be responsible for ensuring all required servicing is provided to the development, including potable water and private septic. If an on-site private septic treatment system is used to handle sewage disposal, then the system and field must be installed by a certified installer licensed with the provincial department of Municipal Affairs.
    - Parking and storage are prohibited from being located over any of the septic system including the disposal field area.
- Development Agreement – the developer may be required to enter into a development agreement to satisfy any requirements or standards as stipulated by the County.

11. SUBDIVISON

- Subdivision of the parcel will be limited to the area zoned Direct Control. Any further subdivision of the larger parcel shall follow the follow the policies of the Lethbridge County Municipal Development Plan and the Lethbridge County Land Use Bylaw – Subdivision Criteria.
- County Council, acting in the capacity of the Subdivision Authority, shall make decisions on any future subdivision applications.

12. DELEGATION OF AUTHORITY

- The Development Planner, in accordance with the Land Use Bylaw (Bylaw 24-007) Part 1 Section 36, under the direction of County Council, shall act as the Development Authority and receive and decide upon development permit applications provided, they conform to the standards of this Bylaw.
- County Council shall be the Development Authority to decide on Development Permit Application requiring a waiver of the development standards.

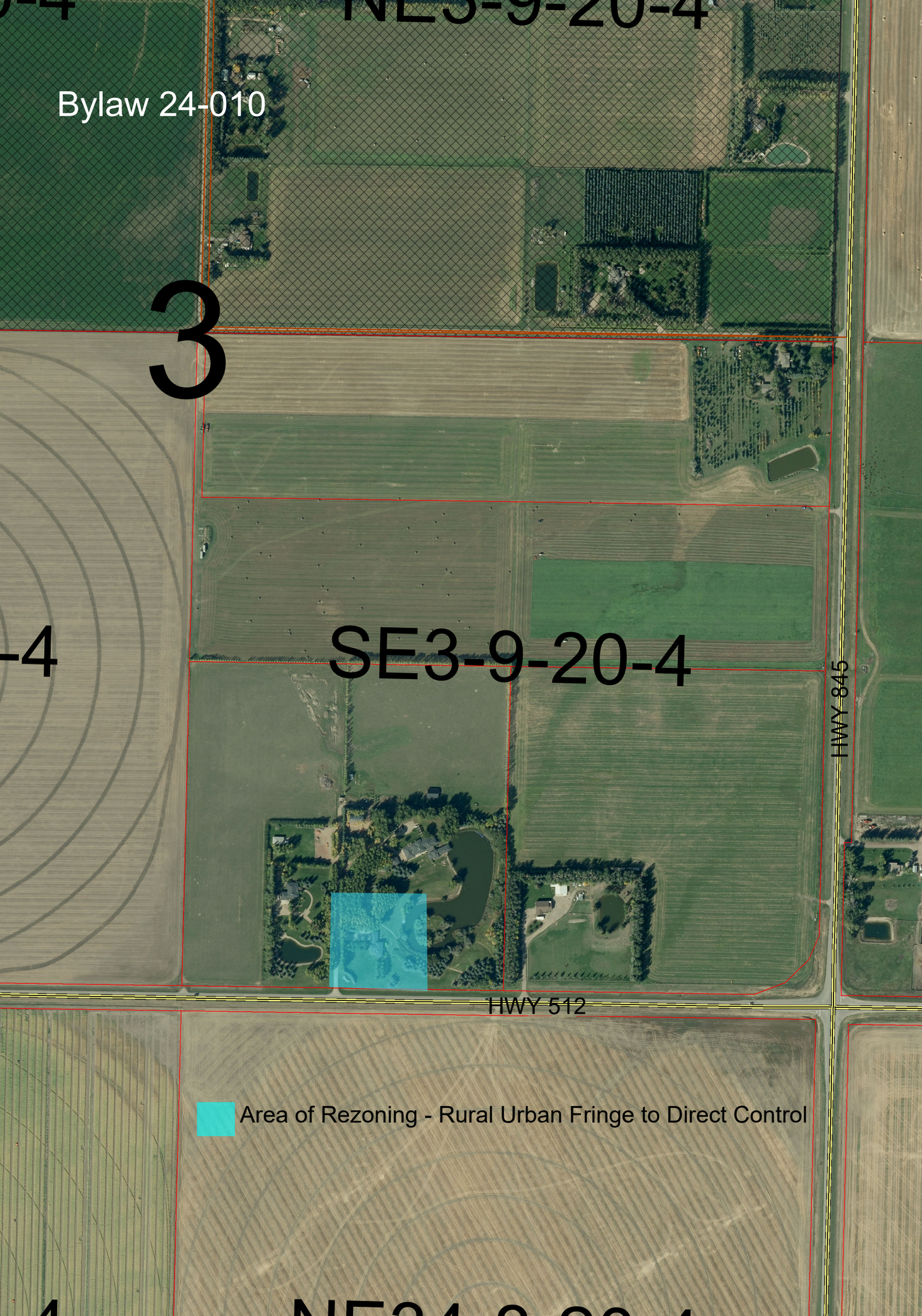
13. APPROVAL PROCEDURE

- Where the Development Planner, as the Development Authority has been delegated, the Authority to decide upon Development Permit Applications, then immediately upon issuance of the Development Permit, the Development Planner shall cause a notice to be published in a newspaper circulating in the area stating the location of the property for which the Application has been made and the Use approved.
- Before consideration of a Permit Application for Developing requiring waivers on the subject property, Council shall:
    - Cause a notice to be issued by the designated officer to any person likely to be affected.
    - Ensure that the notice contains the date and time that Council will hear the Application for waivers of development standards.
    - Hear any persons that claims to be affected by the decision on the Application.
- Council may then approve the Development Application with or without conditions or refuse the Application with reasons.

- Where Council has made the decision on a Development Permit Application, the Development Officer acting on behalf of Council, shall cause a notice of the decision to be issued to the applicant and post a copy of the decision in the lobby of the County Office.
- When applicable, Council should seek comments from other agencies such as the Planning Advisor, Regional Health Authority, Alberta Transportation and Economic Corridors, or any applicable Provincial Government department.

14. APPEAL PROCEDURE

- Pursuant to Section 685(4)(a) of the Municipal Government Act, if a decision with respect to a Development Permit Application is made by Council, there is no appeal to the Subdivision and Development Appeal Board.
- Pursuant to Section 685(4)(b) of the Municipal Government Act, if the Development Officer has been delegated, the Authority to decide upon Development Permit Applications as the Development Authority, then the appeal to the Subdivision Appeal Board is limited to whether the Development Officer followed the directions of Council.


Bylaw 24-010
3
SE3-9-20-4
HWY 845
HWY 512
Area of Rezoning - Rural Urban Fringe to Direct Control

LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 24-012

Bylaw 24-012 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.

WHEREAS the purpose of Bylaw 24-012 is to re-designate Plan1410983 Block 1 Lot 2, as shown on the sketch below, from Direct Control (D.C. – Bylaw 1397) to Direct Control (D.C.);



Bylaw 24-012: Direct Control (DC) to Direct Control (DC)

Parcels: Plan 1410983; Block 1; Lot 2 (NE 33-7-20-W4) Approx 10 Acres Located in Lethbridge County, AB

N

24-012 Direct Control (DC) to Direct Control (DC)

LETHBRIDGE COUNTY

AND WHEREAS the purpose of proposed Bylaw 24-012 is to establish the uses and regulations for a Direct Control district pertaining to the aforementioned land and are as described in Schedule "A" attached hereto;

AND WHEREAS policies in the Municipal Development Plan Bylaw No 22-001 refer to the Direct Control Designation being used by Council to regulate land use;

AND WHEREAS once an application has been submitted the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following:

1. The uses and regulations for the Direct Control District shall be as described in Schedule "A" attached hereto and be applied to the lands described above and identified on the above map.

2. Bylaw No 24-007 – The Land Use Bylaw of Lethbridge County is hereby amended.

3. That Bylaw No 1397, the former Direct Control Bylaw, is hereby repealed.

4. The Bylaw shall come into effect upon third and final reading hereof.

GIVEN first reading this 4th day of July 2024.

Reeve

Chief Administrative Officer

GIVEN second reading this 1 day of August, 2024.

Reeve

Chief Administrative Officer

GIVEN third reading this 1 day of August, 2024.

Reeve

Chief Administrative Officer

1st Reading	July 4, 2024
2nd Reading	August 1, 2024
Public Hearing	August 1, 2024
3rd Reading	August 1, 2024

Schedule 'A'

DIRECT CONTROL BYLAW NO. 24-012

1. PURPOSE

To provide a means whereby Council may regulate and control the use, development, or subdivision on a site-specific basis the following lands:

Plan 1410983 Block 1 Lot 2 consisting of 10 acres (see map).

For the specific purposes of allowing a Machinery and Equipment Sales and Service business while limiting other types of land uses on the parcel.

2. PERMITTED USES

Accessory Buildings/Structures
Dwellings
- Single-detached Site Built
- Single-detached Manufactured Home 1
- Single-detached Manufactured Home 2
- Single-detached Ready to Move
- Single-detached Moved-In

Machinery and Equipment Sales, Rental, and Service
Offices, Public and Private
Outdoor Storage
Signs

DISCRETIONARY USES

Truck Transportation Dispatch/Depots
Warehousing and Storage
Outdoor Truck Trailer Parking
Office Administration Building

3. DEFINITIONS

All other words or terms have the same meaning as what is specified in the Land Use Bylaw.

4. MINIMUM LOT SIZE

The minimum parcel size shall be 5 acres.

5. MINIMUM YARD SETBACK REQUIREMENTS

Side Yard 6.1 metres (20 feet)
Rear Yard 6.1 metres (20 feet)

Outdoor parking areas and fencing may be permitted to project into the required side and rear yard setbacks, with fencing allowed at the property line.

6. MINIMUM SETBACK FROM ROADWAY

No part of a building, structure or development shall be located within 38.1 metres (125 feet) of the centre line of the public roadway.

7. MAXIMUM SITE COVERAGE

The maximum site coverage for all principal and accessory buildings combined is 45 percent.

8. ACCESSORY BUILDINGS AND STRUCTURES

- An accessory buildings or structures shall not be located in the required setback from a public road or an easement.
- An accessory building or structure shall be setback a minimum 3.0 metres (10 feet) from the principle building and from all other structures on the same lot.
- An accessory building or structure shall only be constructed after or in conjunction with an approved principle use or building on the parcel.

9. GENERAL STANDARDS OF DEVELOPMENT

At the discretion of Council or the Development Officer acting as the Development Authority having regard for the Lethbridge County Land Use Bylaw.

10. SIGN REGULATIONS

As per the Lethbridge County Land Use Bylaw.

11. OTHER STANDARDS

- All storm water shall be retained on-site to predevelopment levels. At the subdivision or development permit stage a storm water management plan certified by a professional engineer shall be submitted.
- All finished lot grading shall be constructed and maintained to the satisfaction of the County of Lethbridge and shall be in accordance with the Engineering Guidelines and Minimum Servicing Standards.
- Approaches and driveway access shall be in accordance with the Lethbridge County Engineering Guidelines and Minimum Servicing Standards or as otherwise stipulated by Council.
- Any additional standards as required by County Council or the Development Officer.

12. OTHER REQUIREMENTS

- Site, Layout, and Grading Plan – that shows the property dimensions, building locations, truck trailer parking area, outdoor storage areas, employee parking areas, and utility easements and servicing areas, including the septic field location and any dugouts or storm ponds.
- Refuse or garbage shall be kept in a suitably sized container or enclosure, effectively screened, and the refuse containers shall be located in a rear yard only.
- Servicing
    - – the developer shall be responsible for ensuring all required servicing is provided to the development, including potable water and private septic. If an on-site private septic treatment system is used to handle sewage disposal, then the system and field must be installed by a certified installer licensed with the provincial department of Municipal Affairs.
    - At the time of subdivision the applicant is required to provide an updated soils analysis for private septic on the vacant (east portion) of the lots
- Development Agreement – as a condition of a subdivision or development permit approval the applicant may be required to enter into a Development Agreement with Lethbridge County, in accordance with the Land Use Bylaw.

13. SUBDIVISION

- Notwithstanding the provisions of this bylaw, a subdivision may be considered provided it is limited to a single split of the parcel into two 5-acre parcels.

- County Council, acting in the capacity of the Subdivision Authority, shall make decisions on subdivision applications.

14. DELEGATION OF AUTHORITY

- County Council shall be the Development Authority to decide on development permit applications for discretionary uses or application for waivers of development standards. Council may also decide on development permit applications for permitted uses.
- The Development Officer, in accordance with the Land Use Bylaw and pursuant to Section 641 (3) of the Municipal Government Act may, with the direction of Council, act as the Development Authority and receive and decide upon

development permit applications for permitted uses provided they conform to the standards of this bylaw.

15. APPROVAL PROCEDURE

- Where the Development Officer as the Development Authority has been delegated the authority to decide upon development permit applications for permitted uses and has done so, then immediately upon issuance of the development permit the Development Officer shall cause a notice to be published in a newspaper circulating in the area stating the location of the property for which the application has been made and the use approved.
- Before consideration of a development permit application for discretionary uses and development requiring waivers on the subject property, Council shall:
    - Cause a notice to be issued by the designated officer to any person likely to be affected.
    - Ensure that the notice contains the date and time that Council will hear the application for discretionary uses or application for waivers of development standards.
    - Here any persons that claims to be affected by the decision on the application.
- Council may then approve the development application with or without conditions or refuse the application with reasons.
- Where Council has decided on a development permit application, the Development Planner acting on behalf of Council, shall cause a notice of the decision to be issued to the applicant and post a copy of the decision in the lobby of the County office.
- When applicable, Council should seek comments from other agencies such as the planning advisor, Alberta Health Service, Alberta Transportation and Economic Corridors, or any applicable provincial government department.

16. APPEAL PROCEDURE

- Pursuant to Section 685(4)(a) of the Municipal Government Act, if a decision with respect to a Development Permit Application is made by Council, there is no appeal to the Subdivision and Development Appeal Board.
- Pursuant to Section 685(4)(b) of the Municipal Government Act, the Development Officer has been delegated, the Authority to decide upon Development Permit Applications as the Development Authority, then the appeal to the Subdivision Appeal Board is limited to whether the Development Officer followed the directions of Council.

Map – Plan 1410983 Block 1 Lot 2



LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 24-015

Bylaw 24-015 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.

WHEREAS the purpose of Bylaw 24-015 is to re-designate a portion of SW 1-10-22-W4 from Rural Agriculture (RA) to Rural Recreation (RR) as shown below;



Bylaw 24-015: Rural Agriculture (RA) to Rural Recreational (RR)

Parcels: Portions of SW 1-10-22-W4 (South of Highway 25) Approx 35.9 Acres Located in Lethbridge County, AB

N

24-015 Rural Agriculture to Rural Recreation

LETHBRIDGE COUNTY

AND WHEREAS the re-designation of the lands will allow for the development of an equestrian facility and rodeo grounds;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

GIVEN first reading this 5th day of September 2024.

Reeve

Chief Administrative Officer

GIVEN second reading this 3 day of October, 2024.

Reeve

Chief Administrative Officer

GIVEN third reading this 3 day of October, 2024.

Reeve

Chief Administrative Officer

1st Reading	September 5, 2024
2nd Reading	October 3, 2024
Public Hearing	October 3, 2024
3rd Reading	October 3, 2024

LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 24-016

Bylaw 24-016 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.

WHEREAS the purpose of Bylaw 24-016is to re-designate Plan 901105 Block 1 Lot 1 in the SE 30-9-22-W4 from Rural Agriculture (RA) to Rural General Industrial (RGI) as shown below;



Bylaw 24-016: Rural Agriculture (RA) to Rural General Industrial (RGI)

Parcels: Plan 9011051; Block 1 ; Lot 1; (SE-30-9-33-W4M) Approx 13.6 Acres Located in Lethbridge County, AB

N

24-016 Rural Agriculture to Rural General Industrial

LETHBRIDGE COUNTY

AND WHEREAS the re-designation of the lands will allow for future industrial development on the parcel.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

GIVEN first reading this 3rd day of October 2024.

Reeve

Chief Administrative Officer

GIVEN second reading this 21 day of November, 2024.

Reeve

Chief Administrative Officer

GIVEN third reading this 21 day of November, 2024.

Reeve

Chief Administrative Officer

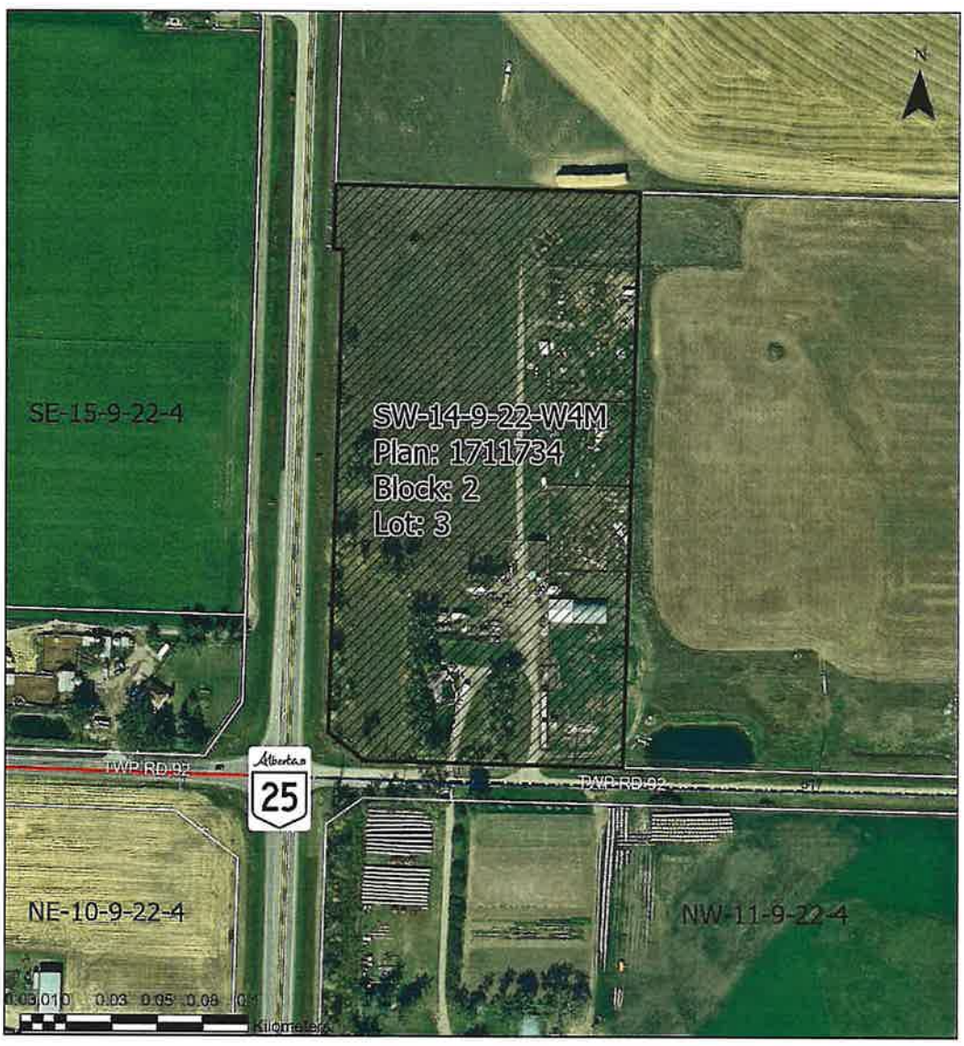
1st Reading	October 3, 2024
2nd Reading	November 21, 2024
Public Hearing	November 21, 2024
3rd Reading	November 21, 2024

LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 24-017

Bylaw 24-017 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.

WHEREAS the purpose of Bylaw 24-017 is to re-designate Plan 1711734 Block 2 Lot 3, as shown on the sketch below, from Direct Control (D.C. – Bylaw 1456) to Direct Control (D.C.);



Bylaw 24-017: Direct Control (Light Industrial) to Direct Control (Public Institutional)

Parcels: Plan 1711734; Block 2 ; Lot 3; (SW-14-9-22-W4M) Approx 12.6 Acres Located in Lethbridge County, AB

24-017 Direct Control to Direct Control

LETHBRIDGE COUNTY

AND WHEREAS the purpose of proposed Bylaw 24-017 is to establish the uses and regulations for a Direct Control district pertaining to the aforementioned land and are as described in Schedule "A" attached hereto;

AND WHEREAS policies in the Municipal Development Plan Bylaw No 22-001 refer to the Direct Control Designation being used by Council to regulate land use;

AND WHEREAS once an application has been submitted the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following:

1. The uses and regulations for the Direct Control District shall be as described in Schedule "A" attached hereto and be applied to the lands described above and identified on the above map.

2. Bylaw No 24-007 – The Land Use Bylaw of Lethbridge County is hereby amended.

3. That Bylaw No 1456, the former Direct Control Bylaw, is hereby repealed.

4. The Bylaw shall come into effect upon third and final reading hereof.

GIVEN first reading this 17th day of October 2024.

Reeve

Chief Administrative Officer

GIVEN second reading this 21 day of November, 2024

Reeve

Chief Administrative Officer

GIVEN third reading this 21 day of November 2024.

Reeve

Chief Administrative Officer

1st Reading	October 17, 2024
2nd Reading	Nov. 21, 2024
Public Hearing	Nov. 21 2024
3rd Reading	Nov. 21 2024

Schedule A

DIRECT CONTROL

1. **PURPOSE**

To provide a means whereby Council may regulate and control the use, development, or subdivision on a site-specific basis to the following lands:

Consisting of Plan 1711734 Block 2 Lot 3.

For the specific purposes of allowing a Place of Worship and other limited uses deemed to be appropriate for the site.

2. **PERMITTED USES**

Accessory Buildings/Structures to an approved use
Daycare
Library
Parks, Playgrounds, and Sports fields
Place of Worship
Signs - Type d 2 (in accordance with Part 6 of the Land Use Bylaw)

DISCRETIONARY USE

Cemetery
Long Term Care Facility
Retail Sales and Uses
Schools/Education Facilities
Seniors Housing

3. **DEFINITIONS**

Long Term Care Facility – means a health care facility with multiple accommodation or dwelling units that provides 24-hour professional supervision and care for people with complex care needs.

All other words or terms have the same meaning as what is specified in the Land Use Bylaw.

4. **MINIMUM LOT SIZE**

The minimum lot size shall be 12.6 acres.

5. **MINIMUM YARD SETBACK REQUIRMENTS**

Front yard – 30 feet/9.1metres
Side yard – 20 feet/6.1 metres
Rear yard – 20 feet/6.1 metres

For setbacks on parcels adjacent to or fronting statutory road allowances, additional setbacks will be applied as per section 6 below.

6. **MINIMUM SETBACK FROM ROADWAY**

No part of a building, structure or development shall be located within 38.1 meters (125 feet) of the centre line of the county road or 70 metres (230 feet) from the centreline of a secondary highway or greater as required by Alberta Transportation.

7. **MAXIMUM SITE COVERAGE**

The maximum site coverage for all principal and accessory buildings combined is 50%.

8. ACCESSORY BUILDINGS AND STRUCTURES

a. Any accessory buildings or structures shall not be located in the required setback from a public road or an easement

b. An accessory building or structure shall only be constructed after or in conjunction with an approved principle use or building on the parcel.

9. GENERAL STANDARDS OF DEVELOPMENT

At the discretion of the Council or the Development Officer acting as the Development Authority having regard for Part 4 of the Land Use Bylaw.

10. SIGN REGULATIONS

As per the Lethbridge County Land Use Bylaw

11. OTHER STANDARDS

a. All storm water shall be retained on site to predevelopment levels. A storm water management plan shall be required prior to the development or subdivision of the lands

b. All finished lot grading shall be constructed and maintained to the satisfaction of the Lethbridge County.

c. Approaches and driveway access shall be in accordance and acceptable to the Lethbridge County Engineering Guidelines and Minimum Servicing Standards or as otherwise stipulated by Council.

d. Any additional standards as required by Council or the Development Officer.

12. OTHER REQUIREMENTS

a. **Site, Layout, and Grading Plan** – that shows the property dimensions, building locations, outdoor storage areas, employee parking areas and utility easements and servicing areas, including the septic field location and any dugouts or storm ponds.

b. **Landscaping Plan** - that shows the front yard landscaping and fencing (height and type) on the property.

c. **Refuse or Garbage** shall be kept in a suitably sized container or enclosure, effectively screened, and the refuse containers shall be located in a rear yard only.

d. **Servicing** - the developer shall be responsible for ensuring all required servicing is provided to the development, including potable water and private septic. If an on-site private septic treatment system is used to handle sewage disposal, then the system and field must be installed by a certified installer licensed with the provincial department of Municipal Affairs.

   i. Parking and storage areas are prohibited from being located over any of the septic system including the disposal field area.

e. **Roads**

   i. A TIA will be required upon development or subdivision whichever occurs first

   ii. Access to the parcels will be limited to a single access point to Township Road 9-2

   iii. Developer is to pay for all cost associated with the TIA and all upgrades required for the intersection of TWP RD 9-2 and HWY 25 as recommended by Alberta Transportation

   iv. The developer will be required to upgrade Township Road 9-2 to the county's standards at their own expense

f. **Development Agreement** – the developer shall enter into a development agreement to satisfy any requirements or standards as stipulated by the County.

13. SUBDIVISION

a. . No further subdivision is contemplated.

b. Council, acting in the capacity of the Subdivision Authority, shall make decisions on subdivision applications

14. DELEGATION OF AUTHORITY

a. Council shall be the Development Authority to decide on development permit applications for discretionary uses or applications for waivers of development standards. Council may also decide on development permit applications for permitted uses.

b. The Development Officer, in accordance with the Land Use Bylaw and pursuant to Section 641 (3) of the Municipal Government Act may, with the direction of Council, act as the Development Authority and receive and decide upon development permit applications for permitted uses provided, they conform to the standards of the bylaw.

15. APPROVAL PROCEDURE

a. Where the Development Officer as the Development Authority has been delegated the authority to decide upon development permit applications for permitted uses and has done so, then immediately upon issuance of the development permit the Development Officer shall cause a notice to be published in a newspaper circulating in the area stating the location of the property for which the application has been made and the use approved.

b. Before consideration of a development permit application for a discretionary use or a proposal requiring waivers on the subject property, Council shall:

   i. Cause a notice to be issued by the designated officer to any person likely to be affected.

   ii. Ensure that the notice contains the date and time that council will hear the application for waivers of development standards.

   iii. Hear any person that claims to be affected by the decision on the application.

c. Council may then approve the development application with or without conditions or refuse the application with reasons.

d. Where Council has made a decision on a development permit application, the Development Officer acting on behalf of Council, shall cause a notice of the decision to be issued to the applicant and post a copy of the decision in the lobby of the County office.

e. When applicable, Council should seek comments from other agencies such as the planning advisor, regional health authority, Alberta Transportation, the Town of Coalhurst, the City of Lethbridge or any applicable provincial government department.

16. APPEAL PROCEDURE

- Pursuant to Section 685(4)(a) of the Municipal Government Act, if a decision with respect to a Development Permit Application is made by Council, there is no appeal to the Subdivision and Development Appeal Board.
- Pursuant to Section 685(4)(b) of the Municipal Government Act, if the Development Officer has been delegated, the Authority to decide upon Development Permit Applications as the Development Authority, then the appeal to the Subdivision Appeal Board is limited to whether the Development Officer followed the directions of Council.

LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 24-018

Bylaw 24-018 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.

WHEREAS the purpose of Bylaw 24-018 is to re-designate a portion of SE 13-8-21-W4 (approximately 3.2 acres) from Urban Fringe to Rural General Industrial as shown below;



Bylaw 24-018: Urban Fringe (UF) to Rural General Industrial (RGI)

Parcels: 82028 RGE RD 210 (SE-13-8-21-4) Approx 3.2 Acres
Located in Lethbridge County, AB

24-018 Urban Fringe to Rural General Industrial

N

LETHBRIDGE COUNTY

AND WHEREAS the re-designation of the lands will allow for future industrial development on the parcel.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

GIVEN first reading this 21st day of November 2024.

Reeve

Chief Administrative Officer

GIVEN second reading this 19 day of December, 2024.

Reeve

Chief Administrative Officer

GIVEN third reading this 19 day of December, 2024.

Reeve

Chief Administrative Officer

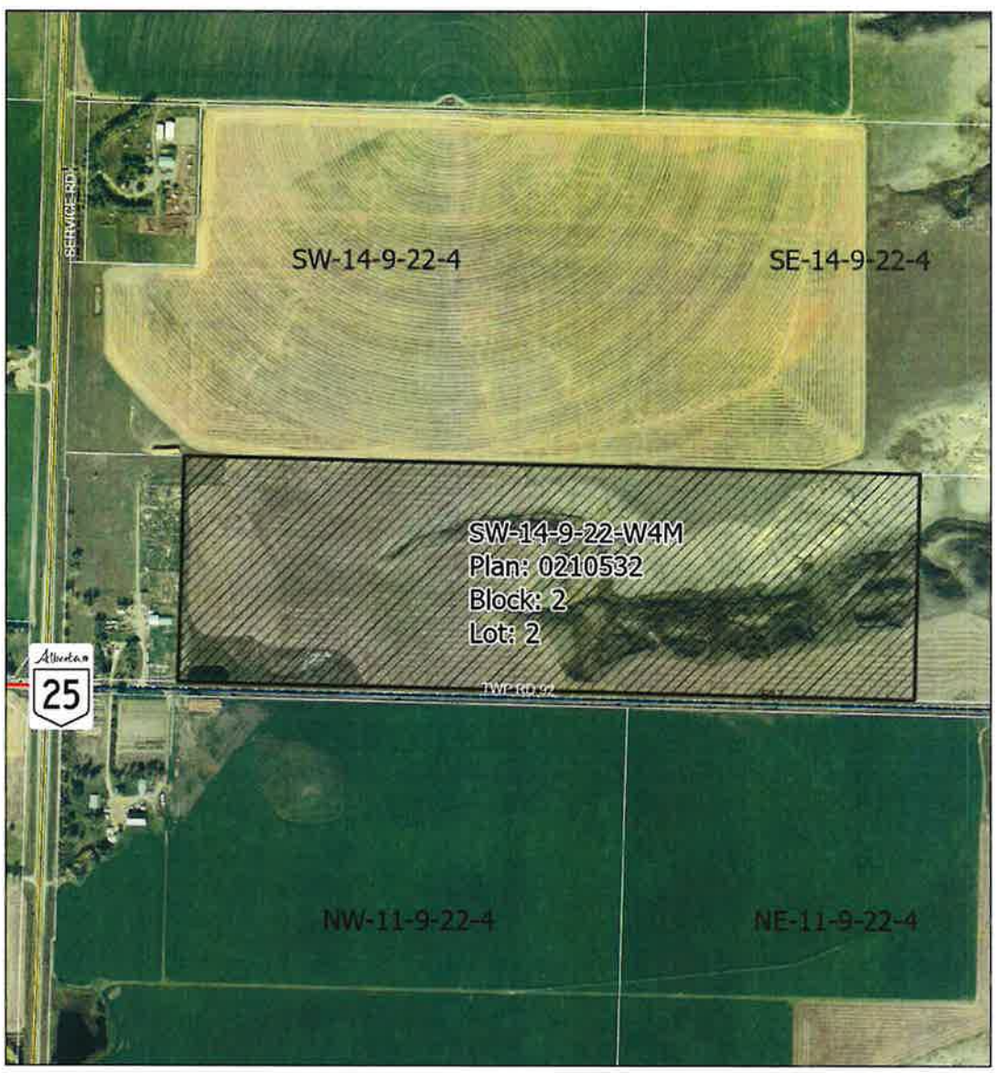
1st Reading	November 21, 2024
Public Hearing	December 19, 2024
2nd Reading	December 19, 2024
3rd Reading	December 19, 2024

LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 24-020

Bylaw 24-020 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.

WHEREAS the purpose of Bylaw 24-020 is to re-designate Plan 0210532 Block 2 Lot 2 from Grouped Country Residential to Urban Fringe as shown below;



Bylaw 24-020: Grouped Country Residential (GCR) to Urban Fringe (UF)

Plan 0210532; Block: 2; Lot 2; (SW-14-9-22-W4M) Approx 80.2 Acres Located in Lethbridge County, AB

N

LETHBRIDGE COUNTY

24-020 Grouped Country Residential to Urban Fringe

AND WHEREAS the re-designation of the lands will allow for uses as allowed in the Urban Fringe District.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

GIVEN first reading this 21st day of November 2024.

Reeve

Chief Administrative Officer

GIVEN second reading this 19 day of December, 2024.

Reeve

Chief Administrative Officer

GIVEN third reading this 19 day of December, 2024.

Reeve

Chief Administrative Officer

1st Reading	November 21, 2024
Public Hearing	December 19, 2024
2nd Reading	December 19, 2024
3rd Reading	December 19, 2024

LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 24-021

Bylaw 24-021 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.

WHEREAS the purpose of Bylaw 24-021 is to re-designate a portion of the SE 6-8-20-W4 (approximately 6.67 acres) from Rural Agriculture to Grouped Country Residential as shown below;



Bylaw 24-021: Rural Agriculture (RA) to Grouped Country Residential (GCR)

80028 RGE RD 205 (SE-6-8-20-W4M) Approx 6.67 Acres
Located in Lethbridge County, AB

N

24-021 Rural Agriculture to Grouped Country Residential

LETHBRIDGE COUNTY

AND WHEREAS the re-designation of the lands will allow for future subdivision of the parcel.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

GIVEN first reading this 19th day of December 2024.

Reeve

Chief Administrative Officer

GIVEN second reading this 24 day of January, 2025.

Reeve

Chief Administrative Officer

GIVEN third reading this 24 day of January, 2025.

Reeve

Chief Administrative Officer

1st Reading	December 19, 2024
Public Hearing	January 24, 2025
2nd Reading	January 24, 2025
3rd Reading	January 24, 2025

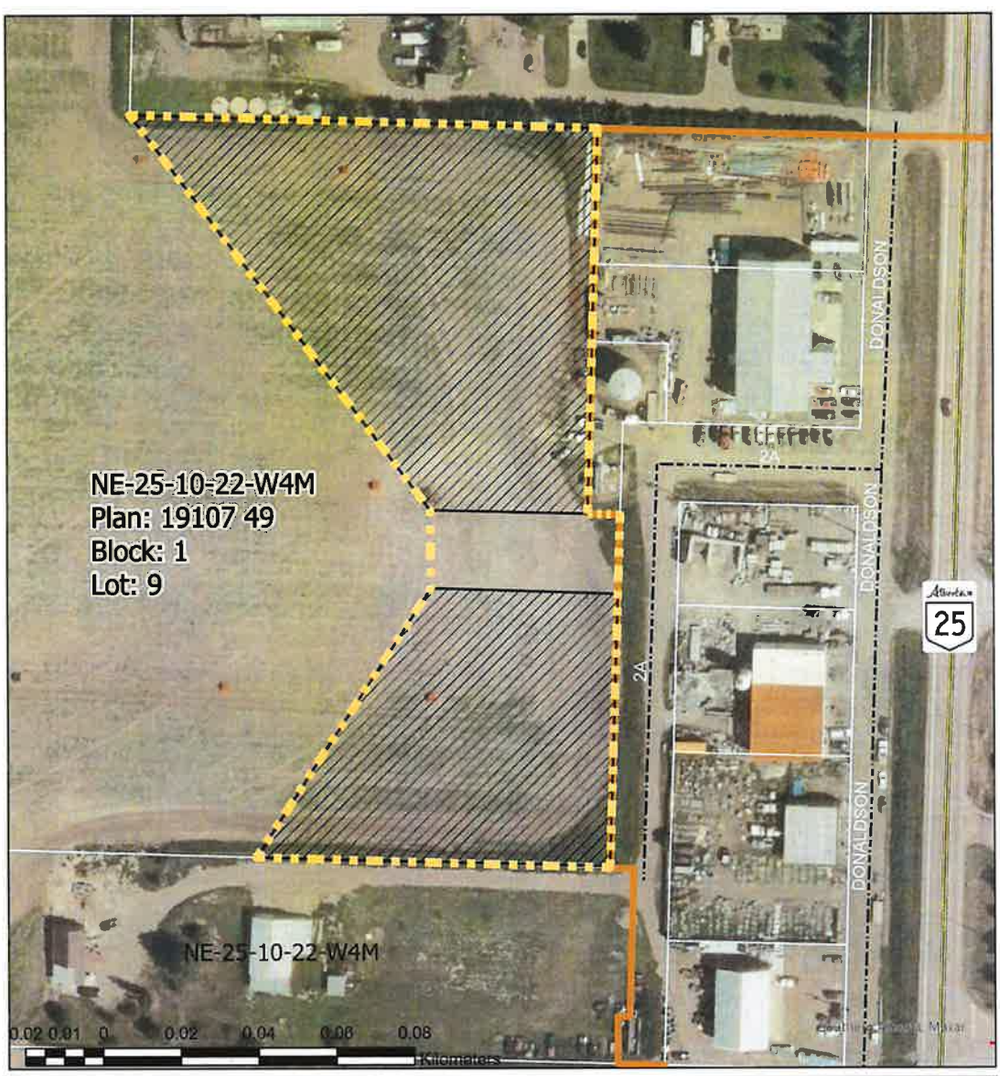
LETHBRIDGE COUNTY

IN THE PROVINCE OF ALBERTA

BY-LAW NO. 25-007

Bylaw 25-007 of Lethbridge County being a By-law for the purpose of amending Land Use By-law 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.

WHEREAS the purpose of Bylaw 25-007 is to re-designate a portion of Plan 1910749 Block 1 Lot 9 in the NE 25-10-22-W4 from Urban Fringe to Hamlet Industrial and extend the boundary of the Hamlet of Shaughnessy (as shown on the attached sketch);



Bylaw 25-007: Urban Fringe (UF) to Hamlet Industrial (HI)

Plan 19107 49; Block 1; Lot 9 (NE-25-10-22-W4M) Approx 3.18 Acres (Combined) Located in Lethbridge County, AB

N

Bylaw 25-007 - Urban Fringe (UF) to Hamlet Industrial (HI)

Hamlet of Shaghnessy Boundary Extension

Current Hamlet Boundary

LETHBRIDGE COUNTY

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

GIVEN first reading this 3rd day of April, 2025.

Reeve

Chief Administrative Officer

GIVEN second reading this 1 day of May, 2025.

Reeve

Chief Administrative Officer

GIVEN third reading this 1 day of May, 2025.

Reeve

Chief Administrative Officer

LETHBRIDGE COUNTY

IN THE PROVINCE OF ALBERTA

BYLAW NO. 25-009

Bylaw 25-009 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.

WHEREAS the purpose of Bylaw 25-009 is to re-designate Plan 2210953 Block 2 Lot 2 from Grouped Country Residential to Urban Fringe as shown below;



Bylaw 25-009: Grouped Country Residential (GCR) to Urban Fringe (UF)

Plan 2210953; Block 2; Lot 2 (SW-15-9-22-W4M) Approx 23.36 Acres Located in Lethbridge County, AB

Bylaw 25-009 - Grouped Country Residential to Urban Fringe

N

LETHBRIDGE COUNTY

AND WHEREAS the re-designation of the lands will allow for uses as allowed in the Urban Fringe District.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

GIVEN first reading this 3rd day of April 2025.

Reeve

Chief Administrative Officer

GIVEN second reading this 1 day of May, 2025

Reeve

Chief Administrative Officer

GIVEN third reading this 1 day of May, 2025.

Reeve

Chief Administrative Officer

LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 25-010

Bylaw 25-010 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.

WHEREAS the purpose of Bylaw 25-010 is to re-designate portions of NE 25-8-23-W4, NW 30-8-22-W4 and SW 30-8-22-W4, as shown on the sketch below, from Urban Fringe (U.F.) to Direct Control (D.C.);



Bylaw 25-010: Urban Fringe (UF) to Direct Control (DC)

225058 TWP RD 85 (Portion of SW 30-8-22W4M, Portion of NW 30-8-22W4M, Portion of NE 25-8-23W4M) Approx 87.12 Acres
Located in Lethbridge County, AB

25-010 - Urban Fringe to Direct Control

N

LETHBRIDGE COUNTY

AND WHEREAS the purpose of proposed Bylaw 25-010 is to establish the uses and regulations for a Direct Control district pertaining to the aforementioned land and are as described in Schedule "A" attached hereto;

AND WHEREAS policies in the Municipal Development Plan Bylaw No 22-001 refer to the Direct Control Designation being used by Council to regulate land use;

AND WHEREAS once an application has been submitted the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following:

1. The uses and regulations for the Direct Control District shall be as described in Schedule "A" attached hereto and be applied to the lands described above and identified on the above map.

2. Bylaw No 24-007 – The Land Use Bylaw of Lethbridge County is hereby amended.

3. The Bylaw shall come into effect upon third and final reading hereof.

GIVEN first reading this 3rd day of April 2025.

Reeve

Chief Administrative Officer

GIVEN second reading this 1 day of May, 2025.
As Amended

Reeve

Chief Administrative Officer

GIVEN third reading this 1 day of May, 2025.

Reeve

Chief Administrative Officer

Schedule A

DIRECT CONTROL DISTRICT

1. PURPOSE

To provide a means whereby Council may regulate and control the use, development, or subdivision on a site-specific basis the following lands:

Legal Description (Portion of SW 30-8-22W4M, Portion of NW 30-8-22W4M, Portion of NE 25-8-23W4M) See drawing for extent of area.

For the specific purposes of allowing:

Cannabis Cultivation Portion of SW 30-8-22W4M.
Cannabis Cultivation Portion of NE 25-8-23W4M
Cannabis Cultivation, nursery and Processing Portion of NW 30-8-22W4M

2. PERMITTED USES

- Accessory buildings
- Cannabis cultivation
- Cannabis nursery/greenhouse
- Cannabis processing
- Extensive agriculture
- Office

3. DEFINITIONS

All other words or terms have the same meaning as what is specified in the Land Use Bylaw.

4. MINIMUM YARD SETBACK REQUIREMENTS (Buildings)

No part of a building, structure or development shall be located within:

- Side Yard 6.1 metres (20 feet)
- Rear Yard 6.1 metres (20 feet)

5. MINIMUM SETBACK FROM ROADWAY

No part of a building, structure or development shall be located within 38.1 metres (125 feet) of the centre line of the public roadway.

6. ACCESSORY BUILDINGS AND STRUCTURES

- An accessory buildings or structures shall not be located in the required setback from a public road or an easement.
- An accessory building or structure shall be setback a minimum 3.0 metres (10 feet) from the principle building and from all other structures on the same lot.
- An accessory building or structure shall only be constructed after or in conjunction with an approved principle use or building on the parcel.

7. GENERAL STANDARDS OF DEVELOPMENT

At the discretion of Council or the Development Officer acting as the Development Authority having regard for the Lethbridge County Land Use Bylaw.

8. SIGN REGULATIONS

As per the Lethbridge County Land Use Bylaw.

9. OTHER STANDARDS

- All storm water shall be retained on-site to predevelopment levels. At the subdivision or development permit stage a storm water management plan certified by a professional engineer may be required by Lethbridge County.

- All finished lot grading shall be constructed and maintained to the satisfaction of the Lethbridge County and shall be in accordance with the Engineering Guidelines and Minimum Servicing Standards.
- Approaches and driveway access shall be in accordance with the Lethbridge County Engineering Guidelines and Minimum Servicing Standards or as otherwise stipulated by Council.
- Any additional standards as required by County Council or the Development Officer.

10. OTHER REQUIREMENTS

- Site, Layout, and Grading Plan – that shows the property dimensions, building locations, parking areas, outdoor storage areas, employee parking areas, and utility easements and servicing areas, including the septic field location and any dugouts or storm ponds.
- Refuse or garbage shall be kept in a suitably sized container or enclosure, effectively screened, and the refuse containers shall be located in a rear yard only.
- Servicing
    - the developer shall be responsible for ensuring all required servicing is provided to the development, including potable water and private septic. If an on-site private septic treatment system is used to handle sewage disposal, then the system and field must be installed by a certified installer licensed with the provincial department of Municipal Affairs.
- Development Agreement – as a condition of a subdivision or development permit approval the applicant may be required to enter into a Development Agreement with Lethbridge County, in accordance with the Land Use Bylaw.
- Township Road 8-5 and Range Road 23-0 will be licensed or closed and consolidated by the application.
- The applicant shall follow all federal, provincial, and municipal cannabis regulations.

11. SUBDIVISION

Council, acting in the capacity of the Subdivision Authority, shall make decisions on any future subdivision applications.

12. DELEGATION OF AUTHORITY

- County Council shall be the Development Authority to decide on development permit applications for application for waivers of development standards. Council may also decide on development permit applications for permitted uses.
- The Development Officer, in accordance with the Land Use Bylaw and pursuant to Section 641 (3) of the Municipal Government Act may, with the direction of Council, act as the Development Authority and receive and decide upon development permit applications for permitted uses provided, they conform to the standards of this bylaw.

13. APPROVAL PROCEDURE

- Where the Development Officer as the Development Authority has been delegated the authority to decide upon development permit applications for permitted uses and has done so, then immediately upon issuance of the development permit the Development Officer shall cause a notice to be published in a newspaper circulating in the area stating the location of the property for which the application has been made and the use approved.
- Before consideration of a permit application for development requiring waivers on the subject property, Council shall:
    - Cause a notice to be issued by the designated officer to any person likely to be affected.

- Ensure that the notice contains the date and time that Council will hear the application for discretionary uses or application for waivers of development standards.
- Here any persons that claims to be affected by the decision on the application.

- Council may then approve the development application with or without conditions or refuse the application with reasons.
- Where Council has decided on a development permit application, the Development Officer acting on behalf of Council, shall cause a notice of the decision to be issued to the applicant and post a copy of the decision in the lobby of the County office.
- When applicable, Council should seek comments from other agencies such as the planning advisor, Alberta Health Service, Alberta Transportation and Economic Corridors, or any applicable provincial or federal government department.

14. APPEAL PROCEDURE

- Pursuant to Section 685(4)(a) of the Municipal Government Act, if a decision with respect to a Development Permit Application is made by Council, there is no appeal to the Subdivision and Development Appeal Board.
- Pursuant to Section 685(4)(b) of the Municipal Government Act, f the Development Officer has been delegated, the Authority to decide upon Development Permit Applications as the Development Authority, then the appeal to the Subdivision Appeal Board is limited to whether the Development Officer followed the directions of Council.

Map 1 – Direct Control Area

Map 1 – Direct Control Area



Map 2 – Detailed Direct Control Area (Buildings)



LETHBRIDGE COUNTY

IN THE PROVINCE OF ALBERTA

BYLAW NO. 25-016

Bylaw 25-016 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.

WHEREAS the purpose of Bylaw 25-016 is to re-designate a portion NW 3-10-22-W4 from Rural Agriculture to Rural General Industrial as shown below;



Bylaw 25-016: Rural Agriculture (RA) to Rural General Industrial (RGI)

N

100061 RGE RD 223 (NW-3-10-22-W4M) Approx 12.58 Acres
Located in Lethbridge County, AB

Bylaw 25-016 Rural Agriculture to Rural General Industrial

LETHBRIDGE COUNTY

AND WHEREAS the re-designation of the lands will allow for uses as allowed in the Rural General Industrial District.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

GIVEN first reading this 5th day of June 2025.

Reeve

Chief Administrative Officer

GIVEN second reading this 10 day of July, 2025

Reeve

Chief Administrative Officer

GIVEN third reading this 10 day of July, 2025.

Reeve

Chief Administrative Officer

LETHBRIDGE COUNTY

IN THE PROVINCE OF ALBERTA

BYLAW NO. 25-018

Bylaw 25-018 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26.

WHEREAS the purpose of Bylaw 25-018 is to re-designate Plan 1113171 Block 1 Lot 5 in the NW 10-9-21-W4 from Urban Fringe to Rural General Industrial as shown below;



Bylaw 25-018: Urban Fringe (UF) to Rural General Industrial (RGI)

Plan 1113171; Block 1; Lot: 5; (NW-10-9-21-W4M) Approx 83.69 Acres Located in Lethbridge County, AB

N

Bylaw 25-018 - Urban Fringe to Rural General Industrial

LETHBRIDGE COUNTY

AND WHEREAS the re-designation of the lands will allow for uses as allowed in the Rural General Industrial District.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

GIVEN first reading this 19th day of June 2025.

Reeve

Chief Administrative Officer

GIVEN second reading this 4 day of September, 2025

Reeve

Chief Administrative Officer

GIVEN third reading this 4 day of September, 2025.

Reeve

Chief Administrative Officer



Bylaw 25-018: Urban Fringe (UF) to Rural General Industrial (RGI)

Plan 1113171; Block 1; Lot: 5; (NW-10-9-21-W4M) Approx 83.69 Acres
Located in Lethbridge County, AB

N

Bylaw 25-018 - Urban Fringe to Rural General Industrial

LETHBRIDGE COUNTY

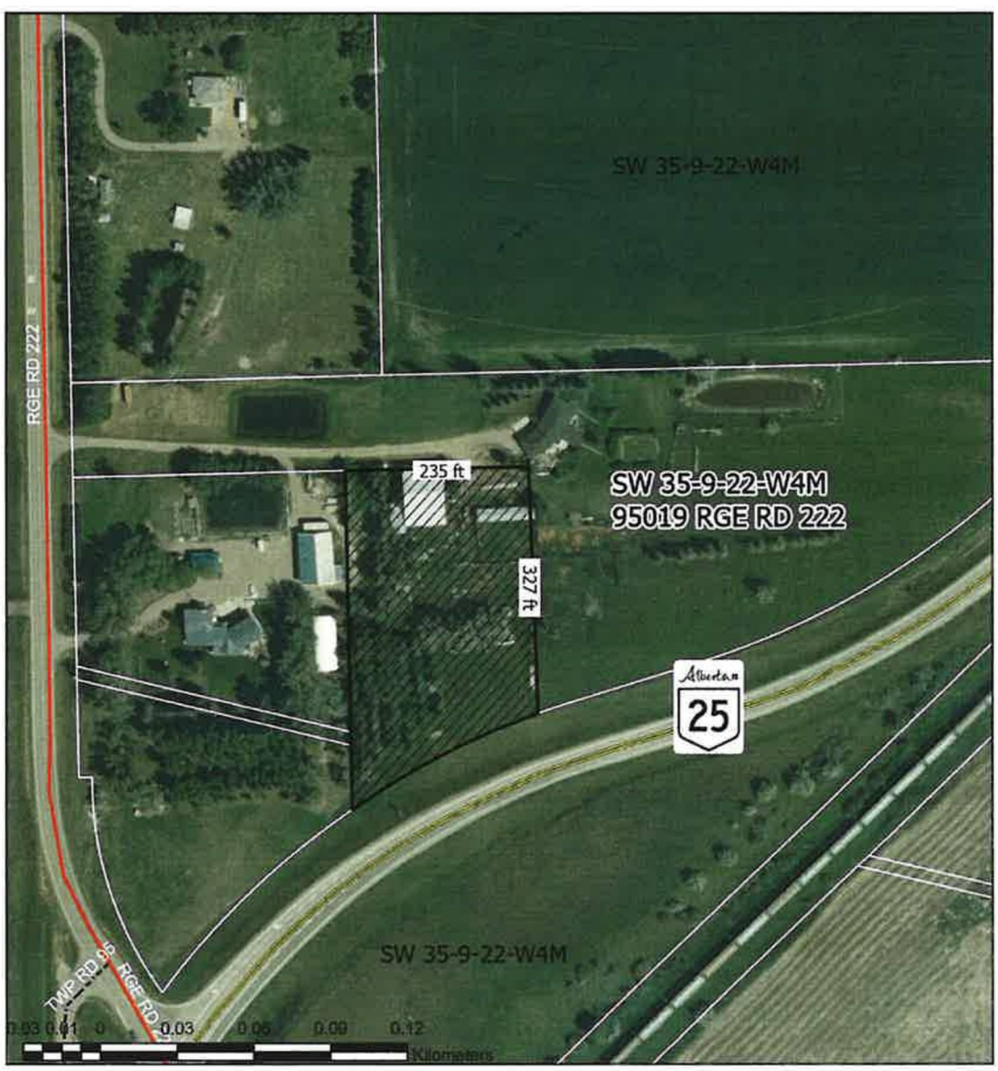
LETHBRIDGE COUNTY

IN THE PROVINCE OF ALBERTA

BYLAW NO. 25-019

Bylaw 25-019 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended.

WHEREAS the purpose of Bylaw 25-019 is to re-designate an approximate 2.0 acre portion of a title legally described as 'Those portions of legal subdivision three (3) and four (4) in the SW¼ 35-9-22-W4M which lie north west of Railway Right of Way on Plan RW1889 containing 10.4 ha (25.81 Acres) more or less' from Rural Agriculture to Rural General Industrial as shown below;



Bylaw 25-019: Rural Agriculture (RA) to Rural General Industrial (RGI)

N

95019 RGE RD 222 (SW 35-9-22-W4M) Approx 2.00 Acres
Located in Lethbridge County, AB

Bylaw 25-019 Rural Agriculture to Rural General Industrial

LETHBRIDGE COUNTY

AND WHEREAS the re-designation of the lands is for the purpose of allowing an agriculture-based trucking operation to be located on the site and the designation will allow for land uses as prescribed in the Rural General Industrial District.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

1. To redesignate an approximate 2.0 acre portion of a title legally described as 'Those portions of legal subdivision three (3) and four (4) in the SW¼ 35-9-22-W4M which lie north west of Railway Right of Way on Plan RW1889 containing 10.4 ha (25.81 Acres) more or less' from "Rural Agriculture - RA" to "Rural General Industrial – RGI" as shown on the map.

2. Bylaw No. 24-007, being the municipal Land Use Bylaw, is hereby amended.

3. The land use district map shall be amended to reflect this change.

GIVEN first reading this 14th day of August 2025.

Reeve

Chief Administrative Officer

GIVEN second reading this 18 day of September, 2025

Reeve

Chief Administrative Officer

GIVEN third reading this 18 day of September, 2025.

Reeve

Chief Administrative Officer



Bylaw 25-019: Rural Agriculture (RA) to Rural General Industrial (RGI)

95019 RGE RD 222 (SW-35-9-22-W4M) Approx 1.89 Acres
Located in Lethbridge County, AB

N

Bylaw 25-019 Rural Agriculture to Rural General Industrial

LETHBRIDGE COUNTY

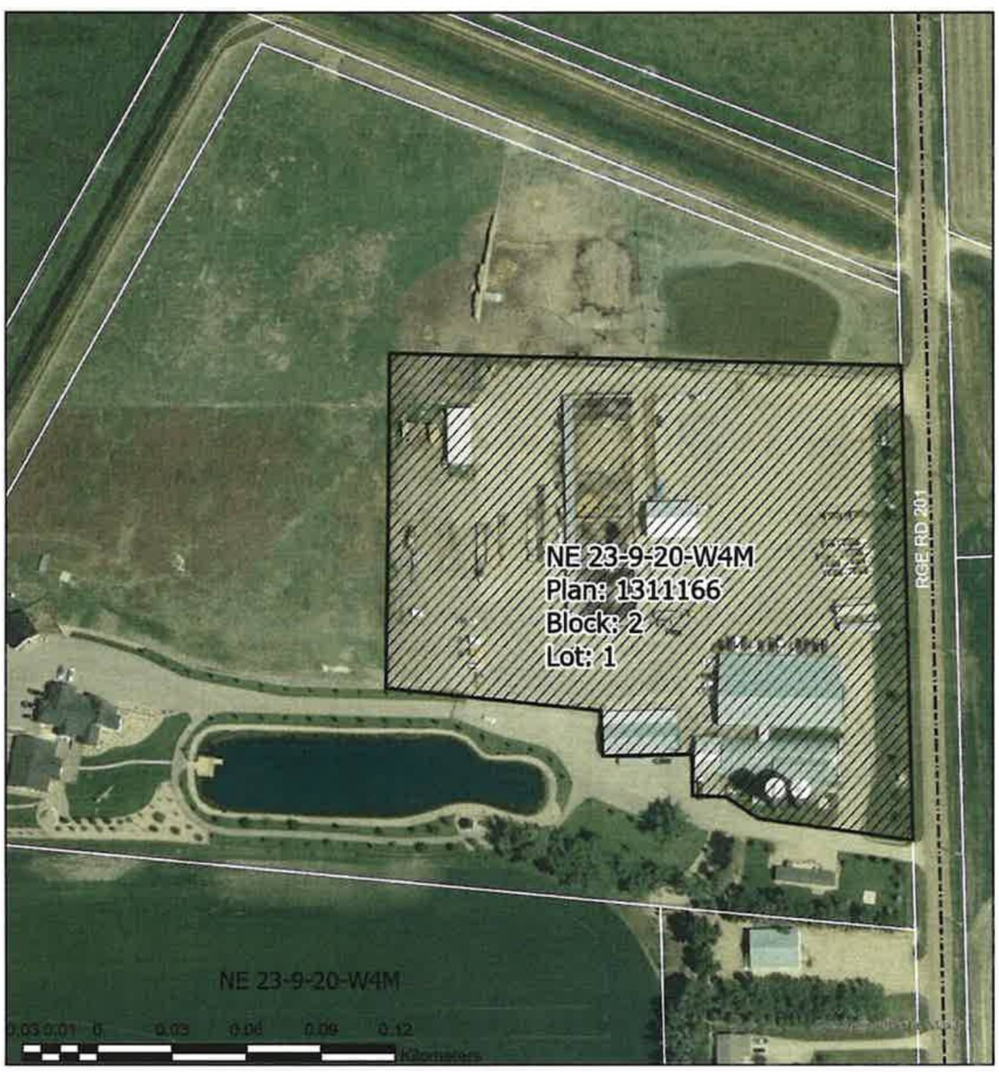
LETHBRIDGE COUNTY

IN THE PROVINCE OF ALBERTA

BYLAW NO. 25-020

Bylaw No. 25-020 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended.

WHEREAS the purpose of Bylaw No. 25-020 is to re-designate an approximate 8.29 acre portion of a title legally described as Plan 13111166, Block 2, Lot 1 in the NE¼ 23-9-20-W4M containing 10.57 ha (26.11 acre) more or less' from "Urban Fringe - UF" to "Direct Control – DC" as shown below;



Bylaw 25-020: Urban Fringe (UF) to Direct Control (DC)

Plan 1311166; Block 2; Lot 1; (NE 23-9-20-W4M) Approx 8.29 Acres Located in Lethbridge County, AB

Bylaw 25-020- Urban Fringe to Direct Control

N

LETHBRIDGE COUNTY

AND WHEREAS the re-designation of the lands is for the purpose of allowing an existing excavating company to be located on the site and the designation will allow for land uses as prescribed in Direct Control Bylaw No. 25-020;

AND WHEREAS the further purpose of Bylaw No. 25-020 is to establish the uses, process and regulations for a Direct Control district pertaining to the aforementioned land and as described in Schedule "A" attached hereto;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

1. To redesignate an approximate 8.29 acre portion of a title legally described as Plan 13111166, Block 2, Lot 1 in the NE¼ 23-9-20-W4M containing 12.14 ha (30 Acres) more or less' from Urban Fringe to Direct Control from "Urban Fringe - UF" to "Direct Control – DC" as shown on the map.
2. To adopt the Direct Control district and its regulations pertaining to the aforementioned land and as described in Schedule "A".
3. Bylaw No. 24-007, being the municipal Land Use Bylaw, is hereby amended.
4. The land use district map shall be amended to reflect this change.

GIVEN first reading this 14th day of August 2025.

Reeve

Chief Administrative Officer

GIVEN second reading this 18 day of September, 2025.

Reeve

Chief Administrative Officer

GIVEN third reading this 18 day of September, 2025.

Reeve

Chief Administrative Officer

Schedule 'A'

DIRECT CONTROL BYLAW NO. 25-020

1. PURPOSE

To provide a means whereby Council may regulate and control the use and development on a site specific basis for the following lands:

A portion of Plan 1311166 Block 2 Lot 1 in NE 23-9-20-W4 (title comprised of 10.57 ha (26.11 acres) in total) with the DC area consisting of approximately 3.35 ha (8.29 acres) as shown in Map 1.

For the specific purposes of allowing an excavating business and/or transportation dispatch/depot business to operate on said lands.

2. PERMITTED USES

- Accessory Buildings/Structures to an approved permitted use
- Equipment Repair and Service related to the primary business
- Signs
- Office
- Outdoor Storage
- Stockpiles
- Truck Transportation Dispatch/Depot
- Excavating Business
- Accessory Buildings/Structures to an approved discretionary use
- Indoor Warehousing and Storage

DISCRETIONARY USES

- Any light industrial uses not prescribed as permitted are at the discretion of County Council

3. DEFINITIONS

All other words or terms have the same meaning as what is specified in the Land Use Bylaw.

4. MINIMUM YARD SETBACK REQUIREMENTS (Buildings)

No part of a building, structure or development shall be located within:

- Side Yard 6.1 metres (20 feet)

- Rear Yard 6.1 metres (20 feet)

5. MINIMUM SETBACK FROM ROADWAY

No part of a building, structure or development shall be located within 38.1 metres (125 feet) of the centre line of the public roadway.

6. ACCESSORY BUILDINGS AND STRUCTURES

- An accessory buildings or structures shall not be located in the required setback from a public road or an easement.
- An accessory building or structure shall be setback a minimum 3.0 metres (10 feet) from the principle building and from all other structures on the same lot.
- An accessory building or structure shall only be constructed after or in conjunction with an approved principle use or building on the parcel.

7. GENERAL STANDARDS OF DEVELOPMENT

At the discretion of Council or the Development Officer acting as the Development Authority having regard for the Lethbridge County Land Use Bylaw.

8. SIGN REGULATIONS

As per the Lethbridge County Land Use Bylaw.

9. OTHER STANDARDS

- All storm water shall be retained on-site to predevelopment levels. At the subdivision or development permit stage a storm water management plan certified by a professional engineer may be required by Lethbridge County.
- All finished lot grading shall be constructed and maintained to the satisfaction of the Lethbridge County and shall be in accordance with the Engineering Guidelines and Minimum Servicing Standards.
- Approaches and driveway access shall be in accordance with the Lethbridge County Engineering Guidelines and Minimum Servicing Standards or as otherwise stipulated by Council.
- Any additional standards as required by County Council or the Development Officer.

10. OTHER REQUIREMENTS

- Site, Layout, and Grading Plan – that shows the property dimensions, buildinge locations, parking areas, outdoor storage areas, employee parking areas, and utilitye easements and servicing areas, including the septic field location and any dugoutse or storm ponds.
- Refuse or garbage shall be kept in a suitably sized container or enclosure, effectivelye screened, and the refuse containers shall be located in a rear yard only.
- Servicing
    - the developer shall be responsible for ensuring all required servicing ise provided to the development, including potable water and private septic. Ife an on-site private septic treatment system is used to handle sewagee disposal, then the system and field must be installed by a certified installere licensed with the provincial department of Municipal Affairs.
- Development Agreement – as a condition of a subdivision or development permite approval the applicant may be required to enter into a Development Agreement withe Lethbridge County, in accordance with the Land Use Bylaw.

11. SUBDIVISION

Council, acting in the capacity of the Subdivision Authority, shall make decisions on any future subdivision applications.

12. DELEGATION OF AUTHORITY

- County Council shall be the Development Authority to decide on development permit applications for discretionary uses or application for waivers of development standards. Council may also decide on development permit applications for permitted uses.
- The Development Officer, in accordance with the Land Use Bylaw and pursuant to Section 641 (3) of the Municipal Government Act may, with the direction of Council, act as the Development Authority and receive and decide upon development permit applications for permitted uses provided, they conform to the standards of this bylaw.

13. APPROVAL PROCEDURE

- Where the Development Officer as the Development Authority has been delegated the authority to decide upon development permit applications for permitted uses and has done so, then immediately upon issuance of the development permit the Development Officer shall cause a notice to be published in a newspaper circulating in the area stating the location of the property for which the application has been made and the use approved.
- Before consideration of a permit application for development requiring waivers on the subject property, Council shall:
    - Cause a notice to be issued by the designated officer to any person likely to be affected.
    - Ensure that the notice contains the date and time that Council will hear the application for discretionary uses or application for waivers of development standards.
    - Here any persons that claims to be affected by the decision on the application.
- Council may then approve the development application with or without conditions or refuse the application with reasons.
- Where Council has decided on a development permit application, the Development Officer acting on behalf of Council, shall cause a notice of the decision to be issued to the applicant and post a copy of the decision in the lobby of the County office.
- When applicable, Council should seek comments from other agencies such as the planning advisor, Alberta Health Service, Alberta Transportation and Economic Corridors, or any applicable provincial or federal government department.

14. APPEAL PROCEDURE

- Pursuant to Section 685(4)(a) of the Municipal Government Act, if a decision with respect to a Development Permit Application is made by Council, there is no appeal to the Subdivision and Development Appeal Board.
- Pursuant to Section 685(4)(b) of the Municipal Government Act, f the Development Officer has been delegated, the Authority to decide upon Development Permit Applications as the Development Authority, then the appeal to the Subdivision Appeal Board is limited to whether the Development Officer followed the directions of Council.

Map 1 – Direct Control Area



Bylaw 25-020: Urban Fringe (UF) to Direct Control (DC)

Plan 1311166; Block 2; Lot 1; (NE 23-9-20-W4M) Approx 8.29 Acres Located in Lethbridge County, AB

N

Bylaw 25-020- Urban Fringe to Direct Control

LETHBRIDGE COUNTY

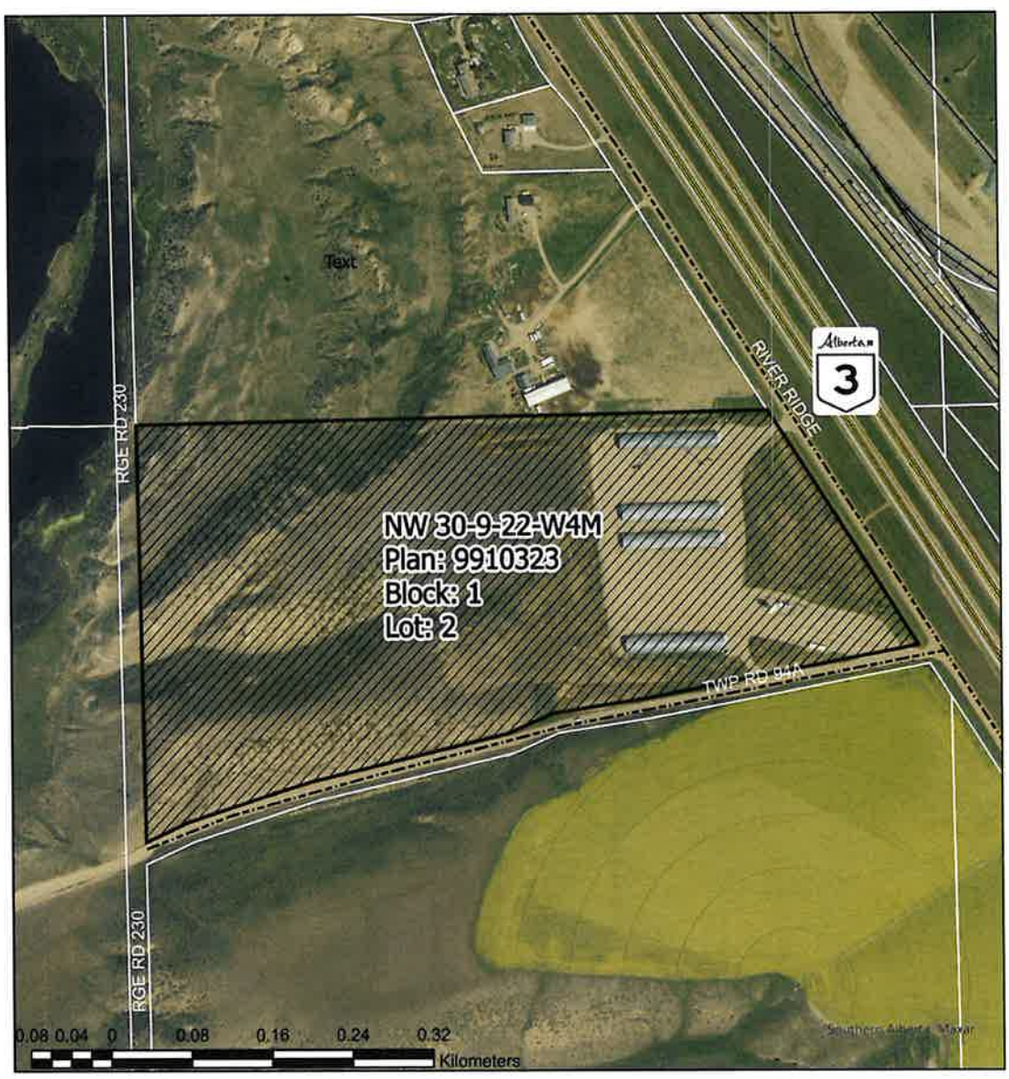
LETHBRIDGE COUNTY

IN THE PROVINCE OF ALBERTA

BYLAW NO. 25-023

Bylaw 25-023 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended.

WHEREAS the purpose of Bylaw 25-023 is to redesignate a title legally described as Plan 9910323 Block 1 Lot 2 in the NW 30-9-22-W4M containing 22.35 ha (55.22 Acres) more or less from Rural Agriculture to Direct Control as shown below;



Bylaw 25-023: Rural Agriculture to Direct Control

Plan 9910323; Block 1; Lot 2; (NW 30-9-22-W4M) Approx 55.45 Acres Located in Lethbridge County, AB

Bylaw 25-023 Rural Agriculture (RA) to Direct Control (DC)

N

LETHBRIDGE COUNTY

AND WHEREAS the redesignation of the lands is for the purpose of allowing an existing agriculture-based trucking business to add bulk fertilizer storage and sales to the site, and the designation will allow for such land uses as prescribed in Direct Control Bylaw 25-023;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

1. To redesignate a title legally described as Plan 9910323 Block 1 Lot 2 in the NW 30-9-22-W4M containing 22.35 ha (55.22 Acres) more or less from Rural Agriculture to Direct Control as shown on the map.

2. Bylaw No. 24-007, being the municipal Land Use Bylaw, is hereby amended.

3. The land use district map shall be amended to reflect this change.

GIVEN first reading this 6th day of November 2025.

Reeve

Chief Administrative Officer

GIVEN second reading this 18 day of December, 2025

Reeve

Chief Administrative Officer

GIVEN third reading this 18 day of December, 2025.

Reeve

Chief Administrative Officer

Schedule 'A'

DIRECT CONTROL BYLAW NO. 25-023

1. PURPOSE

To provide a means whereby Council may regulate and control the Use and Development on a site-specific basis for the following Site:

Descriptive Plan 9910323 Block 1 Lot 2 in NW 30-9-22-W4 (title comprised of 22.35 ha (55.22 acres) in total) as shown in Map 1.

For the specific purpose of allowing an existing agriculture-based trucking and commodity storage operation to develop Fertilizer Storage and Sales, which including fertilizer blending with an associated office space.

2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(1) Permitted Uses

Accessory Buildings/Structures to an approved Permitted Use
Fertilizer Storage and Sales
Warehousing
Signs Type 1 and 2 (see Part 6 of the Land Use Bylaw)

(2) Discretionary Uses

Any Permitted or Discretionary Uses that are not already listed in this Bylaw but are prescribed in the Rural General Industrial District under this Land Use Bylaw are at the discretion of County Council.

(3) Prohibited Uses

Any Use which is not listed as either a Permitted or Discretionary Use, or is not ruled to be similar to a Permitted or Discretionary Use in accordance with Part 1 Section 31 of the Land Use Bylaw, is a prohibited Use.

3. DEFINITIONS

Fertilizer Storage and Sales means a development used to store bulk fertilizer for wholesale distribution and may include fertilizer blending and associated office space to support the administrative and/or operational needs of the business.

Land Use Bylaw means the Lethbridge County Land Use Bylaw No. 24-007.

All other words or terms have the same meaning as what is specified in the Land Use Bylaw.

4. MINIMUM YARD SETBACK REQUIREMENTS
    - No part of a Building, structure or Development shall be located within:
        Side Yard 6.1 metres (20 ft.)
        Rear Yard 9.1 metres (30 ft.)
    - As determined by the Development Authority, all Buildings, structures or Development that are to be located in the vicinity of an escarpment, coulee break, river bank or other geographical feature may have special requirements for setbacks upon due consideration of any geotechnical or slope stability analysis reports requested by the municipality.

5. MINIMUM SETBACK FROM ROADWAY
    - No part of a Building, structure or Development shall be located within 38.1 metres (125 ft.) of the centre line of the Public Roadway.

6. ACCESSORY BUILDINGS AND STRUCTURES
    - An Accessory Buildings or Structures shall not be located in the required Setback from a Public Roadway or an Easement.
    - An Accessory Buildings or Structures shall be setback a minimum 3.0 metres (10 feet) from the principal building and from all other structures on the same Lot.
    - An Accessory Buildings or Structures shall only be constructed after or in conjunction with an approved principal Use or Building on the parcel.

7. GENERAL STANDARDS OF DEVELOPMENT
    - At the discretion of Council or the Development Officer acting as the Development Authority having regard for the Land Use Bylaw.

8. SIGN REGULATIONS
    - As per the Lethbridge County Land Use Bylaw.

9. OTHER STANDARDS
    - All finished Lot Grading shall be constructed and maintained to the satisfaction of the Lethbridge County and shall be in accordance with the Engineering Guidelines and Minimum Servicing Standards.
    - Approaches and Driveway access shall be in accordance with the Lethbridge County Engineering Guidelines and Minimum Servicing Standards or as otherwise stipulated by Council.
    - Any additional standards as required by County Council or the Development Officer.

10. OTHER REQUIREMENTS

- At the time of the Development Permit application, a storm water management plan certified by a professional engineer and a geotechnical report will be required by Lethbridge County.
- Site, Layout, and Grading Plan – that shows the property dimensions, Building locations, parking areas, Outdoor Storage areas, employee Parking Areas, and utility Easements and servicing areas, including the septic field location and any dugouts or storm ponds.
- Refuse or garbage shall be kept in a suitably sized container or enclosure, effectively screened, and the refuse containers shall be located in a rear yard only.
- Servicing
    - the developer shall be responsible for ensuring all required servicing is provided to the development, including potable water and private septic. If an on-site private septic treatment system is used to handle sewage disposal, then the system and field must be installed by a certified installer licensed with the provincial department of Municipal Affairs.
- Development Agreement – as a condition of a Subdivision or Development Permit approval the applicant may be required to enter into a Development Agreement with Lethbridge County, in accordance with the Land Use Bylaw.

11. SUBDIVISION

- Council, acting in the capacity of the Subdivision Authority, shall make decisions on any future Subdivision applications.

12. DELEGATION OF AUTHORITY

- The Development Officer in accordance with the Land Use Bylaw and pursuant to Section 641 (3) of the Municipal Government Act may approve Development Permit applications for Permitted Uses only, provided that they confirm to the standards of this bylaw.
- County Council shall be the Development Authority to decide on Development Permit applications for Discretionary Uses or for any Waivers of Development standards.

13. APPROVAL PROCEDURE

- Where the Development Officer as the Development Authority has been delegated the authority to decide upon Development Permit applications for Permitted Uses and has done so, then immediately upon issuance of the Development Permit the Development Officer shall cause a notice to be published in a newspaper circulating

in the area stating the location of the property for which the application has been made and the Use approved.

- Before consideration application for a Discretionary Use or Development requiring waivers on the subject property, Council shall:
    - Cause a notice to be issued by the Designated Officer to any person likely to be affected.
    - Ensure that the notice contains the date and time that Council will hear the application for Discretionary Uses or application for Waivers of Development standards.
    - Hear any persons that claims to be affected by the decision on the application.
- Council may then approve the Development application with or without conditions or refuse the application with reasons.
- Where Council has decided on a Development Permit application, the Development Officer acting on behalf of Council, shall cause a notice of the decision to be issued to the applicant and post a copy of the decision in the lobby of the County office.
- When applicable, the County should seek comments from other agencies such as the planning advisor, Alberta Health Service, Alberta Transportation and Economic Corridors, or any applicable provincial or federal government department.

14. APPEAL PROCEDURE

- Pursuant to Section 685(4)(a) of the Municipal Government Act, if a decision with respect to a Development Permit application is made by Council, there is no appeal to the Subdivision and Development Appeal Board.
- Pursuant to Section 685(4)(b) of the Municipal Government Act, if the Development Officer has been delegated the Authority to decide upon Development Permit applications as the Development Authority, then the appeal to the Subdivision Appeal Board is limited to whether the Development Officer followed the directions of Council.

Map 1 – Direct Control Area



Bylaw 25-023: Rural Agriculture to Direct Control

Plan 9910323; Block 1; Lot 2; (NW 30-9-22-W4M) Approx 55.45 Acres Located in Lethbridge County, AB

N

Bylaw 25-023 Rural Agriculture (RA) to Direct Control (DC)

LETHBRIDGE COUNTY

LETHBRIDGE COUNTY

IN THE PROVINCE OF ALBERTA

BYLAW NO. 25-024

Bylaw 25-024 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended.

WHEREAS the purpose of Bylaw 25-024 is to redesignate a title legally described as Plan Plan 8710514 Block 1 Lot 4 in the SW-31-9-22-W4 containing 1.11 ha (2.75 Acres) more or less from Rural Agriculture to Grouped Country Residential as shown below;



Bylaw 25-024: Rural Agriculture to Grouped Country Residential

N

Descriptive Plan 8710514; Block 1; Lot 4; (SW 31-9-22-W4M) Approx 2.75 Acres Located in Lethbridge County, AB

Bylaw 25-024 Rural Agriculture to Grouped Country Residential

LETHBRIDGE COUNTY

AND WHEREAS the redesignation of the lands is for the purpose of subdividing an existing dwelling from the existing agricultural operation and the designation will allow for land uses as prescribed in the Grouped Country Residential District;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

1. To redesignate a title legally described as Plan 8710514 Block 1 Lot 4 in the SW-31-9-22-W4 containing 1.11 ha (2.75 Acres) more or less from Rural Agriculture to Grouped Country Residential as shown on the map.

2. Bylaw No. 24-007, being the municipal Land Use Bylaw, is hereby amended.

3. The land use district map shall be amended to reflect this change.

GIVEN first reading this 6th day of November 2025.

Reeve

Chief Administrative Officer

GIVEN second reading this 18 day of December, 2025

Reeve

Chief Administrative Officer

GIVEN third reading this 18 day of December, 2025.

Reeve

Chief Administrative Officer



Bylaw 25-024: Rural Agriculture to Grouped Country Residential

N

Descriptive Plan 8710514; Block 1; Lot 4; (SW 31-9-22-W4M) Approx 2.75 Acres Located in Lethbridge County, AB

Bylaw 25-024 Rural Agriculture to Grouped Country Residential

LETHBRIDGE COUNTY

LETHBRIDGE COUNTY

IN THE PROVINCE OF ALBERTA

BYLAW NO. 25-025

Bylaw 25-025 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended.

WHEREAS the purpose of Bylaw 25-025 is to redesignate a title legally described as Plan 9312230 Block 1 Lot 1 in the NE 36-9-23-W4 containing 6.35 ha (15.75 Acres) more or less from Grouped Country Residential (GCR) to Direct Control (DC) as shown below;



Bylaw 25-025: Grouped Country Residential to Direct Control

Descriptive Plan 9312230; Block 1; Lot 1; (NE 36-9-23-W4M) Approx 15.75 Acres Located in Lethbridge County, AB

N

Bylaw 25-025 Grouped Country Residential to Direct Control

LETHBRIDGE COUNTY

AND WHEREAS the redesignation of the lands is for the purpose of allowing the established grouped country residential lot to operate a floral arranging and floral u-pick business as an Institutional / Specialty Manufacturing Use;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

1. To redesignate a title legally described as Plan 9312230 Block 1 Lot 1 in the NE 36-9-23-W4 containing 6.35 ha (15.75 Acres) more or less from Grouped Country Residential (GCR) to Direct Control (DC) as shown on the map.

2. Bylaw No. 24-007, being the municipal Land Use Bylaw, is hereby amended.

3. The land use district map shall be amended to reflect this change.

GIVEN first reading this 4th day of December 2025.

Reeve

Chief Administrative Officer

GIVEN second reading this 15 day of January, 2026

Reeve

Chief Administrative Officer

GIVEN third reading this 15 day of January, 2026.

Reeve

Chief Administrative Officer

Schedule 'A'

DIRECT CONTROL BYLAW NO. 25-025

1. PURPOSE

To provide a means whereby Council may regulate and control the use and Development on a site-specific basis for the following Lot:

Descriptive Plan 9312230 Block 1 Lot 1 in NE 36-9-23-W4 (title comprised of 15.75 acres) in total) as shown in Map 1.

For the specific purpose of allowing the operation of a floral arranging and floral u-pick business as an Institutional / Specialty Manufacturing Use on the established Grouped Country Residential Lot, in which the Parcel shall maintain its residential character while permitting a limited Commercial Use.

2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(1) Permitted Uses

Accessory Buildings, Structures and Uses to an Approved Permitted Use
Day Homes (see Part 2 – Development Not Requiring a Development Permit)
Dwelling:

- Single Detached Site-built
- Single Detached Manufactured Home 1
- Single Detached Ready-to-move

Home Occupation 1
Secondary Suites (contained within a Single-Detached Dwelling)
Shipping Containers, Temporary (see Part 2 – Development Not Requiring a Development Permit)
Signs Type 1
Solar Collectors, Individual (roof, wall mount) (see Part 2 – Development Not Requiring a Development Permit)

(2) Discretionary Uses

Institutional Workshop / Specialty Manufacturing
Farm Stand (see Part 2 – Development Not Requiring a Development Permit)
Home Occupation 2
Secondary Suites (contained within a detached garage) (see Part 5 of the Land Use Bylaw)
Sign Type 2
Any Permitted or Discretionary uses that are not already listed in this Bylaw but are prescribed in the Grouped Country Residential District are at the discretion of the Development Authority.

(3) Prohibited Uses

Any use which is not listed as either a Permitted or Discretionary Use, or is not ruled to be similar to a Permitted or Discretionary Use in accordance with Part 1 Section 31 of the Land Use Bylaw, is a prohibited Use.

3. DEFINITIONS

Commercial Use – see "Institutional Workshop / Specialty Manufacturing".

Customer means any non-resident person or organization, paying or non-paying, visiting the Parcel for the purposes of participating or purchasing goods or services from a Commercial Use.

Grouped Country Residential District has the same meaning as the "Grouped Country Residential – GCR" Land Use District in the Lethbridge County Land Use Bylaw No. 24-007.

Institutional Workshop / Specialty Manufacturing means a development that is associated with floral arranging and a floral u-pick on a Parcel and which may include facilities to process or package flowers and related goods. The use may include areas devoted to retail sales, display and storage. The word "Commercial Use" shall have the same meaning as the word "Institutional / Specialty Manufacturing".

Land Use Bylaw means the Lethbridge County Land Use Bylaw No. 24-007.

All other words or terms have the same meaning as what is specified in the Land Use Bylaw.

4. SITE SUITABILITY

- The Subdivision Authority or Development Authority shall take into consideration, all applicable sections of the Land Use Bylaw No. 24-007, when making a decision on an application for Subdivision or Development in this Direct Control District.
- The Subdivision Authority or Development Authority may place any or all of the following conditions, in addition to a Development Agreement, on Subdivision or Development Permit approval to ensure any concerns over the suitability of the land and Development are satisfied:
    - the provision of a professional geotechnical investigation/test and report to ensure the Site is suitable in terms of topography, stability, soil characteristics, flooding subsidence, erosion and sanitary sewerage servicing;
    - require the developer to provided suitable access, so the Site will be legally and physically accessible to a developed municipal road or if within 300 metres (984 feet) of a provincial highway will meet the requirements of Alberta Transportation and Economic Coordinator;

- stipulate the alteration of proposed Lot configurations, Building sizes or locations to ensure any Setback requirements of this Land Use Bylaw or the Subdivision and Development Regulation can be met;
- any reasonable measures to ensure any other requirements of this Land Use Bylaw are complied with;
- any measures to adequately ensure applicable provincial legislation such as the Safety Codes Act is complied with or not compromised; and
- The Development Authority will provide direction as to which sections of the Bylaw are relevant and applicable to each particular Lot.

5. MINIMUM LOT SIZE

The minimum lot size shall be 15.74 acres.

6. MINIMUM YARD SETBACK REQUIREMENTS

(1) Side and Rear Yard - 6.1 metres (20 feet).

(2) Front Yard (River Brink Road) – 15.2 metres (50 feet).

(3) Front Yard (River Ridge Road) – 38.1 metres (125 feet) of the centre line of the public roadway.

(4) Special Setback Requirements

(a) Horticultural features, including flower beds associated with the Commercial Use, are permitted within the required Setback area, provided that a Fence with a minimum height of 1.0 metres (3.3 feet) is maintained along the top of the coulee edge to ensure customer safety.

(b) As determined by the Development Authority, all buildings, structures and Development that are to be located in the vicinity of an escarpment, coulee break, river bank or other geographical feature may have special requirements for setbacks upon due consideration of any geotechnical or slope stability analysis reports requested by the municipality.

7. ACCESSORY BUILDINGS AND STRUCTURES

(1) An Accessory Building shall not be located in the required setback from a Public Roadway or on an Easement.

(2) An Accessory Building shall be setback a minimum 3.0 metres (10 feet) from the principal dwelling and from all other structures on the same lot.

(3) Maximum height – No Accessory Buildings shall exceed 8.5 metres (28 feet) in height.

(4) Maximum size of accessory buildings or structures:

(a) the maximum size of an Accessory Building or Structure shall not exceed 371.61 metres sq. (4 ,000 sq. feet) and
(b) the maximum size is the combined total size for all Accessory Buildings on a Parcel (the cumulative square footage of all accessory buildings).

8. INSITUTIONAL WORKSHOP / SPECIALTY MANUFACTURING

(1) The Commercial Use shall be contained within the area labeled "Commercial Area" as shown on Map 1.
  (a) The Single-Detached Dwelling and detached garage located outside of the Commercial Area may be used only for administrative purposes and ancillary business-related purposes such as office work, storage, or processing activities associated with the approved Commercial Use, provided that no public access or retail activity occurs.
(2) A Development Permit application for an Institutional Workshop / Specialty Manufacturing Use shall not be approved if an Institutional Workshop / Specialty Manufacturing Use has previously been approved for the same Parcel, and that approval remains valid at the time of the new application.
(3) Customer visits
  (a) Customer visits shall be by reservation only;
  (b) A maximum of 25 Customers may be on-site at one time; and
  (c) The maximum number of on-site Customers shall not exceed 100 per week.
(4) To maintain the residential character of the Lot, the Commercial Use shall only be permitted to allow Customer visits up to eight (8) hours per week.
(5) Visitor parking must be provided on-site in a safe and orderly manner within the area labelled "Commercial Area" in Map 1. Parking shall not be located on an Easement.
(6) The Commercial Use may only have up to six (6) non-resident employees up to five (5) commercial vehicles and/or trailers on the Lot.

9. GENERAL STANDARDS OF DEVELOPMENT

- At the discretion of the Development Authority having regard for the Land Use Bylaw.
- The Lot shall maintain its residential character in accordance with the Wild Rose Acres (RiverBrink) Area Structure Plan.

10. SIGN REGULATIONS

- As per the Land Use Bylaw.

11. OTHER STANDARDS

(1) A Commercial Use may operate a single-day, temporary outdoor event up to two (2) times per year, such that the number of visitors is staggered. The parcel shall not have more than 50 customer vehicles on the Lot at one time and not exceed 100 customer vehicles in a single day. All vehicle parking shall be provided on-site.

(2) All finished lot grading shall be constructed and maintained to the satisfaction of the Lethbridge County and shall be in accordance with the Engineering Guidelines and Minimum Servicing Standards.

(3) Approaches and Driveway access shall be in accordance with the Lethbridge County Engineering Guidelines and Minimum Servicing Standards or as otherwise stipulated by Council.

(4) Any additional standards that apply to the Grouped Country Residential District may apply to the Development at the discretion of the Development Authority.

(5) Any additional standards as required by the Development Authority.

12. OTHER REQUIREMENTS

- At the time of any Development Permit application a Site, Layout, and Grading Plan is required – that shows the property dimensions, building locations, parking areas, outdoor storage areas, and utility easements and servicing areas, including the septic field location and any dugouts or storm ponds.
- At the time of any Development Permit application, the provision of Professionally Prepared Reports / Study Plans may be required. This includes but is not limited to a professional geotechnical investigations/tests and report, storm water management plans, and septic evaluation reports.
- Servicing
    - the landowner shall be responsible for ensuring all required servicing is provided to the development, including potable water and private septic. If an on-site private septic treatment system is used to handle sewage disposal, then the system and field must be installed by a certified installer licensed with the provincial department of Municipal Affairs.
- At the time of the Development Permit application, the Development Authority may impose Landscaping or Screening requirements if, in their opinion, they would serve to improve the quality or compatibility with nearby uses of any proposed commercial-related uses, as per Part 4 of the Land Use Bylaw.

13. SUBDIVISION

- No further subdivision of this Lot shall be allowed. Council, acting in the capacity of the Subdivision Authority, shall make decisions on any future Subdivision applications with respect to this bylaw.

14. DELEGATION OF AUTHORITY

- The Development Officer in accordance with the Land Use Bylaw and pursuant to Section 641 (3) of the *Municipal Government Act* may approve development permit applications for Permitted Uses, provided that they confirm to the standards of this bylaw.
- County Council shall be the Development Authority to decide on applications for Discretionary Uses and any Waivers of development standards.

15. APPROVAL PROCEDURE

- Where the Development Officer as the Development Authority has been delegated the authority to decide upon Development Permit applications and has done so, then immediately upon issuance shall cause a notice of the decision to be issued to the applicant and persons likely to be affected accordance with Part 1.
- Before consideration of an application for a Development requiring a Waiver on the subject Lot, Council shall:
    - Cause a notice to be issued by the designated officer to any person likely to be affected.
    - Ensure that the notice contains the date and time that Council will hear the application for Waiver of Development standards.
    - Hear any persons that claims to be affected by the decision on the application.
- Council may then approve the Development application with or without conditions or refuse the application with reasons.
- Where Council has decided on a Development Permit application, the Development Officer acting on behalf of Council, shall cause a notice of the decision to be issued to the applicant and persons likely to be affected accordance with Part 1.
- When applicable, the County should seek comments from other agencies such as the planning advisor, Alberta Health Service, Alberta Transportation and Economic Corridors, or any applicable provincial or federal government department.

16. APPEAL PROCEDURE

- Pursuant to Section 685(4)(a) of the *Municipal Government Act*, if a decision with respect to a development permit application is made by Council, there is no appeal to the Subdivision and Development Appeal Board.
- Pursuant to Section 685(4)(b) of the *Municipal Government Act*, if the Development Officer has been delegated the Authority to decide upon development permit applications as the Development Authority, then the appeal to the Subdivision and Development Appeal Board is limited to whether the Development Officer followed the directions of Council.

Map 1 – Direct Control Area



Bylaw 25-025: Grouped Country Residential to Direct Control

Descriptive Plan 9312230; Block 1; Lot 1; (NE 36-9-23-W4M) Approx 15.75 Acres Located in Lethbridge County, AB

N

Bylaw 25-025 Grouped Country Residential to Direct Control

Commercial Use Area

LETHBRIDGE COUNTY

LETHBRIDGE COUNTY

IN THE PROVINCE OF ALBERTA

BYLAW NO. 25-027

Bylaw 25-027 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended.

WHEREAS the purpose of Bylaw 25-024 is to redesignate that a portion of SE 1-9-21-W4 containing 11.23 ha (27.74 Acres) more or less from Direct Control to Direct Control as shown below;



Bylaw 25-027: Direct Control (Bylaw 23-022) to Direct Control (Bylaw 25-027)

N

210034 HWY 512 (SE 1-9-21-W4M) Approx 27.74 Acres
Located in Lethbridge County, AB

Bylaw 25-027 Direct Control (DC) to Direct Control (DC)

LETHBRIDGE COUNTY

AND WHEREAS the redesignation of the lands is for the purpose of allowing residential and light industrial/commercial development;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

1. To redesignate a title legally described as a portion of SE 1-9-21-W4 containing 11.23 ha (27.74 Acres) more or less from Direct Control to Direct Control as shown on the map.

2. Bylaw No. 24-007, being the municipal Land Use Bylaw, is hereby amended.

3. The land use district map shall be amended to reflect this change.

GIVEN first reading this 4th day of December 2025.

Reeve

Chief Administrative Officer

GIVEN second reading this 15 day of January, 2026

Reeve

Chief Administrative Officer

GIVEN third reading this 15 day of January, 2026.

Reeve

Chief Administrative Officer

Schedule 'A'
DIRECT CONTROL BYLAW NO. 25-027

1. PURPOSE

To provide a means whereby Council may regulate and control the Use, Development or Subdivision, on a Site-specific basis, the lands described on Figure 1.

To provide a clustered residential Development with high quality large Lots. The larger residential Lots shall allow for larger Accessory Buildings (Area 1) and provide opportunities for Commercial and light Industrial Uses (Area 2). No stand-alone businesses or Use areas shall be Permitted without a residence on the property. Careful Site planning and more intense Landscaping will be required to help buffer the on-Site Industrial/ Commercial Development and the proposed Industrial/ Commercial Development to the east from the existing grouped country residential Development.

2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(1) Permitted Uses

Accessory Buildings, Structure and Uses to an Approved Permitted Use

Automotive Detail (see Part 5 of the Land Use Bylaw)

Automotive Service (see Part 5 of the Land Use Bylaw No. 24-007)

Bed and Breakfast (see Part 5 of the Land Use Bylaw)

Business Support Service

Contractor Trade Shops

Day Care Centre (see Part 5 of the Land Use Bylaw)

Day Home

Dwelling:

- Single Detached Site-built
- Single Detached Ready-to-move (see Part 5 of the Land Use Bylaw)
- Manufactured Homes 1 (see Part 5 of the Land Use Bylaw)

Home Occupation 1 and 2 (see Part 5 of the Land Use Bylaw)

Indoor Storage

Office, Public and Private

Professional Services

Secondary Suite (contained within Dwelling, Single Detached (see Part 5 of the Land Use Bylaw)

Sign, Type 1 (see Part 6 of the Land Use Bylaw)

Solar Collector, Individual (roof and wall mounted) (see Part 2 of the Land Use Bylaw, Development Not Requiring a Development Permit)

Technology Centre/ Hub

(2) Discretionary Uses

Agricultural Market

Agricultural Services

Building and Trade Contractor Service

Farm/Industrial Machinery Sales, Rental and Service

Industrial Processing and Manufacturing

Industrial Supplies and Sales

Secondary Suite (detached garage) (see Part 5 of the Land Use Bylaw No. 24-007)

Sign, Type 2 (see Part 6 of the Land Use Bylaw No. 24-007)

Solar Collectors, Individual (Ground Mount) (see Part 7 of the Land Use Bylaw)

Type A Small Wind Energy Conversion System

Retail Sales or Use ancillary to the onsite Industrial/ Commercial Development

Warehousing

Veterinary Clinic, Small Animal

(3) Prohibited Uses

Any use which is not listed as either a Permitted or Discretionary Use or is not ruled to be similar to a Permitted or Discretionary Use in accordance with Part 1, Section 34, of the Land Use Bylaw is a prohibited Use.

3. DEFINITIONS

Land Use Bylaw means the Lethbridge County Land Use Bylaw No. 24-007

All words and terms have the same meaning as what is specified in the Lethbridge County Land Use Bylaw.

4. SITE SUITABILITY

- The Subdivision Authority or Development Authority shall take into consideration, all applicable sections of the Land Use Bylaw, when making a decision on an application for Subdivision or Development in this Direct Control District.
- The Subdivision Authority or Development Authority may place any or all of the following conditions, in addition to a Development Agreement, on Subdivision or Development Permit approval to ensure any concerns over the suitability of the land and Development are satisfied:
    - the provision of a professional geotechnical investigation/test and report to ensure the Site is suitable in terms of topography, stability, soil characteristics, flooding subsidence, erosion and sanitary sewerage servicing;
    - require the developer to provided suitable access, so the Site will be legally and physically accessible to a developed Public Roadway or if within 300 metres (984 feet) of a provincial highway will meet the requirements of Alberta Transportation and Economic Coordinator;
    - stipulate the alteration of proposed Lot configurations, Building sizes or locations to ensure any Setback requirements of this Land Use Bylaw or the Subdivision and Development Regulation can be met;
    - any reasonable measures to ensure any other requirements of this Land Use Bylaw are complied with;
    - any measures to adequately ensure applicable provincial legislation such as the *Safety Codes Act* is complied with or not compromised; and
    - The Development Authority will provide direction as to which sections of the Bylaw are relevant and applicable to each particular Lot.

5. LOT SIZE

- Lot sizes shall be as shown conceptually on Figure 1 and shall not be less than 6.0 acres.
- The residential portion of each Lot shall be the front 75 metres of each Lot or as shown in Figure 1.
- The balance of each Lot shall be used and referred to as the light Industrial portion of each Lot.

6. ACCESS

- All access shall be located as shown on Figure 1.

- The municipality may, at the time of Subdivision or Development, require the developer to enter into an agreement for the construction of any approach(es) necessary to serve the Lot or Development area in accordance with Lethbridge County Engineering Guidelines and Minimum Servicing Standards.
- To ensure proper emergency access, all Developments shall have direct legal and developed physical access to a Public Roadway in accordance with Lethbridge County Engineering Guidelines and Minimum Servicing Standards. If the Development is within 304.8 metres (¼ mile) of a provincial highway, direct legal and physical access to a Public Roadway shall be to the satisfaction of Alberta Transportation and Economic Corridors.
- A shared local service road or the construction of shared accesses/approaches may be required to be provided by the developer of multi-Lot Subdivisions in accordance with Lethbridge County Engineering Guidelines and Minimum Servicing Standards.

7. SUBDIVISION

- After the initial Subdivision of a parcel, no further Subdivision of any Lot shall be allowed. Council, acting in the capacity of the Subdivision Authority, shall make decisions on any future Subdivision applications with respect to this bylaw.

8. SERVICING REQUIREMENTS

- Every Development shall be required to install a sewage disposal system and potable water system in accordance with Lethbridge County Engineering Guidelines and Minimum Servicing Standards or other system as approved by the municipality.
- The Development Authority may refuse a Development, and the Subdivision Authority may refuse to approve a Subdivision, if the parcel on which it is proposed is not large enough or does not have suitable soil characteristics to support a sewage disposal system to the standard required.
- The Development Authority may refuse a Development, and the Subdivision Authority may refuse to approve a Subdivision, if it cannot be demonstrated to the satisfaction of the approval authority that the parcel has access to a secure potable water source or system.
- Industrial or business uses that require or use a large volume of water may be denied a Development permit if a secured source of water, relative to what is required for the Development, is not verified, or cannot be guaranteed to the satisfaction of Lethbridge County. This may include, but is not limited to, car/ truck wash facilities, food or other various processing industries, and biofuel plants associated with ethanol production.

9. SITE GRADING AND DRAINAGE

- Development on both the residential and industrial portions of each Lot must follow the grading and drainage requirements as set out in the Country Side Area Structure Plan and Figure 1 contained in this Direct Control District.
- No building or structure shall be located on any part of the Lot that is identified as being used to store water or used to provide drainage.
- An engineered grading and drainage plan must be submitted with the Development permit application. This plan must also be approved as required in the Architectural Controls.
- All finished Lot grading shall be constructed and maintained to the satisfaction of Lethbridge County and shall be in accordance with the County's Engineering Guidelines and Minimum Servicing Standards.
- The applicant is responsible for ensuring adherence to the final grades.
- Following the completion of a Development, the applicant must supply evidence by an engineer, that the requirement of the as-built grading meets the approved

grading plan. This evidence must also be submitted for approval in accordance with the Architectural Controls.

10. MINIMUM YARD SETBACK REQUIREMENTS

- Side and Rear Yard Setback
  - Side Yard Setbacks for all uses shall be a minimum of 6.1 metres (20 feet) from a Property Line not fronting on or Adjacent to a Public Roadway or as shown in Figure 1.
  - Rear Yard Setbacks for all uses shall be a minimum of 10.7 metres (35feet) from a Property Line and not within an Easement in accordance with Figure 1.
- Front Yard Setback
  - Front Yards Setbacks shall be a minimum of 12 metres (39.4 feet) from the front Property Line or as shown in Figure 1.

11. BUILDING SIZE & SITING REQUIREMENTS

- Unless specified elsewhere in this bylaw, the maximum percentage of the Site that may be covered by buildings and structures shall be:
  - As determined by the Development Authority – no building, structure or driveway shall be located within the area or Setbacks required or identified to treat private septic sewage;
  - Established in an adopted Area Structure Plan design scheme; and
  - In accordance with the Land Use Bylaw No. 24-007.
- No building, structure or driveway shall be located within the area required for drainage swales, drainage storage, sanitary sewer, septic fields, or any easements.
- Where a structure is attached to the principal building by a roof, an open or closed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.
- The total combined area of all structures within each Lot boundary shall be no greater than 10% of the Lot gross area of that Lot.
- Residential Area (Area 1)
  - The maximum total area of a Dwelling and Accessory Building on the Lot shall be 1,114.8 sq metres (12,000 sq. feet).
  - The maximum size of an Accessory Building shall be 371.61 sq. metres (4,000 sq. feet).
  - The maximum height of an Accessory Building is 8.5 metres (28.0 feet).
- Light Industrial Area (Area 2)
  - The maximum total area of all the Buildings on the Lot shall be 1,115 sq. metres (12,000 sq. feet).
  - More than one Accessory Building is permitted, provided the maximum total area does not exceed 1,114.8 sq. metres (12,000 sq. feet).
  - Area 2 shall only allow a secondary suite that is ancillary to the onsite Industrial / Commercial Development and is within an Accessory Building.

12. ACCESSORY BUILDING

- An Accessory Building or Structure on both the residential and Industrial portion of the Lot shall only be constructed in conjunction with an approved Principal Building or Use and not be used as a principal Dwelling.
- An Accessory Building shall not be located in the required Setback from a public Roadway or on an Easement.
- An Accessory Building in the residential portion of the Lot, shall be Setback a minimum 3.0 metres (10 feet) from the principal Dwelling and from all other structures on the same Lot.

- Where a structure is attached to the Principal Building on a Site by a roof, an open or enclosed structure, a floor or foundation, it is to be considered a part of the Principal Building and is not an Accessory Building.
- As a condition of a permit, if a Development approval is required, the Development Authority may stipulate specific requirements for the type of foundation, fastening or tie-down system, finish, colour, roof pitch, and materials to be applied to the Accessory Building.

13. GENERAL STANDARDS OF DEVELOPMENT

- At the discretion of Council or the Development Officer acting as the Development Authority having regards for the Land Use Bylaw.
- Standards detailed in Parts 4 and 5 of Bylaw No. 24-007 apply to all uses unless more detailed and restrictive standards are established under an adopted Area Structure Plan or Conceptual Design Scheme or Architectural Controls.

14. LANDSCAPING

- Landscaping is required, for the purpose of providing screening between the residential area of each Lot and the remainder of the Lot. This Landscaping in also intended to provide a buffer for the Adjacent Grouped Country Residential Development and any future light industrial use east of this Development. Landscaping plans must be approved by the Architectural Control Consultant prior to any construction.
- The area between the road and the rear side of a residence and residential Accessory Building shall be irrigated and landscaped with lawn, trees and shrubs.
- All trees, shrubs, and lawn must be irrigated. Notwithstanding this, all Landscaping must be completed within two years of the date a Development Permit is issued.
- All plant materials shall be planted in accordance with good horticultural practices.
- When trees are planted in a group, they shall be planted at the minimum spacing recommended between each particular species of trees.
- The minimum calliper for deciduous trees shall be 50mm. Coniferous trees shall be a minimum 2.0 metres in height.

15. ARCHITECTURAL CONTROLS

- All Development must comply with any approved Architectural Controls. Proof of compliance to the applicable Architectural Controls is required at the time of submission of a Development Permit application and upon final grading approval. Copies of these approvals must be submitted to the Development Authority.

16. DELEGATON OF AUTHORITY

- The Development Officer in accordance with the Land Use Bylaw and pursuant to Section 641 (3) of the *Municipal Government Act* may approve Development Permit applications for Permitted and Discretionary Uses, provided that they conform to the standards of this bylaw.
- County Council shall be the Development Authority to decide on applications for any Waivers of Development standards.

17. APPROVAL PROCEDURE

- Where the Development Officer as the Development Authority has been delegated the authority to decide upon Development Permit applications and has done so, then immediately upon issuance shall cause a notice of the decision to

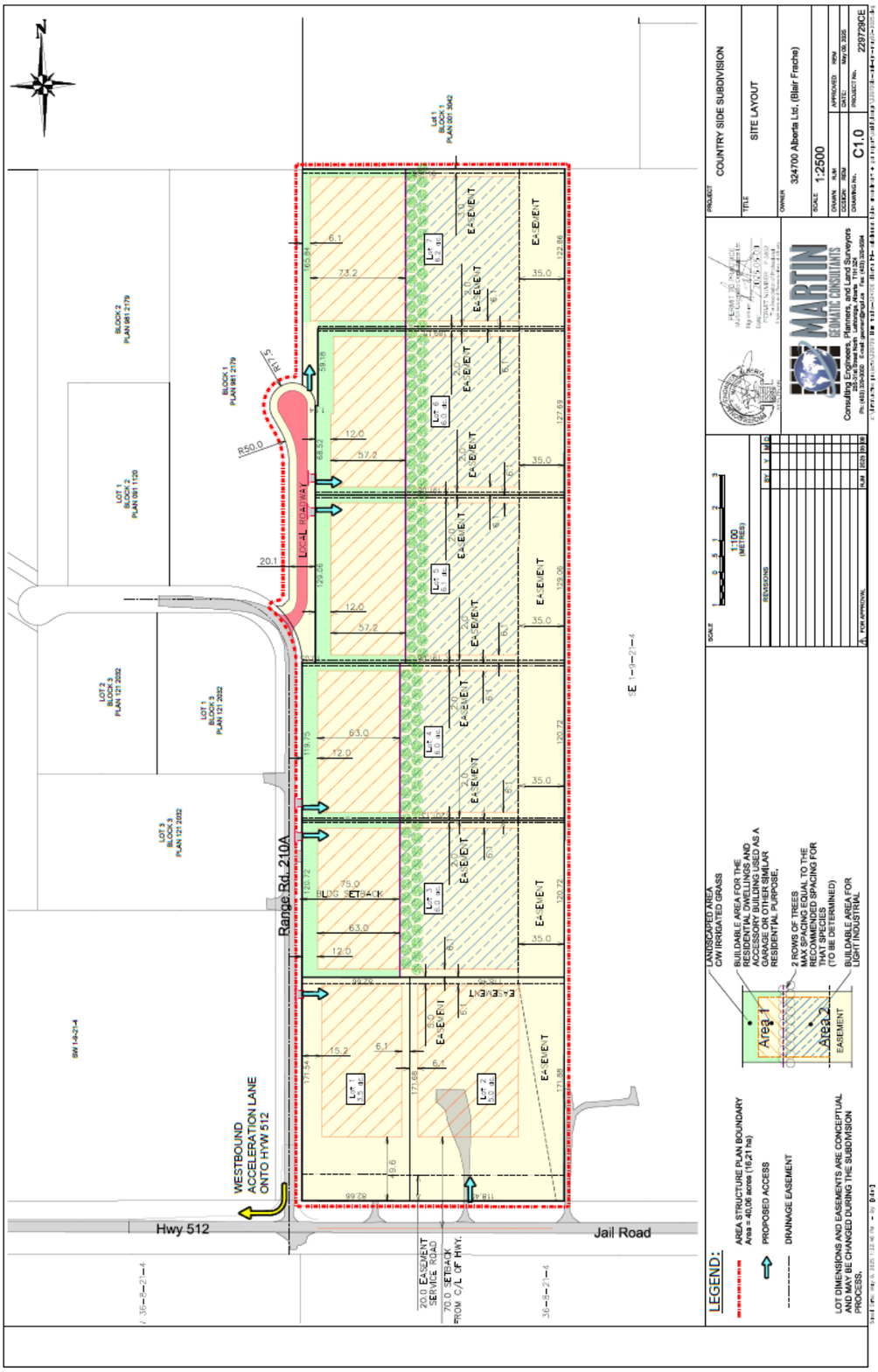
be issued to the applicant and persons likely to be affected accordance with Part 1.

- Before considering a Development Permit application requiring Waiver on the subject Lot, Council shall:
    - Cause a notice to be issued by the designated officer to any person likely to be affected.
    - Ensure that the notice contains the date and time that Council will hear the application for Waiver of Development standards.
    - Hear any persons that claims to be affected by the decision on the application.
- Council may then approve the Development application with or without conditions or refuse the application with reasons.
- Where Council has decided on a Development Permit application, the Development Officer acting on behalf of Council, shall cause a notice of the decision to be issued to the applicant and persons likely to be affected accordance with Part 1.
- When applicable, the County should seek comments from other agencies such as the planning advisor, Alberta Health Service, Alberta Transportation and Economic Corridors, or any applicable provincial or federal government department.

18. APPEAL PROCEDURE

- Pursuant to Section 685(4)(a) of the *Municipal Government Act*, if a decision with respect to a Development permit application is made by Council, there is no appeal to the Subdivision and Development Appeal Board.
- Pursuant to Section 685(4)(b) of the *Municipal Government Act*, if the Development Officer has been delegated the Authority to decide upon Development permit applications as the Development Authority, then the appeal to the Subdivision and Development Appeal Board is limited to whether the Development Officer followed the directions of Council.

Figure 1


Range Rd. 210A
Hwy 512
Jail Road
WESTBOUND ACCELERATION LANE ONTO HWY 512
LOCAL ROADWAY
R17.5
R50.0
20.1
75.0 BLDG SETBACK
20.0 EASEMENT SERVICE ROAD
70.0 SETBACK FROM C/L OF HWY.
LEGEND:
AREA STRUCTURE PLAN BOUNDARY
Area = 40.06 acres (16.21 ha)
PROPOSED ACCESS
DRAINAGE EASEMENT
LOT DIMENSIONS AND EASEMENTS ARE CONCEPTUAL AND MAY BE CHANGED DURING THE SUBDIVISION PROCESS.
LANDSCAPED AREA C/W IRRIGATED GRASS
BUILDABLE AREA FOR THE RESIDENTIAL DWELLINGS AND ACCESSORY BUILDINGS SUCH AS A GARAGE OR OTHER SIMILAR RESIDENTIAL PURPOSE.
2 ROWS OF TREES MAX SPACING EQUAL TO THE RECOMMENDED SPACING FOR THAT SPECIES (TO BE DETERMINED)
BUILDABLE AREA FOR LIGHT INDUSTRIAL
Area 1
Area 2
EASEMENT
PROJECT COUNTRY SIDE SUBDIVISION
TITLE SITE LAYOUT
OWNER 324700 Alberta Ltd. (Blair Fraehe)
SCALE 1:2500
DRAWN RJM
DESIGN RJM
CHECKED RJM
APPROVED RBM
DATE May 06, 2025
DRAWING No. C1.0
PROJECT No. 229729CE
MARTIN GEOMATIC CONSULTANTS
Consulting Engineers, Planners, and Land Surveyors
REVISIONS
A FOR APPROVAL

LETHBRIDGE COUNTY

IN THE PROVINCE OF ALBERTA

BYLAW NO. 25-029

Bylaw 25-029 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 216.4, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended.

WHEREAS the purpose of Bylaw 25-029 is to amend Part 1 Administrative, text related to development permit procedures.

AND WHEREAS the amendments are as described in the attached Schedule 'A'.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing.

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

1. To amend the former Part 1 Administrative LUB No. 24-007 Sections 29 to 37 and 54 and replacing them in their entirety with the updated Part 1 Administrative amendments as per the attached Schedule 'A'.

2. With the adoption of Bylaw No. 25-029, Bylaw No. 24-007, being the municipal Land Use Bylaw, is hereby amended.

GIVEN first reading this 18th day of December 2025.

Reeve

Chief Administrative Officer

GIVEN second reading this 5 day of February, 2026.

Reeve

Chief Administrative Officer

GIVEN third reading this 5 day of February, 2026.

Reeve

Chief Administrative Officer

Schedule 'A'

Bylaw No. 25-029

Amendments to Land Use Bylaw No. 24-007

The described amendments are to replace sections of Part 1 Administrative of the municipal Land Use Bylaw No. 24-007 with the updated Part 1 Administrative Sections 29 to 37 and 54 amendments as per the attached:

PART 1

ADMINISTRATIVE

Development Permit Applications – Rules and Procedures

29. PROCESSING DISCRETIONARY USE APPLICATIONS

(1) Upon receipt of a completed application for a Development Permit for a Discretionary Use, the Development Authority may issue a Development Permit with or without conditions.

(2) Prior to making a decision on a Development Permit for a Discretionary Use, the Development Authority shall notify and consider the comments of an Adjacent municipality, if the proposed location is:

(c) within the boundary area of land subject to an intermunicipal Development plan adopted by the County and the affected Adjacent municipality, in which case, the relevant referral and comments policies stipulated in that plan must be followed.

(3) Prior to making a decision on a Development Permit for a Discretionary Use, the Development Authority shall notify or cause to be notified any persons likely to be affected in accordance with Section 33.

(4) Upon the issuance of a Development Permit, the Development Authority shall notify or cause to be notified any persons likely to be affected in accordance with Section 33.

(5) The Development Authority may place any or all of the conditions outlined in Section 28(2) on a Development Permit for a Discretionary Use in any Land Use District to ensure that any concerns over the suitability of the Development are satisfied, in addition to any other reasonable planning conditions to ensure the quality of a Development and its compatibility with other existing and approved Uses in the area.

30. APPLICATIONS REQUESTING WAIVERS OF BYLAW PROVISIONS

(1) The Development Authority is authorized to decide upon an application for a Development Permit notwithstanding that the proposed Development does not comply with this bylaw if, in the opinion of the Development Authority:

(a) the proposed Development would not:

(i) unduly interfere with the amenities of the neighbourhood; or

(ii) materially interfere with or affect the use or enjoyment or value of neighbouring properties; and

(b) the proposed Development conforms with the use prescribed for that land or Building in Part 2.

(2) Upon receipt of a completed application for a Development that does not comply with this Bylaw, but in respect of which the Development Authority is requested by the applicant to exercise its discretion under Section 30(1), the Development Authority shall evaluate the application and may issue a Development Permit with or without conditions.

(3) For any request for a Waiver of the bylaw provisions that exceed 10%, the Development Authority shall notify or cause to be notified any persons likely to be affected in accordance with Section 33.

(4) For a Permitted use requesting a waiver or variance of bylaw standards the Development Authority may, in addition to imposing any of the conditions in Section 28(2), stipulate other conditions to ensure the compatibility of the Development and limit negative impacts to Adjacent land Uses as determined necessary by the Development Authority.

(5) The Development Authority, or the Subdivision and Development Appeal Board on an appeal, do not have the authority to Waive or vary an applicable standard of the Bylaw, if a section or policy specifically states that the standard is not to be Waived or Varied.

31. SIMILAR USES

(1) Where an application is made for any proposed Use which is not specifically listed in any Land Use District but which may be similar in character and purpose to other uses listed in the Land Use District in which such use is proposed, the Development Authority shall, at the request of the applicant:

(a) notify or cause to notify the affected persons pursuant to Section 33.

(b) rule whether or not that the proposed use is similar to either a Permitted or Discretionary Use in the Land Use District in which it is proposed; and

(c) if the use is deemed similar to a Permitted or Discretionary Use listed in the Land Use District in which it is proposed, the application shall be reviewed as a Discretionary Use and a Development Permit may be issued with or without conditions after consideration of any responses to the notifications of persons likely to be affected by the Development.

(2) If the use is not deemed similar to a Permitted or Discretionary Use listed in the Land Use District in which it is proposed, the Development Permit shall be refused.

32. CHANGE OF USE

(1) Where, in the opinion of the Development Authority, a proposed new land use is deemed to be a Change of Use from existing Development the applicant or developer shall be required to apply for a Development Permit for a Change of Use of the Buildings or land. In such situations, the following shall apply:

(a) A Change of Use is applicable where a developer is proposing to change a previously approved Development to a different Use that is materially different, is defined separately

in the Bylaw as a use, or cannot be deemed similar in nature to the existing Use or is likely to result in a change in the intensity of use of the land or Building.

(b) The new Use being proposed for the Building or land must be a use that is listed as either Permitted or Discretionary in the applicable Land Use District.

(c) The proposed Change of Use Development Permit must be processed in accordance with the processing and notification requirements of this bylaw and is subject to the Development standards applicable to the new proposed Use.

33. NOTIFICATION OF PERSONS LIKLEY TO BE AFFECTED

(1) Where notification of persons likely to be affected is required under Sections 29, 30(3), 31, 32 and 35, the Development Authority shall, at least seven (7) days before making a decision on the application:

(a) mail written notice of the application to:

(i) the owners of land likely to be affected by the issuance of a Development Permit.

(b) electronic means of notice to an Adjacent municipality, government department or referral agency that is deemed to be affected;

(c) During instances of regular mail delivery cessation, the copy of the written notice to be pursuant to Section 33(1)(a), must be given by such other alternative method as determined by the Development Authority, which may include publishing similar notice in the newspaper circulating in the municipality, the municipality website, or posted in a conspicuous place at the County office.

(2) In all cases, notification shall:

(a) describe the nature and legal location description of the proposed Use;

(b) state the date when the Development Authority will consider the application; and

(c) state the process for receipt of written submission on the application.

(3) For the purposes of applying Section 33(1), any landowner Adjacent to or within 60 meters of the parcel subject to the Development application shall be considered an affected person and shall be notified. A greater notification distance may be applied, if in opinion of the Development Authority, such notification is warranted or it is required for specific land Uses as required in the Land Use Districts, Standards of Development or Specific Use Provisions of the Bylaw.

34. PROHIBITED USES

Where a use is not specifically listed in a Land Use District as either Discretionary or Permitted and is not deemed to be similar in nature in accordance with Section 31, then that Use is prohibited in that Land Use District and shall be refused.

35. TEMPORARY USES

(1) Where, in the opinion of the Development Authority, a proposed Use is of a temporary nature:

(a) the Development Authority may issue a temporary Development Permit valid for a period not exceeding three years;

(b) it shall be a condition of every temporary Development Permit that the municipality shall not be liable for any costs involved in the cessation or removal of any Development at the expiration of the Permitted period;

(c) the Development Authority may require the developer(s) to post security guaranteeing the cessation or removal of work at the end of the period;

(d) the use must be a Permitted or Discretionary Use, or determined to be similar in nature to a Permitted or Discretionary Use in accordance with Section 31.

(2) Notification of persons likely to be affected, in accordance with Section 33.

(3) Upon the expiration of the temporary permit an applicant may reapply for a temporary Development Permit, and at the discretion of the Development Authority, it may approve for a maximum of one additional time a temporary Development Permit for the same or similar Use for a period not exceeding three years.

36. DIRECT CONTROL DISTRICTS

(1) Upon receipt of a completed application for a Development Permit in a Direct Control District, the Development Authority shall refer the application to Council for a decision, except where the decision-making authority has been delegated to the Development Authority.

(2) In accordance with section 641(4)(a) of the *Municipal Government Act*, there is no appeal to the Subdivision and Development Appeal Board for a decision on an application for a Development Permit in a Direct Control District where Council was the decision-making authority.

37. DEVELOPMENT PERMIT NOTIFICATION

(1) A decision of the Development Authority on an application for a Development Permit must be issued in writing in accordance with the following subsection (3)(a).

(2) Within 24 hours of the written approval and issuance of a development permit, the Development Authority shall notify or cause to be notified, any persons likely to be affected or who have the right to appeal the decision of the Development Authority. The following notification processes shall be used:

PERMITTED USE PERMITS

(3) Upon issuance or refusal of a Development Permit for a Permitted Use that complies with this Bylaw, the Development Authority shall:

(a) send the applicant a letter by electronic means, or by regular postal mail if requested by the applicant, a written notice of decision; and

(b) notify persons likely to be affected by posting a notice of the decision on the County's website.

ALL OTHER PERMITS

(4) Upon issuance or refusal of a Development Permit for a Discretionary Use, similar Use, temporary Use, or an application involving a Waiver, the Development Authority shall:

(a) send the applicant a letter by electronic means, or by regular postal mail if requested by the applicant, a written notice of decision to the applicant; and

(b) notify persons likely to be affected by:

(i) regular postal mail a copy of the decision to those persons, departments and agencies and

(ii) posting notice of the decision on the County's website.

(c) During instances of regular mail delivery cessation, the copy of the written notice to be pursuant to Section 33(1)(a), must be given by such other alternative method as determined by the Development Authority, which may include publishing similar notice in the newspaper circulating in the municipality, the municipality website, posting in a conspicuous place on the parcel, or posting in a conspicuous place at the County office.

Amendments

54. AMENDMENTS TO THE LAND USE BYLAW

a. The Council may amend this Bylaw at any time in accordance with the procedures detailed in section 692 of the *Municipal Government Act*.

b. The public may request amendments to this Bylaw and all applications shall be submitted using the applicable form and be accompanied by any additional information, as deemed necessary by the Development Authority to process the application.

c. The Development Authority may refuse to accept an application if, in their opinion, the information supplied is not sufficient to make a proper evaluation of the proposed amendment.

d. The Development Authority may require public consultation during the circulation of an amendment application where, in the opinion of the Authority, the proposal is of significant interest to adjacent or surrounding landowners or may have a broader community impact. Methods of consultation may include mailed notices, signage, online postings, or other means as determined appropriate by the Development Authority.

e. The Development Authority shall forward the application to Council for consideration if their satisfied sufficient information has been provided with the application.

f. Public hearing and notification requirements shall be advertised per the Advertising Bylaw, as amended.

[Note: Proposed amendments/additions in red text or strikethrough for policies or criteria to be removed.]

PART 1

ADMINISTRATIVE

Development Permit Applications – Rules and Procedures

29. PROCESSING DISCRETIONARY USE APPLICATIONS

(1) Upon receipt of a completed application for a Development Permit for a Discretionary Use, the Development Authority may issue a Development Permit with or without conditions.

(2) Prior to making a decision on a Development Permit for a Discretionary Use, the Development Authority shall notify and consider the comments of an Adjacent municipality, if the proposed location is:

(c) within the boundary area of land subject to an intermunicipal Development plan adopted by the County and the affected Adjacent municipality, in which case, the relevant referral and comments policies stipulated in that plan must be followed.

(3) Prior to making a decision on a Development Permit for a Discretionary Use, the Development Authority shall notify or cause to be notified any persons likely to be affected in accordance with Section 33.

~~(4)~~ Upon the issuance of a Development Permit, the Development Authority shall notify or cause to be notified any persons likely to be affected in accordance with Section 33. ~~immediately cause a notice to be published in a newspaper circulating in the area stating the location of the property for which the application has been made and the use approved.~~

(5) The Development Authority may place any or all of the conditions outlined in Section 28(2) on a Development Permit for a Discretionary Use in any Land Use District to ensure that any concerns over the suitability of the Development are satisfied, in addition to any other reasonable planning conditions to ensure the quality of a Development and its compatibility with other existing and approved Uses in the area.

30. APPLICATIONS REQUESTING WAIVERS OF BYLAW PROVISIONS

(1) The Development Authority is authorized to decide upon an application for a Development Permit notwithstanding that the proposed Development does not comply with this bylaw if, in the opinion of the Development Authority:

(a) the proposed Development would not:

(i) unduly interfere with the amenities of the neighbourhood; or

(ii) materially interfere with or affect the use or enjoyment or value of neighbouring properties; and

(b) the proposed Development conforms with the use prescribed for that land or Building in Part 2.

(2) Upon receipt of a completed application for a Development that does not comply with this Bylaw, but in respect of which the Development Authority is requested by the applicant to exercise its discretion under Section 30(1), the Development Authority shall evaluate the application and may issue a Development Permit with or without conditions.

(3) For any request for a Waiver of the bylaw provisions that exceed 10%, the Development Authority shall notify or cause to be notified any persons likely to be affected in accordance with Section 33~~2~~.

(4) For a Permitted use requesting a waiver or variance of bylaw standards the Development Authority may, in addition to imposing any of the conditions in Section 28(2), stipulate other conditions to ensure the compatibility of the Development and limit negative impacts to Adjacent land Uses as determined necessary by the Development Authority.

(5) The Development Authority, or the Subdivision and Development Appeal Board on an appeal, do not have the authority to Waive or vary an applicable standard of the Bylaw, if a section or policy specifically states that the standard is not to be Waived or Varied.

31. SIMILAR USES

(1) Where an application is made for any proposed Use which is not specifically listed in any Land Use District but which may be similar in character and purpose to other uses listed in the Land Use District in which such use is proposed, the Development Authority shall, at the request of the applicant:

(a) notify or cause to notify the affected persons pursuant to Section 33.

(b) rule whether or not that the proposed use is similar to either a Permitted or Discretionary Use in the Land Use District in which it is proposed; and

(c) if the use is deemed similar to a Permitted or Discretionary Use listed in the Land Use District in which it is proposed, the application shall be reviewed as a Discretionary Use and a Development Permit may be issued with or without conditions after consideration of any responses to the notifications of persons likely to be affected by the Development.

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(a) A Change of Use is applicable where a developer is proposing to change a previously approved Development to a different Use that is materially different, is defined separately

in the Bylaw as a use, or cannot be deemed similar in nature to the existing Use or is likely to result in a change in the intensity of use of the land or Building.

(b) The new Use being proposed for the Building or land must be a use that is listed as either Permitted or Discretionary in the applicable Land Use District.

(c) The proposed Change of Use Development Permit must be processed in accordance with the processing and notification requirements of this bylaw and is subject to the Development standards applicable to the new proposed Use.

33. NOTIFICATION OF PERSONS LIKLEY TO BE AFFECTED

(1) Where notification of persons likely to be affected is required under Sections 29, 30(3), 31, 32 and 35, the Development Authority shall, at least seven (7) days before making a decision on the application:

(a) mail written notice of the application to:

(i) the owners of land likely to be affected by the issuance of a Development Permit and

(b) electronic means of notice to an Adjacent municipality, government department or referral agency that is deemed to be affected.

~~(c) cause similar notice to be published in a newspaper circulating in the municipality where the application is located; or~~

~~(d) cause a similar notice to be posted in a conspicuous place on the property; or~~

~~(e) any combination of the above.~~

(c) During instances of regular mail delivery cessation, the copy of the written notice to be pursuant to Section 33(1)(a), must be given by such other alternative method as determined by the Development Authority, which may include publishing similar notice in the newspaper circulating in the municipality, the municipality website, or posted in a conspicuous place at the County office.

(2) In all cases, notification shall:

(a) describe the nature and legal location description of the proposed Use;

(b) state the date when the Development Authority will consider the application; and

(c) state the process for receipt of written submission on the application.

(3) For the purposes of applying Section 33(1), any landowner Adjacent to or within 60 meters of the parcel subject to the Development application shall be considered an affected person and shall be notified. A greater notification distance may be applied, if in opinion of the Development Authority, such notification is warranted or it is required for specific land Uses as required in the Land Use Districts, Standards of Development or Specific Use Provisions of the Bylaw.

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35. TEMPORARY USES

(1) Where, in the opinion of the Development Authority, a proposed Use is of a temporary nature:

(a) the Development Authority may issue a temporary Development Permit valid for a period not exceeding three years;

(b) it shall be a condition of every temporary Development Permit that the municipality shall not be liable for any costs involved in the cessation or removal of any Development at the expiration of the Permitted period;

(c) the Development Authority may require the developer(s) to post security guaranteeing the cessation or removal of work at the end of the period;

(d) the use must be a Permitted or Discretionary Use, or determined to be similar in nature to a Permitted or Discretionary Use in accordance with Section 31.

(2) Notification of persons likely to be affected ~~, including government departments and referral agencies shall be~~ in accordance with Section 33.

(3) Upon the expiration of the temporary permit an applicant may reapply for a temporary Development Permit, and at the discretion of the Development Authority, it may approve for a maximum of one additional time a temporary Development Permit for the same or similar Use for a period not exceeding three years.

36. DIRECT CONTROL DISTRICTS

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(2) In accordance with section 641(4)(a) of the *Municipal Government Act*, there is no appeal to the Subdivision and Development Appeal Board for a decision on an application for a Development Permit in a Direct Control District where Council was the decision-making authority.

37. DEVELOPMENT PERMIT NOTIFICATION

(1) A decision of the Development Authority on an application for a Development Permit must be issued in writing in accordance with the following subsection (3)(a).

(2) Within 24 hours of the written approval and issuance of a development permit, the Development Authority shall notify or cause to be notified, any persons likely to be affected or who have the right to appeal the decision of the Development Authority. ~~in accordance with the procedure in Section 33~~ The following notification processes shall be used:

PERMITTED USE PERMITS

(3) Upon issuance or refusal of a Development Permit for a Permitted Use that complies with this Bylaw, the Development Authority shall:

(a) send ~~to~~ the applicant a letter ~~by regular postal mail, or send~~ by electronic means, or by regular postal mail if requested by the applicant, ~~or both, or by any other method as may be agreed to between the applicant and Development Authority~~ a written notice of decision; and

(b) notify persons likely to be affected by posting a notice of the decision on the County's website.

~~(i) posting a copy of the decision in a prominent place in the Lethbridge County Administration Building for at least 21 days, or~~

~~(ii) publishing a notice of the decision in a newspaper circulated within the municipality, or~~

~~(iii) publishing a notice of the decision on the County's website; or~~

~~(iv) any combination of the above.~~

ALL OTHER PERMITS

(4) Upon issuance or refusal of a Development Permit for a Discretionary Use, similar Use, temporary Use, or an application involving a Waiver, the Development Authority shall:

(a) send ~~a~~ the applicant a letter by electronic means, or by regular postal mail if requested by the applicant, ~~or send by any other method as may be agreed to between the applicant and Development Authority,~~ a written notice of decision to the applicant; and

(b) notify persons likely to be affected by:

(i) regular postal mail a copy of the decision to those persons, departments and agencies and

(ii) posting notice of the decision on the County's website.

~~(iii) publishing a notice of the decision in a newspaper circulated within the municipality, or~~

~~(iv) publishing a notice of the decision on the County's website, or~~

~~(v) post a notice of the application in a conspicuous place on the property, or~~

~~(vi) any combination of the above.~~

(c) During instances of regular mail delivery cessation, the copy of the written notice to be pursuant to Section 33(1)(a), must be given by such other alternative method as determined by the Development Authority, which may include publishing similar notice in the newspaper circulating in the municipality, the municipality website, posting in a conspicuous place on the parcel, or posting in a conspicuous place at the County office.

~~**DECISION TIMEFRAMES**~~

~~(5) Upon issuance of a decision, the Development Officer will give or send a copy of the written decision, which includes the date on which the decision was made, to the applicant on the same day the decision is made.~~

~~For the purposes of subsection (5), the "date on which the decision was made" means:~~

~~(a) the date the Development Authority signs the notice of decision or Development Permit, or~~

~~(b) the date the decision is posted in the newspaper, whichever occurs later.~~

No amendments to Sections 38 to 53

Amendments

54. AMENDMENTS TO THE LAND USE BYLAW

a. The Council may amend this Bylaw at any time in accordance with the procedures detailed in section 692 of the *Municipal Government Act*.

b. The public may request amendments to this Bylaw and all applications shall be submitted using the applicable form ~~in Appendix B~~ and be accompanied by any additional information, as deemed necessary by the Development Authority to process the application.

c. The Development Authority may refuse to accept an application if, in their~~his/her~~ opinion, the information supplied is not sufficient to make a proper evaluation of the proposed amendment.

d. The Development Authority may require public consultation during the circulation of an amendment application where, in the opinion of the Authority, the proposal is of significant interest to adjacent or surrounding landowners or may have a broader community impact. Methods of consultation may include mailed notices, signage, online postings, or other means as determined appropriate by the Development Authority.

e. The Development Authority shall forward the application to Council for consideration if their ~~he/she is~~ satisfied sufficient information has been provided with the application.

f. Public hearing and notification requirements shall be advertised per the Advertising Bylaw, as amended. ~~in accordance with section 692 of the MGA.~~

No amendments to Sections 55 to 60

LETHBRIDGE COUNTY

IN THE PROVINCE OF ALBERTA

BYLAW NO. 25-028

Bylaw No. 25-028 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007 (LUB 24-007), in accordance with Sections 216.4, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended.

WHEREAS the purpose of Bylaw No. 25-028 is to amend the Part 8 Subdivision Criteria of LUB 24-007 to update the policies, criteria and standards regarding the subdivision of land In Lethbridge County; to amend the Part 3 Land Use Districts and Regulations to align with the described parcel sizes with the Part 8 Subdivision Criteria updates; and to add to Part 9 Definitions a definition for a Legacy Yard Site;

AND WHEREAS the amendments are as described in the attached Schedule 'A'.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

1. To amend the Subdivision Criteria by removing the former Part 8 Subdivision Criteria of LUB No. 24-007 and replacing them in their entirety with the updated Part 8 Subdivision Criteria amendments as per the attached Schedule 'A'.

2. To amend the Land Use Districts and Regulations in Part 3 and Definitions in Part 9 as per the attached Schedule 'A'.

3. With the adoption of Bylaw No. 25-028, Bylaw No. 24-007, being the municipal Land Use Bylaw, is hereby amended.

GIVEN first reading this 18th day of December 2025.

Reeve

Chief Administrative Officer

GIVEN second reading this 2 day of April, 2026.

Reeve

Chief Administrative Officer

GIVEN third reading this 2 day of April, 2026.

Reeve

Chief Administrative Officer

[**Note:** *Proposed amendments/additions in red text or strikethrough for policies or criteria to be removed.*]

PART 8

SUBDIVISION CRITERIA

The following criteria in this schedule apply to the Subdivision of land for various land Uses:

1. GENERAL CRITERIA

These general criteria shall apply to all Subdivision applications:

(1) Data provided to support a redesignation application may be required to be adopted by an Area Structure Plan or approved Conceptual Design Scheme. Area Structure Plans or Conceptual Design Schemes may be requested where:

(a) more than one owner is involved;

(b) several pieces of fragmented land are adjacent to the proposal;

(c) three or more Lots are to be created; and/or

(d) when internal Public Roadways are required.

(2) In some areas of the County, statutory plans have been adopted and may contain certain standards or requirements that shall be complied with.

(3) Potable water:

(a) All Subdivisions shall have a potable water supply suitable to Lethbridge County and Alberta Environment.

(b) In compliance with the *Water Act*:

(i) On Subdivision applications that create or amount to six or more Lots in a quarter section and propose to Use a licenced source of water, a certified water report will not be required as part of the application. The application will be circulated to the Water Resources Administrator, Alberta Environment for comment. A report would be required if requested by Alberta Environment.

(ii) On Subdivision applications that create or amount to six or more Lots in a quarter section and propose to Use an unlicensed water supply, a certified water report will be required with the application. The application and report will be circulated to the Water Resources Administrator, Alberta Environment for evaluation.

(iii) The Subdivision Authority should not consider the application for a decision until the comments are received.

(4) Soil and geotechnical reports:

(a) Subdivision applicants may be requested to provide at their expense, a professional soil test/analysis at any time the Subdivision Authority is of the opinion it is warranted, to determine the suitability of the land for private sewage septic systems in relation to the Subdivision proposal.

(b) Professional engineered geotechnical reports or tests may be requested to be provided at the applicant's expense to ensure the site being Subdivided is suitable in terms of topography, soil characteristics, slope stability, flooding subsidence, erosion and sanitary sewerage servicing.

(5) Municipal Engineering Standards: The County has adopted an *Engineering Guidelines and Minimum Servicing Standards* manual which is to be consulted and applied to any type of Subdivision proposal on any lands. Developers will be responsible for complying with the requirements outlined in these standards and additional information may be requested by the County as deemed necessary. Conditions may be placed on a tentative Subdivision approval to address any servicing standards issues.

(6) Applications for a redesignation to the Grouped Country Residential land Use shall be circulated for comment to:

(a) the Regional Health Authority,

(b) Alberta Agriculture, Food and Rural Development,

(c) Alberta Environment and Protected Areas,

(d) applicable Irrigation Use,

(e) Alberta Transportation if the Parcel is adjacent to or within 800 metres of a provincial highway, and

(f) any other provincial agency that may be affected by the proposal.

(7) All requirements of this bylaw must be met for the proposed Parcel(s) and the Residual Lot.

(8) ~~In all cases, a proposed Parcel and Residual Lot shall have at least 0.8 ha (2.0 acres) unless the Parcel is located within a hamlet or sanitary sewer provisions allow for smaller Parcels and the County has given the appropriate approval for this.~~

(8) Each proposed Parcel and Residual Lot shall:

(a) have a minimum area of 0.8 ha (2.0 acres), or greater where required by the Subdivision or Development Authority;

(b) be eligible for smaller Parcel sizes only within a Hamlet or where sanitary sewer service permits, subject to County approval; and

(c) contain a suitable Building Envelope and Developable Area, as determined by the Subdivision or Development Authority in consideration of land constraints.

(9) The proposed Lot to be Subdivided and the Residual Lot must both have direct legal and physical access to a Public Roadway. The Subdivision Authority may at its discretion, consider allowing access to a proposed Lot or Residual Lot by way of a registered easement or Right-of-Way in limited circumstances, such as when both direct legal and physical access is impossible due to a significant physical barrier (i.e., irrigation canal, river valley) which makes it impossible to obtain physical access to a Public Roadway. In such a circumstance, an easement or Right-of-Way plan may only be registered over one Parcel (title) to grant legal access to the isolated Parcel.

(10) On an Unsubdivided Quarter-Section of land designated as *Rural Agriculture – RA* or *Urban Fringe – UF* the Subdivision Authority may only approve one initial Subdivision from the quarter-section. With respect to the applicability of this policy:

(a) The Subdivision Authority may consider a quarter-section to be unsubdivided if previous Subdivisions were for the purpose of Public or Quasi-Public Use (as defined in this bylaw).

(b) Further or additional limited Subdivision opportunity may be considered in some defined instances (e.g., Subdivision of Existing Small Titles, Subdivision of Cut-off (Fragmented) Parcels, Subdivision of a Legacy Yard Site, etc.) in accordance with the policies and criteria of this Part 8.

(c) Additional Subdivision criteria depending on the particular Use of the Parcel are identified in Sections 3 - 5 of this Part.

[For quarter-sections that have been Subdivided, the Subdivision policies and criteria as outlined in Sections 6 - 12 of this Part will are applicable apply and/or the Parcel's applicable designated land Use criteria and standards.]

(11) The criteria stipulated in sections 2 - 5, and 9 - 12 of this Part, apply to Subdivisions on lands designated as *Rural Agriculture – RA, Urban Fringe – UF* land Uses unless otherwise indicated.

(12) The Subdivision of a proposed vacant Parcel shall only be considered by the Subdivision Authority in conformity to the applicable policies including Section 3, Extensive Agricultural Uses; Section 5, Country Residential (Single Lot Vacant Bareland); Section 11, Cut-off (Fragmented) Parcels; and Section 12, Property Realignment and Subdivision of Existing Small Titles.

(13) Where a Parcel or Lot has been designated to a land Use that allows for multi-Lot Subdivision of land (e.g., *Grouped Country Residential - GCR, Rural General Industrial – RGI, Business Light Industrial- BLI, various hamlet Uses*, etc.) the applicable designated land Use's policies, minimum Lot sizes and standards of development shall apply, which are dependent on the type of Use proposed and the availability of servicing.

2. APPLYING MINIMUM DISTANCE SEPARATION CALCULATIONS TO SUBDIVISIONS

For the purpose of applying the Minimum Distance Separation calculation to Subdivision proposals, the following criteria shall be applied:

(1) The proposal must meet or exceed the Minimum Distance Separation (MDS) requirements from an existing Confined Feeding Operation (CFO), as established in the *Agricultural Operations Practices Act Standards and Administration Regulation*; and will be measured in the following manner:

(a) For existing Farmsteads or Country Residential Uses with a Dwelling present – measured from the closet point of the existing Dwelling wall to the closest point of the CFO facility, including barns, pens, corrals or manure storage or composting areas.

(b) For Vacant or Bareland Parcels – measured from the closet point of the existing or proposed new property line (whichever is closer) to the closest point of the CFO facility, including barns, pens, corrals or manure storage or composting areas.

(c) The MDS requirements shall apply to a CFO owner/operator who applies to Subdivide their own Dwelling from the quarter section or Parcel, including if the residence is located on the same site/Parcel that may contain their own livestock confined feeding operation.

(d) The MDS requirements do not apply to a Subdivision for an Industrial Subdivision or the Subdivision of a quarter-section into two 80-acre titles.

(e) The MDS requirements shall apply to a Subdivision for the purpose of a school, food establishment, commercial and high-use recreational Use.

(2) The resubdivision of an existing title of land that contains 8.1 ha (20 acres) or less of farmable land shall not be permitted if the Parcel or existing Dwelling lies within any applicable MDS from an existing CFO.

(3) An existing Farmstead or Country Residential Use that was in existence prior to a separate adjacent or neighbouring CFO being established may, at the sole discretion of the Subdivision Authority, be granted a Waiver of any MDS measurement that would normally be applied to a Subdivision proposal if:

(a) it can be demonstrated to the satisfaction of the Subdivision Authority that the Farmstead or Country Residential Use was in fact developed/established before a neighbouring CFO was either granted a permit or began operations; and

(b) it can be determined that the CFO is limited in expansion capabilities due to the presence and location of the existing Dwelling; and

(c) it can be verified that the Dwelling in which the MDS is being applied to existed prior to August 1998, the date in which the MDS regulation became a policy in the *County of Lethbridge Land Use Bylaw No. 1170*.

(d) The owner/operator of a CFO who has on the same Parcel of the CFO a Farmstead or Country Residential Use containing a Dwelling that was in existence prior to August 1998 and/or their own CFO being established, are not applicable for consideration a relaxation of the MDS to their own operation as afforded in subsection (3)(a) through (c) as described above.

3. EXTENSIVE AGRICULTURAL USES

For the purpose of Subdividing or realigning areas or boundaries of agricultural titles in the *Rural Agriculture – RA, Urban Fringe – UF*, and *Hamlet Transitional / Agricultural – HT/A* Uses - the following criteria shall apply:

(1) A previously Unsubdivided Quarter-Section of Irrigated or Dryland may be considered for Subdivision approval into two 32.4 ha (80 acres) titles provided other standards and requirements of the bylaw are met, including provisions (2) through (7) of this section.

(2) No Irrigated or Dryland Parcel will be less than 32.4 ha (80 acres) in size except as provided in subsection (3).

(3) Parcel sizes for Extensive Agricultural Uses on Irrigated or Dryland Parcels shall be:

(a) 32.4 ha (80 acres) having no registered exceptions from the title;

(b) 28.3 ha (70 acres) having a maximum of 4.0 ha (10 acres) of registered exceptions for rights-of-way or Public Uses.

(4) The Subdivision Authority may only approve one separately titled Subdivision on an Unsubdivided Quarter-Section unless other criteria of this Part 8 apply. The approving authority may consider a quarter-section to be unsubdivided if previous Subdivisions were for the purpose of Public or Quasi-Public Use.

(5) If a quarter-section has been Subdivided into two 32.4 ha (80 acres) titles, the 32.4 ha (80 acres) titles are ineligible to be further Subdivided to allow the creation of a separate title unless the land is designated to a land Use that permits additional Subdivision, or subsection (6) below is applicable, or the criteria of Section 5 pertaining to Legacy Yard Sites may be applied.

(6) The Subdivision of an undeveloped or developed Cut-off (Fragmented) Parcel may be considered for approval from both a 64.8 ha (160 acres) and a 32.4 ha (80 acres) Parcel if it complies with the Cut-off (Fragmented) Parcel Subdivision criteria of Section 11, subsection (1).

(7) Adjacent lands may be reconfigured and consolidated to achieve the minimum required Parcel size.

~~4. CONFINED FEEDING OPERATIONS~~

~~(1) The Subdivision Authority shall only approve an application for Subdivision for a confined feeding operation (CFO) as defined and established under the *Agricultural Operations Practices Act Standards and Administration Regulation,* if the Parcel has an area of 32.4 ha (80 acres) in size having no registered exceptions from the title, or 28.3 ha (70 acres) having a maximum of 4.0 ha (10 acres) of registered exceptions for rights-of-way or public Uses.~~

~~(2) The owner/operator of a CFO may subdivide from the Parcel containing the CFO a farmstead or country residential yard containing a Dwelling, or a vacant Parcel, provided that:~~

~~(a) the Parcel is to be subdivided from a previously Unsubdivided Quarter-Section or title containing 64.8 ha (160 acres) of land in consideration of Parcel sizes outlined in section 3 above or is a cut-off (fragmented) Parcel;~~

~~(b) the proposal must meet or exceed the minimum distance separation (MDS) requirements from an existing confined feeding operation (CFO), as established in the *Agricultural Operations Practices Act Standards and Administration Regulation*; and~~

~~(c) the Parcel size, siting and suitability criteria stipulated in Sections 5, 6 or 12, depending on the type of proposal, can be met~~.

4. COUNTRY RESIDENTIAL USES (DEVELOPED RESIDENCES)

(1) A proposed Subdivision for a Single Lot (Isolated) Country Residential Use for a developed residence may only be approved if:

(a) it is located on an Unsubdivided Quarter-Section or title containing 64.8 ha (160 acres) of land in consideration of Parcel sizes outlined in section 3 above; and,

(b) the area of the proposed Lot is as small as possible in order to conserve agricultural land but must contain a minimum 0.8 ha (2.0 acres) in size or greater as may be required by the Subdivision Authority ~~developable land~~, with a maximum ~~flexible~~ Parcel size of ~~1.2 to~~ 4.05 ha ~~(3.0 to~~ 10 acres) ~~based on the existing improvements~~;

~~(i) the Parcel size shall be limited by the location and extent of related buildings, structures and improvements, including septic systems, on the developed residence or farmstead site; and~~

~~(ii) by physical characteristics, well-established tree shelterbelts, vegetation and such other land as is required to provide for physical access to the proposed Lot;~~

(c) the proposed Lot on which the Dwelling is located and the proposed Residual Lot both have direct legal and physical access to a Public Roadway;

(d) the size and location of the proposed Lot will not significantly affect the irrigation system of the area;

(e) the Dwelling unit located on the proposed Country Residential Lot can meet or exceed the Minimum Distance Separation (MDS) requirements from an existing Confined Feeding Operation, as established in the *Agricultural Operations Practices Act Standards and Administration Regulation*.

(2) A proposed Subdivision for a Legacy Yard Site (as defined in this Bylaw) from an agricultural title containing a minimum 28.3 ha (70 acres) within a previously Subdivided quarter-section may be approved at the sole discretion of the Subdivision Authority provided that:

(a) the Subdivision Authority is satisfied the Legacy Yard Site is well established and has existed for at least 25 years;

(b) the Subdivision will not result in ~~the creation of~~ more than four titled Parcels within the quarter- section;

(c) the Subdivided Lot is as small as reasonably possible to conserve agricultural land, but shall: have a minimum 0.8 ha (2.0 acres) of land, a maximum of 4.05 ha (10 acres) based on the existing improvements and will result in a residual agricultural Parcel size of a minimum 28.3 ha (70 acres);

(d) the Yard has existing services or services that can be re-established. Any existing onsite private sewage system must be contained within the Lot boundary, or a new system must have sufficient area on the proposed Lot; and

(e) the criteria stipulated in Section 4, subsection (1)(c) through (e) also apply.

(3) Variance or Waiver request ~~for determining~~ considerations by the Subdivision Authority for Parcels that exceed the maximum Parcel size ~~the Subdivision Authority will consider if~~ may include if:

(a) the proposed Parcel is further developed with accessory buildings, such as sheds, shops and garages, Agricultural Buildings such as Quonsets and grain bins, structures such as storage compounds and/or storage or areas Used for farm machinery, produce and fertilizer, dugout and/or water well and septic system;

(b) the Parcel is of a compact size and physically defined by topography, historic or well-established shelterbelts or other physical characteristics; and

(c) the Parcel does not include any cultivated farmland, pasture land Used for grazing of animals or lands determined to be more suitable for agricultural production unless included within a shelterbelt and/or physically defined area. ~~Fencing alone, along with corrals and animal shelters, shall not constitute a physically defined area if it encompasses agricultural land or hazard lands that are not necessary for the habitation of the proposed Subdivision and that may be left with the larger agricultural Parcel unless impractical to do so. Grain bins may also not constitute a physically defined area and may be excluded from the residential yard.~~

(4) For any proposal that exceeds the maximum Parcel size, the Subdivision Authority may determine the maximum size and may exclude any feature or improvement it determines is not necessary to be included in the Subdivision. ~~for the habitation of the proposed Subdivision and that may be left with the larger agricultural Parcel such as fencing, grain bins, corrals and animal shelters.~~

(5) Applications for Single Lot (Isolated) Country Residential Uses shall have the Residual Lot sizes outlined in Section 3(3) ~~(1)(b)~~ of this Part.

(6) In instances where a proposed Subdivision may result in a remaining or remnant land area that would be less than 100 m (328 ft.) in width between the new property line being created and the adjacent quarter section or adjacent property line, the Subdivision Authority may approve the proposal on the condition that the Parcel being Subdivided is to be squared-off or extended to the closest quarter section or adjacent property line to eliminate the intermediary strip of land.

5. ~~SINGLE LOT VACANT (BARELAND)~~ COUNTRY RESIDENTIAL USES (SINGLE LOT VACANT / BARELAND)

(1) A Subdivision which proposes to Subdivide a ~~farmstead~~ Parcel without a habitable Dwelling or create a vacant Lot for a Single (Isolated) Country Residential Use as the first Parcel out of a quarter-section or title containing 64.8 ha (160 acres) of land may be approved provided that:

(a) the proposed vacant Lot to be created is a maximum of 1.2 ha (3 acres) in size; and

(b) the proposed ~~single residential~~ vacant Lot contains, in the opinion of the Subdivision Authority, a buildable site including a minimum 0.8 ha (2.0 acres) of ~~developable~~ land; and

(c) the proposed ~~single residential~~ vacant Lot can be serviced to the satisfaction of the ~~approval~~ Subdivision Authority, including the provision of potable water and septic; and

(d) the proposed vacant Lot and the Residual Lot both have direct legal and physical access to a Public Roadway to the satisfaction of the Subdivision Authority; and

(e) the access is satisfactory to Alberta Transportation and Economic Corridors where the access is onto or in close proximity to a primary highway; and

(f) the size and location of the proposed vacant Lot will not significantly affect any irrigation system in the area; and

(g) the Parcel boundary of the proposed vacant ~~country residential~~ Lot can meet or exceed the Minimum Distance Separation (MDS) requirements from an existing Confined Feeding Operation, as established in the *Agricultural Operations Practices Act Standards and Administration Regulation*; and

(h) the development on the proposed ~~single residential~~ vacant Lot will not, in the opinion of the Subdivision Authority, inhibit public access to or otherwise have a detrimental effect on agriculture or the recreational Use of a river valley, water body, environmentally sensitive area or special scenic location; and

(i) the applicant has a professional soils tests/analysis done at their expense to ensure that the soil characteristics are capable of supporting a private septic system. Analyses of the test must be performed and approved by an engineer or approved agency under Alberta Municipal Affairs, with a copy of the report submitted to the Subdivision Authority as a

condition of Subdivision approval unless deemed necessary as part of the submitted application; and

(j) the Subdivision application includes a tentative Subdivision plan as prepared by a certified Alberta Land Surveyor which illustrates the location, area and dimensions of the Parcel to be Subdivided.

(2) Applications for vacant Lot for a Single (Isolated) Country Residential Use shall have the Residual Lot sizes outlined in Section 3(3) ~~(1)(b)~~ of this Part.

6. GROUPED COUNTRY RESIDENTIAL USES

(1) Except where lands have been redesignated to the *Grouped Country Residential – GCR* Use, the Subdivision Authority shall not approve any application for Subdivision approval which would create three or more adjacent (contiguous) Country Residential Parcels or ~~three~~ four Parcels per quarter section in the *Rural Agriculture – RA, Urban Fringe – UF* land Uses.

(2) Lands defined as Higher Quality Agricultural Land should not be approved for Grouped Country Residential Uses; but Cut-off (Fragmented) Parcels may be considered for approval. Exceptions to prohibiting Subdivision on Higher Quality Agricultural Land may be considered with regard to applicable Municipal Development Plan policies.

(2) No area shall be approved for the Subdivision of Grouped Country Residential Use unless it is specifically designated for the Use under the Land Use Bylaw.

(3) Grouped Country Residential development will be discouraged in areas shown in the Municipal Development Plan as being land where Confined Feeding Operations are encouraged.

(4) Grouped Country Residential Uses will be encouraged to locate within the areas shown in the Municipal Development Plan as being areas where Confined Feeding Operations are restricted. In these areas, with an approved Area Structure Plan or Conceptual Design Scheme, Council may redesignate Parcels of land having consideration for:

(a) protection of Higher Quality Agricultural Land,

(b) comments from affected persons,

(c) effects on the irrigation system,

(d) servicing capabilities or constraints,

(e) storm water drainage,

(f) other applicable policies of the Municipal Development Plan.

~~(5) Except where lands have been redesignated to the *Grouped Country Residential – GCR* Use, the Subdivision Authority shall not approve any application for Subdivision approval which would create more than three Parcels per quarter section in the *Rural Agriculture – RA, Urban Fringe – UF* and *Lethbridge Urban Fringe – LUF* land Use Uses~~.

7. COMMERCIAL AND INDUSTRIAL USES

(1) Lands defined as Higher Quality Agricultural Land should not be approved for Industrial or Commercial Use Subdivisions; Cut-off (Fragmented) Parcels may be considered for approval. Exceptions to prohibiting Subdivision on Higher Quality Agricultural Land may be considered with regard to applicable Municipal Development Plan policies.

(2) No area shall be approved for the Subdivision of Industrial/Commercial Use unless it is specifically designated for the Use under the Land Use Bylaw. The applicable designated land Use's policies, minimum Lot sizes and standards of development shall apply to the Subdivision, which are dependent on the type of Use proposed and the availability of servicing.

(3) Where there are more than four contiguous Industrial/Commercial designated Parcels proposed or in an intermunicipal area where it is required, an Area Structure Plan or Conceptual Design Scheme will be submitted to support the development. The proposed Subdivision must conform to the plan approved for the land.

(4) Industrial and Commercial Uses will be encouraged to locate within the areas shown in the Municipal Development Plan. In these areas, Council may redesignate Parcels of land having consideration for:

(a) protection of Higher Quality Agricultural Land,

(b) comments from affected persons,

(d) servicing capabilities or constraints,

(e) storm water drainage,

(f) access and proximity to major transportation networks,

(g) other applicable policies of the Municipal Development Plan.

(5) Except where lands have been redesignated to an Industrial or Commercial Use, the Subdivision Authority shall not approve any application for Subdivision approval which would create an Industrial or Commercial Parcel unless it is the initial Subdivision from the quarter-section and the Use is permissible in the applicable Use.

8. HAMLET RESIDENTIAL AND OTHER HAMLET USES

For Subdivisions for various residential or other Uses within designated hamlets, the applicable hamlet land Use minimum Lot sizes and standards of development shall apply, which are dependent on the type of Use proposed and the availability of servicing.

9. NON-RESIDENTIAL USES

(1) When approving an application for Subdivision of a proposed non-residential principal Use as listed within the *Rural Agriculture – RA or Urban Fringe – UF* land Uses, either on Parcels developed or on vacant (bareland), the following shall apply:

(a) the maximum Parcel size shall be 4.05 ha (10 acres) in size where improvements are present; or

(b) if vacant, the proposed Lot to be created shall be a maximum of 1.2 ha (3 acres) in size; or

(c) shall otherwise be limited to 32.4 ha (80 acres) in size having no registered exceptions from the title, or 28.3 ha (70 acres) having a maximum of 4.0 ha (10 acres) of registered exceptions for rights-of-way or Public Uses.

(d) All Subdivision proposals shall have the Residual Lot sizes as outlined in Section 3 (1)(b) of this Part.

(2) If this type of Subdivision is approved, this will preclude the ability of a separate County Residential ~~yard~~ Use or Farmstead title to be Subdivided from the quarter-section.

10. PUBLIC AND INSTITUTIONAL USES

(1) A Subdivision application for Public and Institutional Uses as defined by the Land Use Bylaw may be recommended for approval if:

(a) the Subdivision Authority is satisfied that suitable, existing alternative Parcels are not reasonably available in an urban or rural area in the vicinity;

(b) for an existing Public and Institutional Use, the Parcel size is limited to the developed portion of the site only to encompass improvements;

(c) the legal and physical access, including access to the residual agricultural Lot, satisfies Alberta Transportation and Economic Corridors in the case of a provincial highway or Lethbridge County in the case of municipal roads; and

(d) the Subdivision Authority is satisfied that the Use is suitable, serviceable and will be developed as proposed.

(2) The maximum Parcel size shall be as determined suitable at the discretion of the Subdivision Authority with consideration for the proposed Use and the land area required to accommodate it.

(3) The minimum Parcel size for Public and Institutional Uses shall be 1.2 ha (3.0 acres) of ~~developable~~ land for private septic treatment systems or other such minimum as may be established under an adopted Area Structure Plan, ~~or~~ approved Conceptual Design Scheme, or as required by the Subdivision or Development Authority.

(4) A Subdivision or existing certificate of title for a Public Use may be exempted from the maximum ~~three~~ four titles per quarter section policy.

(5) For a Subdivision of a Public and Institutional Use in a County hamlet, the standards and Parcel size criteria of the *Hamlet Public / Institutional - HP/I* land Use shall apply.

11. CUT-OFF (FRAGMENTED) PARCEL

(1) Subdivision of an undeveloped or developed Cut-off (Fragmented) Parcel may be approved if:

(a) the proposed Lot is separated from the residual by:

(i) a registered exception from the title (e.g. Roadway, Irrigation Use canal, rail line);

(ii) a registered title that is owned by a Public or Quasi-public department or agency (e.g. municipal, provincial, irrigation Use, rail company);

(iii) a feature that creates a significant physical barrier to Use of both sides as a unit (this may include a coulee, embankment, river valley, rail line, developed Public Roadway, Irrigation Use reservoirs or canals for the conveyance and delivery of water, or a permanent waterbody — trees, shrubs, or tree shelter belts and private or landowner constructed ditches or canals shall not be considered as a feature that creates a significant physical barrier and shall not be eligible for Subdivision as a cut-off Parcel);

(b) the proposed Lot and Residual Lot both have physical and legal access, or the Subdivision Authority is acceptable to access by a limited easement or Right-of-Way in accordance with policy 1(9);

(c) the results of a Minimum Distance Separation (MDS) calculation from an existing Confined Feeding Operation, as established in the *Agricultural Operations Practices Act Standards and Administration Regulation* shall be considered;

(d) neither the proposed Lot or the Residual Lot is occupied by a confined feeding operation.

(2) At the discretion of the Subdivision Authority, a registered title containing 160 acres or a quarter section which has been Subdivided pursuant to the above cut-off Subdivision policy or previous provincial policies (refer to Section 11(3) below) may be eligible for the Subdivision of an existing Farmstead, Country Residential Use or Legacy Yard Site from the greater half (area) of the Cut-Off (Fragmented) quarter section provided that the proposal is consistent with the requirements established for the ~~Single Lot~~ Country Residential Use (Developed Residence) Parcels outlined in Section 5 of this Part, and the Subdivision does not result in the creation of more than ~~three~~ four titles per quarter section.

(3) In respect of *Matters Related to Subdivision and Development Regulation 43/2002,* a quarter section is considered unsubdivided if it is a Parcel of land that has been created pursuant to section 86(2)(d) of the *Planning Act RSA 1980* on or before July 6, 1988, or pursuant to section 29.1 of the *Subdivision Regulation (AR 132/78)*, from a quarter section, lake Lot, river Lot or settlement Lot if that Parcel of land constitutes more than ½ of the area that was constituted by that quarter section, lake Lot, river Lot or settlement Lot.

12. PROPERTY REALIGNMENT AND SUBDIVISION OF EXISTING SMALL TITLES

The Subdivision of a Parcel to accommodate a property or boundary realignment, or a Parcel of poor-quality land containing 8.1 ha (20 acres) or less of farmable land, may be approved subject to the following:

(1) In the case of enlargement, reduction or realignment of existing separate titles (Parcels):

(a) the additional lands required are to accommodate existing or related improvements, or to rectify encroachment or access issues; or

(b) the proposal is to rectify or rationalize existing titles, occupancy, cultivation or settlement patterns; and

(c) no additional Parcels are created over and above those presently in existence; and

(d) the proposed new Lot and the proposed Residual Lot will continue to have direct legal and physical access to a Public Roadway, adequate development setbacks, and a suitable building site; and

(e) the size, location and configuration of the proposed Lot will not significantly affect any irrigation or transportation system in the area nor the urban expansion strategies of neighbouring municipalities.

(2) An existing title of land that contains 8.1 ha (20 acres) or less of farmable land and considered by Council to be poor agricultural land may be divided into two Parcels if:

(a) the required Minimum Distance Separation (MDS) distance to any neighbouring CFOs is met, and

(b) both Parcels have direct physical and legal access to a Public Roadway, and

(c) both Parcels have a suitable developable building site with the required minimum area as defined by the Land Use Bylaw, and

(d) the minimum Parcel size of each of the Lots shall not be less than 0.8 ha (2.0 acres) in size or greater as may be required by the Development Authority, and

(e) the Subdivision does not result in the creation of more than ~~three~~ four titles per quarter section, or result in the creation of three adjacent (contiguous) Country Residential Lots.

(f) Any proposal that would create more than ~~three~~ four titles per quarter section or would result in creating three adjacent (contiguous) Country Residential Lots (including existing adjacent Lots under separate title) would be required to provide the applicable Conceptual Design Scheme or Area Structure Plan and must apply for a redesignation of the land, prior to a Subdivision application being considered.

(3) For the purpose of determining a "farmable or unfarmable area of land" as referenced in Section 13(2) above, the Subdivision Authority may at its discretion, consider:

(a) An "unfarmable area" to include registered irrigation rights-of-way, natural land features such as coulees, steep embankments, rivers, streams or seasonal creeks, wetlands, and land that is impractical or difficult to farm due to steep slopes, sloughs/swamps. Generally, the Subdivision Authority will not consider man made improvements, tree shelter belts, or agricultural lands that are fenced off to be included as an "unfarmable area".

(b) "farmable land" to specifically include any cultivated or uncultivated farmland, pasture land Used for grazing of animals, lands suitable for agricultural or horticultural production, or land that may be incorporated or returned into agricultural production.

13. SUBDIVISION IN PROXIMITY TO THE CANAMEX FREEWAY

The Subdivision of a Parcel of land in proximity to the designated Canamex Freeway will be reviewed in consideration of **Part 4, General Land Use Provision, B. Servicing and Site Suitability, Section 45, Canamex Freeway Development and Siting Requirements.**

Land Use Bylaw No. 24-007
Part 3, Land Use District and Regulations - Amendments to standards in the listed land uses

(Additions as outlined in red text, strike throughs to remove text)

RURAL AGRICULTURE - RA

3. MINIMUM PARCEL AND LOT SIZES

(1) **Extensive Agriculture**

(a) existing Parcels;

(b) quarter sections or Parcels Subdivided in accordance with Part 8 – Subdivision Criteria;

(c) cut-off Parcels at the discretion of the Subdivision Authority;

(d) all other Parcels shall be a minimum 0.8 ha (2 acres) ~~of developable land~~ or greater as may be required by the Development Authority.

(2) **Farmsteads or Isolated Country Residential**

(a) existing Parcels;

(b) minimum 0.8 ha (2 acres) ~~of developable land~~ or greater as may be required by the Development Authority.

Add global text amendment to the Section 3 Minimum Lot Size in each of the following Land Uses:

- URBAN FRINGE – UF
- GROUPED COUNTRY RESIDENTIAL – GCR
- RURAL GENERAL INDUSTRIAL – RGI
- BUSINESS LIGHT INDUSTRIAL – BLI
- RURAL COMMERCIAL – RC

3. MINIMUM LOT SIZE

(1) The minimum required Parcel or Lot size shall be:

(a) existing Parcels;

(b) 0.8 ha (2 acres) of developable land or greater as may be ~~reasonably~~ required by the Development Authority to support the proposed .

RURAL RECREATIONAL - RR

3. MINIMUM PARCEL SIZE

Minimum Parcel sizes shall be at the discretion of the Subdivision and Development Authority based on the type of proposal with the following standards being applied:

(1) The minimum Parcel size for any Use which is not municipally serviced but which requires a means of sewage disposal shall be:

(a) 0.8 ha (2 acres) in area or greater as may be required by the Development Authority.

(b) as indicated in an approved Area Structure Plan or Conceptual Design Scheme.

Part 9, Definitions - Amendments

Add new definition:

Legacy Yard Site means the developed area of a long established rural property that contains an existing residential Dwelling or that formerly contained a residence, and contains or may have contained other accessory buildings, structures and improvements such as shop buildings, dugouts, various agricultural out-buildings, tree shelter belts, etc., and that has been in place for a minimum period of 25 years. This Use is commonly associated with the property of generational farming families and the classification of such acknowledges the historical settlement patterns of the area and allows for the preservation of long established homesteads or farms, which can have significant community and heritage value.

LETHBRIDGE COUNTY

IN THE PROVINCE OF ALBERTA

BYLAW NO. 26-003

Bylaw 26-003 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended.

WHEREAS the purpose of Bylaw 26-003 is to redesignate a title legally described as a portion of NW-4-9-20-W4M containing 2.65 ha (6.55 Acres) more or less from Urban Fringe to a Direct Control as shown below;



Bylaw 26-003: Urban Fringe (UF) to Direct Control (DC)

90077 RGE RD 204 (Portion of NW-4-9-20-4) Approx 6.55 Acres Located in Lethbridge County, AB

N

Bylaw 26-003 Urban Finge to Direct Control

LETHBRIDGE COUNTY

AND WHEREAS the redesignation of the lands is for the purpose of allowing the establishment of an Event Centre and existing agricultural related uses on the property;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

1. To redesignate a title legally described as a portion of NW-4-9-20-W4M containing 2.65 ha (6.55 Acres) more or less from Urban Fringe to a Direct Control as shown on the map and shall be described in Schedule "A".

2. Bylaw No. 24-007, being the municipal Land Use Bylaw, is hereby amended.

3. The land use district map shall be amended to reflect this change.

GIVEN first reading this 7th day of May 2026

Reeve

Chief Administrative Officer

GIVEN second reading this 18 day of June, 2026.

Reeve

Chief Administrative Officer

GIVEN third reading this 18 day of June, 2026.

Reeve

Chief Administrative Officer



Bylaw 26-003: Urban Fringe (UF) to Direct Control (DC)

90077 RGE RD 204 (Portion of NW-4-9-20-4) Approx 6.55 Acres Located in Lethbridge County, AB

N

Bylaw 26-003 Urban Finge to Direct Control

LETHBRIDGE COUNTY

Schedule 'A'

DIRECT CONTROL BYLAW NO. 26-003

1. PURPOSE

To provide a means whereby Council may regulate and control the use and Development on a site-specific basis for the following Lot:

Descriptive within the northwest 6.55 acres of the NW-4-9-20-W4M as shown in Map 1.

For the specific purpose of allowing for an Event Centre and existing agricultural related uses on the property.

2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(1) Permitted Uses

Accessory Buildings, Structures and Uses to an Approved Permitted Use
Addition to Existing Buildings
Agricultural Buildings and Structures
Dwellings:
- Single Detached Site-built
- Single Detached Manufactured Home 1
- Single Detached Manufactured Home 2
- Single Detached Ready-to-move
- Single-detached Moved-in

Event Centre
Signs Type 1

(2) Discretionary Uses

Agricultural Services
Tourist Homes/Short Term Rentals

Any Permitted or Discretionary uses prescribed in the Urban Fringe District are considered Permitted or Discretionary respectively within this Direct Control, at the discretion of the Development Authority.

(3) Prohibited Uses

Any use which is not listed as either a Permitted or Discretionary Use, or is not ruled to be similar to a Permitted or Discretionary Use in accordance with Part 1 Section 31 of the Land Use Bylaw, is a prohibited Use.

3. DEFINITIONS

Event Centre means a building on the premises used for large public gatherings, with ancillary on-site accessory uses including outdoor ceremonies, on-site parking, and may include areas for temporary overnight accommodation. Large public gatherings may include but not limited to meetings, conventions, private social gatherings, weddings, exhibitions, workplace/business training, organized functions, and various special occasions.

Land Use Bylaw means the Lethbridge County Land Use Bylaw No. 24-007.

All other words or terms have the same meaning as what is specified in the Land Use Bylaw.

4. SITE SUITABILITY

- The Subdivision Authority or Development Authority shall take into consideration, all applicable sections of the Land Use Bylaw No. 24-007, when making a decision on an application for Subdivision or Development in this Direct Control District.
- The Subdivision Authority or Development Authority may place any or all of the following conditions, in addition to a Development Agreement, on Subdivision or Development Permit approval to ensure any concerns over the suitability of the land and Development are satisfied:
    - the provision of a professional geotechnical investigation/test and report to ensure the Site is suitable in terms of topography, stability, soil characteristics, flooding subsidence, erosion and sanitary sewerage servicing;
    - require the developer to provided suitable access, so the Site will be legally and physically accessible to a developed municipal road or if within 300 metres (984 feet) of a provincial highway will meet the requirements of Alberta Transportation and Economic Corridors;
    - stipulate the alteration of proposed Lot configurations, Building sizes or locations to ensure any Setback requirements of this Land Use Bylaw or the Subdivision and Development Regulation can be met;
    - any reasonable measures to ensure any other requirements of this Land Use Bylaw are complied with;
    - any measures to adequately ensure applicable provincial legislation such as the Safety Codes Act is complied with or not compromised; and
    - The Development Authority will provide direction as to which sections of the Bylaw are relevant and applicable to each particular Lot.

5. MINIMUM LOT SIZE

The minimum lot size shall be 6.55 acres.

6. MINIMUM YARD SETBACK REQUIREMENTS
    (1) Side - 6.1 metres (20 feet);
    (2) Rear Yard – 6.1 metres (20 feet);
    (3) Front Yard (Range Road 204) – 38.1 metres (125 feet).

7. ACCESSORY BUILDINGS AND STRUCTURES
    (1) An Accessory Building shall not be located in the required setback from a Public Roadway or on an Easement.
    (2) An Accessory Building shall be setback a minimum 3.0 metres (10 feet) from the principal dwelling and from all other structures on the same lot.
    (3) Where a structure is attached to the principal building on a site by a roof, an open or enclosed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.

8. GENERAL STANDARDS OF DEVELOPMENT
    - At the discretion of the Development Authority having regard for the Land Use Bylaw.
    - Prior to development, a development permit is required for each prescribed permitted and discretionary use in this district.

9. SIGN REGULATIONS
    - As per the Land Use Bylaw.

10. OTHER STANDARDS
    - All storm water shall be retained on site to predevelopment levels. A Storm Water Management Plan by a certified professional engineer may be required with a development permit application.
    - All finished lot grading shall be constructed and maintained to the satisfaction of the Lethbridge County and shall be in accordance with the Engineering Guidelines and Minimum Servicing Standards.
    - Approaches and Driveway access shall be in accordance with the Lethbridge County Engineering Guidelines and Minimum Servicing Standards or as otherwise stipulated by Council.
    - Any additional standards as required by the Development Authority.

11. OTHER REQUIREMENTS
    - At the time of any Development Permit application a Site, Layout, and Grading Plan is required – that shows the property dimensions, building locations, parking areas,

outdoor storage areas, and utility easements and servicing areas, including the septic field location and any dugouts or storm ponds.

- At the time of any Development Permit application, the provision of Professionally Prepared Reports / Study Plans may be required. This includes but is not limited to a professional geotechnical investigations/tests and report, storm water management plans, and septic evaluation reports.
- Servicing – the landowner shall be responsible for ensuring all required servicing is provided to the development, including potable water and private septic.
- At the time of the Development Permit application, the Development Authority may impose Landscaping or Screening requirements if, in their opinion, they would serve to improve the quality or compatibility with nearby uses, as per Part 4 of the Land Use Bylaw.
- Development Agreement- As a condition of a development permit, the applicant be required to enter into a development agreement with the Lethbridge County, in accordance with the Land Use Bylaw
- At the time of the Development Permit application, the Development Authority may impose additional restrictions to a new use, in consideration for the intensity of the existing uses on site.

12. SUBDIVISION

- Further subdivision shall be considered in accordance with the Part 8 Subdivision Criteria. Council, acting in the capacity of the Subdivision Authority, shall make decisions on any future Subdivision applications with respect to this bylaw.

13. DELEGATION OF AUTHORITY

- The Development Officer in accordance with the Land Use Bylaw and pursuant to Section 641 (3) of the Municipal Government Act may approve development permit applications for Permitted Uses and Discretionary Uses, provided that they conform to the standards of this bylaw.
- County Council shall be the Development Authority to decide on applications for any Waivers of development standards.

14. APPROVAL PROCEDURE

- Where the Development Officer as the Development Authority has been delegated the authority to decide upon Development Permit applications and has done so, then immediately upon issuance shall cause a notice of the decision to be issued to the applicant and persons likely to be affected accordance with Part 1.
- Before consideration of an application for a Development requiring a Waiver on the subject Lot, Council shall:

    - Cause a notice to be issued by the designated officer to any person likely to be affected.
    - Ensure that the notice contains the date and time that Council will hear the application for Waiver of Development standards.
    - Hear any persons that claims to be affected by the decision on the application.
- Council may then approve the Development application with or without conditions or refuse the application with reasons.
- Where Council has decided on a Development Permit application, the Development Officer acting on behalf of Council, shall cause a notice of the decision to be issued to the applicant and persons likely to be affected accordance with Part 1.
- When applicable, the County should seek comments from other agencies such as the planning advisor, Alberta Health Service, Alberta Transportation and Economic Corridors, or any applicable provincial or federal government department.

15. APPEAL PROCEDURE

- Pursuant to Section 685(4)(a) of the Municipal Government Act, if a decision with respect to a development permit application is made by Council, there is no appeal to the Subdivision and Development Appeal Board.
- Pursuant to Section 685(4)(b) of the Municipal Government Act, if the Development Officer has been delegated the Authority to decide upon development permit applications as the Development Authority, then the appeal to the Subdivision and Development Appeal Board is limited to whether the Development Officer followed the directions of Council.

LETHBRIDGE COUNTY

IN THE PROVINCE OF ALBERTA

BYLAW NO. 26-005

Bylaw 26-005 of Lethbridge County being a bylaw for the purpose of amending Municipal Development Plan Bylaw 22-001, in accordance with Sections 216.4, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended.

WHEREAS the purpose of Bylaw 26-005 is to amend Part 4 Plan Policies, text related to Large-Scale Commercial Solar Collection.

AND WHEREAS the amendments are as described in the attached Schedule 'A'.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing.

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

1. To amend the former Part 4 Plan Policies MDP No. LUB No. 22-001 Sections 13.15 to 13.20 and replacing them in their entirety with the updated Part 4 Plan Policies amendments as per the attached Schedule 'A'.

2. With the adoption of Bylaw No. 26-005, Bylaw No. 22-001, being the Municipal Development Plan, is hereby amended.

GIVEN first reading this 5th day of March, 2026.

Reeve

Chief Administrative Officer

GIVEN second reading this 2 day of April, 2026.

Reeve

Chief Administrative Officer

GIVEN third reading this 2 day of April, 2026.

Reeve

Chief Administrative Officer

[Note: Proposed amendments/additions in red text or strikethrough for policies or criteria to be removed.]

Lethbridge County Municipal Development Plan – Bylaw 22-001

Part 4 Plan Policies

No amendments to Sections 13.0 to 13.14

Large-scale Commercial Solar Collection

13.15 Development proposals for commercial solar collection facilities must be redesignated to the Solar Energy Commercial (SEC) overlay ~~Direct Control land use~~ district for a decision to be made by ~~County~~ Council on the suitability of the use ~~and the issuance of a development permit~~.

13.16 The County will attempt to balance the establishment of large-scale commercial solar collection facilities with agricultural land considerations as best able but may allow such uses to be sited on prime or irrigated agricultural lands based on infrastructure/connectivity needs, location of electrical sub-stations, and if deemed appropriate by Council.

13.17 County Council will consider the following with regards to the siting of commercial solar collection facilities:

(a) Use of poor quality, lowest production land and dry corners is preferred.

(b) Use of cut-off, fragmented, irregular shaped parcels are preferred.

(c) Use of parcels with no irrigation rights is preferred.

(d) To the extent possible, use of irrigated land should be avoided/minimized, but exceptions may be considered based on proximity to sub-stations or connectivity to the grid network.

(e) Commercial Solar Collection Facilities are not to be located within 300 metres (984.3 feet) of an individual dwelling on an adjacent parcel and 750 metres (2,460.6 feet) of a boundary of a Grouped Country Residential area (designated or undesignated), hamlet, village, or town, as measured from the closest point of a solar collector infrastructure supporting photovoltaic cells. The 300 metre (984.3 feet) distance may be lessened at the discretion of the approval authority if the neighbouring impacted landowner consents to a lesser setback distance.

13.18 County Council will consider and use the policy directives as outlined in previous policy 13.17 when deciding on rezoning applications for solar energy facility, commercial ~~whether to support or oppose Commercial Solar Collection Facility~~ proposals that also are ~~will ultimately need to be~~ submitted for approval to the Alberta Utilities Commission (AUC). ~~to obtain the necessary provincial approval to establish and operate.~~

~~13.19 Commercial Solar Collector Facilities must not to be located within 3.2 km (2.0 miles) of the Lethbridge Airport unless the technology of the associated photovoltaic cells is determined to be such a type that no glare or reflection is produced.~~

13.19 Recognizing that Commercial Solar Collection Facilities are a new emerging industry and changes will occur as the technology comes to terms with the various issues, Council shall commission a review, which shall re-examine the impact of Commercial Solar Collection Facilities at such time when 500 hectares (1,235.52 acres) of irrigated land or lands with irrigation rights, or a total of 2,500 hectares (6,177 acres) have been developed for such use.

No amendments to Sections 13.21 to 13.24

LETHBRIDGE COUNTY

IN THE PROVINCE OF ALBERTA

BYLAW NO. 26-006

Bylaw 26-006 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 216.4, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended.

WHEREAS the purpose of Bylaw 26-006 is to amend Land Use Bylaw 24-007, by:

a) adding the Solar Energy Commercial (SEC) Overlay District to Part 3 – Land Use Districts and Regulations;
b) amend Part 7 – Alternative/Renewable Energy Developments to align large-scale solar collector facility requirements with the Part 3 amendments;
c) amend Part 9 – Definitions to update the definitions of "Solar Energy Collector Facility" and "Battery Energy Storage System (BESS), Commercial"; and
d) to add the Solar Energy Commercial (SEC) Overlay District to the following lands:
    i. Portion of SW-36-7-22-4
    ii. SE-36-7-22-4
    iii. SW-31-7-21-4
    iv. Portion of NE-25-7-22-4
    v. NW-30-7-21-4
    vi. NE-30-7-21-4
    vii. SE-31-7-21-4
    viii. Portion of SW-30-7-21-4
    ix. SE-30-7-21-4

    containing approximately 550 hectares (1,358 acres), more or less, as shown on Schedule "B".

AND WHEREAS the amendments are as described in Schedule "A" and the designation is shown in Schedule "B".

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing.

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

1. Land Use Bylaw 24-007 is hereby amended by adding the Solar Energy Commercial (SEC) Overlay District to Part 3 – Land Use Districts and Regulations, by revising Part 7 – Alternative/Renewable Energy Developments; and by revising Part 9 – Definitions, as set out in Schedule "A".
2. Land Use Bylaw 24-007 is hereby amended to add the Solar Energy Commercial (SEC) Overlay District to the following lands, as shown on Schedule "B" attached to and forming part of this bylaw:
    - Portion of SW-36-7-22-4
    - SE-36-7-22-4
    - SW-31-7-21-4
    - Portion of NE-25-7-22-4
    - NW-30-7-21-4
    - NE-30-7-21-4
    - SE-31-7-21-4
    - Portion of SW-30-7-21-4
    - SE-30-7-21-4

3. With the adoption of Bylaw No. 26-006, Bylaw No. 24-007, being the Land Use Bylaw, is hereby amended.

GIVEN first reading this 5th day of March, 2026.

Reeve

Chief Administrative Officer

GIVEN second reading this 2 day of April, 2026.

Reeve

Chief Administrative Officer

GIVEN third reading this 2 day of April, 2026.

Reeve

Chief Administrative Officer

[Note: Proposed amendments/additions are highlighted or strikethrough for policies or criteria to be removed.]

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~~**APPENDIX C Schedule of Fees**~~

PART 3

LAND USE DISTRICTS AND REGULATIONS

PART 3
LAND USE DISTRICTS AND REGULATIONS

1. LAND USE DISTRICTS

The municipality is divided into those land use districts shown on the Land Use Districts Maps listed in Section 2 of this Part and shall be known by the following identifying names and symbols:

RURAL AGRICULTURE	– RA
URBAN FRINGE	– UF
GROUPED COUNTRY RESIDENTIAL	– GCR
RURAL GENERAL INDUSTRIAL	– RGI
BUSINESS LIGHT INDUSTRIAL	– BLI
RURAL COMMERCIAL	– RC
RURAL RECREATIONAL	– RR
HAMLET RESIDENTIAL	– HR
HAMLET COMMERCIAL	– HC
HAMLET INDUSTRIAL	– HI
HAMLET PUBLIC / INSTITUTIONAL	– HP/I
HAMLET DIRECT CONTROL	– HDC
HAMLET TRANSITIONAL / AGRICULTURAL	– HT/A
DIRECT CONTROL	– DC
SOLAR ENERGY COMMERCIAL (OVERLAY)	– SEC

2. LAND USE DISTRICTS MAPS (see Part 10)

(1) Lethbridge County (and detailed diagrams)

(2) Designated Hamlets of:

Chin	Kipp
Diamond City	Monarch
Fairview	Shaughnessy
Iron Springs	Turin

SOLAR ENERGY COMMERCIAL - SEC

1. PURPOSE

The Solar Energy Commercial (SEC) District, established as an overlay district, is designed specifically to regulate the development of Solar Collection Facility, Commercial. Within the SEC District, the land use regulations and requirements of the underlying zoning district continue to apply, ensuring that the established land use is maintained alongside the development of Solar Collection Facility, Commercial.

If the regulation is not listed below, the underlaying district regulation shall apply.

2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(1) **Permitted Uses**

(2) **Discretionary Uses**

Battery Energy Storage System (BESS), Commercial
Solar Collection Facility, Commercial

(3) **Prohibited Uses**

- *Any use which is not listed as either a Permitted or Discretionary Use in this overlay district or the underlaying district, or is not ruled to be similar to a Permitted or Discretionary Use in accordance with Part 1, Section 34, is a Prohibited Use.*

3. MINIMUM SETBACK REQUIREMENTS

(1) **Side and Rear Yard**

No building, structure (excluding fencing) or dugout banks shall be within 6.1 metres (20 ft.) of a property line not fronting on or adjacent to a municipal roadway.

(2) **Special Setback Requirements**

Setbacks shall apply only to the perimeter of the Solar Energy Facility. Internal setbacks between arrays or equipment located on adjacent parcels forming part of the same project are not required.

4. MINIMUM SETBACKS FROM ROADWAYS

(1) No part of a building, structure or development shall be located within:

(a) 38.1 metres (125 ft.) of the centre line of any of any developed or undeveloped municipal road allowance or public roadway which is not designated as a provincial highway under the Highways Development Protection Regulation;

(b) 70.0 metres (230 ft.) of the centre line or 40.0 metres (131 ft.) from the right-of-way boundary, whichever is greater, of roads designated as provincial highways under the Highways Development Protection Regulation;

(c) for any development adjacent to provincial roadways classified as a four-lane divided highway or freeways/expressways, the required setback distances and accesses will be reviewed on a highway-by-highway/development-by-development basis and shall be as prescribed by Alberta Transportation;

(d) any greater distance that may be required by the Development Authority in order to facilitate future road widening, service road dedication, to reduce potential snow drifting, or vision restrictions.

(2) Where any parcel or part of a parcel has frontage on a provincial highway, special standards for setbacks, access, and service roadways may be required by Alberta Transportation under the *Highways Development Protection Regulation*.

5. MAXIMUM SITE COVERAGE

Unless specified elsewhere in this bylaw, the maximum percentage of the site that may be covered by buildings and structures shall be as determined by the Development Authority.

6. SOLAR COLLECT FACLITY DEVELOPMENT REQUIREMENTS

(1) Development permit applications for a Solar Collection Facility, Commercial shall be accompanied by the following information:

(a) The approval by the Alberta Utilities Commission for the Solar Collection Facility, Commercial.

i. A detailed site plan including:

- the entire parcel,
- all roads used for construction, access and egress, and reclamation of the site,
- all existing structures,
- any proposed buildings and the proposed array(s),
- all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land (including residential dwellings within 2km); and
- Detailed information showing any proposed temporary storage and/or laydown yard locations on the property during the construction phase(s).

ii. Detailed information about the system type, number of structures, height of structures, and the energy process, storage (grid tied or battery storage), and rated output.

iii. Descriptions, drawings, with dimensions, showing the footings system, the mounting system, racking and/or tethering that is to occur, the type and size of solar panels, the minimum clearance of solar collectors from grade within the proposed installation.

iv. Preliminary grading/drainage plan, including site construction/grading plan with details on proposed management practices for any soil stripping and erosion control.

v. A copy of the public consultation completed, or participant involvement program submitted as part of the application to AUC and/or a copy of the public information that includes but is not limited to, an outline of the impacts and benefits relayed by attendees, and how the proponent intends on addressing the matters.

vi. Identification of any sensitive, environmental, or topographical features.

vii. A decommissioning plan and reclamation plan or agreement with the landowner, to the satisfaction of the Development Authority, to cover the decommissioning and security needs to address the discontinuation and end-of-life of the project;

viii. A vegetation, weed and pest management plan that addresses how invasive plant, weeds, and pest will be controlled during the construction period and the projected lifespan of the development, to be reviewed by Lethbridge County Agricultural Services;

ix. A landscaping and screening plan showing how the installation will be visually screened from neighboring parcels and adjacent roadways is to be submitted to the satisfaction of the County and in accordance with any screening standards or guidelines applicable on the subject lands. This plan will include sufficient construction details, plant lists and minimum sizes, and cost estimates.

x. A Fire Safety Plan submitted with the application for review and approval by the Safety Codes Officer prior to project commencement.

xi. A Fire Mitigation Strategy submitted for review and approval by the County's Emergency Services department. Any changes to the fire mitigation plan, the solar installation layout, spacing between solar collectors, the screening plan or any other aspect of the project as requested by the County's Emergency Services department must be undertaken and resubmitted to the satisfaction of the County's Emergency Services department prior to the submission of the development permit for consideration.

xii. An Emergency Response Plan prepared by a qualified professional and approved by the County's Emergency Management Department prior to the submission of the development permit.

xiii. A Neighbour Emergency Response Plan prepared by a qualified professional which addresses safety, education, and emergency response plans for the benefit of landowners and businesses within the vicinity of the solar installation is to be submitted to the satisfaction of the County's Emergency Management Department prior to the submission of the development permit for consideration.

(2) Development Permits issued for Solar Collection Facility, Commercial are required to be completed within 48 months of the date of issuance of the Development Permit.

(3) The Approving Authority may impose conditions as authorized in other sections of the Land Use Bylaw or any reasonable condition to ensure suitability, compatibility and to mitigate potential impacts, consistent with and giving consideration to the terms and conditions of the AUC approval.

(a) A Development Agreement for the following:

i. interior and/or exterior road construction, or upgrades;

ii. for undertaking the actions as noted in the approved Soil Management and Erosion Control Plan and the approved Vegetation, Weed and Pest Management Plan are met; or

iii. for undertaking the actions as noted in the approved Decommissioning and Reclamation Plan.

(b) Copies of executed Crossing Agreements for all collector lines that are proposed within the Municipal rights of way.

(c) A stormwater management plan, (including grading and drainage);

(d) Prior to commencing construction, a Construction Traffic Management Plan has been submitted and approved by the County, and any required Road Use Agreement or Road Use Maintenance Agreement has been executed.

(e) The operator and/or landowner shall be responsible for preventing soil loss, erosion, and deterioration from taking place in accordance with the approved management plan and the Alberta Soil Conservation Act.;

(f) The operator and/or landowner shall be responsible for controlling invasive plant threats and weeds in accordance with the approved management plan and the Alberta Weed Control Act.

(g) All recommendations and actions noted in the approved Fire Safety Plan, Fire Mitigation Plans, Emergency Response Plans and Neighbour Response Plans will be required to be undertaken to the satisfaction of the County.

(h) Require the provision of financial security, in a form and amount acceptable to the municipality, to ensure that municipal conditions imposed on the Development Permit are complied with during construction and development activities.
Where the development is subject to provincial reclamation security requirements under applicable provincial legislation, including the *Alberta Environmental Protection and Enhancement Act*, the Development Authority shall not require municipal financial security for the same reclamation or remediation obligations, unless the Development Authority determines that:

i. If the development, or any portion of the development, is not subject to provincial reclamation security; or

ii. the municipal conditions relate to matters not addressed by the provincial security, including but not limited to road damage, drainage impacts, erosion control, or protection of municipal infrastructure.

PART 7

ALTERNATIVE / RENEWABLE ENERGY DEVELOPMENTS

PART 7

ALTERNATIVE / RENEWABLE ENERGY DEVELOPMENTS

1. DEFINITIONS

In addition to the definitions in Part 9 of this bylaw, the following definitions apply to this Part:

Alternative/Renewable Energy, Commercial / Industrial means a use that produces energy (and in some cases other marketable by-products depending on the process utilized) fueled in ways that do not use up natural resources or harm the environment. Energy may be derived from natural and/or non-traditional sources (e.g. geothermal, solar, water, wind, tides, waste, etc.) and once produced is sold and distributed off-site (commercially) to the marketplace.

Alternative/Renewable Energy, Individual means a use that produces energy that is generated from an alternative or renewable source and that is generally derived from natural and/or non-traditional sources (e.g. geothermal, solar, water, wind, tides, waste, etc.) and is primarily utilized on-site for the sole consumption of the landowner, resident or occupant.

Anaerobic Digester means a facility or system designed to process animal manure, organic or septic waste, and typically converts what used to be waste, into biogas. The biogas can be used to heat water or create electricity and may also provide a source of organic fertilizer.

Biodiesel means a clean burning alternative fuel, produced from domestic, renewable resources, such as soy oil and other feedstocks. Biodiesel is made through a chemical process called transesterification whereby the glycerin is separated from the fat or vegetable oil.

Bioenergy means the energy stored in organic matter to generate electricity. This organic matter can include agricultural residues, animal manure, waste wood, wood chips and bark. Bioenergy can be generated in a variety of ways such as Thermal treatment, Anaerobic digestion, Biofuel or Landfill gas.

Biofuel means a fuel derived from biological raw materials or biomass (recently living organisms or their metabolic by-products, such as manure from cows). It is a renewable energy source and typically, it is considered a fuel with an 80% minimum content by volume of materials derived from living organisms harvested within ten years preceding its manufacture.

Blade means an element of a wind energy system rotor, which acts as a single airfoil, thereby extracting kinetic energy directly from the wind.

Blade Clearance means, in reference to a horizontal axis rotor, the distance from grade to the bottom of the rotor's arc.

Geothermal Energy means thermal energy that is generated and stored in the Earth.

Horizontal Axis Rotor means a wind energy conversion system, typical of conventional or traditional windmills, where the rotor is mounted on an axis horizontal to the earth's surface.

Meteorological (MET) Tower is a free-standing tower or a removed mast, which carries measuring instruments with meteorological instruments such as thermometers and wind anemometer. Typically, for wind farms these mount anemometers at a range of heights up to the hub height of the proposed wind turbines (up to heights of 80 meters) and they log the wind speed data at frequent intervals (e.g. every ten minutes) for at least one year and often for two or more.

Micro-hydro means a type of hydroelectric power that typically produces up to 100 kW of electricity using the natural flow of water. These installations can provide power to an isolated home or small community, or are sometimes connected to electric power networks.

Over Speed Control means a device which prevents excessive rotor speed.

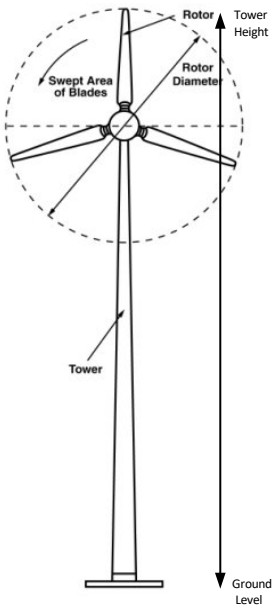
Rotor's Arc means the largest circumferential path travelled by a blade.

Small Wind Energy Conversion System (SWECS) means a micro-generation wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity that does not exceed the allowable rated capacity of 10 kW and which will be used primarily to reduce onsite consumption of utility power:

Type A Small Wind Energy Conversion System: This use is defined as a Small Wind Energy Conversion System that is either roof mounted or has a tower which does not exceed 12.19 metres (40 ft.) in height.

Type B Small Wind Energy Conversion System: This use is defined as a Small Wind Energy Conversion System that has a tower which is greater than 12.19 metres (40 ft.) in height but does not exceed 24.38 metres (80 ft.) in height.

Solar Collector means a device or combination of devices, structures, or part of a device or structure that transforms direct solar energy into thermal, chemical, or electrical energy.



Solar Collector (Individual) means a smaller-scale solar device, array, or panel that transforms direct solar energy into electrical or thermal energy and is primarily utilized on-site, on an individual parcel, lot, or building, for the sole or primary consumption of the landowner, resident or occupant.

Solar Collection Facility, Commercial ~~**(utility scale)**~~ means a grouping of ~~multiple~~ devices, panels or structures and the substation that are capable of collecting and distributing solar energy at one megawatt or greater for the purpose of transforming it into thermal, chemical or electrical energy for uses no located on-site or for distribution and/or sale offsite ~~and typically will tie in and feed or sell power to the provincial electrical grid transmission or distribution system~~. The use includes any associated solar panels, solar modules, supports or racks, inverters, electrical transformer or substations required for the operation, or associated utility structures.

Total Height means the height from grade to the highest vertical

extension of a SWECS. In the case of a SWECS with a horizontal axis rotor, total height includes the distance from grade to the top of the tower, plus the distance from the top of the tower to the highest point of the rotor's arc.

Tower means the structure which supports the rotor above grade (average ground level).

Vertical Axis Rotor means a wind energy conversion system where the rotor is mounted on an axis perpendicular to the earth's surface.

Wind Energy Conversion System (WECS) means a wind energy conversion system consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity that is greater than 10kW, the purpose of which is to produce wind energy for the commercial market. These are typically referred to as commercial or industrial wind farms.

2. SOLAR COLLECTORS

SOLAR COLLECTOR INDIVIDUAL

(1) A solar collector (individual) attached to a wall or roof of a building may be permitted in any land use district as an accessory structure without the requirement for a development permit (see Part 2, Development Not requiring A Development Permit, subject to the following:

(a) A solar collector (individual) mounted on a roof:



(i) may project a maximum of 1.22 metres (4 ft.) from the surface of the roof and shall not exceed the maximum height requirements of the applicable land use district; and

(ii) must not extend beyond the outermost edge of the roof.

(b) A solar collector (individual) mounted to a wall:



(i) must be located such that it does not create undue glare on neighbouring property or public roadways;

(ii) must be located a minimum of 2.44 metres (8 ft.) above grade;

(iii) may project a maximum of 1.52 metres (5 ft.) from the surface of the wall, when the wall faces the rear property line, subject to the setback requirements of the applicable land use district; and

(iv) may project a maximum of 0.61 metres (2 ft.) from the surface of the wall when the wall faces the front, secondary front or side property line, subject to the setback requirements of the applicable land use district.

(2) A free-standing solar collector or a solar collector mounted to any structure other than a roof or wall of a building shall be classified as an accessory use and processed subject to the applicable land use district (including meeting all required setbacks to roadways and property lines) and the following additional standards:

(a) A free-standing solar collector or a solar collector mounted to any structure other than a roof or wall of a building:



(i) must be located such that it does not create undue glare on neighbouring property or public roadways; and

(ii) must not exceed 4.5 m (15 ft.) in height above existing grade when oriented at maximum tilt, in the GCR and HR land use districts; and

(iii) must not exceed 6.1 m (20 ft.) in height above existing grade when oriented at maximum tilt, in all other land use districts where the use is allowed.

(b) In addition to the above two standards (2)(a)(i) and (ii), a free-standing solar collector or a solar collector mounted to any structure other than a roof or wall of a building in any hamlet residential land use district must not be located in the front, secondary front, or side yard.

(3) Individual free-standing (e.g., ground, pole mount) solar collectors on a parcel that primarily produce power for an individual property, shall apply for a development permit and are deemed to be a discretionary use.

(4) The use of multiple free-standing solar collectors where the primary purpose and intent of the project is to collect, convert, and feed energy back into the provincial power/electrical grid for the commercial sale and distribution off-site to the marketplace, shall be redesignated to Direct Control and shall be required to obtain a development permit and comply with the following subsection 5.

SOLAR COLLECTOR FACILITY~~IES~~, COMMERCIAL

(5) Developments for Sollar Collector Facility, Commercial shall make an application to amend the Land Use Bylaw to add the Solar Energy Commercial (SEC) overlay district to the subject lands. All regulations set forth in the SEC in Part 3 apply to the Development.

~~(6) Development permit applications for solar collector facility commercial (utility scale) installations shall be accompanied by the following additional information:~~

~~(a) a site suitability analysis including but not limited to: topography; soil characteristics; environmental features and issues; accessibility to a road; compatibility with surrounding land uses; potential impacts to agricultural land and irrigation operations; potential visual impacts, storm water management; and consistency with the policies of the Municipal Development Plan and Land Use Bylaw. If applicable; depending on the type of proposal, availability of water supply, sewage disposal system and solid waste disposal may also need to be provided;~~

~~(b information regarding setbacks from public roads, property lines and the proximity to structures or uses on the site and adjacent parcels of land;~~

~~(c) detailed information about the system type, number of structures, height of structures, and the energy process and rated output, and details on the estimated reflection produced from the solar panels;~~

~~(d) preliminary grading/drainage plan, including a site construction/grading plan with details on proposed management practices for any soil stripping and erosion control;~~

~~(e) access to and any potential impacts to public roads;~~

(f) the location of overhead utilities on or abutting the subject parcel and identification of any sensitive, environmental or topographical features which may be present on the parcel;

(g) decommissioning plan and reclamation plan or agreement with the landowner, to the satisfaction of the Development Authority, to cover the decommissioning and security needed to address the discontinuation and end-of-life of the project;

(h) feasible plans and details on methods of weed control management;

(i) information regarding setbacks to structures or uses on the site from neighbouring residential dwellings on adjacent parcels of land and the identification (with setbacks) of any clustered or grouped county residential developments located within 2.0 km (1.2 miles);

(j) any information regarding general public safety and security measures; and

(k) if required by the Development Authority, an Environmental Assessment Review prepared by a qualified professional or other studies and reports to demonstrate site suitability and impact mitigation.

(7) Applications for solar collector facilities commercial (utility-scale) installations are permitted to be completed within 48 months of the date of issuance of the development permit.

CONDITIONS OF APPROVAL

(8) As a condition of a development permit approval for a Solar Collection Facility/Commercial (utility scale) development for land designated to Direct Control, Council may impose or instruct the Development Authority to apply, in addition to any other conditions either stipulated or as authorized in other sections of the Land Use Bylaw, the following specific conditions:

(a) require a condition to enter into a Development Agreement and either a Road Use Agreement or Road Use Maintenance Agreement with the Lethbridge County to address road maintenance and repairs that may arise from the development;

(b) place restrictions on the location, height and type of fencing used for the site;

(c) require the application of approved weed control measures as the landowner/developer shall be responsible for controlling invasive plant threats and weeds in accordance with the *Alberta Weed Control Act*. A vegetation and weed management plan must be provided to the satisfaction of the municipality, to be reviewed by the Agricultural Services Board and Agricultural Fieldman;

(d) stipulate grading, stockpiling, and soil erosion control measures. The landowner/developer shall be responsible to prevent soil loss or deterioration from taking place in accordance with the *Alberta Soil Conservation Act*. Soil erosion must be managed, and a soils management plan must be provided to the satisfaction of the municipality with details on proposed control of erosion caused by both wind and water;

(e) the minimum clearance of solar collectors from grade shall be adequate to facilitate and maintain growth of perennial vegetation to prevent soil erosion;

(f) the landowner/developer shall be responsible to ensure surface drainage and erosion control must also adequately address and account for impacts associated with the impervious nature of the collectors; and

(g) require the provision of financial security in an amount and type acceptable to the municipality to ensure municipal imposed conditions on the development permit are met.

~~[This is not the same as financial security for future reclamation of the project which is a separate security and to be provided to the province as required.]~~

~~(9) Any required financial security deposit shall be provided in a form and amount to be determined appropriate by the Development Authority based on specific site conditions during the construction period to ensure that soil erosion management and weed control is adequately provided in accordance with the municipally approved vegetation and weed management plan and soils management plan.~~

[No Amendments to Sections 3 to 5]

PART 9

DEFINITIONS

PART 9

DEFINITIONS

In this land use bylaw, words in the singular include the plural, and words using the masculine gender include the feminine gender.

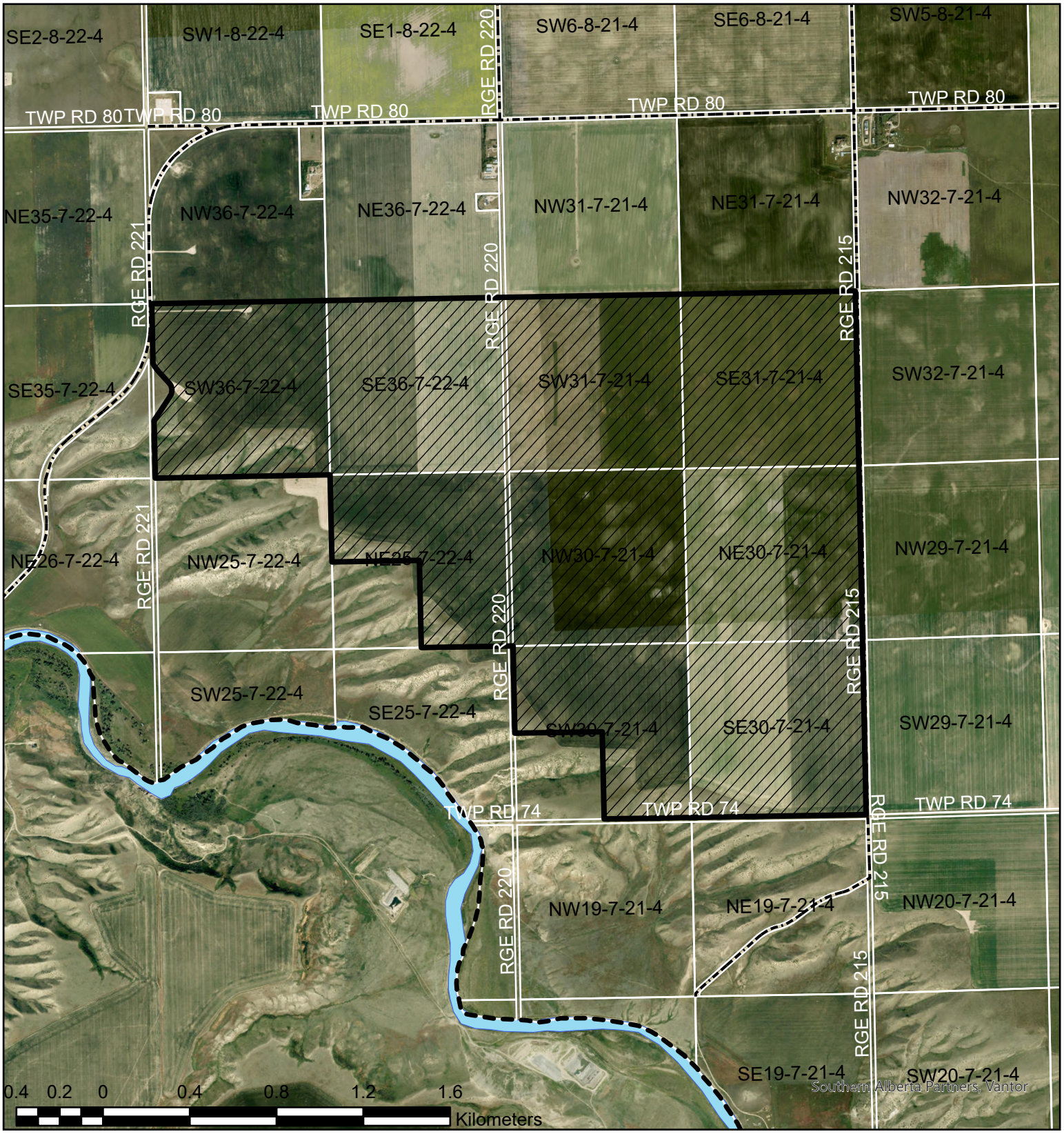
B

Battery Energy Storage System (BESS), Commercial means one or more devices, structures, or systems, including batteries, battery modules, containers, enclosures, inverters, cooling or ventilation systems, fire suppression systems, transformers, substations, and associated utility infrastructure, that store electrical energy for later use, redistribution, or sale, whether or not co-located with an electricity generation facility.

S

Solar Collection Facility, Commercial ~~**(utility-scale)**~~ means a grouping of ~~multiple~~ devices, panels or structures and the substation that are capable of collecting and distributing solar energy at one megawatt or greater for the purpose of transforming it into thermal, chemical or electrical energy for uses located on-site or for distribution and/or sale offsite ~~and typically will tie in and feed or sell power to the provincial electrical grid transmission or distribution system~~. The use includes any associated solar panels, solar modules, supports or racks, inverters, electrical transformer or substations required for the operation, or associated utility structures.

[All other Definitions remain unamended]



Bylaw 26-006: Schedule B: To Add Solar Energy Commercial (SEC) Overlay District to the Subject Lands

N

Portion of SW-36-7-22-4; SE-36-7-22-4; SW-31-7-21-4; Portion of NE-25-7-22-4; NW-30-7-21-4; NE-30-7-21-4; SE-31-7-21-4; Portion of SW-30-7-21-4; SE-30-7-21-4;

Approximately 1358.66 Acres, Located in Lethbridge County, AB

26-006 Solar Energy Commercial (SEC) Overlay District

LETHBRIDGE COUNTY

LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA

BYLAW NO. 26–007

Bylaw 26-007 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended.

WHEREAS the purpose of Bylaw 26-007 is to redesignate a title legally described as Plan 931 2354, Block 1, Lot 1 in the NW-24-9-22-W4M containing 4.23 ha (10.46 Acres) more or less from Urban Fringe to Grouped Country Residential as shown below;



Bylaw 26-007: Urban Fringe to Grouped Country Residential

Plan 9312354; Block 1; Lot 1 (NW-24-9-22-4) Approximately 10.46 Acres Located in Lethbridge County, AB

N

Bylaw 26-007 Urban Fringe to Grouped Country Residential

LETHBRIDGE COUNTY

AND WHEREAS the redesignation of the lands is for the purpose of subdividing the parcel into three (3) grouped country residential lots and the designation will allow for land uses as prescribed in the Grouped Country Residential District;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

1. To redesignate a title legally described as Plan 931 2354, Block 1, Lot 1 in the NW-24-9-22-W4M containing 4.23 ha (10.46 Acres) more or less from Urban Fringe to Grouped Country Residential as shown on the map.

2. Bylaw No. 24-007, being the municipal Land Use Bylaw, is hereby amended.

3. The land use district map shall be amended to reflect this change.

GIVEN first reading this 2nd day of April 2026.

Reeve

Chief Administrative Officer

GIVEN second reading this 7 day of May, 2026.

Reeve

Chief Administrative Officer

GIVEN third reading this 7 day of May, 2026.

Reeve

Chief Administrative Officer

LETHBRIDGE COUNTY

IN THE PROVINCE OF ALBERTA

BYLAW NO. 26–009

Bylaw 26-009 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended.

WHEREAS the purpose of Bylaw 26-009 is to redesignate a title legally described as Plan 309DT Block 1 Lots 9-11 containing 0.21 Acres more or less from Hamlet Direct Control to Hamlet Residential as shown below;



Bylaw 26-009: Hamlet Direct Control to Hamlet Residential

Plan 309DT; Block 1; Lot 9-11 (SE-4-12-19-4) Approximately 0.21 Acres Located in Lethbridge County, AB

N

Bylaw 26-009 Hamlet Direct Control to Hamlet Residential

LETHBRIDGE COUNTY

AND WHEREAS the redesignation of the lands is for the purpose of redevelopment and the designation will allow for land uses as prescribed in the Hamlet Residential District;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

1. To redesignate a title legally described as Plan 309DT Block 1 Lots 9-11 containing 0.21 Acres more or less from Hamlet Direct Control to Hamlet Residential as shown on the map.

2. Bylaw No. 24-007, being the municipal Land Use Bylaw, is hereby amended.

3. The land use district map shall be amended to reflect this change.

GIVEN first reading this 7th day of May 2026.

Reeve

Chief Administrative Officer

GIVEN second reading this 18 day of June, 2026.

Reeve

Chief Administrative Officer

GIVEN third reading this 18 day of June, 2026.

Reeve

Chief Administrative Officer



Bylaw 26-009: Hamlet Direct Control to Hamlet Residential

Plan 309DT; Block 1; Lot 9-11 (SE-4-12-19-4) Approximately 0.21 Acres Located in Lethbridge County, AB

N

Bylaw 26-009 Hamlet Direct Control to Hamlet Residential

LETHBRIDGE COUNTY

LETHBRIDGE COUNTY

IN THE PROVINCE OF ALBERTA

BYLAW NO. 26--010

Bylaw 26-010 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 230, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended.

WHEREAS the purpose of Bylaw 26-010 is to redesignate a portion of a title legally described as Plan 081 5575, Block 1, Lot 2 (112026 Range Road 223) within SW-15-11-23-W4M containing approximately 17.45 hectares (43.13 acres) more or less, from Rural Agriculture to Business Light Industrial District as shown below;



AND WHEREAS the redesignation of the lands is for the purpose of development for land uses as prescribed in the Business Light Industrial District;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

1. To redesignate a portion of a title legally described as Plan 081 5575, Block 1, Lot 2 (112026 Range Road 223) within SW-15-11-23-W4M containing approximately 17.45

hectares (43.13 acres) more or less, from Rural Agriculture (RA) to Business Light Industrial (BLI) as shown on the map

2. Bylaw No. 24-007, being the municipal Land Use Bylaw, is hereby amended.

3. The land use district map shall be amended to reflect this change.

GIVEN first reading this 18th day of June 2026.

Reeve

Chief Administrative Officer

GIVEN second reading this 6th day of August 2026.

Reeve

Chief Administrative Officer

GIVEN third reading this 6th day of August 2026.

Reeve

Chief Administrative Officer



Bylaw 26-010: Rural Agriculture to Business Light Industrial

Portion of Plan 0815575; Block 1; Lot 2 (Portion of SW-15-11-23-4)
Approximately 43.13 Acres Located in Lethbridge County, AB

N

Bylaw 26-010

LETHBRIDGE COUNTY

LETHBRIDGE COUNTY

IN THE PROVINCE OF ALBERTA

BYLAW NO. 26-019

Bylaw 26-019 of Lethbridge County being a bylaw for the purpose of amending Land Use Bylaw 24-007, in accordance with Sections 216.4, 606 and 692 of the Municipal Government Act, R.S.A. 2000, Chapter M-26 as amended.

WHEREAS the purpose of Bylaw 26-019 is to amend Part 9 Administrative, text related to the Specialty Manufacturing / Cottage Industry.

AND WHEREAS the amendments are as described in the attached Schedule 'A'.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing.

NOW THEREFORE, under the authority of the Municipal Government Act, R.S.A. 2000, C-26, as amended, the Council of Lethbridge County in the Province of Alberta duly assembled does hereby enact the following, with the bylaw only coming into effect upon three successful reading thereof;

1. To amend the former Part 9 Administrative LUB No. 24-007 Specialty Manufacturing / Cottage Industry definition and replacing them in their entirety with the updated definition per the attached Schedule 'A'.

2. With the adoption of Bylaw No. 25-029, Bylaw No. 24-007, being the municipal Land Use Bylaw, is hereby amended.

GIVEN first reading this 16th day of July 2026.

Reeve

Chief Administrative Officer

GIVEN second reading this 6 day of August, 2026.

Reeve

Chief Administrative Officer

GIVEN third reading this 6 day of August, 2026.

Reeve

Chief Administrative Officer

Schedule ‘A’

Bylaw No. 26-019

Amendments to Land Use Bylaw No. 24-007

The described amendments are to replace sections of Part 9 Definitions of the municipal Land Use Bylaw No. 24-007 as per the attached:

PART 9

DEFINITIONS

Replace “Specialty Manufacturing/Cottage Industry” with:

Specialty Manufacturing / Cottage Industry means a development that involves the small-scale, on-site production, fabrication, or processing of goods, may include areas devoted to retail sales, display, product sampling, and outdoor storage accessory to the production use. The maximum allowable building footprint shall be 2,000 sq. ft. (185.80 m^2) per acre of lot area, up to a maximum footprint of 20,000 sq. ft. (1,858 m^2). This use includes, but is not limited to, bakeries and specialty food production facilities, distilleries, microbreweries, wineries, various artisan and craftsman (e.g., glass, art, textile, pottery and sculpture studios), luthiers, tanners, taxidermists, wood working, specialty furniture makers, cabinetry, home furnishing makers, decorative, and small product assembly.