

LAND USE BYLAW

MUNICIPAL DISTRICT OF RANCHLAND NO. 66

April 2023

BYLAW NO. 2023-01

MUNICIPAL DISTRICT OF RANCHLAND NO. 66
IN THE PROVINCE OF ALBERTA

BYLAW NO. 2023-01

BEING a bylaw of the Municipal District of Ranchland No. 66 in the Province of Alberta, to adopt a new Land Use Bylaw pursuant to section 640 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended and provide for its consideration at a public hearing;

WHEREAS the Council of the Municipal District of Ranchland No. 66 wishes to adopt a new Land Use Bylaw to:

- update and establish municipal standards and procedures regarding the use and development of land within the municipality;
- comply with the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, and all provincial legislative requirements;
- update and revise the municipal land use districts to coincide with provincial land use areas;
- revise, add to, and clarify various permitted, discretionary, and prohibited land uses prescribed in each district and provide for associated definitions and development standards;
- ensure that all development in the Municipal District is compatible with both the surrounding environment and ranching/agricultural activities which are the mainstay of land use;

AND WHEREAS it is deemed expedient and appropriate for the Municipal District of Ranchland Council to consider Bylaw No. 2023-01 for the above-noted reasons;

THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the council duly assembled does hereby enact the following:

1. Bylaw No. 2023-01, being the MD of Ranchland No. 66 Land Use Bylaw is hereby adopted.
2. Bylaw No. 2017-01 being the former MD of Ranchland No. 66 Land Use Bylaw, and any amendments thereto is hereby rescinded.
3. Bylaw No. 2023-01 shall come into effect upon third and final reading thereof.

READ a **first** time this 21st day of February 2023.

Reeve – *Ron Davis* ***Municipal Administrator*** – *Robert Strauss*

READ a **second** time this 18th day of April, 2023.

Reeve – *Ron Davis* ***Municipal Administrator*** – *Robert Strauss*

READ a **third** time and finally PASSED this 18th day of April, 2023.

Reeve – *Ron Davis* ***Municipal Administrator*** – *Robert Strauss*

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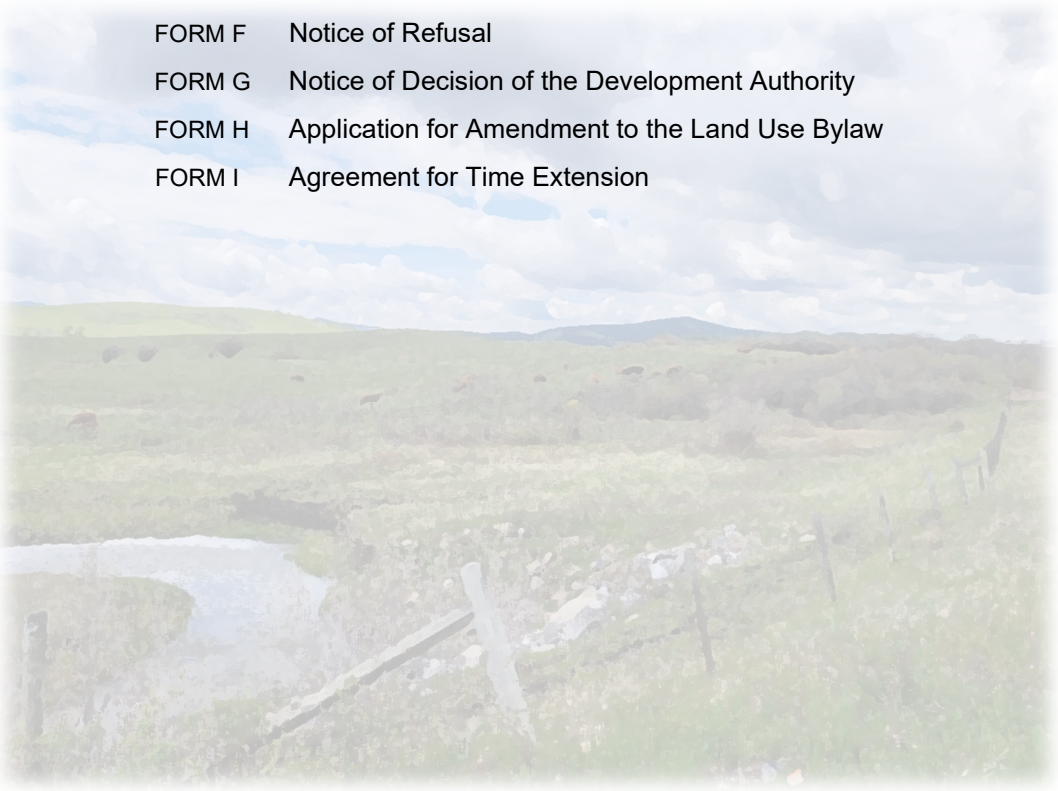


MUNICIPAL DISTRICT OF RANCHLAND NO. 66
IN THE PROVINCE OF ALBERTA

LAND USE BYLAW NO. 2023-01

The Council of the Municipal District of Ranchland No. 66 in the Province of Alberta enacts as follows:

BEING A BYLAW OF THE MUNICIPAL DISTRICT OF RANCHLAND NO. 66, IN THE PROVINCE OF ALBERTA, TO REGULATE THE USE AND DEVELOPMENT OF LANDS AND BUILDINGS AND IMPLEMENT THE POLICIES ESTABLISHED IN THE MUNICIPAL DEVELOPMENT PLAN.

THIS BYLAW MAY BE CITED AS THE MUNICIPAL DISTRICT OF RANCHLAND NO. 66 LAND USE BYLAW.

ADMINISTRATION

DEFINITIONS

1. For Definitions, see Schedule 12.

DESIGNATED OFFICER / DEVELOPMENT OFFICER*

2. The office of "designated officer" is established.

3. The council shall, by resolution, appoint a person or persons to the office of designated officer.

4. For the purpose of this bylaw, the designated officer shall be the development officer.

5. Each person appointed to the office of development officer:
   (a) may perform only such powers and duties as are specified in this bylaw or by resolution of council;
   (b) is responsible for processing, deciding upon and referring applications for a development permit in accordance with this bylaw;
   (c) shall be considered an "authorized person" pursuant to section 624 of the *Municipal Government Act (MGA)*.

6. The development officer is responsible for:
   (a) processing and referring all development permit applications in accordance with this bylaw and determining whether a development permit application is complete in accordance with section 15;
   (b) maintaining a register and recording therein all applications made for development permits and the decisions made with respect to them;

* **Note:** The Municipal Planning Commission is empowered to act as a designated officer and may assume any authority or make any decisions delegated to the designated officer under this bylaw.

(c) requesting written comments from building inspectors, other municipal staff, and other agencies, as appropriate, prior to issuing a development permit or referring an application to the Municipal Planning Commission; and

(d) carrying out such other duties and responsibilities as may be assigned by the municipality.

MUNICIPAL PLANNING COMMISSION

7. The Municipal Planning Commission may perform only such powers and duties as are specified:

   (a) in the municipality's Development Authority Bylaw;

   (b) in this bylaw,

   (c) in the *Municipal Government Act*, or

   (d) by resolution of council.

LAND USE DISTRICTS

8. The municipality is divided into those districts shown on the Land Use District Map in Schedule 1.

9. The one or more uses of land or buildings that are:

   (a) permitted uses in each district, with or without conditions; or

   (b) discretionary uses in each district, with or without conditions;

   are described in Schedule 2.

10. A land use that is not listed as permitted, discretionary or similar to a listed use in a district, is prohibited.

DEVELOPMENT PERMIT APPLICATIONS

11. Except as provided in Schedule 3, no person shall commence a development unless they have been issued a development permit in respect of the development.

    (a) All development on leased lands in the White Area will require prior approval from the Public Lands Division of the appropriate government department. This government department requires, as a condition of its disposition, that the lessee also receive development approval from the municipality.

    (b) Land use in the Green Area is regulated by the province and is subject to the Public Lands Act. Development is subject to provincial authorization or approval and lessees will require municipal approval where the lease requires the lessee to comply with municipal planning requirements. Development may also require municipal approval were instructed by the province or may be required to enter into either Road Use Agreements or Road Use Maintenance Agreements with the municipality. Applicants may also be required to provide fire response plans to the MD of Ranchland for approval, even in circumstances where a development permit may not be required.

12. An application for a development permit must be made by *either* the owner of the land on which the development is proposed or, with the consent of the owner, by any other person.

13. An application for a development permit must be made to the development officer by providing the following:

    (a) a completed application form (Form A, B or C of Appendix 7);

    (b) the applicable fees prescribed in accordance with the fee schedule (Schedule 13);

(c) copy of a current certificate of title to the subject land (unless specifically exempted by the development officer);

(d) if buildings or structures are part of the development proposal, a legible site plan depicting legal land description with a north arrow and drawn to scale, illustrating clear dimensions and setbacks to the existing improvements and distance to property lines and road rights-of-way; and if applicable:

  (i) any easements or utility rights-of-way present on the title; and

  (ii) identifying roads, wells, water bodies, topography, vegetation and other physical features of the land to be developed; and

(e) depending on the type of development proposal and whether it includes buildings, other information that may be required at the discretion of the development officer includes:

  (i) building and floor plans, elevations, and sections at a minimum scale of 1:200 or such other scale as required by the development officer;

  (ii) professional studies or information on utilities, landscaping, social and economic analysis, environmental impact assessment, geotechnical investigations for slope, soil, flood plain, wetland analysis reports, stormwater management plans, drainage or lot grading plans, provisions for parking and loading, projected traffic volumes, or any other information as required by the development officer;

  (iii) the development officer will require that any studies be professionally prepared;

(f) Type and availability of servicing (e.g., water, wastewater, gas, electricity) required to service the proposed use.

(g) A statement or narrative describing the development or proposed use.

(h) For parcels where architectural control guidelines are in place, documentation that the proposal meets the applicable architectural control guidelines.

(i) Any such other information as may be required at the discretion of the development officer in order to accurately evaluate the application and determine compliance with the land use bylaw or other government regulations.

14. An application for a development permit will be evaluated primarily on the information submitted by the applicant and the MD of Ranchland No. 66 shall not be held liable for information unknown or which should have been disclosed by the applicant.

ADDITIONAL INFORMATION REQUIREMENTS

15. (a) The development officer may require proof of ownership or right to land in question and may require a surveyor's certificate as verification of location of any development on said land.

(b) The provision of a conceptual design scheme or an area structure plan, which may be required to address geotechnical information, soil analysis, soil or slope stability analysis, may be required from the applicant prior to a decision being rendered on a development application to determine the suitability of the land for the proposed use.

(c) The MD of Ranchland may require, at its discretion, an emergency or fire response plan to be provided for municipal approval as part of the application requirements, and which may also be imposed as a condition at the development permit stage if deemed necessary by the development officer or Municipal Planning Commission.

(d) In addition to section 13(g), the development officer may request additional development details, particularly for commercial, industrial or natural resource extraction types uses, and require the applicant to provide statements to fully describe the intensity of development proposed, including:

(i) A full description of any proposed business, including what it is, how it operates and the number of people to be employed;

(ii) product or service proposed if applicable;

(iii) For products estimated amount that will be produced:

(iv) Method of distribution;

(v) Type and frequency of truck traffic to and from the site, and identified routes for hauling;

(vi) Number of daily site visits by non-residents of the parcel;

(vii) Proposed days and hours of operation of proposed development;

(viii) Indoor and outdoor storage areas required for materials or finished product and provisions for screening, particular the storage of noxious chemicals, hazardous waste or any other prohibited substance;

(ix) Proposed maximum number of occupants of any building involved in the development at any one time.

(e) Descriptions of any noxious, toxic, radioactive, flammable, or explosive materials proposed;

(f) Information on methods of controlling noise, dust, odors or drainage from the lot or parcel, both during and after completion of construction;

(g) Description of landscaping proposed for the site (i.e., vegetation, fencing) and any irrigation requirements;

(h) Description of any proposed signage and /or business identification including illustrations and dimensions; and,

(i) Provision of a full site remediation plan.

INCOMPLETE DEVELOPMENT PERMIT APPLICATIONS

16. (a) The development officer may refuse to accept a development permit application where the information required under Sections 13 and 15 (Development Permit Applications and Additional Information Requirements) is incomplete, or where, in the opinion of the development officer, the quality of the material supplied is inadequate to properly evaluate the application.

(b) The development officer shall, within 20 days after the receipt of an application in accordance with Section 25 for a development permit, determine whether the application is complete.

(c) An application is complete if, in the opinion of the development officer, the application contains the documents and other information necessary to review the application.

(d) The time period referred to in subsection (b) may be extended by an agreement in writing between the applicant and the development officer.

(e) If the development officer does not make a determination referred to in subsection (b) within the time required under subsection (b) or (d), the application is deemed to be complete.

(f) If a development officer determines that the initial application is complete, the development officer shall issue to the applicant a written Notice of Completeness acknowledging that the application is complete, delivered by hand, mail or electronic means.

(g) If the development officer determines that the application is incomplete, the development officer shall issue to the applicant a written notice indicating that the application is incomplete and specifying the outstanding documents and information to be provided, including but not limited to those required by Section 13 and 15. A submittal deadline date for the outstanding documents and information shall be set out in the notice or a later date agreed on between the applicant and the development officer in order for the application to be considered complete.

(h) If the development officer determines that the outstanding or supplementary information and documents submitted under subsection (g) are complete, the development officer shall issue to the applicant a written Notice of Completeness acknowledging that the application is complete, delivered by hand, mail or electronic means.

(i) If the required documents and information under subsection (g) have not been submitted to the development officer within the timeframe prescribed in the notice issued under subsection (g), the development officer shall return the application to the applicant accompanied by a written Notice of Refusal stating the application is deemed refused and the reasons for refusal.

(j) Despite issuance of a Notice of Completeness under subsection (f) or(h), the development officer in the course of reviewing the application may request additional information or documentation from the applicant that the development officer considers necessary to review the application.

PERMITTED USE APPLICATIONS

17. Upon receipt of a completed application for a development permit for a permitted use, the development officer shall, if the application otherwise conforms with this bylaw, issue a development permit with or without conditions.

18. The development officer may refer any application for a permitted use to the Municipal Planning Commission for a decision.

19. All development approvals granted by the development officer in accordance with section 17 above shall be summarized and filed with the Municipal Planning Commission at their next regularly scheduled meeting.

20. As a condition of approval, the Municipal Planning Commission may require that a development agreement be completed with the municipality.

DISCRETIONARY USE APPLICATIONS

21. Upon receipt of a completed application for a development permit for a discretionary use, the development officer may initiate notification as detailed in section 24 hereof and shall submit the application to the Municipal Planning Commission.

22. Upon receipt of a completed application under section 21, the Municipal Planning Commission or the development officer:

    (a) may notify, or cause to be notified, in accordance with section 25, those persons likely to be affected by the issue of a development permit; and

    (b) any nearby municipality if, in the opinion of the Municipal Planning Commission, the proposed development could have an impact upon land use in that municipality.

23. Upon receipt of a completed application for a development permit for a development that does not comply with this bylaw, but in respect of which the Municipal Planning Commission is requested by the

applicant to exercise discretion under section 48, the development officer shall submit the application to the Municipal Planning Commission.

24. Upon receipt of an application under section 23, and if the Municipal Planning Commission is prepared to exercise its discretion under section 48, it may notify, or cause to be notified, in accordance with section 25, those persons likely to be affected by the issue of a development permit.

NOTIFICATION

25. Upon receipt of an application under sections 21, 23 or 48, the Municipal Planning Commission may notify or cause to be notified any persons either adjacent or likely to be affected by the issue of a discretionary development permit as follows:

    (a) a notice in writing may be mailed immediately by the development officer to any person who may be affected; or

    (b) the development officer may immediately post a notice of application conspicuously on the property for which the application has been made; or

    (c) the development officer may ensure that a notice is immediately published in a newspaper circulating in the Municipal District of Ranchland No. 66; or

    (d) the development officer may hand deliver a notice of application to any persons affected by the proposal; or

    (e) the development officer may post or send the notice of application by electronic digital means if available,

    (f) any combination of (a), (b), (c), (d) and (e).

26. In all cases, notification shall:

    (a) describe the nature and location of the use;

    (b) state the time and place where the Municipal Planning Commission will meet to consider the application as well as the procedures for submitting any oral or written submissions by either the applicant, adjacent landowners, or other affected parties.

27. Any person notified in accordance with section 25 and who wishes to comment on the application must submit comments to the Municipal Planning Commission within 12 consecutive days, or such a time frame deemed acceptable by the Municipal Planning Commission, of the mailing, posting or publication of a notice of application, if said comments are to be considered.

28. Twelve consecutive days or more after notification of an application and after considering any response to the notification by persons likely to be affected by the development, the Municipal Planning Commission may decide upon the application, and may refuse the application or may issue a development permit with or without conditions, including the provision of a development agreement pursuant to the *Municipal Government Act*.

29. The Municipal Planning Commission, at its discretion, may establish notification distances for any application which requires any persons likely to be affected by the issuance of a discretionary development permit to be notified.

NOTIFICATION DEVELOPMENT PERMIT ISSUED

30. Upon the issuing of a development permit, the development officer shall immediately notify the applicant by mail, or hand deliver a notice, or send by electronic means, or any combination of, or by any other

method as may be agreed to between the applicant and development officer; and shall also notify those persons notified under section 25 and any other person likely to be affected by the development either:

(a) by regular postal mail, or

(b) by placing an advertisement in a local newspaper circulating in the municipality, or

(c) by posting a notice in a conspicuous place on the property, or

(d) posting a copy in a prominent place in the MD Office for at least 21 days, or

(e) the development officer may hand deliver a notice of application to any persons affected by the proposal; or

(f) by sending or posting a notice by electronic digital means, or

(g) any combination of the above.

VALIDITY OF A DEVELOPMENT PERMIT

31. Unless it is suspended or cancelled, a development permit remains in effect for 12 months from the date of issue.

32. The validity of a development permit may be extended:

    (a) by the development officer or the Municipal Planning Commission, if the development officer issued it; or

    (b) by the Municipal Planning Commission, if the Municipal Planning Commission issued it;

    for up to 24 months from the date of its original approval.

33. When any use has been discontinued for a period of 24 months or more, any development permit that may have been issued is no longer valid and said use may not be recommenced until a new application for a development permit has been made and a new development permit issued.

DEVELOPMENT AGREEMENTS

34. The provision of a development agreement pursuant to the *Municipal Government Act* may be required as a condition of a development permit or a subdivision approval. The applicant may be required to enter into an agreement, in accordance with the *Municipal Government Act*, to:

    (a) construct or pay for the construction of public roadways, access, pedestrian walkways or parking areas;

    (b) install or pay for the installation of utilities, and/or any municipal service mutually agreed upon;

    (c) pay for an off-site levy or redevelopment levy imposed by bylaw;

    (d) provide security or post bonds as it relates to covering the estimated costs of construction for roads and the installation of necessary utility infrastructure.

35. A more detailed development agreement may be required from a developer or applicant where the proposal includes:

    (a) a new internal road system;

    (b) a potable water distribution system or community sewage treatment system;

    (c) a comprehensive storm water management facility or system; or

    (d) any local improvement which would eventually be owned or maintained by the MD of Ranchland if the MD agrees to it.

36. An applicant or developer may be required to enter into a specific Road Use Agreements or Road Use Maintenance Agreements with the MD of Ranchland No. 66 to address municipal public road use and upgrades required, load and weight limitations, or maintenance or repair that may be impacted by development and heavy truck traffic.

CONDITIONS TO PROVIDE SECURITY

37. The development officer or the Municipal Planning Commission has the authority to request as a condition of approval, the posting of financial security or bonds to be provided by the applicant to ensure that development permit or subdivision approval conditions are met. The appropriate authority or their designate(s) has the sole discretion to authorize the release of such funds, only when it has been suitably demonstrated to their satisfaction that the conditions have been completed to the requirements and standards of the municipality.

REAPPLICATION

38. If an application for a development permit is refused by the development officer, the Municipal Planning Commission or, on appeal, by the Subdivision and Development Appeal Board, another application for development:

    (a) on the same lot, and

    (b) for the same or a similar use,

    may not be accepted for at least 6 months after the date of refusal.

39. If an approved application has been withdrawn, a new application may be made at any time immediately after written confirmation has been received by the development officer of the withdrawal of the original application.

40. If an application was refused as an incomplete application under section 15, another application on the same lot for the same or similar use may be accepted before the time period referred to in section 37 provided the application has been modified to comply with this bylaw and the information requirements. All applicable fees shall apply.

APPEALS

41. Any person affected by a development decision of the Municipal Planning Commission or the development officer has the right pursuant to the *Municipal Government Act*, to appeal said decision to the Subdivision and Development Appeal Board or to the Land and Property Rights Tribunal (LPRT) where the land may be subject to a matter of provincial interest in accordance with the *Municipal Government Act* unless otherwise provided in the Regulations.

42. Any applicant who applied for subdivision and was refused an approval, or had conditions attached to the approval, or any subdivision application deemed refused, may appeal the decision to the Subdivision and Development Appeal Board, or Land and Property Rights Tribunal (LPRT) if the circumstances require it. Adjacent or affected landowners have no right to appeal under the *MGA*.

43. An appeal to the Subdivision and Development Appeal Board shall be commenced by serving a written notice of the appeal to the Subdivision and Development Appeal Board:

    (a) with respect to development, within 21 days after the date on which the written decision or issuance of a development permit is given, or an order made; or

    (b) the expiration of the 40-day period for a decision to be made and any extension of that period in accordance with section 47 of this bylaw has expired; or

(c) with respect to subdivision, may be commenced by filing a notice of appeal within 14 days after receipt of the written decision with the date of receipt of the decision deemed to be 7 days from the date the decision is mailed.

COMMENCEMENT OF DEVELOPMENT

44. Notwithstanding the issue of a development permit, no development authorized by the issue of a permit shall commence:

    (a) until at least 21 days after the date on which the written decision or the issuance of the permit is given; or

    (b) if an appeal is made, until the appeal is decided upon.

    This does not apply to a development permit for a permitted use issued without conditions.

TRANSFER OF DEVELOPMENT PERMIT

45. A valid development permit is transferable where the use remains unchanged and the development is affected only by a change in ownership, tenancy or occupancy.

46. When any use has been discontinued for a period of 24 months or more, any development permit that may have been issued is no longer valid and said use may not be recommenced until a new application for a development permit has been made and a new development permit issued.

DEEMED REFUSAL / FAILURE TO RENDER DECISION

47. In accordance with section 684 of the *Municipal Government Act*, an application for a development permit shall, at the option of the applicant, be deemed to be refused when the decision of the development officer or the Municipal Planning Commission, as the case may be, is not made within 40 days of receipt of the completed application by the development officer, unless the applicant has entered into an agreement with the development officer to extend the 40-day period.

NON-COMPLIANCE WITH LAND USE BYLAW

48. The Municipal Planning Commission is authorized and, subject to subsection 48(b), the development officer is also 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 Municipal Planning Commission or the development officer:

    (a) the proposed development would not unduly interfere with the amenities of the neighbourhood or 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 the land or building in Schedule 2 of the applicable district.

49. The development officer may only exercise a discretion under section 48 in respect of the following matters:

    (a) granting of minor setback waivers as authorized by resolution of council;

    (b) approval of minor deviations from approved site plans;

    (c) imposing conditions on permitted uses in order to ensure a proposed use will comply with provisions of the bylaw, the general municipal plan or any other statutory plan.

ADDITIONAL CONDITIONS OF APPROVAL

50. In addition to the conditions that the development officer or Municipal Planning Commission may impose on a development permit issued under Schedule 2, the development officer or Municipal Planning Commission may impose such other conditions as are considered necessary to ensure that this bylaw or any statutory plan is complied with.

SUSPENSION OF A DEVELOPMENT PERMIT

51. If, after a development permit has been issued, the development officer or the Municipal Planning Commission becomes aware that:

    (a) the application for the development permit contained misrepresentations; or

    (b) facts concerning the application or the development that were not disclosed, and which should have been disclosed at the time the application was considered, have subsequently become known;

    the development officer or the Municipal Planning Commission may suspend or cancel the development permit by notice in writing to the holder of it stating the reasons for any suspension or cancellation.

52. If a development permit is suspended, the Subdivision and Development Appeal Board shall review the application if requested by the applicant and either:

    (a) reinstate the development permit; or

    (b) cancel the development permit if the development officer or the Municipal Planning Commission, as the case may be, would not have issued the development permit if the facts subsequently disclosed had been known during consideration of the application.

STOP ORDERS

53. The development officer or the Municipal Planning Commission are authorized to issue an order under section 645 of the *Municipal Government Act* whenever either considers it necessary to do so. A stop order shall be delivered to the owner, person in possession of the land or building, or the person deemed to be responsible for the contravention:

    (a) by registered mail, or

    (b) the development officer hand delivering the notice letter; or

    (c) a bylaw officer, peace officer or law enforcement official hand delivering in person the notice letter; or

    (d) any combination of the above.

SIMILAR USES

54. Where a use is applied for which is not specifically considered in a land use district but, in the opinion of the Municipal Planning Commission, is similar in character and purpose to another use that is permitted or discretionary in the land use district in which such use is proposed, the Municipal Planning Commission may:

    (a) rule that the proposed use is either permitted or discretionary development in the land use district in which it is proposed; and

    (b) direct that a development permit be issued in accordance with section 30 of this bylaw.

TEMPORARY PERMITS

55. When, in the opinion of the Municipal Planning Commission, a proposed use is of a temporary or discretionary nature, it may issue a temporary development permit valid for such a period as it considers appropriate. It shall be a condition of every temporary development permit that the Municipal District of Ranchland No. 66 shall not be liable for any costs involved in the cessation or removal of any development at the expiration of the permitted period. The Municipal Planning Commission may require the applicant to post a guarantee for the cessation or removal of the use and any associated development.

NUMBER OF DWELLING UNITS ON A PARCEL

56. No person shall construct or locate or cause to be constructed or located more than one dwelling unit on a parcel unless authorized by the Municipal Planning Commission through the issuance of a development permit provided that the following criteria are met:

    (a) Additional dwelling units are to be in support of a principal dwelling and compatible with the agricultural operations of the land, and are for the purpose of centralizing residential housing on an operating ranch or to accommodate agricultural staff housing,

    (b) A second dwelling unit may be allowed on a parcel of 100 acres (40.5 ha) or greater, where a first dwelling unit, manufactured/modular home or cabin already exists;

    (c) a third dwelling unit may only be allowed on a parcel of 100 acres (40.5 ha) or greater, where a first and second approved dwelling unit, manufactured/modular home or cabin already exists;

    (d) a fourth or subsequent dwelling unit proposed to locate on a parcel of 100 acres (40.5 ha) or greater is prohibited.

    (e) Upon the passing of this bylaw, existing parcels with a second or third dwelling unit, manufactured/modular home or cabin already exists are deemed to be in compliance.

    (f) Multiple residential dwelling units that are approved must be located and grouped in close proximity to the principal dwelling in a developed yard area. A second or third dwelling unit on additional separately titled parcels of the same owner are discouraged.

    (g) Notwithstanding subsection (a), seasonal cabins as defined in this bylaw may be approved as second or third dwelling at the discretion of the Municipal Planning Commission.

DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

57. Development that does not require a development permit is specified in Schedule 3.

NON-CONFORMING BUILDINGS AND USES

58. A non-conforming building or use may only be continued in accordance with the conditions detailed in the *Municipal Government Act*.

NON-CONFORMING USE VARIANCES

59. The Municipal Planning Commission is authorized to exercise minor variance powers with respect to non-conforming uses pursuant to section 643(5)(c) of the *Municipal Government Act*.

DEVELOPMENT IN MUNICIPALITY GENERALLY

60. A person who develops land or a building in the municipality shall comply with the standards of development specified in one or more of the schedules of this bylaw, in addition to complying with the

use or uses prescribed in the applicable land use district and any conditions attached to a development permit if one is required.

61. The issuance of a subdivision or development approval pursuant to this bylaw does not preclude the applicant and/or their agent from the obligation to obtain any additional municipal, provincial, or federal approvals that may be required before, during or after the subdivision or development process.

62. In addition to provincial or federal approvals that may be required, a person who develops in the municipality, including the Green Area of the municipality, may also be subject to municipal approvals, including fire response plans, and shall be required to enter into either Road Use Agreements or Road Use Maintenance Agreements with the MD of Ranchland No. 66 when requested by the municipality.

SUITABILITY OF SITES

63. Notwithstanding that a use of land may be permitted or discretionary or considered similar in nature to a permitted or discretionary use in a land use district, the Municipal Planning Commission may refuse to approve a subdivision and the development officer or Municipal Planning Commission may refuse to issue a development permit if, the relevant Authority is made aware or if in their opinion, the site of the proposed subdivision, parcel, building or use is not safe or suitable based on the following:

    (a) the site does not have safe legal and physical access to a developed, maintained public road in accordance with municipal requirements or those of Alberta Transportation if within 300 metres (984 ft.) of a provincial highway;

    (b) the site has a high-water table which makes the site unsuitable for foundations and/or sewage disposal systems in accordance with provincial regulations;

    (c) the land is situated on an unstable slope;

    (d) the site consists of unconsolidated material unsuitable for building;

    (e) the site is situated in an area which may be prone to flooding, subsidence or erosion;

    (f) the proposal does not comply with the requirements of the SSRP, Subdivision and Development Regulations, Municipal Development Plan, or applicable conceptual design scheme or area structure plan;

    (g) the site is situated over an active or abandoned coal mine or oil or gas well or pipeline;

    (h) the land is unsafe or poses a health risk due to contamination by previous land uses;

    (i) the proposal has an inadequate or unsafe potable water supply;

    (j) the proposal is deemed incompatible with all existing and approved uses of surrounding land;

    (k) the site is situated closer to a confined feeding operation (CFO) than the minimum distance separation recommended by the formulas established in the *Agricultural Operation Practices Act (AOPA)*;

    (l) the land is subject to any easement, caveat, restrictive covenant, or other registered encumbrance which makes it impossible to build on the site; or.

    (m) the parcel/development does not meet the parcel size and/or setback requirements of this bylaw.

64. Nothing in this section shall prevent the relevant Approval Authority from approving a subdivision or from issuing a development permit if the Authority is satisfied that there is no risk to persons or property or that these concerns will be addressed or mitigated by appropriate engineering measures acceptable to the municipality.

QUALITY OF DEVELOPMENT

65. The development officer or Municipal Planning Commission may impose conditions on development applications which serve to address safety or improve the quality of any proposed development within any land use district. Such special conditions may include, but are not limited to addressing: landscaping, exterior building finishes, setback variations, building mass, screening of storage, paved parking areas, the control of noise, dust, smoke, smell, and industrial wastes, and the provisions of a suitable fire response plan to the satisfaction of the municipality.

66. The development officer or Municipal Planning Commission may impose conditions on a development permit approval to ensure the compatibility of a proposed development with:

    (a) surrounding or adjacent developments,

    (b) neighboring grazing and ranching operations;

    (c) the land and natural environment of the area,

    (d) native species and wildlife habitat, and

    (e) with cultural, historical, local heritage sites, archeological or paleontological resources on the land or adjacent lands.

PENALTIES

67. Every person who contravenes any provision of this bylaw is guilty of an offence under section 566 of the *Municipal Government Act* and is liable to a fine of not more than $10,000.00 or to imprisonment for not more than one year, or to both fine and imprisonment. Pursuant to sections 542 and 646, the Municipal District may undertake any remedial measures to ensure that any development complies with the land use bylaw.

NOTIFICATION TO ADJACENT MUNICIPALITIES

68. A draft version of any proposed:

    (a) urban fringe land use district and associated schedules; or

    (b) land use bylaw amendment which involves either a fringe land use district or a part of any other district lying 1 mile (1.6 km) or less from the boundary of an urban municipality;

    shall be sent to the municipality concerned for comments and regard shall be had to any comments received prior to amendment of this bylaw.

69. Not withstanding an Intermunicipal Development Plan that may be in place with an adjacent municipality, the comments of the municipality concerned shall be requested and considered prior to deciding on an application for a discretionary use if the proposed location is less than 2 miles (3.2 km) from the boundary of a town or municipal district with a population of more than 500.

70. Where an Intermunicipal Development Plan is in place with an adjacent municipality, the development officer shall provide any required notifications in accordance with that plan.

LAND USE REDESIGNATIONS

71. If an application for a land use redesignation is refused by the council, another application for a redesignation:

    (a) on the same lot, or

    (b) for the same or a similar use,

may not be accepted for at least six months after the date of refusal.

LAND USE REDESIGNATION APPLICATION REQUIREMENTS

72. A request for redesignation from one land use district to another shall be accompanied by:
    (a) a completed application form and the applicable fee;
    (b) a copy of the Certificate of Title for the lands, dated not more than 60 days prior to the date on which the application was made;
    (c) a narrative describing the:
        (i) proposed designation and future uses(s);
        (ii) consistency with the applicable statutory plans;
        (iii) compatibility of the proposal with surrounding uses and zoning;
        (iv) development potential/suitability of the site, including identification of any constraints and/or hazard areas (e.g. easements, soil conditions, topography, drainage, floodplain, steep slopes, etc.);
        (v) availability of facilities and services (sewage disposal, domestic water, gas, electricity, fire protection, etc.) to serve the subject property while maintaining adequate levels of service to existing development; and
        (vi) any potential impacts on public roads;
    (d) a conceptual subdivision design, if applicable or requested by the development officer or Council; and
    (e) any other information deemed necessary by the development officer or Council to properly evaluate the proposal.

73. If deemed necessary by the development officer, Council, or in accordance with any Municipal Development Plan or MD policy, a redesignation application shall be accompanied by a geotechnical report prepared by an engineer registered with The Association of Professional Engineers, Geologists, and Geophysicists of Alberta (APEGA), addressing the following but not limited to:
    (a) slope stability,
    (b) groundwater,
    (c) soil characteristics for site development and foundation support and/or on-site sewage,
    (d) road and traffic impact analysis,
    (e) an evaluation of surface drainage which may include downstream properties,
    (f) environmental sensitive area studies or environmental impact analysis,
    (g) shallow water table presence, and
    (h) floodway and floodplain analysis.

74. An Area Structure Plan or Conceptual Design Scheme shall be required in conjunction with a redesignation application when the proposal meets the subject framework of the Municipal Development Plan criteria, or if requested by the Municipal Planning Commission or Council.

RESCINDING LAND USE REDESIGNATIONS AMENDING BYLAWS

75. Council, at its sole discretion, may rescind an amending bylaw which has redesignated certain lands within the municipality to accommodate a specific proposed subdivision and/or development. Council

may rescind the said redesignation bylaw and rezone (redesignate) the lands back to their original designation if:

(a) the proposed subdivision or development has not been applied for, decided upon, commenced or extended; and

(b) Council is satisfied that, to the best of their determination, the developer has no intentions to proceed with the proposal that was the purpose of applying for the redesignation application, within 36 months of the redesignation bylaw being given third and final reading.

(c) The rescinding of the redesignation bylaw shall be undertaken in accordance with Section 191 of the *Municipal Government Act.*

DIRECT CONTROL DISTRICTS

76. Council may designate any part of the municipality as a Direct Control District in accordance with provisions outlined in the pertinent sections of the *Municipal Government Act*.

77. Upon receipt of a completed application for a development permit in a Direct Control District, the development officer shall refer the application to Council for a decision, except where the decision making authority has been delegated to the Development Authority.

78. 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.

DEMOLITION

79. Any individual who wishes to demolish a building, structure or utility, but not including fencelines, must make application to the Municipal District using Form D of Appendix 7 of this Land Use Bylaw.

SUBDIVISION APPLICATIONS

80. The MD of Ranchland No. 66 may refuse to accept an application for subdivision where the proposed intended subdivision does not clearly meet the subdivision and land use criteria of this bylaw or the intent of the MD of Ranchland No. 66 Municipal Development Plan.

81. The Subdivision Authority shall refuse to approve any subdivision application where the subdivision of land is not expressly permitted by this bylaw or the MD of Ranchland No. 66 Municipal Development Plan.

82. An applicant applying for subdivision shall provide the required material and information as requested by the Subdivision Authority or its designate. A completed application shall consist of:

(a) an official application, in the manner and form prescribed, clearly and legibly filled out with all the required information and signatures provided as requested on the form;

(b) the applicable fees paid;

(c) an up-to-date and current copy of the Certificate of Title to the subject land;

(d) a (clear and legible) diagram, surveyor's sketch or tentative subdivision plan with dimensions and a north arrow, in the manner requested which may include the provision that it be professionally prepared as stipulated;

(e) provincial abandoned gas well information;

(f) any such other information as may be required at the discretion of the Subdivision Authority in order to accurately evaluate the application and determine compliance with the Land Use Bylaw or other government regulations. This may include but is not limited to the provision of geotechnical information, soil analysis reports, water reports, soil or slope stability analysis, drainage information, contours and elevations of the land, engineering studies or reports, wetland reports, environmental impact assessments, utility and servicing information, and/or the preparation of a conceptual design scheme or an area structure plan may be required from the applicant prior to a decision being rendered on a subdivision application to determine the suitability of the land for the proposed use;

(g) the consent to authorize the Subdivision Authority or its designate to carry out a site inspection on the subject land as authorized in accordance with the *Municipal Government Act (MGA)* must also be provided on the submitted application form unless determined not to be needed by the Subdivision Authority.

83. In accordance with the *Municipal Government Act (MGA)*, the Subdivision Authority or those authorized to act on its behalf, shall provide notification to a subdivision applicant within the 20-day prescribed time period, on whether a submitted application is deemed complete, or if it is determined to be deficient what information is required to be submitted by a specified time period, by sending notification in the following manner:

    (a) for an application deemed complete, the applicant shall be notified in writing as part of the formal subdivision application circulation referral letter;

    (b) for an application determined to be incomplete, written notification shall be given to the applicant which may be in the form of a letter sent by regular mail to the applicant, or sent by electronic means, or both, or by any other method as may be agreed to between the applicant and Subdivision Authority;

    (c) in respect of subsection (b) for a subdivision application determined to be incomplete, the applicant will be advised in writing as part of the Notice of Incompleteness what the outstanding or required information items are that must be submitted by the time specified in the notice.

84. Notwithstanding Section 83, the applicant and Subdivision Authority may agree and sign a time extension agreement in writing in accordance with section 653.1(3) of the *MGA* to extend the 20-day decision time period to determine whether the subdivision application and support information submitted is complete.

85. A determination made by the Subdivision Authority that an application is complete for processing does not preclude the ability for the Subdivision Authority to request other information or studies to be submitted by the applicant during the review and processing period, prior to a decision being rendered, or as condition of subdivision approval.

INCOMPLETE SUBDIVISION APPLICATIONS

86. The Subdivision Authority may refuse to accept and process a subdivision application where the information required under Section 82 and/or as described in a Notification of Incompleteness has not been submitted, is determined to be deficient, is still incomplete, or in the opinion of the Subdivision Authority the quality of the material supplied is inadequate to properly evaluate the application.

87. If the Subdivision Authority makes a determination that the application is refused due to incompleteness, the applicant shall be notified in writing with reasons in the manner as described in subsection 83(b).

88. The notification provided for in a determination of incompleteness shall include for the applicant the required information on the filing of an appeal and to which appeal board body the appeal lies, either

the local appeal board or provincial Land and Property Rights Tribunal (LPRT), in accordance with the parameters of the *MGA*.

AMENDMENT OR REPEAL OF BYLAW

89. (a) The Council may amend or repeal 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 7 and be accompanied by any additional information, as deemed necessary by the development officer to process the application.

(c) The development officer may refuse to accept an application if, in his/her opinion, the information supplied is not sufficient to make a proper evaluation of the proposed amendment.

(d) The development officer shall forward the application to Council for consideration if he/she is satisfied sufficient information has been provided with the application.

(e) Public hearing and notification requirements shall be in accordance with section 692 of the *MGA*.

MEASUREMENTS AND STANDARDS

90. Metric measurements are the standard to be applied in all instances; equivalencies in Imperial measurements are for information only.

SCHEDULES

91. Schedules 1 through 13, and Appendix 8, attached hereto, form part of this bylaw. Appendices 1 through 6 are provided for information purposes only.

ADOPTION OF BYLAW

92. The Municipal District of Ranchland No. 66 Land Use Bylaw No. 2017-01, as amended, is hereby repealed.

93. This bylaw comes into effect upon the final passing thereof.

Schedule 1

LAND USE DISTRICT MAP



Schedule 2

LAND USE DISTRICT REGULATIONS

AGRICULTURAL / WHITE AREA – AWA

THE PURPOSE OF THIS DISTRICT IS TO CONSERVE AGRICULTURAL LANDS, INCLUDING GRASSLAND, WHILE ACCOMMODATING LAND USE ACTIVITIES WHICH ARE COMPATIBLE WITH THE NATURAL ENVIRONMENT, PROVIDED THEY ARE SUITABLY MANAGED, AND THE PREVAILING AGRICULTURAL PURSUITS ON PRIVATELY HELD LANDS OR LEASED LANDS* IN THE WHITE AREA OF THE MUNICIPALITY.

1. PERMITTED USES

Accessory buildings, structures and uses
Associated farm buildings and structures – see Schedule 3, No Permit Required
Extensive agriculture (cultivation, grazing and ranching) – see Schedule 3, No Permit Required
Garages of less than 1000 sq. ft. (92.9 m^2)
Home Occupations Class 1 – see Schedule 3, No Permit Required and Schedule 6
Home Occupations Class 2 – see Schedule 6
Porches, decks and verandas
Single-detached dwelling (site built)** - see Administration, section 56 and Schedule 4, Section 6
Residential additions
Signs – see Schedule 3, No Permit Required and Schedule 5
Storage shipping (sea-can) containers – see Schedule 3, No Permit Required and Schedule 4
- temporary
- 3 or less containers

Solar energy collector, individual - see Schedule 4
Small wind energy systems, individual (Type A) - see Schedule 4

2. DISCRETIONARY USES

Additions to existing buildings (non-residential)
Animal care services
Apiculture
Bed and breakfasts – see Schedule 4 and Appendix 3
Cabins**
Campgrounds, Family
Campgrounds, Institutional
Cemeteries
Communication (Telecommunication) towers – see Schedule 4 and Schedule 11
Community halls
Cryptocurrency (bitcoin) mining - see Schedule 4
Demolition
Dwellings**
- Manufactured/mobile homes** - see Schedule 8
- Modular** - see Schedule 8
- RTM (ready-to-move) homes** - see Schedule 8

Ecotourism
Food establishments
Game farms

* All development on leased lands in the White Area will require prior approval from the Public Lands Division of the appropriate government department. This government department requires, as a condition of its disposition, that the lessee also receive development approval from the municipality.

** For principal and subsequent dwelling units, see Section 56 and Schedule 4, Section 6 of this Land Use Bylaw for criteria and restrictions.

Garages 1000 sq. ft. (92.9 m^2) or greater
Guiding
Highway maintenance yards
Home Occupations Class 3 – see Schedule 7
Horticulture/greenhouses
Kennels / dog breeding / boarding facilities - see Schedule 10
Mining activities - see Schedule 4
Moved-in buildings - see Schedule 6
Natural resource extractive uses – see Schedule 4
Noxious industry – see Schedule 4
Outdoor storage, non-commercial
Places of worship
Private retreat centers
Public and private utilities and structures
Quarries (rock or stone) - see Schedule 4
Ranger stations
Renewable or alternative energy – see Schedule 4 / [note: separate use from solar, wind energy]
Riding arenas
Riding stables
Rural recreation – see Schedule 4
Schools
Second dwelling unit**
- includes duplex and semi-detached

Signs – see Schedule 5
Small wind energy systems, individual (Type B) - see Schedule 4
Storage shipping (sea-can) containers - see Schedule 4
- More than 3 containers

Solar energy collector, commercial – see Schedule 4
Third dwelling unit**
- includes rowhouse

Tourist homes (short-term rentals) - see Schedule 4
Warehouses
Welding shops
Wind energy conversion system, commercial – see Schedule 9
Workshops

3. PROHIBITED USES

Auction marts
Agricultural machinery, sales and service
Agricultural supply depots
Bulk oil sales
Campgrounds, Commercial - see Schedule 4
Camping, Random
Cannabis retail
Cannabis production facilities
Corporate retreat facilities
Confined feeding operations – see Schedule 3, jurisdiction of NRCB
Correctional facilities
Fourth or subsequent dwelling units**
Government weigh scales
Grouped country residential uses
Institutional facilities [note: use excludes Places of worship]
Medicinal health inputs

Outdoor storage, commercial
Racetracks/motocross tracks
Resorts
Retail stores
Sanatoriums
Service stations
Sod farms
Single lot commercial uses
Single lot undeveloped country residential use
Truck stops
Truck transport depots
Truck washes
Visitor accommodation

- *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 Section 54, is a Prohibited Use.*

4. MINIMUM LOT AREA

Permitted uses:

(a) 160 acres (64.8 ha) or the existing lot area recorded on the Certificate of Title.

Discretionary uses:

(b) Second and subsequent dwelling units – see Section 56 and Schedule 4, Section 6 of this Land Use Bylaw for criteria and restrictions.

(c) Other uses, as required by the Municipal Planning Commission.

5. MINIMUM SETBACKS

(a) Developments located adjacent to provincial highways or municipal roads must meet the setback requirements as stipulated in the Schedule 4, Standards of Development, Section 13.

(b) Developments located adjacent to titled land shall be setback as required by the designated officer or the Municipal Planning Commission, or if unspecified on an approval, shall be setback a minimum distance of 6.1 m (20 ft.).

6. SIGNS – See Schedule 5.

7. HOME OCCUPATIONS – See Schedule 6.

8. MOVED-IN BUILDINGS – See Schedule 7.

9. MANUFACTURED/MOBILE HOME DEVELOPMENT STANDARDS – See Schedule 8.

10. WIND ENERGY CONVERSION SYSTEMS – See Schedule 9.

11. KENNEL REGULATIONS – See Schedule 10.

12. DEFINITIONS– See Schedule 12.

13. FEES – See Schedule 13.

FORESTRY / GREEN AREA – FGA

THE PURPOSE OF THIS DISTRICT IS TO PROMOTE GOOD LAND STEWARDSHIP AND SUPPORT THE MAINTENANCE OF THE FORESTRY RESERVE, NATURAL ENVIRONMENT AND HABITAT INTEGRITY BY LIMITING THE CUMULATIVE EFFECTS FROM HUMAN ACTIVITIES. THE FURTHER PURPOSE IS TO IDENTIFY LAND USE PROPOSED WITHIN THE GREEN AREA OF THE MUNICIPAL DISTRICT WHICH ARE COMPATIBLE IN THE MUNICIPALITY AND SUBJECT TO APPROVAL FROM THE APPROPRIATE GOVERNMENT DEPARTMENT HAVING JURISDICTION AND REVIEWED PURSUANT TO PART 17 OF THE MUNICIPAL GOVERNMENT ACT SHOULD SUBDIVISION OR DEVELOPMENT OF THESE LANDS BE REQUIRED.

1. PERMITTED USES

Extensive agriculture (grazing and ranching) – no permit required, see Schedule 3

2. DISCRETIONARY USES

Accessory buildings, structures and uses
Campgrounds, Commercial
Campgrounds, Institutional
Camping, Random – no permit required, see Schedule 3
Commercial trail riding
Communication (Telecommunication) towers – see Schedule 11
Guiding
Gravel pits, sand pits
Mining & Mining Activities
Moved-in buildings
Natural resource extractive industries
Noxious industry
Private recreation facilities
Public recreation facilities
Radio, television and other communication towers
Ranger stations, cabins, lookout towers
Rural Recreational uses
Satellite logging yards
Sawmills
Signs – see Schedule 5

3. PROHIBITED USES

Asphalt and concrete batch plants
Racetracks/motocross tracks
Resorts

- *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 Section 56, is a Prohibited Use.*
- *Any use which is not Permitted or Authorized by the appropriate government department having jurisdiction, is a Prohibited Use.*

4. CRITERIA

(a) *Crown Land* means land of the Crown in right of Alberta and includes the bed and shores of all permanent and naturally occurring water bodies and watercourses.

(b) The Development Authority may issue a development permit for proposed developments on Crown Land subject to the appropriate disposition (lease, license, disposition leading to a patent, etc.) being first obtained from the Public Lands Division. Proof of the required disposition must be provided to MD of Ranchland.

(c) Developments located adjacent to municipal roads must meet the setback requirements as stipulated in the Schedule 4, Standards of Development, Section 13.

(d) Developments located adjacent to titled land shall be setback as required by the designated officer or the Municipal Planning Commission, or if unspecified on an approval, shall be setback a minimum distance of 15.2 m (50 ft.).

(e) Developments may be subject to the requirement that either a Road Use Agreement or Road Use Maintenance Agreement must be entered into with the MD of Ranchland No. 66.

5. DEFINITIONS – See Schedule 12.

PARKS / PROTECTED AREAS – PPA

THE PURPOSE OF THIS LAND USE DISTRICT IS TO IDENTIFY THOSE SPECIFIC AREAS OF THE MUNICIPALITY WHICH HAVE BEEN DESIGNATED BY PROVINCIAL ENACTMENTS WHOSE LAND USE IS REGULATED BY A PROVINCIAL GOVERNMENT DEPARTMENT ESTABLISHED IN A CORRESPONDING REGULATION. THIS INCLUDES WILDLAND PARK AND NATURAL AREAS AND PUBLIC LANDS THAT MAY BE WITHIN A PUBLIC LAND USE ZONE (PLUZ) TO WHICH LEGISLATIVE CONTROLS APPLY UNDER AUTHORITY OF THE PUBLIC LANDS ADMINISTRATION REGULATION TO ASSIST IN THE MANAGEMENT OF RECREATIONAL LAND USES.

1. PERMITTED/ DISCRETIONARY USES

- *Any use which is Authorized by the provincial government having jurisdiction.*

  – see Schedule 3, No Permit Required, unless otherwise requested by the appropriate government department having jurisdiction.

2. PROHIBITED USES

- *Any use which is not Permitted or Authorized by provincial regulation and the appropriate government department having jurisdiction, is a Prohibited Use.*

3. CRITERIA

(a) *Crown Land* means land of the Crown in right of Alberta and includes the bed and shores of all permanent and naturally occurring water bodies and watercourses.

(b) Developments located adjacent to municipal roads must meet the setback requirements as stipulated in the Schedule 4, Standards of Development, Section 13.

(c) Developments may be subject to the requirement that either Road Use Agreements or Road Use Maintenance Agreements must be entered into with the MD of Ranchland No. 66.

(d) The authority having jurisdiction over development on subject lands shall have regard for how any proposed development may impact adjacent or area livestock, grazing and agricultural operations, and how local municipal infrastructure and roads may be impacted prior to approving any use or development.

DIRECT CONTROL – DC

THE PURPOSE OF THIS LAND USE DISTRICT IS TO ALLOW COUNCIL TO APPLY ITS DISCRETION AND EXERCISE PARTICULAR CONTROL OVER THE USE AND DEVELOPMENT OF LAND OR BUILDINGS WITHIN A SPECIFIC AREA OF THE MUNICIPALITY AS SHOWN ON THE LAND USE DISTRICTS MAP. THIS PROVIDES COUNCIL THE MEANS WHEREBY IT MAY REGULATE LAND USE WHERE THE CIRCUMSTANCES RELATING TO THE DEVELOPMENT OF A SITE ARE SUCH THAT REGULATION AND CONTROL BY USE OF THE OTHER DISTRICTS IN THIS BYLAW IS INADEQUATE CONSIDERING LONG-RANGE PLANNING GOALS AND THE GREATER PUBLIC INTEREST. ANY DESIGNATION TO DIRECT CONTROL SHALL BE IMPLEMENTED THOUGH AN AMENDING BYLAW SPECIFIC FOR THE PROPOSAL WHICH SHALL CONTAIN THE LAND USE RULES, STANDARDS AND POLICIES DEEMED SUITABLE BY COUNCIL.

1. USES

(a) Council may regulate the uses and standards in which municipal authority and jurisdiction may apply to a preposed development.

(b) As approved by Council. Council may by bylaw, specify permitted and/or discretionary uses and/or any prohibited uses. Uses not specifically prescribed by Council as a permitted or discretionary use are prohibited.

2. APPROVAL PROCEDURE

(a) Before Council considers an application for a use or development in the Direct Control district, it shall:

(i) cause a Notice to be issued by the designated officer in accordance with Part 1 – Administrative, Section 25 of this bylaw;

(ii) ensure that the notice contains the date and time that Council will hear the application or for any waivers of development standards; and

(iii) hear any person that claims to be affected by the decision on the application.

(b) Council may then approve the application with or without conditions or refuse the application.

(c) Subsequent to a decision, notification shall be displayed/posted in the MD of Ranchland's municipal office and mailed to the applicant.

(d) In addition to subsection 2(c), where the designated officer has been delegated the authority to decide upon applications for permitted uses and has done so, then immediately upon issuance of the development permit the designated officer shall cause a public notice to be advertised stating the location of the property for which the application has been made and the use approved.

3. DELEGATION OF AUTHORITY

(a) The Development Authority, pursuant to section 641(3) of the *Municipal Government Act*, is Council.

(b) Council may delegate the authority to decide upon an application for permitted, discretionary, or uses involving waivers to the designated officer as described in the adopting Direct Control bylaw.

4. APPEAL PROCEDURE

(a) Pursuant to Part 1 – Administrative, Section 78 and section 641(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.

(b) If a decision with respect to a development permit application is made by the designated officer, then the appeal to the Subdivision and Development Appeal Board shall be limited to whether the designated officer followed the instructions properly as delegated by Council.

5. MINIMUM LOT SIZE, PRINCIPAL BUILDING SETBACKS, LOT COVERAGE AND BUILDING HEIGHT

As required by Council.

6. ACCESSORY BUILDINGS AND STRUCTURES SETBACKS AND STANDARDS

(a) As required by Council.

(b) Setbacks to municipal roadways and provincial highways shall be applied in accordance with Schedule 4 unless otherwise stipulated by Council.

7. STANDARDS

Any and all other Parts and Schedules shall be considered prior to implementation of the subject bylaw.

Schedule 3

DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

Schedule 3

DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

1. No development permit is required for any development that is specifically exempt by the Lieutenant Governor in Council, pursuant to section 618(4) of the *Municipal Government Act*.

   (a) Confined Feeding Operations or a manure storage facility that fall under the jurisdiction and requirements of AOPA do not require a municipal development permit but must obtain a provincial NRCB authorization or approval. Such uses are prohibited in applicable land use districts as prescribed.

   (b) A development permit may be required and issued for development on Crown Land subject to a disposition (lease, license, disposition leading to a patent, etc.) having been obtained from Alberta Environment and Parks.

2. No development permit is required for the following:

   (a) extensive agriculture (cultivation, ranching and grazing);

   (b) the carrying out of works of maintenance and repair to any building, if such works do not include structural alterations or major works of renovation;

   (c) the completion of a building which was lawfully under construction at the date of the first publication of the official notice required under section 20 of this bylaw provided that:

      (i) the building is completed in accordance with the terms of any permit granted by the designated officer or the Municipal Planning Commission in respect of it and subject to the conditions to which that permit was granted; and

      (ii) the building, whether or not a permit was granted in respect of it, is completed within a period of 12 months from the date of the first publication of the official notice;

   (d) the use of any building referred to in section 2(c)(ii) of this schedule for the purpose for which construction was commenced;

   (e) the erection or construction of buildings, works, plants, or machinery needed in connection with operations for which a development permit has been issued for the period of those operations;

   (f) the maintenance and repair of public works, services and utilities carried out by or on behalf of federal, provincial, municipal or public authorities on land which is publicly owned or controlled;

   (g) The extraction and processing of sand, gravel, or other earth and aggregate materials and including asphalt or concrete mixtures exclusively by the MD of Ranchland No. 66, its authorized agents, or Alberta Transportation, for any MD purpose within the municipality.

3. No development permit is required for any use, building or structure associated with extensive agriculture, ranching and grazing that is a permitted use in Schedule 2, and includes:

   (a) corrals and wooden fences;

   (b) dugouts and livestock watering systems, provided they are approved by the appropriate provincial government department, if required;

   (c) farm/ranch gravel pits for own farm/ranch use;

(d) farm/ranch sheds and shops, quonsets and barns;

(e) granaries;

(f) haystacks and livestock shelters;

(g) maintenance of existing buildings or structures;

(h) windrows, shelter belts and landscaping;

(i) small private sawmills on ranches or farms where the timber/lumber operation is not the main income of the individual, provided all other aspects of the bylaw are met.

unless the use, building or structure is to be built:

(i) less than 134 feet (40 m) from the centre line of a road; or

(ii) on a flood plain, or less than 500 feet (152.4 m) from a flood plain; or

(iii) less than 1000 feet (304.8 m) from a highway;

(iv) is within the right-of-way of a gas line;

(v) requires any additional approvals from a provincial and/or federal government department;

in which instance a development permit is required.

4. No development permit is required for Day Homes provided they do not provide care service to more than 6 children per day on site at one time.

5. No development permit is required for Home Occupations Class 1 provide they meet the criteria and standards as stipulated in Schedule 7 and no variances are required.

6. Notwithstanding the provisions of the Signage Schedule 5 of this bylaw, the following signs may be erected on land or affixed to the exterior surface of a building or structure by the owner or legal occupant without application for a development permit, provided that no such signs shall be illuminated:

(a) a sign for the purpose of identification, direction and warning;

(b) a sign relating to a person, partnership or company carrying on a profession, business or trade;

(c) a sign relating to a non-profit institution of religious, educational, cultural, recreational or similar character;

(d) an advertisement in relation to the function of local authorities, utilities boards or other public or quasi-public agency;

(e) real estate sale advertising signs erected for the duration of the sale and removed within 21 days of the sale conclusion;

(f) yard or garage sale signs erected on a temporary basis for a period not to exceed seven days;

(g) federal, provincial or municipal candidate or party affiliation election signs erected during governmental election events; and

(h) any signage erected by the municipality or province for the purpose of municipal or provincial service, public works, public information, or directional signage.

7. A landowner may allow the placement and use of one or more (up to three) recreational vehicles on property for no more than 14 consecutive days without the benefit of a development permit (Refer to Schedule 4, section 42).

8. No development permit is required for random camping provided the use is allowed in the district or on Crown land provided a Public Lands Pass is obtained from the province.

9. No development permit is required for Communication (Telecommunication) towers that require federal approval although a Letter of Concurrence process must be applied for, with the process application and fee submitted in accordance with Schedule 11.

10. No development permit is required for individual (private) renewable energy structures or infrastructure that are attached to a building or structure, such as roof mount or wall mount solar panels, provided they meet the applicable setbacks and standards of the land use bylaw and the required electrical and building Safety Code permits are obtained, including the following:

    (a) single power generators providing power only to the property on which it is located, with the exception of cryptocurrency mining;

    (b) individual solar energy collectors (roof-mount, wall mount type), provided they are less than 1MW per parcel;

    (c) Type A roof mount small wind energy systems (SWES), or up to one tower mount less than 12.2 m (40 ft.) in height provided all setbacks are met and they are less than 1MW per parcel. (Note: Type B SWES of 40 ft. or greater in height or more than one tower mount type SWES on a parcel shall require a development permit); and

    (d) individual solar energy collectors for the purpose of providing power to agricultural related activities, such as a water pump or heater.

11. No development permit is required for temporary storage containers (sea-containers or shipping containers) provided that:

    (a) they are used on a temporary basis for less than 6 months, in situations of moving or temporarily storing goods and items during renovations or restoration work on dwellings, garages or shop buildings in the case of flood, fire or other damage, on condition they are removed once the work is complete or prior to 6 months, whichever event occurs first. (Refer to Schedule 4, section 36(n));

    (b) they are located in the *Agricultural / White Area - AWA* land use district provided they do not exceed three containers on a parcel at any given time (see Schedule 4, section 42(o) for specific regulations and standards). For all other circumstances a development permit is required.

12. No development permit is required for timber harvesting or logging on private land in the AWA district for the personal harvesting of timber or clearing of trees, shrub, and brush. Some small-scale commercial logging is also exempt from obtaining a development permit in accordance with the criteria of section 48 of Schedule 7.

13. If there is a doubt as to whether a development is of a kind listed above, the matter shall be referred to the Municipal Planning Commission whose decision is final as to whether a development permit is required.

14. Even though a development permit may not be required by the Municipal District of Ranchland No. 66, it does not preclude or remove the responsibility an applicant from obtaining any additional municipal, provincial and/or federal approvals that may be deemed necessary, including the need to obtain any required provincial Safety Codes approvals.

Unless a development is of a kind expressly exempted from the development permit requirements or is determined to be exempt by the Municipal Planning Commission, a development permit is required.



Schedule 4

STANDARDS OF DEVELOPMENT

STANDARDS OF DEVELOPMENT

GENERAL DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

(a) Where the phrase "as required by the Municipal Planning Commission" or "as required by the Development Authority" appears in this bylaw including the Land Use District Regulations Schedule, the Municipal Planning Commission or Development Authority, prior to giving its decision, shall take into consideration the Subdivision and Development Regulation and the *Municipal Government Act* and may also refer the matter to the planning advisor for comment.

(b) **Discretionary Uses** – In considering an application for a discretionary use, the Municipal Planning Commission shall give due regard to:

(i) the circumstances and merits of the application and to the purpose, scope and intent of any municipal development plan, area structure plan or area redevelopment plan that is under preparation or adopted; and

(ii) the purpose of the land use bylaw which is to develop an orderly and economical land use pattern in the municipal district; and

(iii) if or how the proposed use may impact or affect neighboring ranching or grazing activities, watersheds, or other natural features present in the area.

2. SUBDIVISIONS

(a) A development requiring subdivision of land shall not be issued a development permit until such time as subdivision approval has been received from the Subdivision Authority or upon appeal, the appropriate appeal body.

(b) All subdivision decisions shall be in compliance with the municipal district's Municipal Development Plan.

(c) The subdivision of country residential acreages, farmstead and fragmented parcels is prohibited.

3. ACCESSORY BUILDINGS AND USES

(a) A structure which is attached to the principal building by a roof, a floor or a foundation is not an accessory building and is to be considered part of the principal building.

(b) An accessory building shall not be used as a dwelling.

(c) An accessory building or use shall be located at least 3.3 feet (1 m) from any principal building.

4. MOVED-IN BUILDINGS **– See Schedule 7.**

5. OUTDOOR STORAGE AND SCREENING

(a) No outdoor storage shall be permitted in the required residential front yard setback, and may be restricted in any other required yard setback area of a land use district by the Municipal Planning Commission.

(b) The Municipal Planning Commission may require that the outdoor storage of certain goods, machinery, vehicles, building or waste materials be effectively screened from view by buildings, solid fences, trees, hedges, earth berms and other landscaped features, or combinations thereof.

6. DWELLING UNITS PER PARCEL

No person shall construct or locate or cause to be constructed or located more than one dwelling unit on a parcel unless authorized by the Municipal Planning Commission through the issuance of a development permit provided that the criteria of section 56 of the Administration part of this bylaw are met.

7. HEIGHT OF BUILDINGS

The Municipal Planning Commission may limit the height of any building for which a development permit is required. Height is measured from average finished grade.

8. MINIMUM PARCEL SIZE

In each district established by this bylaw, no building shall be erected, placed or relocated onto a parcel with an area less than the minimum parcel size specified in Schedule 2.

9. SITE DEVELOPMENT

The design, siting, external finish, architectural appearance and landscaping generally of all buildings, including any accessory buildings or structures and signs and any reconstruction, shall be to the satisfaction of the designated officer or Municipal Planning Commission in order that these shall be in general conformity with adjacent buildings.

10. ARCHITECTURAL CONTROLS

All development must comply with any approved architectural controls if required as part of an area structure plan or subdivision approval. Proof of compliance to the applicable architectural controls is required at the time of submission of a development permit application.

11. SITE PLANS

In accordance with section 13 of the Administration part of this bylaw, the development officer may require a professionally prepared detailed comprehensive site plan as part of the development permit application to illustrate existing and proposed buildings, structures, roads and access points, setbacks, landscaping, parking, and utility easements.

12. MINIMUM SETBACKS

Minimum setbacks shall be in accordance with the stipulations of the applicable land use district or as required by the designated officer or the Municipal Planning Commission.

13. MINIMUM SETBACKS FROM HIGHWAYS AND ROADWAYS

No part of any building or structure shall be located in the Agricultural/White Area land use district:

(a) within 134 feet (40 m) of the property line of any public roadway not designated as a highway under the *Public Highways Development Act* or subsequent legislation unless otherwise allowed by the Municipal Planning Commission;

(b) within 234 feet (64 m) from the centre line of a highway or 134 feet (40 m) from the right-of-way, whichever is the greater, of any road designated as a highway under the *Public Highways Development Act*.

(c) All accesses on provincial highways shall be approved by Alberta Transportation. The department will review any development adjacent to a provincial highway and determine whether an access, existing or proposed, is acceptable.

(d) Within all other land use districts, any building or structure shall be set back a minimum of 134 feet (40 m) of the property line of any municipal public roadway unless otherwise stipulated or allowed by the Municipal Planning Commission.

14. LANDSCAPING

In addition to other provisions of this bylaw, the Municipal Planning Commission may require a landfill site, gravel pit, sand pit or natural resource development to be screened from view with a vegetation buffer strip and/or other screening of a visually pleasing nature.

15. UTILITIES

(a) A development that proposes sewer and water usage or would typically be expected to require such services, shall not be permitted if the development is not served by either a public sewer and water system or provincially approved private water supply and sanitary sewage disposal facilities.

(b) A development shall not be permitted until satisfactory arrangements have been made by the developer for the supply of water, electric power, sewage and street access to the development including, where applicable, payments of costs of installing or constructing any such utility or facility by the developer, to the standard required by the Municipal District of Ranchland No. 66.

16. RURAL SERVICING STANDARDS AND SOIL SUITABILITY

(a) A professional soil test/analysis may be requested to determine the suitability of the land for individual on-site private sewage septic systems in relation to the development proposal.

(b) The applicant is responsible for undertaking any professional soil test/analysis required to determine the suitability of the site and its soil texture (test down to minimum 8 ft. depth), and any costs associated with this shall be at their own expense. All required distances the sewage treatment system must be setback from the various attributes and property lines of the site shall be as per stipulated in the current *Alberta Private Sewage Systems Standard of Practice*.

(c) Sewage holding/pump-out tanks are a method of private sewage disposal for residential subdivisions that may be considered acceptable by the municipality if no other reasonable alternative is available.

(d) As a condition on a Development Permit for a dwelling or building that requires a private septic sewage system, the applicant may shall be responsible for having the private septic sewage system installed to meet all provincial regulations or standards including the *Alberta Private Sewage Systems Standard of Practice 2015* or any subsequent standard updates.

17. DRAINAGE

(a) At the discretion of the designated officer or Municipal Planning Commission, the applicant shall be required to grade a parcel in such a manner that all surface water will drain from the building and other site improvements.

(b) The designated officer or Municipal Planning Commission, at his discretion, may establish parcel and building elevations if it is believed that drainage from existing elevations will affect adjacent parcels.

(c) The designated officer or Municipal Planning Commission may require the applicant of a development to provide at their expense, a lot grading or finished elevation plan prepared by an Alberta Land Surveyor, professional engineer or architect as part of the information requirements in considering an application or as a condition of approval.

18. STORM WATER MANAGEMENT

(a) The development officer or Municipal Planning Commission may require the applicant of a development to provide at their expense, a storm water drainage management plan prepared by a licensed professional engineer as part of the information requirements in considering an application or as a condition of approval.

(b) All storm water drainage management plans submitted to the municipality must be prepared to the satisfaction of the MD of Ranchland No. 66 in accordance with Alberta Environment's Stormwater Management Guidelines any municipal approved Storm Water Management Master Plan(s), or other required municipal standards or policies as directed by the Municipal District.

(c) When Alberta Environment approval is required for a storm water drainage management plan, the applicant is responsible for obtaining the necessary approval and filing a copy of the approval or refusal with the municipality once the application decision has been issued by the provincial department.

19. AGRICULTURAL LAND

Preservation of good agricultural land for ranching and agricultural purposes, in particular Canada Land Inventory Capability for Agriculture classifications 1 to 4, and grazing lands with classifications 5 and 6, shall be encouraged.

20. SETBACKS FROM SOUR GAS FACILITIES

Any subdivision or development within 1.5 kilometres of a sour gas facility shall be referred to the Alberta Energy Regulator (AER) for comment and its approval.

21. SETBACKS FROM ABANDONED GAS WELLS

The *Subdivision and Development Regulation (Alberta Regulation 160/2012)* requires municipalities to ensure that applicants include abandoned well information from the ERCB in applications for both subdivisions and development permits. The municipality shall meet the legislative requirements of Alberta Regulation 160/2012 regarding subdivision and development by applying the following policies:

(a) It the responsibility of the applicant of the proposed subdivision and/or development to take measures to identify any abandoned wells within that property and to apply the required setback.

(b) The Subdivision or Development Authority shall not deem a subdivision or development permit application complete until the applicant has provided the required abandoned well information from the ERCB.

(c) The applicant shall be required to provide the following information:

(i) the ERCB information, including a map of the search area from the viewer and a statement that there are no wells in the project area or a list and map identifying the location of abandoned wells within the search area (including the surface coordinates, as provided by the viewer or ERCB Information Services); and

(ii) if an abandoned well is present, a detailed site plan must be provided that accurately illustrates the actual well location (i.e., latitude, longitude) on the subject parcel as identified in the field and the setback established in the ERCB Directive 079 (a minimum 5 metre radius around the well) in relation to existing or proposed building sites.

(d) If there is an abandoned well located in the area of the proposed surface development, the applicant is advised to contact the well licensee of record for any additional information that may be needed or to physically locate the well, and to discuss the proposed development and abandoned well issue in more detail.

(e) Notwithstanding a use may be a permitted use or discretionary use, surface structures on top of an abandoned well are not permitted and a minimum 5m setback radius around the well shall be maintained.

22. SETBACKS FROM PIPELINES AND UTILITY CORRIDORS

(a) Any development involving pipeline and/or power line transmission rights-of-way shall be sited to comply with all relevant Federal and Provincial legislation and in consideration of the requirements of the Canada Energy Regulator (CER).

(b) Development setbacks from pipelines and other utility corridors shall be in accordance with appropriate Provincial Regulations or Acts and any regulations or directives established by the Alberta Energy Regulator (AER).

(c) Landowner/developers are responsible to contact the local one-call centre (Utility Safety Partners) to locate any utility lines prior to commencement of a development to enable them to send a representative to the proposed excavation site to mark the pipeline. Pipeline signs do not designate the exact location, depth or number of pipelines in the area and the landowner is ultimately responsible for ensuring their development activity does not impact a pipeline or utility line.

(d) No buildings or structures may encroach into a registered pipeline or utility right-of-way unless permission is granted in writing from the right-of-way holder or owner. Landowner/developers are responsible for obtaining any written consents that are needed from the pipeline or utility right-of-way holder before any of the following activities, which may include but are not limited to:

(i) Constructing or installing a facility across, on, along or under an energy pipeline right-of-way.

(ii) Conducting ground disturbance (excavation, digging, boring, trenching, or tunnelling) on or within the prescribed area (30 metres or 100 feet from the centreline of the pipeline).

(iii) Use of the prescribed area for storage purposes.

(iv) Planting trees or shrubs on or along the prescribed area.

(e) When an area structure plan, an outline plan, a concept plan, a subdivision application, or a development permit application is proposed that involves land within a known pipeline assessment area, the MD or Ranchland No. 66 Development Authority may refer the application or proposal to the pipeline or utility operator for review and comments prior to making a decision on the matter.

23. LAND WITHIN THE 1:100 YEAR FLOODPLAIN

(a) Development shall be discouraged on land within any 1:100 year floodplain as determined by the appropriate government departments.

(b) At the discretion of the designated officer or Municipal Planning Commission, development may be allowed on land within the 1:100 year floodplain if sufficient landfill can be provided to raise the building or development site above the elevation of the 1:100 year floodplain probability contour or other suitable flood proofing techniques can be employed. The municipality may require professional certification to ensure this requirement and favourable comments from the appropriate government departments.

(c) If, in the opinion of the designated officer or Municipal Planning Commission, land upon which development is proposed is subject to subsidence or flooding, the applicant may be required to submit a structural building plan prepared and sealed by a qualified professional engineer, and/or a slope stability analysis, and/or geotechnical report, and/or flood mapping prepared by a qualified professional engineer demonstrating that any potential hazards can be mitigated.

(d) Where flood or floodplain information are not available, but the designated officer or Municipal Planning Commission believes that lands may be subject to flooding, the Authority may require that development requiring a development permit be set back such distance as the Authority considers reasonable and appropriate to minimize the risk of flooding.

(e) Land areas identified as permanent wetlands or have wetland status as identified by Alberta Environment and Parks are considered generally unsuitable for the majority of developments and may be denied a development permit at the discretion of the designated officer or Municipal Planning Commission unless mitigation strategies are addressed.

24. REGIONALLY SIGNIFICANT AREAS

An application for non-residential or non-agricultural use, which is adjacent to, or within a Regionally Significant Area (see definition) shall be referred to the planning advisor for comment before the Municipal Planning Commission considers the application.

25. RIVER VALLEYS AND SHORELANDS

(a) Before approving any application to locate or expand a land use in or adjacent to a river valley or shoreland area, the Municipal Planning Commission shall refer such an application to every local, regional, provincial, or federal government agency, that, in its opinion, has an interest in that area's land use management.

(b) No application to locate or expand a land use on a lot located in or adjacent to a river valley or shoreland area shall be approved unless, in the opinion of the Municipal Planning Commission, the proposal will not:

(i) be located in a flood-prone area,

(ii) cause soil erosion or damage to a river bank,

(iii) cause deterioration of water quality,

(iv) hinder the flow of water to the watercourse,

(v) compromise aesthetic quality or natural amenities,

(vi) be detrimental to areas of ecologically sensitive habitat or of historic or scenic importance,

(vii) have a detrimental effect on adjoining or nearby agricultural operations if the proposed development is for a non-agricultural use,

(viii) have a detrimental effect on existing or proposed recreation areas or facilities.

(c) Development proposals adjacent to a body of water, lake, stream or river, shall be referred to Alberta Environment and Parks for comments.

(d) The municipality shall utilize the “Stepping Back from the Water” guide or any such best and/or beneficial document that is in use when rendering decisions in these areas.

26. HAZARD LANDS

(a) The development officer or Municipal Planning Commission may refuse to approve an application for a development if the proposed development is located in potential hazard land areas (e.g., floodplains, steep or unstable slopes, permanent wetlands) or on other areas where hazard lands are identified, such as coal mining areas, gas wells, abandoned wells, former landfills, or former

industrial lands, unless the relevant Approval authority is satisfied the development can proceed safely.

(b) Prior to making a decision on a development application the development officer or Municipal Planning Commission, may:

(i) request that a professionally prepared geotechnical analysis, be submitted at the applicant's expense;

(ii) circulate the application proposal and corresponding geotechnical report to any relevant government departments for comment; and,

(iii) depending on the nature of the hazard, request that an Environmental Impact Assessment (EIA) as prepared by a certified professional engineer be submitted at the applicant's expense.

27. TOPOGRAPHIC FEATURES*

(a) Sloped Areas:

For hummocks, buttes and other isolated land projections, slopes of greater than 20 percent are considered unsuitable for development unless otherwise determined by the designated officer and all slopes greater than 15 percent may require special engineering and other treatment. If these topographic features are levelled, resulting slopes shall not exceed 20 percent and the levelling, compaction and other engineering, as well as environmental considerations, must be to the satisfaction of relevant authorities. Proposed contouring, grading and other plans, to the satisfaction of the designated officer, may be required.

(b) Earth Grading:

(i) protrusions of escarpments with a minimum width of 295.3 feet (90 m) at its widest point shall not be removed or graded;

(ii) all protrusions of escarpments that are removed or levelled must result in grades where the protrusion formerly existed of not greater than 15 percent, not including the adjoining escarpment wall;

(iii) the escarpment wall formed by removal of a former protrusion shall have a maximum slope of 33 percent.

(c) Setbacks from Toes of Slope:

Unless otherwise determined by the designated officer or Municipal Planning Commission, setbacks from toes of slopes shall be as follows:

(i) Minimum of 30 feet (9.1 m) from the toe of a slope. A laneway or utility may be constructed within the setback area.

(d) For the valley or coulee breaks, including the escarpment rim, the following setbacks from the front edge apply unless otherwise determined by the designated officer or Municipal Planning Commission:

Land Left Undisturbed for Valley Break (Escarpment Rim) or Coulee

Average Depth of Adjacent Valley		Setback Undisturbed	
0 - 49.2 ft.	(0 - 15 m)	82 ft.	(25 m)
49.2 - 98.4 ft.	(15 - 30 m)	147.6 ft.	(45 m)
> 98.4 ft.	(> 30 m)	196.9 ft.	(60 m)

Lanes and utilities may not be developed within these areas except when agreed upon by relevant authorities to serve public reserve parcels.

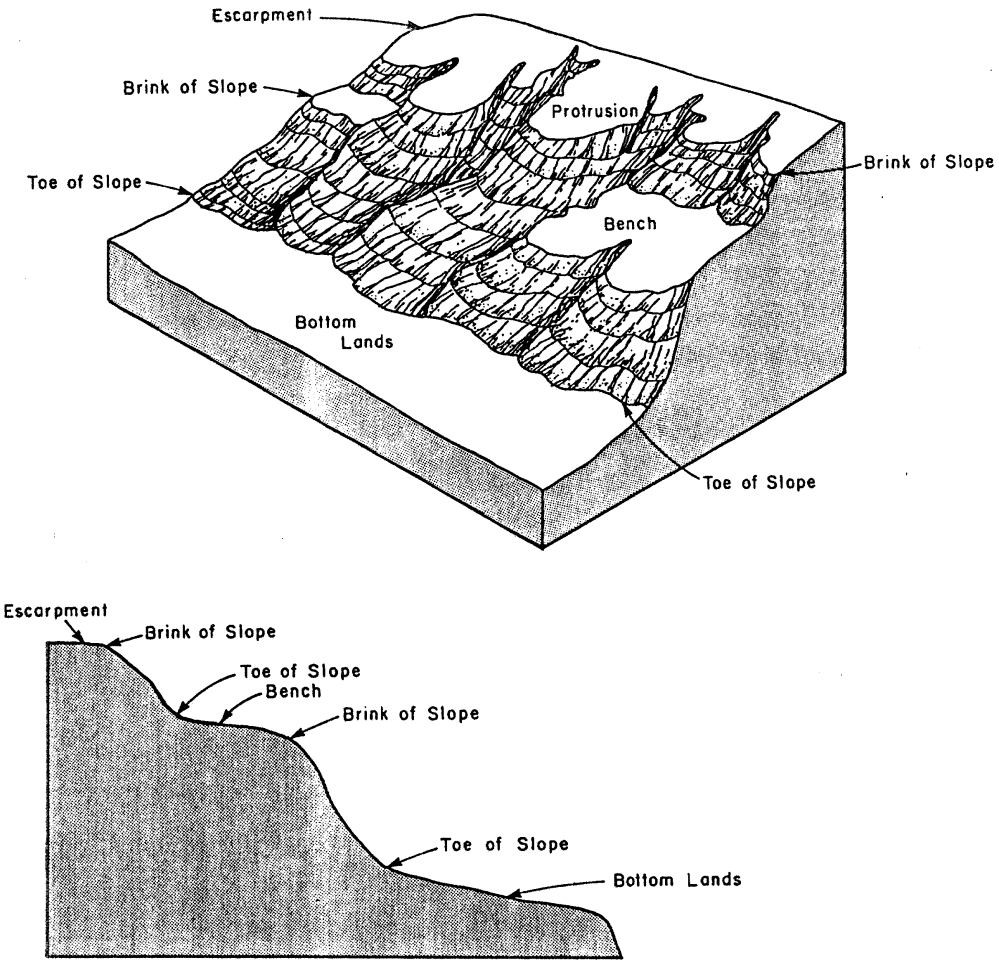
* See Figure 1.

(e) For Benches:

The following setbacks apply unless otherwise determined by the designated officer or Municipal Planning Commission:

(i) a parcel boundary shall be setback a minimum a 29.5 feet (9 m) from the brink of a slope (front edge of a bench) when the height of the slope is greater than 9.8 feet (3 m);

(ii) when the front edge of a bench is steeper than 33 percent and higher than 82 feet (25 m) the minimum setback from the point where the slope begins to fall off at a rate greater than 33 percent shall be one third ($^1/3$) the height of the slope.



TOPOGRAPHICAL FEATURES

FIGURE 1

28. ENVIRONMENTALLY SIGNIFICANT AREAS (ESAs) / SENSITIVE LANDS

(a) Prior to making a decision on a development application or as a condition of approval, the development officer or Municipal Planning Commission may require an applicant/developer to provide further studies by qualified professionals identifying the important aspects of land known or suspected to be environmentally significant.

(b) When an Environmental Impact Analysis or Assessment is required by the relevant approval authority for environmentally significant areas, the submitted report may be required to provide:

(i) the boundaries of ESAs delineated through more detailed field surveys;

(ii) a comparison of alternatives;

(iii) an assessment of long-term consequences; and

(iv) the development of management plans for the land.

(c) Notwithstanding that a use may be permitted or discretionary in the land use districts of the bylaw, the development officer or Municipal Planning Commission may, at its discretion, either stipulate development setbacks or restrict development to identified environmentally significant or sensitive areas as a condition of subdivision or development permit approval.

(d) A minimum 20 metre (65.6 ft.) development setback from the boundary of a water body may be required by the development officer or Municipal Planning Commission applicable to both permitted and discretionary uses.

(e) At the discretion of the development officer or Municipal Planning Commission, it may apply specific setbacks or buffers to a specific land use activity if its impacts have been assessed by an Environmental Impact Assessment.

(f) Applicants/developers must follow the Alberta Wetland Assessment and Impact Report Directive whenever an activity is proposed that will impact a wetland.

(g) The development officer or Municipal Planning Commission may require an applicant/developer to provide further studies by qualified professionals identifying the important aspects of land known or suspected to contain a heritage or culturally significant feature.

29. FIRESMART STANDARDS

(a) As part of the information requirements for a development permit application or as a condition of approval, the development officer or Municipal Planning Commission may require an applicant to provide further information or a plan to demonstrate how the development may reduce the risk of wildfire in consideration of the document: *"FireSmart – Protecting Your Community from Wildfire"* (PIP, 1999) by Alberta Partners in Protection.

(b) The development officer or Municipal Planning Commission may require a developer to remove vegetation or fuel load stockpiles on vacant or developed lots.

(c) In areas where it is determined there may be an above average risk of wildfire, the development officer or Municipal Planning Commission may, as a condition of a development permit approval, may require the applicant/developer to provide means of reducing the risks of wildfire to developments through:

(i) the siting of buildings and structures and applying setback separations,

(ii) using *FireSmart* building materials and standards for new construction or when replacing or retrofitting an existing dwelling unit, building or structure, and

(iii) implementing landscaping and vegetation management, and other minimum standards as outlined in the *FireSmart* program for development in the Wildland Urban Interface.

SPECIFIC USE DEVELOPMENT STANDARDS

30. SIGNAGE – See Schedule 5

31. HOME OCCUPATIONS – See Schedule 6

32. MOVED-IN BUILDING – See Schedule 7

33. MANUFACTURED / MOBILE – See Schedule 8

34. BED AND BREAKFAST ESTABLISHMENTS – See Appendix 3

(a) Bed and breakfast establishments shall conform to the following minimum standards:

(i) no cooking facilities in guest rooms;

(ii) minimum room size of 75 sq. ft. (7 m^2) per single occupant and 50 sq. ft. (4.6 m^2) per person for multiple occupants;

(iii) a window in each guest room, in accordance with Safety Codes;

(iv) sanitation and potable water as required by the regional health authority;

(v) smoke alarms required for each level of building; and

(vi) portable fire extinguisher required for each level of building.

(b) On site (off-street) parking shall be provided with a minimum of one stall per owner plus one stall per guest room.

(c) Access to a public roadway shall be to the satisfaction of the Municipal Planning Commission.

(d) Signage is restricted to one sign per site or attached to the building with a maximum size of 10 sq. ft. (0.9 m^2). Appearance of the sign shall be of a professional quality to the satisfaction of the designated officer and shall be subject to a separate development permit application.

(e) Bed and breakfast establishments shall also comply with the standards established in Appendix 3.

35. COMMERCIAL LAND USES

(a) Only the prescribed types of uses as defined may be considered for approval, and may be subject to the following:

(i) Landscaping, fencing, screening, and siting or setback restrictions may be imposed as a condition of a development permit.

(ii) Any proposed industrial development involving buildings or structures shall meet all the required and appropriate regulations of the *2019 National Building Code – Alberta Edition*.

(iii) Developers may be required to provide mitigation strategies, as deemed suitable to the Development Authority, to address the potential scenario of noxious weeds leaving the development site and getting into an adjacent rancher's field.

(iv) Wrecked or damaged motor vehicles which might be located or stockpiled on the property must be screened from all adjacent parcels and roadways in the vicinity.

(v) Where it appears that side yard setbacks may be necessary, the Development Authority may impose such a requirement as a condition of a development permit.

(vi) No veterinary clinic, kennel or commercial riding stable shall be located within 304.8 metres (1,000 ft.) of a residential dwelling building excepting a Development Authority approved farm dwelling ancillary to the designated use.

(vii) Development Agreements and either a Road Use Agreement or Road Use Maintenance Agreement may be required to be entered into with the MD of Ranchland No. 66 as deemed necessary.

(viii) Servicing, including potable water provisions, sewage effluent disposal/treatment, and shallow utilities shall be provided to the satisfaction of the development officer or Municipal Planning Commission as determined suitable for the intended use.

36. CRYPTOCURRENCY (BITCOIN) MINING

(a) Cryptocurrency (bitcoin) mining activities, including as an ancillary use to other development, are required to apply for a development permit from the municipality. If the capacity of the plant is less than 10 MW, municipal approval is required, while 10 MW or greater AUC approval is also required in conjunction with a municipal approval.

(b) An operator of a power plant must apply for AUC approval under Section 11 of the *Hydro and Electric Energy Act,* or demonstrate an exemption applies under Section 13 of the *Hydro and Electric Energy Act and Rule 007: Applications for Power Plans, Substations, Transmission Lines, Industrial System Designations and Hydro Developments*.

(c) Information to be provided to the development officer includes, but not limited to, details on the type of system, building or structure being used, cooling system proposed, projected noise levels, noise abatement plans, source of electricity, land and topographic conditions, and details on vegetation on the site and within 150 metres of the development with it being illustrated on a professionally prepared site plan, fire response plan, and public road and access available to the site.

(d) The Municipal Planning Commission shall only approve a cryptocurrency (bitcoin) mine if it is satisfied there are no adverse effects on the environment, potential for fire hazard, and no neighbors are adversely affected.

37. INDUSTRIAL LAND USES

(a) The following classes of industrial use may be considered for approval:

(i) agriculture-related industries which support agricultural production;

(ii) non-labour intensive industries which require relatively large areas of land, but minimal on-site improvements, services, and public amenities;

(iii) natural resource extractive uses, such as gravel pits, which are governed by the location of a natural resource.

(b) A noxious or hazardous use, or an area proposed for such uses, or any other similar industrial use is prohibited unless expressly listed as a discretionary use in the applicable district, and the use is authorized through the issuance of a valid development permit by the Municipal Planning Commission.

(c) Industrial uses and rural industrial parks should be encouraged to locate on lands which causes the least amount of surficial disturbance or development footprint.

(d) A rural industrial park located within ½ mile (0.8 km) of a primary highway shall:

(i) be the subject of an approved area structure plan or outline plan, and

(ii) provide a service road as required by the appropriate government department.

(e) An industrial use and rural industrial park shall not be located on lands having a potential for flooding, erosion, subsidence, or other adverse physical features.

(f) Industrial uses and rural industrial parks shall have adequate sewage disposal systems and available water supplies as approved by the appropriate authorities.

(g) Depending on the location and nature of the Industrial use and the type and volume of truck or transport activity associated with the development, the developer may be requested to enter into either a Road Use Agreement or Road Use Maintenance Agreement with the MD of Ranchland No. 66.

(h) On parcels located adjacent to provincial highways, any storage of goods, products, raw materials, etc. shall be effectively screened from view by buildings, solid fences, landscaped features, or combinations thereof and be maintained in good repair.

(i) Landscaping, fencing, screening, and siting or setback restrictions may be imposed as a condition of a development permit.

(j) Any proposed industrial development involving buildings or structures shall meet all the required and appropriate regulations of the *2019 National Building Code – Alberta Edition (or update)*.

(k) Conditions may be imposed on development permit approvals to address or mitigate noise, dust, odours, or light pollution from development activities.

(l) Developers may be required to provide mitigation strategies, as deemed suitable to the Municipal Planning Commission, to address the potential scenario of noxious weeds leaving the development site and getting into an adjacent rancher's field.

38. EXTRACTION AND PROCESSING OF SAND AND GRAVEL

(a) Both Class 1 and Class 2 pits as defined in the provincial *Code of Practice for Pits* shall require a development permit approved by the municipality to operate. (For exemptions refer to Schedule 3.)

- Rock or stone quarries are a separate use, refer to section 41.

(b) The Municipal Planning Commission on shall solicit and consider the comments of:

(i) Alberta Environment and Parks; and

(ii) any landowners within 800 metres (½-mile) of the lot proposed for a natural resource extractive use;

before approving a development application for a pit or natural resource extractive use.

(c) A sand, clay and gravel pit or a stone quarry may be considered for approval provided that:

(i) if it is **less than 5 hectares (12.5 acres)** in size, a reclamation plan must be provided to the satisfaction of the municipality; or

(ii) if it is **5 hectares (12.5 acres) or greater,** a reclamation plan must be filed with Alberta Environment and Parks that complies with its regulations and the recommendations of its Land Reclamation division, and a copy provided to the municipality.

(d) Topsoil must be stockpiled and used to reclaim the worked-out site.

(e) The working area (defined as the area used for excavation, stockpiling and crushing) of a sand, clay and gravel pit operation shall not be located closer than 300 metres (984 ft.) to a residential dwelling, unless provisions are made regarding site-specific mitigation of noise, dust, visual, traffic, lighting and other effects of the sand and gravel operation as deemed acceptable by the Municipal Planning Commission. (Note: The separation distance being measured from the edge of the

dwelling to the nearest edge of the planned working area of the sand and gravel extraction operation.)

(f) In addition to the above requirements, the following shall be submitted with a development permit application for surface mineral excavation:

(i) submission of operation plans;

(ii) details of roads, haul routes, access points and traffic volumes;

(iii) surface access agreement with the landowner;

(iv) location and phasing of vegetation clearance and stripping of topsoil;

(v) identification of areas to be left undisturbed; and

(vi) reclamation performance guarantees in the form of security or bonds.

(g) New surface workings should not be opened, nor should existing workings be extended if unmitigated damage may occur to nearby land having high recreation, wildlife, scientific or archaeological value.

(h) The Municipal Planning Commission shall consider the effects of visual intrusion, dust, noise, traffic, and air and water pollution and how it may impact adjacent land uses when evaluating applications for these types of development permits.

(i) The Municipal Planning Commission may require that the developer enter into either a Road Use Agreement or Road Use Maintenance Agreement with the MD in order control traffic on MD roads and manage dust control and/or maintenance issues.

(j) The Municipal Planning Commission may place conditions on an approved development permit that pertain, but are not limited to, regulating days and hours of operation, imposing setbacks, control or mitigate dust and noise, require berming or screening, or monitor ambient air quality.

39. EXCAVATION, GRADING, STRIPPING AND FILLING

(a) Where a proposed excavation, grading, stripping or filling, operation is not part of the overall development of a site for which a development permit has been approved, or is not required as a condition of a development agreement with the MD of Ranchland No. 66, a development permit for the operation shall be required.

(b) In addition to the information requirements of Administrative Sections 13 &15, the Development Authority may require the following information with the application:

(i) site plans showing the location and dimensions of proposed excavation, grading, stripping or filling, including details of edge conditions and/or back sloping requirements, and details regarding any stockpiles;

(ii) a description of the proposed source of any materials being brought to the site;

(iii) the effect on drainage patterns or storm water management plans;

(iv) a description of the proposed site end condition and site restoration plans;

(v) proposals for preventing nuisance, including but not limited to dust, noise, visual impacts, and control of invasive species;

(vi) proposed access, haul routes and haul activities; and

(vii) proposed timing and phasing of activities.

(c) Where site plans, drainage plans, storm water management plans or geotechnical soils plans are required, they will be authenticated by a Professional Engineer, Professional Geoscientist or a

Provisional Licensee (Engineering) registered with the Association Professional Engineers and Geoscientists of Alberta.

(d) A temporary fence shall be erected around all excavations, which in the opinion of the Development Authority may be hazardous to the public.

(e) The land shall be disturbed as little as possible with the area limited what is reasonably required to develop the site for the planned improvements. All topsoil shall be retained on the parcel, except where it must be removed for building purposes.

(f) All grading shall comply with any finished ground elevations if they have been established.

(g) The Development Authority may set conditions of approval with respect to an excavation, grading, stripping or filling development permit and require the applicant to enter in an agreement with the Municipality to address any issues arising from the development permit application, including but not limited to:

(i) limiting the impact on drainage patterns;

(ii) stipulating a site end condition, such as seeding and loaming the development area;

(iii) limiting the impact of nuisance, including but not limited to dust, noise, visual impacts and control of invasive species;

(iv) defining the timing and phasing of activities; and

(v) setting access, haul routes and haul activities standards.

40. MINING ACTIVITIES

(a) These uses are limited and may be restricted and are subject to local municipal review through a Development Permit application process should a s.619 of the MGA approval be issued by the appropriate provincial government agency, to ensure issues of local importance are addressed.

(b) The Municipal Planning Commission may require proponents to provide the municipality any of the information outlined in the Administrative Sections 13 &15, of this bylaw.

(c) Proponents are required to enter into either a Road Use Agreement or Road Use Maintenance Agreement with the MD of Ranchand No. 66 unless such a provision is otherwise waived by the municipality.

(d) Developers may be required to enter into Development Agreements with the municipality which may address the terms and obligations to address servicing and upgrade or construct any public roadways required to provide suitable access to municipal standards.

(e) Developers may be required to provide Emergency and Fire Response plans to the satisfaction of the Municipal Planning Commission.

(f) Section 39 (excavation, grading, stripping or filling) requirements and standards also apply to mining activities.

41. QUARRIES (ROCK, STONE, or MINERAL)

(a) For the purpose of administering this bylaw, a rock, stone or mineral quarry is considered to be a separate use from mining activities.

(b) These uses are subject to local municipal review through a Development Permit application process should a s.619 of the MGA approval be issued by the Alberta Energy Regulator (AER), to ensure issues of local importance are addressed.

(c) The Municipal Planning Commission may require proponents of a rock or stone quarry to provide the municipality any of the information outlined in the Administrative Sections 13 &15, of this bylaw.

(d) Access to a public roadway shall be to the satisfaction of the Municipal Planning Commission.

(e) Proponents are required to enter into Road Use Agreements or Road Use Maintenance Agreements with the MD of Ranchand No. 66 unless such a provision is otherwise waived by the municipality.

(f) Developers may be required to enter into Development Agreements with the municipality which may address the terms and obligations to address servicing and upgrade or construct any public roadways required to provide suitable access to municipal standards.

(g) The developer/operator of a rock or stone quarry is responsible for complying with all requirements with respect to the *Mines and Minerals Act* of the Government of Alberta and obtaining all necessary approvals by the Alberta Energy Regulator (AER).

(h) If a quarry is required to complete an Environmental Impact Assessment (EIA) by the AER, a copy of the prepared assessment must be filed with the MD of Ranchland.

42. RECREATIONAL USES

(a) Information to be provided to the development officer and Municipal Planning Commission includes, but is not limited to, a development site plan and a narrative and details on the type of recreational use, how it is to operate, usage levels, servicing needs, building or structures proposed, and land and topographic conditions of the subject property and any constraints identified. (Campgrounds have additional requirements and standards, refer to section 43)

(b) When a recreational development is proposed, the Municipal Planning Commission may consider the potential effect on the following when rendering a decision on the application:

(i) the safe and efficient use of nearby highways and secondary roads;

(ii) potential future resource developments in the vicinity;

(iii) access to or development of existing or potential recreation amenities;

(iv) surrounding agricultural operations, including grazing operations;

(v) critical wildlife habitats;

(vi) the visual aesthetics of the surrounding landscape;

(vii) the natural amenities provided by the land including, but not limited to, varied topography, sloping land, a scenic view and tree cover;

(viii) areas prone to flooding or groundwater inundation;

(ix) water supply and sewage disposal;

(x) areas of historical or archaeological significance.

(c) To ensure proper emergency access, all developments shall have access to a public roadway to the satisfaction of the Municipal Planning Commission in accordance with municipal road standard policy. If the development is within 300 m (1,000 ft.) of a provincial highway, direct legal and physical access to a public roadway shall be to the satisfaction of Alberta Transportation.

(d) The Municipal Planning Commission may recommend that Council require the adoption of an area structure plan or conceptual design scheme prior to the approval of a development application if, in the Municipal Planning Commission's opinion, it is warranted.

(e) The Municipal Planning Commission shall only approve a recreational use if it is satisfied there are no adverse effects on the environment, water courses or water sheds, does not negatively affect agricultural operators and grazing operations in the area, will not create major impacts to municipal roadways, neighbors will not be adversely affected, and there are no major concerns for fire hazard.

43. CAMPGROUND STANDARDS

Campground, Commercial and Campground, Institutional

The intent of Commercial and Institutional Campgrounds is to provide camping on a large-scale basis to paying customers or members of a club, organization, or association. Recreational vehicles units are intended to be placed for a limited number of nights.

Commercial and Institutional Campgrounds must adhere to the following standards:

(a) Campground development shall be required to be located on one title or parcel, and individual titles for campground sites shall not be permitted.

(b) Campground sites shall not be occupied for more than 14 consecutive nights by the same recreational vehicle or person(s).

At the discretion of the Municipal Planning Commission, *Campground, Commercial* or *Campground, Institutional* may be permitted to have year-round placement of recreational vehicles, provided that the recreational vehicles are used on a recreational basis, not for permanent residency or accommodation, and the site is suitable for year-round access.

(c) Accessory Buildings and Structures are prohibited on individual campground sites.

(d) A fire safety plan outlining fire prevention, mitigation, and suppression procedures shall be submitted to the municipality prior to becoming operational, and fire preparedness equipment shall be to the satisfaction of the Director of Emergency Services.

(e) Roads leading to the proposed campground may be required, as a condition of approval, to be brought into a condition necessary to sustain the volume and type of traffic to be generated by the proposed campground.

(f) Noise control measures may be required and imposed, as a condition of approval, and may include the use of berms, natural barriers and screens, land use location setbacks, and enforced camp management control (i.e., limiting active hours).

(g) One on-site surveillance suite may be permitted at the discretion of the Municipal Planning Commission.

(h) A landscaping plan shall provide and retain natural vegetation and provide a buffer from adjacent uses.

(i) In addition to the development permit application requirements, developers are required to provide information to the satisfaction of the Municipal Planning Commission on the intended potable water supply and septic sewage holding/pump-out systems proposed for serviced campgrounds.

(j) All public campgrounds must be able to meet minimum Alberta Health standards.

(k) A comprehensive site plan shall be provided to the satisfaction of the Municipal Planning Commission showing the location, design standards and site requirements of any common accessory uses and services, such as a washroom, laundromat, recreational building, fire pit, firewood storage, lighting, water supply, wastewater disposal facility, solid waste collection facility, and any other similar use or service associated with the campground.

Where a campground has been proposed for year-round use, provisions shall be made for the clearing of snow on internal roads and the site plan shall indicate snow storage locations.

(l) The following design standards shall apply to public/commercial campgrounds:

(i) A minimum site area of 1.21 ha (3 acres);

(ii) A minimum of 10 percent of the total site shall be set aside, in a location acceptable to the Municipal Planning Commission, as a common open space recreation area, which may include provisions of playground structures/facilities for children;

(iii) Minimum camping stall sizes shall be 111.5 m^2 (1,200 ft^2) for each tent and recreational vehicle including car parking areas;

(iv) Individual camp sites shall have a minimum of 6.1 m (20 ft.) clearance between the side doors of the recreational unit and any other unit;

(v) Animal-proof garbage cans shall be provided throughout the campground;

(vi) The road system shall be properly signed for users and for emergency response vehicles;

(vii) Pedestrian circulation routes to public facilities and major recreational activity areas shall be provided;

(viii) Parking requirements shall be:

(a) One (1) parking stall per camping stall; and

(b) One (1) visitor parking stall for every 10 camping stalls, provided in a common area.

(ix) Roads shall be hard surfaced or surfaced to the satisfaction of the Municipal Planning Commission; and

(x) Campground front, side, and rear yard setbacks shall be a minimum of 6.1 m (20 ft.) from all site boundaries.

(xi) Potable water provisions and washroom privies shall be provided to the satisfaction of the Municipal Planning Commission, having regard to Alberta Health Services regulations and requirements.

(m) Applications to accommodate a campground should be referred to the local health region, and any affected provincial agency or regulatory body as needed, including Alberta Environment and Sustainable Resource Development, Alberta Transportation, Tourism, Parks and Recreation, and the Historical Resource Administrator, for comment prior to rendering a decision by the approval authority.

(n) The establishment of any principal or accessory buildings shall be to the standards and requirements of the Municipal Planning Commission and all safety codes.

Campground, Family

The intent of the Family Campground use is to allow for the private, non-commercial use of recreational vehicles on private property by the landowner's family, friends, and/or ranching staff for the purposes of social gatherings and/or temporary work accommodations for agricultural related activities such as branding. Family Campground is characterized by intermittent occupancy of the Recreational Vehicle and placement of the Recreational Vehicle is provided at no cost. Where a fee is charged, on a nightly or annual basis, the campground shall be defined as Campground, Commercial.

Family Campgrounds must adhere to the following standards:

(a) Campground development shall be required to be located on one title or parcel, and individual titles for campground sites shall not be permitted.

(b) Accessory Buildings and Structures are prohibited when associated with the Family Campground use. This includes the development of decks, gazebos, storage sheds, and/or the enclosure of recreational vehicles.

(c) Recreational vehicles are permitted to remain on the site for an extended period of time however they shall not be occupied for more than 14 consecutive nights at a time.

(d) The front, side, and rear yard setbacks of the campground shall be a minimum of 6.1 m (20 ft.) from all site boundaries.

(e) A site plan shall be provided to the satisfaction of the Municipal Planning Commission showing the location of the campground and distance to site boundaries and water bodies.

(f) The Applicant must detail, to the satisfaction of the Municipal Planning Commission, how wastewater will be managed with their application.

(g) Where the placement of recreational vehicles is for a special event, such as a family reunion, or to facilitate a function of an agricultural operation, such as branding, that will not last longer than 5 nights, up to 15 recreational vehicles may locate on the site without a permit and no site plan is required. Recreational vehicles are required to be located in compliance with the setbacks provided in section 4.

Camping, Random

The intent of Random Camping is to accommodate camping on public lands, in wildland provincial parks, in a manner that does not provide services or require any permanent fixtures or improvements. All users must adhere to provincial legislation and obtain any required provincial pass or permit.

(a) Standards for Random Camping, are established by the provincial government. No municipal permits are required, unless otherwise required by the appropriate government department having jurisdiction.

(b) Random Camping is not permitted on private lands, unless it conforms to the criteria of Family Campgrounds.

44. RECREATIONAL VEHICLES USE AND STORAGE

(a) A landowner may allow temporary placement and use of up to 15 recreational vehicles on a property for no more than 5 consecutive nights without the benefit of a development permit in accordance with the standards for Family Campgrounds.

(b) No more than three recreational vehicles may be stored on a property at any time without the benefit of a development permit for Recreational Vehicle Storage or Campground, Family.

45. STORAGE CONTAINERS (SHIPPING or SEA-CONTAINERS)

General Standards

(a) Storage or shipping containers shall only be allowed in the land use districts where they are listed as a permitted or discretionary use in Schedule 2 – Land Use Districts and Regulations.

(b) An application for a development permit for a proposed shipping container(s) must be completed and submitted to the development officer along with the appropriate application fee. At least two recent colour photographs of each container (one end view and one side view) must accompany the application.

(c) There shall be a primary use on the property where the shipping container is proposed, except as provided in section 43(o) on agricultural land.

(d) Unless located on agricultural land, all shipping containers in developed yards must not be located in the front yard visible from the public roadway, and if required, any applicable setback requirements shall be regulated by the development officer and the requirements of the appropriate land use district.

(e) The maximum number of shipping containers permitted on a lot shall be regulated by the development officer or Municipal Planning Commission.

(f) Where multiple shipping containers are permitted on a lot, they shall be stacked no more than two containers high.

(g) The development officer or Municipal Planning Commission may require as a condition of approval that any shipping container must be painted to match the colour(s) of the principal building or be sandblasted and/or painted to the satisfaction of the Development Authority.

(h) The development officer or Municipal Planning Commission may require as a condition of approval that any shipping container be screened from view or screened with landscaping.

(i) The exterior of all shipping containers must be kept clean and rust free.

(j) Shipping containers shall not display business advertising, company logos, names or other marketing without an approved sign permit unless otherwise exempted by the development officer or Municipal Planning Commission.

(k) The development officer or Municipal Planning Commission may regulate the time period for which a development permit is valid through the issuance of a temporary permit. The validity of a temporary permit shall not exceed one year.

(l) The development officer or Municipal Planning Commission may require as a condition of approval the posting of a security deposit guaranteeing compliance with the conditions of the permit.

(m) A development that proposes to convert shipping containers to use as a building or structure for a different use may be considered by the development officer or Municipal Planning Commission subject to the following:

  (i) the use is a permitted or discretionary use in the applicable land use district in which the development is proposed;

  (ii) the shipping container conversion will be able to meet all applicable building and Safety Code requirements and must obtain the required Safety Code permits; and

  (iii) the development officer or Municipal Planning Commission is satisfied that the design, character and appearance of the finished building is compatible with other buildings in the vicinity and that the design, character and appearance of the building is consistent with the purpose of the land use district in which the building is located.

  (iv) The development officer or Municipal Planning Commission may require engineering reports, structural engineers stamped schematic drawings, and building inspection reports in consideration of approving a development permit for a shipping container conversion.

Temporary Shipping Containers

(n) A storage or shipping container may be placed temporarily on a construction or building renovation site, for the period of construction only, in any land use district without obtaining a development permit subject to the following provisions:

  (i) the shipping container is needed in connection with construction of a development for which a development permit has been issued;

  (ii) the construction site is active (i.e., construction has commenced and is on-going or is about to commence within one week); placement of a shipping container on an inactive construction site is not permitted;

  (iii) no more than one shipping container is placed on the construction site (a development permit will be required for any additional shipping containers that are required);

  (iv) the exterior of the shipping container is kept clean and does not display any advertising other than the company logo or trademark;

(v) the placement of the shipping container shall comply with public roadway setback requirements in Schedule 4, Section 13; and

(vi) the shipping container shall be removed immediately upon completion of construction or sooner as may be required by the Development Authority.

Shipping Containers Associated with Agriculture

(o) A maximum of three shipping containers are permitted without obtaining a development permit (see Schedule 3) subject to the following provisions:

(i) the shipping containers are associated with agriculture;

(ii) the location of the containers comply with the public roadway setback requirements, of the land use district;

(iii) the exterior of the shipping containers are kept clean and regularly painted;

(iv) the shipping containers shall not display advertising, company logos, names, or other marketing.

46. SOLAR ENERGY COLLECTORS – INDIVIDUAL

(a) A private solar energy collector attached to an individual's wall or roof of a building may be allowed in any land use district as an ancillary structure, as stipulated a permitted or discretionary use, subject to the following:

(i) A solar energy collector mounted on a roof:

(a) may project a maximum of 1.2 metres (4 ft.) from the surface of the roof and shall not exceed the maximum height requirements of the applicable land use district; and

(b) must not extend beyond the outermost edge of the roof.

(ii) A solar collector mounted to a wall:

(a) must be located such that it does not create undue glare on neighbouring property or public roadways;

(b) must be located a minimum of 2.3 metres (7.5 ft.) above grade;

(c) may project a maximum of 1.5 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

(d) may project a maximum of 0.6 metre (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.

(b) A free-standing solar energy collector or a solar energy collector mounted to any structure other than a roof or wall of a building shall be classified as an ancillary use and processed subject to the applicable land use district and the following additional standards:

(i) must be located such that it does not create undue glare on neighbouring property or public roadways; and

(ii) must not exceed 4.57 metres (15 ft.) in height above existing grade; and

(iii) must not be located in the front yard of a lot that is designated as Hamlet Residential.

(c) An individual solar energy collector system may feed excess power generated into the provincial grid system, but the primary purpose is to be for providing power to an individual's private dwelling, accessory buildings or agricultural related activities, and they are to only generate less than 1MW per parcel.

(d) See Schedule 3, Development Not Requiring a Development Permit, for the land use districts where a permit requirement may be exempted.

47. SOLAR ENERGY COLLECTOR - COMMERCIAL

(a) Solar energy collector farms or facilities that are to be classified as commercial are those that primarily feed power back into the general provincial power grid, are distributing to other properties, or are selling power for a profit.

(b) Development permit applications for commercial solar energy installation shall be accompanied by the following additional information:

(i) a site suitability analysis including but not limited to, topography; soils characteristics; storm water collection; accessibility to a road; availability of water supply, sewage disposal system and solid waste disposal if applicable; compatibility with surrounding land uses; potential impacts to agricultural land and operations; potential visual impacts, and consistency with the policies of the Municipal Development Plan;

(ii) information regarding setbacks from public roads, property lines and the proximity to structures or uses on the site and adjacent parcels of land;

(iii) detailed information about the system type, number of structures, height of structures, and the energy process and rated output;

(iv) any information regarding general public safety and security measures;

(v) preliminary grading/drainage plan;

(vi) any potential impacts to public roads;

(vii) 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;

(viii) a decommissioning and reclamation plan or agreement with the landowner, to the satisfaction of the Municipal Planning Commission, to cover the decommissioning and security needed to address the discontinuation and end-of-life of the project;

(ix) if required by the Municipal Planning Commission, an Environmental Assessment Review prepared by a qualified professional or other studies and reports to demonstrate site suitability and impact mitigation.

(c) In the *Agricultural / White Area "AWA"* land use district, the Municipal Planning Commission will consider the following:

(i) use of the poor quality lowest productive agricultural land is preferred;

(ii) use of cut-off, fragmented, irregular shaped parcels is preferred;

(iii) to the extent possible, use of high-quality grazing land or irrigated agricultural land should be avoided/minimized; and

(iv) the use of an unsubdivided quarter section of high-quality grazing or agricultural land shall not be considered as suitable unless the Municipal Planning Commission determines special or unique circumstances may warrant its inclusion.

(v) Consideration of the proximity to electrical sub-stations and feeder distribution infrastructure in relation to the location of the development should be considered in making a decision.

(vi) The Municipal Planning Commission shall only approve a commercial solar energy use if it is satisfied there are no adverse effects on the environment, water courses or water sheds, does not negatively affect agricultural operators and grazing operations in the area, will not create

major impacts to municipal roadways, neighbors will not be adversely affected, and there are no major concerns for fire hazard.

(d) A development that proposes a commercial solar energy installation use shall be subject to the following requirements and development standards which may be addressed and imposed as a condition on a development permit approval by the Municipal Planning Commission:

(i) The separation or spacing between solar collectors must provide adequate access for firefighting of both vegetation and electrical fires.

(ii) 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.

(iii) The minimum clearance of solar collectors from grade shall be adequate to facilitate and maintain growth of perennial vegetation to prevent soil erosion.

(iv) 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.

(v) 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.

(vi) The Municipal Planning Commission may apply as a condition of approval any standards that are provided for in the Land Use Bylaw, including:

(a) a condition to enter into a Development Agreement and either a Road Use Agreement or Road Use Maintenance Agreement with the MD of Ranchland No. 66 to address road maintenance and repairs that may arise from the development; and

(b) a condition to post security with the MD of Ranchland No. 66.

(vii) Any required financial security deposit shall be provided in a form and amount to be determined appropriate by the Municipal Planning Commission 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.

48. SMALL WIND ENERGY SYSTEMS – INDIVIDUAL

Definitions

The following definitions apply to this section:

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.

Rotor's arc means the largest circumferential path travelled by a blade.

Small Wind Energy System (SWES) means a micro-generation wind energy conversion system consisting of a wind turbine (rotor and blades), a tower, and associated control or conversion electronics, which has a rated capacity that does not exceed the allowable rated capacity of less

than 1MW and which will be used primarily to reduce onsite consumption of utility power and is CSA approved.

Total height means the height from grade to the highest vertical extension of a SWES. In the case of a SWES 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.

Permit Requirements

Small Wind Energy Systems shall require a development permit depending on their location, as provided in the regulations for the land use districts in which they are allowed, unless exempted as per Schedule 3, Development Not Requiring a Development Permit.

Type A Small Wind Energy System: This use is defined as a Small Wind Energy System (SEWS) that is roof mounted any may include a turbine or blade system or has a tower which does not exceed 12.2 metres (40 ft.) in height.

Type B Small Wind Energy System: This use is defined as a Small Wind Energy System that has a tower which is greater than 12.2 metres (40 ft.) in height but does not exceed 24.4 metres (80 ft.) in height.

Information Requirements

(a) Applications for Small Wind Energy Systems shall include the following information where applicable:
   (i) all proposed Small Wind Energy Systems shall be commercially manufactured and applications shall include the manufacturers make and model number.
   (ii) the manufacturer's specifications indicating:
      (a) the SWES rated output in kilowatts or MW,
      (b) safety features and sound characteristics,
      (c) type of material used in tower, blade, and/or rotor construction;
   (iii) potential for electromagnetic interference;
   (iv) nature and function of over speed controls which are provided;
   (v) specifications on the foundations and/or anchor design, including location and anchoring of any guide wires;
   (vi) information demonstrating that the system will be used primarily to reduce on-site consumption of electricity; and
   (vii) location of existing buildings or improvements.

Referrals

(b) Prior to making a decision on a development application for a Small Wind Energy System, the Municipal Planning Commission may refer and consider the input of the following agencies and departments:
   (i) Alberta Utilities Commission,
   (ii) Transport Canada,
   (iii) NavCanada,
   (iv) any other federal or provincial agencies or departments deemed necessary.

Setbacks

(c) A Small Wind Energy System shall comply with all the setbacks that govern the principal use in the district in which it is located.

(d) No part of the wind system structure, including guy wire anchors, may extend closer than 6.0 metres (20 ft.). to the property boundaries of the installation site.

Development Standards

(e) There shall be a limit of one Small Wind Energy System per parcel unless otherwise approved by the Municipal Planning Commission.

(f) The system's tower shall be set back a minimum distance equal to the height of the tower from all parcel lines, and a minimum distance of 6.0 metres (20 ft.) from any other structure on the parcel on which the system is located. The parcel line setback may be reduced if the applicant demonstrates that:

(i) because of topography, strict adherence to the setback requirement would result in greater visibility of the system's tower than a reduced setback; and

(ii) the system's tower is set back a minimum distance equal to the height of the tower from any structure on adjoining parcels.

(g) The system's tower shall not exceed a maximum height of 24.4 metres (80 ft.) on a parcel.

(h) The system's tower shall be located and screened by landforms, natural vegetation or other means to minimize visual impacts on neighbouring residences and public roads, public trails and other public areas.

(i) The system's tower and supporting structures shall be painted a single, neutral, non-reflective, non-glossy (for example, earth-tones, grey, black) that, to the extent possible, visually blends the system with the surrounding natural and built environments.

(j) The system shall be equipped with manual and automatic over speed controls. The conformance of rotor and over speed control design and fabrication to good engineering practices shall be certified by a licensed mechanical, structural or civil engineer.

(k) The system's tower-climbing apparatus and blade tips shall be no closer than 4.6 metres (15 ft.) from ground level unless the system is enclosed by a 1.8-metre (6-ft.) high fence.

(l) The system's utility lines shall be underground where economically practical.

(m) The system shall be operated such that no electro-magnetic interference is caused.

(n) The system's maximum power shall be less than 1 MW.

(o) Small wind turbines shall not exceed 60 dB(A), or in excess of 5 dB(A) above the background noise at the property line, whichever is greater.

(p) Upon termination of the system's use, the entire facility, including the system's tower, turbine, supporting structures and all equipment, shall be removed and the site shall be restored to its pre-construction condition.

49. WIND ENERGY CONVERSION SYSTEMS – COMMERCIAL – See Schedule 9

50. OTHER ALTERNATIVE OR RENEWABLE ENERGY PROJECTS

(a) All alternative or renewable energy commercial or industrial developments, such as but not limited to, geothermal, micro-generation, micro-hydro, solar photovoltaic, solar thermal, geo-exchange, anaerobic digesters, waste-to-energy, biodiesel, biofuel or fuel cells, hydrogen production requires a development permit.

Information Requirements

(b) A development permit application shall be accompanied by the following information:

(i) an accurate site plan showing and labelling the proposed development and the location of overhead utilities on or abutting the subject lot or parcel, and identification of any sensitive, environmental or topographical features which may be present on the parcel, including canals, streams or water wells;

(ii) detailed information on the type of facility, structure or system and the energy process involved;

(iii) the manufacturer's specifications indicating (if applicable):

(a) the rated output in megawatts,

(b) safety features and sound characteristics;

(iv) any information regarding general public safety, emergency response plans;

(v) identification of any impacts to the local road system including required approaches from public roads having regard to MD of Ranchland standards;

(vi) information regarding setbacks from property lines and the proximity to structures or uses on both the site and adjacent parcels of land;

(vii) information or verification of the proposed source of water if required for the type of facility such as an ethanol plant; and

(viii) a plan or agreement with the landowner outlining how the site will be decommissioned and reclaimed if the use is discontinued, to the satisfaction of the Municipal Planning Commission.

Development Standards

Depending on the type of alternative or renewable energy project proposed, the Municipal Planning Commission may require that the applicant comply with any or all of the following standards or requirements:

(c) The applicant is responsible to apply for any Alberta Environment, AUC, EUB or other applicable provincial approvals or permits that may be required and must provide the municipality with a copy to be kept on file.

(d) The buildings or structures of a commercial or private energy project shall comply with all the property line and public roadway setbacks as established in the district in which it is located**.**

(e) The Municipal Planning Commission may require a larger setback than required in the applicable land use district having regard for the location of the development, adjacent land uses and natural, scenic or ecologically features of the landscape.

(f) The Municipal Planning Commission may apply to any energy generating facility any other standards that are provided for in the Land Use Bylaw, including:

(i) a condition to enter into a Development Agreement and either a Road Use Agreement or Road Use Maintenance Agreement with the MD of Ranchland No. 66 to address road maintenance and repairs that may arise from the development;

(ii) a condition to post security with the MD of Ranchland No. 66; and

(iii) a condition to allow the developer to register the approved project in phases.

51. TELECOMMUNICATION ANTENNA SITING PROTOCOLS

Telecommunication, radiocommunication and broadcast antenna systems are regulated by Industry Canada. An applicant proposing to locate a telecommunication, radio communication or broadcast antenna system within the MD of Ranchland No. 66, which does not meet the exclusion criteria in Schedule 11 shall be subject to the Siting Protocol process as stipulated. The Telecommunication Antenna Siting Protocol Application form and applicable fee must be submitted by the proponent to

the designated officer who will determine if the municipality will grant a letter of concurrence or non-concurrence.

(a) See Schedule 11 – Telecommunication, Radiocommunication and Broadcasting Antenna Systems and Supporting Structures.

52. TIMBER HARVESTING (LOGGING)

The intent of the standards is to manage logging on privately owned lands in specific geographic locations within the municipality and ensure municipal roads are protected. Municipal planning requirements may also apply to Crown lands where authorized by the province.

Application Requirements

(a) Timber harvesting or logging on private land in the AWA district is exempt from requiring a Development Permit for the personal harvesting of timber or clearing of trees, shrub, and brush.

(b) Timber harvesting or logging as a commercial activity requires a Development Permit if the following applies:

  (i) the area is greater than ten percent (10%) of the total title land area; or

  (ii) 6.0 ha (14.8 ac) or more in size; or

  (iii) where the merchantable timber being cut on the parcel contains 25m³ of gross wood volume.

(c) Commercial sawmills (lumber mills, paper-mills, malting) and associated buildings or structures do require a municipal Development Permit.

(d) In addition to the general Development Permit application requirements, where a Development Permit application for timber harvesting/logging activities is required, the Applicant shall submit:

  (i) a harvesting plan to be prepared in accordance with the Alberta Timber Harvest Planning and Operating Ground Rules, and the plan is to be reviewed and signed by an Alberta Registered Professional Forester;

  (ii) a location plan showing all hydrographic and topographic features, roads, buildings, and residences within 150.0 m (492.1 ft) of the property;

  (iii) information on haul roads to be used, and methods for dust control; and

  (iv) a reclamation program.

Standards and Regulations

(e) All logging activities shall be in accordance with an approved harvesting plan with special considerations with respect to water and soil protection and reclamation.

(f) The Municipal Planning Commission may restrict the hours of logging operations involving hauling on public roads, especially from November to March by limiting it to daylight hours only on Monday through Saturday and between 12:00 p.m. to sunset on Sunday.

(g) Restricted hours of logging operations involving hauling on public roads does not apply to sorting and loading of trees/timber on private land.

(h) All Municipal haul roads shall be maintained, and dust proofed with either oil, water, or other treatment acceptable to the Municipal Planning Commission.

(i) Developers may be required to enter into a either Road Use Agreements or Road Use Maintenance Agreements with the MD of Ranchland No. 66.

(j) Private personal yards with a sawmill cannot be unsightly and shall not store more than 50m³ of wood or lumber outside.

Other - Crown Land

(k) A development permit is not required to harvest trees or tree cut for personal use on provincial Crown land within Alberta's forest areas in accordance with compliance with the provincial Personal Use Forest Products Permits (PUFPP) authorization.

(l) In designated areas on Crown land within Alberta's forest areas a development permit is not required to harvest trees or cut and remove up to 50m³ of timber for personal use in accordance with compliance with the provincial Local Timber Permits (LTP) authorization issued as a non-commercial permit if it is used for personal use only (no resale).

(m) A Development Permit for timber harvesting or logging on Crown land as a commercial activity will be required where the disposition or the lease requires the lessee to comply with municipal planning requirements.

53. TOURIST HOMES (SHORT-TERM RENTALS)

A tourist home (short-term rentals) means a dwelling unit operated as a rental or lease accommodation unit, occupied by a guest or guests for a period not to exceed 28 days. The dwelling owner/operator may or may not be residing in the dwelling during the period it is being occupied by guests.

(a) The operation of a tourist home requires an approved development permit.

(b) Tourist homes are prohibited in districts except where they are expressly listed as a discretionary use.

(c) Development Permit applications for tourist homes shall be referred by the development officer to the regional Health Authority for comment, prior to making a decision on an application.

(d) Where approved, tourist homes shall be developed and operated in accordance with the following regulations in order to ensure that the impacts of this commercial use do not unduly affect the amenities of the residential neighbourhood in which they are located:

  (i) The maximum number of bedrooms in a dwelling unit used for a tourist home shall be four (4), with maximum of eight (8) 'sleeping' guests at one time.

  (ii) No sleeping units shall contain kitchen facilities.

  (iii) The development officer may issue a Stop Order at any time if, in the opinion of a development officer, the operator has violated any provision of this bylaw or the conditions of a permit.

  (iv) Tourist homes shall not interfere with the rights of other property owners or residents to quiet peace and enjoyment of their property.

  (v) Prior to making a decision on a development permit, the Municipal Planning Commission may require the applicant to submit a building inspection report to verify if the dwelling meets the *2019 National Safety Code – Alberta Edition* (*or subsequent updates)* requirements or if deficient, if it may be brought into compliance to address any safety issues.

(e) The operator of the tourist home shall:

  (i) not publicly display any form of advertising related to the tourist home except as provided for in this bylaw and unless in possession of a valid development permit at the time the advertisement is placed and displayed;

  (ii) keep and maintain, or have kept and maintained by a company or individual identified in the development permit application, a guest register that shall be reasonably available for inspection by development officer;

(iii) ensure that the building conforms to the *Alberta Safety Code* and any other provincial regulations;

(iv) be responsible for complying with Alberta Government requirements relating to the provincial tourism levy on accommodation; and

(v) comply with any requirements and obligations relating to the *Public Health Act, Housing Regulation* as applicable.



Schedule 5
SIGN REGULATIONS

SIGN REGULATIONS

Purpose: To provide clear standards to manage the erection and placement of signage in consideration of safety, and to protect the visual viewscape of the natural scenic beauty that the MD of Ranchland is known for. It is the intent of the MD of Ranchland to limit signage, except where necessary for direction or information purposes or to identify the premises of local businesses, in order to protect the legendary, historic and officially designated Cowboy Trail and the scenic views of Canada's Rocky Mountain foothills of the area.

1. For sign types and Definitions **– See Figure 2 and Definitions, Schedule 12**

2. Signs and billboards shall be prohibited except for signs advertising the principal use of the premises or the principal products offered for sale on the premises, unless otherwise indicated. Signs strictly prohibited include:

   (a) any sign that displays digital or video display, or change of copy display;

   (b) signage or messaging affixed or painted to the sides of vehicles or semi-tractor trailer units parked with the intent or purpose of displaying messaging or an advertisement to the public.

3. No signs or advertising structures of a commercial, direction or informative nature shall be erected on land or affixed to any exterior surface of any building or structure (including murals) unless an application for this purpose has been approved and a development permit has been issued.

4. No signs or advertising shall be erected on or affixed to private property by any other person without the prior consent of the property owner or tenant.

5. No sign, billboard, advertising structure or signboard shall be erected on or affixed to public property or land without the prior consent of the municipality or appropriate provincial department.

6. Notwithstanding the generality of clauses 1 and 2 nor the provisions of clauses 3 and 4 of this schedule, the following signs may be erected on land or affixed to the exterior surface of a building or structure by the owner or legal occupant without application for a development permit, provided that no such signs shall be illuminated:

   (a) a sign for the purpose of identification (including addresses), direction and warning;

   (b) a sign relating to a person, partnership or company carrying on a profession, business or trade;

   (c) a sign relating to a non-profit institution of religious, educational, cultural, recreational or similar character;

   (d) an advertisement in relation to the function of local authorities, utilities boards or other public or quasi-public bodies;

   (e) real estate sale advertising signs erected for the duration of the sale and removed within 21 days of the sale conclusion;

   (f) yard or garage sale signs erected on a temporary basis for a period not to exceed seven days;

   (g) federal, provincial or municipal candidate or party affiliation election signs erected during governmental election events; and

(h) any signage erected by the municipality for the purpose of municipal service, public works, public information, or directional signage.

7. No sign or advertisement shall be erected that resembles or conflicts with a traffic sign.

8. All signs shall be kept in a safe, clean and tidy condition, and the Municipal Planning Commission may, by order, require they be renovated or removed for cause.

9. No signs or advertising structures of any kind shall be permitted adjacent to a highway, including within 300m of the right-of-way boundary, or within 800m of an intersection, unless the prior approval of the appropriate government department has been obtained. Confirmation of Alberta Transportation approval or a roadside development permit approval must be provided to the municipality.

10. Lawn, fascia and freestanding signs only shall be permitted subject to the following limitations:

    (a) not more than two signs shall be permitted on the premises;

    (b) no sign or combined area of two signs, as permitted on a single premises shall be in excess of 40 sq. ft. (3.7 m^2) in area. Each sign may be double faced;

    (c) no sign shall be illuminated unless authorized by the Municipal Planning Commission and the source of light is steady and suitably shielded;

    (d) the maximum height of any freestanding sign shall be 16 feet (5.0 m) to accommodate property identification signs;

    (e) the maximum height of any lawn sign or front yard sign shall be 5 feet (1.5 m);

    (f) no sign shall create a visual obstruction to traffic.

11. Directional and informational signs may be permitted if warranted.

12. Portable signs require a permit if they do not meet the exemption criteria of the Sign Regulations, Section 6.

13. The development officer and/or the Municipal Planning Commission may require any sign to be removed or relocated if:

    (a) the sign becomes unsightly, unsafe or unstable;

    (b) the sign creates a snow or vehicular visibility problem;

    (c) the municipal road needs to be widened or upgraded.

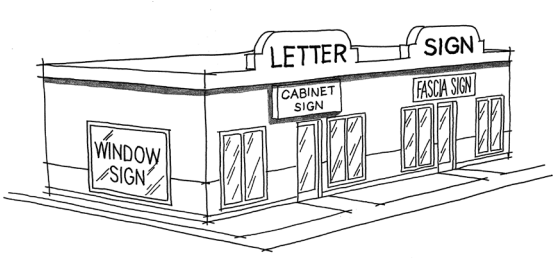
14. In addition to the above-noted signs, an approved home occupation (including bed & breakfast) or tourist home (short-term rental) in the municipality may have one identification sign attached to a building that does not exceed 4.0 sq. ft. (0.4 m^2) in area unless a larger sign is authorized by the Municipal Planning Commission.

FIGURE 2

SIGN TYPES - EXAMPLE DIAGRAMS



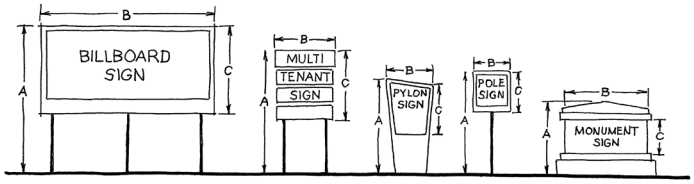
A-board// lawn/ sandwich sign



Fascia/ Window/ Letter/ Cabinet sign



Portable sign



Billboard/ Freestanding/ Pylon/ Pole/ Monument



Schedule 6

CRITERIA FOR HOME OCCUPATIONS

CRITERIA FOR HOME OCCUPATIONS

For the purpose of this bylaw, the following classes shall be used to distinguish various home occupations:

Class 1 – Home occupations that are considered to have no impact to neighbors and which involve only the establishment of an in-home office, phone, studio and no more than one commercial vehicle "A" as defined. [Home based musical instruction, educational instruction, hair dressing, artisan/craft persons and registered massage therapy are categorized as a Class 1.]

Class 2 – Home occupations which may include one or more of the Class 1 criteria as well as one or more of the following:

(a) an exterior identification sign,

(b) an in-home retail sales area,

(c) more frequent daily person client visits coming to the home,

(d) two additional (non-resident) employees are permitted,

(e) two commercial vehicles "B" as defined (in addition to one commercial vehicle "A"),

Class 3 – Home occupations which may include one or more Class 1 or Class 2 criteria as well as any non-residential activities which originate from an attached or unattached accessory building which include the manufacturing, processing, assembly, packaging, storage, warehousing, shipping, wholesale distribution and/or retail sales of goods or services which provided from the residential property. The following also applies:

(a) Limited outdoor storage may be permitted at the discretion of the Municipal Planning Commission if it is screened and out of public view.

(b) Three or more additional (non-resident) employees may be permitted as authorized by the Municipal Planning Commission.

(c) Client visits that are considered more impactful than a Class 2.

(d) In addition to one commercial vehicle "A" and two commercial vehicles "B" as defined, any additional vehicles may only be permitted at the discretion of the Municipal Planning Commission.

Note: An in-home bed and breakfast establishment is classified as a separate use (see also Schedule 4, section 32).

Where any doubt arises in determining the home occupation classification, the matter may be referred to the Municipal Planning Commission for clarification and whose decision shall prevail.

Home occupations, as defined, may be approved subject to the following conditions:

1. For Class 1 Home occupations, no person other than the occupant's immediate family and one paid assistant shall be engaged in such occupations on the premises. For Class 2 Home occupations up to

two additional (non-resident) employees are permitted, and for Class 3, more than two may be permitted at the discretion of the Municipal Planning Commission.

2. The use shall not involve the display or storage of goods or equipment upon or inside the premises such that these items are exposed to public view from the exterior.

3. No variation in the residential character and appearance of the dwelling, ancillary residential building, or land shall be permitted.

4. The number of customer visits and hours of operation may be defined and limited by the development officer or the Municipal Planning Commission to minimize impacts on surrounding residential uses.

5. A home occupation shall be confined to the residence or any accessory building, be subordinate to the principal use as a residence and shall be limited to those uses which do not interfere with the rights of other adjacent landowners. For Class 3, the Municipal Planning Commission may permit limited outside storage if it is determined the outside storage will not affect neighbouring properties and can be screened from public view. Conditions may be placed on permit approvals to manage this.

6. Commercial vehicles “A” (not exceed one ton (907 kg)), as defined, associated with the approved use may be parked either on the premises or an adjoining roadway.

7. Commercial vehicles “B” (exceed one ton (907 kg)), as defined, associated with an approved use may only be parked either on the premises or an adjoining roadway if it has been approved by the development officer or the Municipal Planning Commission.

8. One identification sign may be attached to the building but shall not exceed 4 sq. ft. (0.4 m^2) in area unless authorized by the Municipal Planning Commission.

9. A home occupation shall not include any use or operation which will cause or create a nuisance by way of dust, noise, vibration, electrical interference, smell, odours, heat, smoke, glare, or traffic generation.

10. No use requiring electrical or mechanical equipment shall cause a substantial fire rating change in the structure or the district in which the home occupation is located.

11. The approved use shall be valid only for the period of time the property is occupied by the applicant for such approved use.

12. The designated officer or Municipal Planning Commission may issue a temporary permit for a home occupation for a specified period of time.

13. Permits issued for home occupations may be subject to the conditions that the permit is renewed annually and may be revoked at any time if, in the opinion of the Municipal Planning Commission, the use is, or has become detrimental to the natural character and amenities of the surrounding area.

14. Home occupations shall not include any use declared by resolution of council to be undesirable as a home occupation.

15. Only one Home occupation permit shall be issued per dwelling. A home occupation cannot be issued if a bed & breakfast or tourist home (short-term rental) accommodation has been approved for the property.

16. A new development application must be submitted for consideration by the Municipal Planning Commission in order to:

(a) reinstate a permit that has been revoked, or

(b) make any substantial changes or additions to an approved use, or

(c) continue the home occupation use in a situation where a temporary permit has been issued for a specified period of time and that time frame has or is about to expire.

17. An application for a home occupation which involves an office in the home and telephone only, may be approved by the development officer. Home occupations with limited daily client visits that typically occur on an individual basis, such as hairdressers, private music lessons, may also be approved by the development officer.

18. The amount of vehicular traffic generated by the home occupation shall be addressed at the time a development application is decided upon by the Municipal Planning Commission. The Municipal Planning Commission may, as a condition of approval, limit the amount of traffic or client visits to a property approved to operate a home occupation if they deem it necessary.

19. The following are categorized as a separate land use and are subject to their own standards:

(a) Bed and breakfast establishments are categorized as a separate land use and are subject to Schedule 5, Specific Use Development Standards section 31, and Appendix 3.

(b) Tourist homes or Short-term rentals are also categorized as a separate land use and are subject to Schedule 5, Specific Use Development Standards section 49.

(c) Day homes, for the care of up to six children, are defined as its own use and does not require a development permit as outlined in Schedule 3.

FIGURE 3
HOME OCCUPATION CLASSIFICATION

	Class 1	Class 2	Class 3
Development Permit Required	No	Yes - Permitted	Yes - Discretionary
Number of Non-Resident Staff Allowed	1	2	3+ as approved by the MPC
Client Visits*	On an individual/ appointment basis	May not be by appointment	Consideration for impacts to neighbouring properties
Signs	1 Sign, not exceeding 4 ft^2, attached to the building unless otherwise approved by the MPC		
Outdoor Storage	No	No	Yes, as approved by the MPC
Commercial Vehicles	1 - Commercial Class A Vehicle	2 – Commercial Class B Vehicles	3 – 1 Commercial Class A & 2 Class B
Sales/Retail Area	No	Yes	Yes
Examples:	• Home Office • Musical Instruction • Education Instruction • Hair Dressing • Artisan/Craft Persons with Off-Site Sales • Massage Therapy	• Trades/ Contracting with multiple staff • Artisan/Craft Persons with In-Home Sales	• Manufacturing/ Processing • Wholesale Distribution • Retail Sales of Goods Provided from the Residential Property



Schedule 7

MOVED-IN BUILDINGS

MOVED-IN BUILDINGS

1. Any building to be moved in or placed on a parcel within any district established by this bylaw, other than a classified agricultural farm building in an Agricultural District, must be approved by the Municipal Planning Commission and prior to the Municipal Planning Commission considering an application to "move in" a building, the notification of the adjacent registered property owners shall be required. If no information is received from said owners within 14 days, the Municipal Planning Commission may proceed with a decision.

2. No building that is already situated in the municipality shall be relocated onto a different lot or parcel unless a development permit has been issued and any conditions of approval met.

3. The building and the land upon which it is to be located shall be subject to all conditions and standards specified for the particular land use district involved.

4. The development officer or the Municipal Planning Commission may require any or all of the following be provided before an application to relocate a building from one lot to another can be accepted as a completed application:

   (a) details of the purpose for which the building is to be used;

   (b) the name and consent of the registered owner of the site to which the building is to be moved;

   (c) written confirmation from a certified building inspector, at the applicant's cost, that the building meets, or can be made to meet, the provincial building code;

   (d) details of the building's size and structural condition, and year of original construction;

   (e) details of any proposed improvements, alterations or renovations;

   (f) an accurate plot or site plan of the site to which the building is to be moved;

   (g) one or more recent colour photographs depicting different sides (elevations/profile) of the building.

5. The Municipal Planning Commission may attach any or all of the following conditions to a development permit to relocate a building:

   (a) improvements, alterations or renovations required to meet other provisions of this bylaw, or to make the building compatible with surrounding uses and developments;

   (b) specified improvements or alterations to the building and/or its proposed site to be completed by a certain date;

   (c) the provision of financial security in a form acceptable to the municipality and in an amount up to $10,000 to ensure the terms of conditions of an approval are complied with;

   (d) final inspection and confirmation from a certified building inspector, at the applicant's cost, that the relocated building after renovations meets the provincial building code;

   (e) that the applicant enters into a either Road Use Agreement or Road Use Maintenance Agreement with the MD of Ranchland No. 66.

6. No building shall be relocated until at least 21 days after the date of notification of the issuance of the development permit or, in the event of an appeal, until the appeal is decided.

7. All structural and exterior renovation to a moved-in building shall be completed within 12 months of the issuance of a development permit.

8. This schedule applies to both non-residential and residential structures with the exception of manufactured/mobile homes and new modular housing. (Manufactured/mobile homes - see Schedule 8.)

9. The Municipal Planning Commission may exempt a building that has been designated or otherwise recognized as a historical building from compliance with one or more of the conditions in this schedule.

Schedule 8

MANUFACTURED/MOBILE HOME
MODULAR HOME / RTM (ready to move) HOME
DEVELOPMENT STANDARDS

Schedule 8

MANUFACTURED/MOBILE HOME MODULAR HOME / RTM (ready-to-move) HOME DEVELOPMENT STANDARDS

Purpose: These criteria and standards apply to all dwelling types that are constructed to a CSA standard, in a factory, or on a parcel off-site of the property where the dwelling unit is being sited and are subsequently transported by a truck to the subject parcel and includes manufactured/mobile homes, modular homes, RTM (ready-to-move) homes.

1. ELIGIBLE HOMES

(a) New manufactured/ mobile home units that have Canadian Standards Association (CSA) approval.

(b) Used manufactured/ mobile home units are subject to Municipal Planning Commission approval and:

(i) must be manufactured units of 800 sq. ft. (74.3 m^2) or more, constructed within the last 20 years;

(ii) applicant may be required to provide CSA approval for year constructed;

(iii) must be in a good state of repair;

(iv) the development application must be accompanied by recent colour photographs of all elevations (i.e. front, side and rear views), including additions, and may be subject to an inspection by the designated officer or his appointed agent to determine the unit's suitability.

(c) New modular homes or RTM (ready-to-move) homes that have Canadian Standards Association (CSA) approval or are constructed to the *2019 National Building Code – Alberta Edition (or subsequent update)*.

2. FOUNDATIONS, SKIRTING AND ANCHORING

(a) The placement of all manufactured/mobile homes, modular homes, or RTM (ready-to-move) homes shall be in accordance with the *2019 National Building Code – Alberta Edition (or subsequent update)*.

(b) The undercarriage of each manufactured/mobile home shall be completely screened from view by the foundation or by skirting within 30 days of placement of the manufactured/modular home.

(c) Modular homes and RTM (ready-to-move) home must be placed on full concrete, permanent foundations or basements.

3. ADDITIONS TO MANUFACTURED/MOBILE HOMES, MODULAR HOMES, RTMs

(a) Any proposed addition to a manufactured/ mobile home, modular home, or RTM (ready-to-move) home will be considered part of the unit and shall require a development permit.

(b) The colour and finish of any addition shall be of a quality, style and design which, in the opinion of the development officer, match or complement the unit. The materials used shall be limited to those normally used for the exteriors of residences.

4. UTILITIES

(a) Utility connections shall be installed by qualified tradesmen only, at the expense of the manufactured/ mobile homeowner. Electrical and natural gas hook-ups must be done by licensed journeymen.

(b) The Municipal Planning Commission may require that fencing, vegetation or other suitable screening be provided for uses that may be highly visible from nearby properties.

5. ADDITIONAL DEVELOPMENT CRITERIA

(a) This Land Use Bylaw may specify that, in certain land use districts, manufactured/ mobile homes must:

(i) be placed on full concrete, permanent basements, and

(ii) meet or exceed a width to length ration of at least 1:3.

(b) Every entrance into a manufactured/ mobile home, modular home, or RTM (ready-to-move) home 2 feet (0.6 m) or more above grade must have a landing and/or a set of stairs.

(c) The development officer or Municipal Planning Commission may require the provision of financial security in a form acceptable to the municipality and in an amount up to $10,000 to ensure the terms of conditions of an approval are complied with.

(d) The development officer or Municipal Planning Commission may impose development standards and requirements it determines are necessary as a condition of approval, to ensure the safety and quality of development is suitable for the property and neighboring area.

6. DEFINITIONS – **See Schedule 12**.

Schedule 9

WIND ENERGY CONVERSION SYSTEMS (WECS)

Schedule 9

WIND ENERGY CONVERSION SYSTEMS (WECS)

1. DEFINITIONS

The following definitions apply to this schedule:

Blade means an element of a WECS rotor, which acts as a single airfoil, thereby extracting kinetic energy directly from the wind.

Blade Clearance is reference to a horizontal axis rotor, the distance from grade to the bottom of the rotor's arc.

Horizontal Axis Rotor means a wind energy conversion system, typical of conventional or traditional windmills, where the rotor is mounted on a downward 5 percent angle to the earth's surface.

Over Speed Control means a device, which prevents excessive rotor speed.

Rotor's Arc means the largest circumferential path travelled by a WECS' blade.

Total Height means the height from grade to the highest vertical extension of a WECS. In the case of a WECS 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.

Towers means he structure, which supports the rotor above grade.

Vertical Axis Rotor means a wind energy conversion system where the rotor is mounted on an axis perpendicular to the earth's surface.

2. INFORMATION REQUIREMENTS

(a) Unless otherwise required by the Municipal Planning Commission, all development applications for larges-scale or commercial WECS shall be accompanied:

(i) by an accurate site plan showing and labelling the information outlined in this Schedule, and the location of overhead utilities on or abutting the subject lot or parcel;

(ii) scale elevations or photographs of the proposed WECS showing total height, tower height, rotor diameter, and colour;

(iii) the manufacturer's specifications indicating:
  (a) the WECS rated output in kilowatts;
  (b) safety features and sound characteristics;
  (c) type of material used in tower, blade, and/or rotor construction;

(iv) potential for electromagnetic interference;

(v) nature and function of over speed controls which are provided;

(vi) specifications on the foundations and/or anchor design, including location and anchoring of any guy wires;

(vii) provisions for grounding and lightning protection;

(viii) whether or not the applicant intends to interconnect the WECS with an existing electrical distribution or transmission system;

(ix) location of existing buildings or improvements.

3. REFERRALS

(a) Prior to making a decision on a development application for a WECS, the Municipal Planning Commission may refer and consider the input of the following agencies and departments:

(i) Alberta Utilities Commission,

(ii) Transport Canada,

(iii) Navigation Canada.

4. SETBACKS

General Setbacks

(a) A WECS shall comply with all the setbacks that govern the principal use in the district in which it is located.

(b) A WECS shall be located not less than twice the height of the WECS, as measured from the ground to the highest point of rotor's arc, from a dwelling unit, accessory building or public roadway.

Special Setbacks

(a) Where, in the opinion of the Municipal Planning Commission, the setbacks referred to in 4.1 above are not sufficient to reduce the impact of a WECS from a public roadway or a primary highway, the Municipal Planning Commission may increase the required setback.

(b) A WECS shall be located so that the horizontal distance measured at grade from the tower to any property boundary is at least the total height of the WECS.

(c) In the case of multiple WECS, setbacks can be increased from the minimum setback requirements in the district depending upon the number of WECS in a group and the prominence of the location.

5. MINIMUM BLADE CLEARANCE

(a) The minimum vertical blade clearance from grade shall be 24.6 feet (7.5 m) for a WECS employing a horizontal axis rotor unless otherwise required by the Municipal Planning Commission.

6. TOWER ACCESS AND SAFETY

(a) To ensure public safety, the Municipal Planning Commission may require that:

(i) a security fence with a lockable gate shall surround a WECS tower not less than 5.9 feet (1.8 m) in height if the tower is climbable or subject to vandalism that could threaten tower integrity;

(ii) no ladder or permanent tower access device shall be located less than 12 feet (3.7 m) from grade;

(iii) a locked device shall be installed on the tower to preclude access to the top of the tower;

(iv) all of the above be provided or such additional safety mechanisms or procedures be provided as the Municipal Planning Commission considers reasonable and appropriate;

(v) the use of tubular towers, with locked door access, will preclude the above requirements.

7. COLOUR AND FINISH

(a) Unless otherwise required by the Municipal Planning Commission, subject to (b) below, a WECS shall be finished in a non-reflective matte and in a colour which minimizes the obtrusive impact of a WECS to the satisfaction of the Municipal Planning Commission.

(b) A WECS may be required to be marked as an aircraft obtrusion in accordance with Transport Canada's regulations.

8. MULTIPLE WECS

(a) Two or more wind energy conversion systems on a parcel or lot will be considered a multiple WECS for the purposes of this bylaw.

(b) The Municipal Planning Commission may approve multiple WECS on a case-by-case basis having regard for:

(i) proximity to other immediate land uses,

(ii) density of WECS,

(iii) underlying land uses.

(c) The Municipal Planning Commission may notify adjacent landowners in order to solicit the views of the public in regard to the proposal prior to the Municipal Planning Commission making a decision.

9. HEIGHTS

(a) Total heights shall be calculated based on the definition provided in this schedule.

(b) The maximum height of a WECS shall be as determined by Municipal Planning Commission based on the merits of each application.



Schedule 10

KENNEL / DOG BOARDING REGULATIONS

KENNEL / DOG BOARDING REGULATIONS

Purpose: The kennel regulations are applicable to kennels, boarding facilities, dog day cares, dog breeding, and other uses that may be deemed to be similar in nature by the development officer or Municipal Planning Commission.

1. An application for a development permit must be made to the development officer by submitting:
   (a) a completed development application in Form A of Schedule 4;
   (b) the fee prescribed in Form A;
   (c) a site plan indicating the legal description, all property lines and easements, and the location of existing and proposed development in relation to lot boundaries; and
   (d) floor plans, elevations and sections at a minimum scale of 1:200 or such other scale as required by the development officer.

2. No buildings or exterior exercise area(s) to be used to accommodate dogs shall be allowed within 1000 feet (304.8 m) of any dwelling located on adjacent parcels and a diagram indicating the distances shall be submitted with the development permit application. A reciprocal setback from existing kennels shall be applied to all new dwellings.

3. All dog facilities, including buildings and exterior exercise areas, shall be located to the rear of the principal building and shall be constructed to the following standards:
   (a) interior walls and ceilings shall be constructed of washable building material;
   (b) exterior walls shall be fire-resistant and impervious to moisture;
   (c) doors, window frames and window sashes shall be impervious to moisture and rodent resistant;
   (d) insulation shall be required, taking into consideration the breed, age and overall health of the dogs; and
   (e) all facilities shall have adequate ventilation and light.

4. The Municipal Planning Commission may, when issuing a development permit, determine the maximum number of adult dogs that may be kept at any one time by the operator of a private or commercial kennel.

5. All pens, rooms, exercise runs, and holding stalls shall be soundproofed if deemed necessary by the Municipal Planning Commission which shall base its decision on the number of animals to be kept at the kennel, the proximity of the kennel to other uses and/or other kennels, and possibility that the noise from the kennel may adversely affect the amenities of the area.

6. In addition to soundproofing requirements, the times at which the animals are allowed outdoors may be regulated. In particular, all dogs at a kennel, including pups, may be required to be kept indoors between the hours of 9:00 p.m. and 7:00 a.m.

7. All kennel facilities shall be screened by both a visual and sound barrier, by fences and/or landscaping, from existing dwellings on adjacent parcels to the satisfaction of the Municipal Planning Commission.

8. Kenneling facilities shall be operated in accordance with health regulations and, in particular, excrement and similar waste shall be disposed of in a manner acceptable to Alberta Health Services.

9. As a condition of approval, the Municipal Planning Commission shall require that the applicant submit an inspection report, prepared by a doctor of veterinary medicine, to the Municipal District of Ranchland No. 66 on an annual basis.

Schedule 11

TELECOMMUNICATION, RADIOCOMMUNICATION, AND BROADCAST ANTENNA SYSTEMS AND SUPPORTING STRUCTURES

TELECOMMUNICATION, RADIOCOMMUNICATION AND BROADCAST ANTENNA SYSTEMS AND SUPPORTING STRUCTURES

SITING PROTOCOL

1. PURPOSE

This Appendix serves as the protocol for the installation and modification of telecommunication, radiocommunication and broadcasting antenna systems and supporting structures (antenna systems) in the MD of Ranchland No 66. The protocol establishes the procedural standard for public participation and consultation that applies to proponents of antennas systems and identifies the MD of Ranchland's preferred development and design standards.

2. APPLICABILITY

The federal Minister of Industry is the approval authority for the development and operation of antenna systems, pursuant to the *Radiocommunication Act*. Industry Canada recognizes the importance of considering input from local Land Use Authorities and the public regarding the installation and modification of antenna systems and encourages Land Use Authorities to establish a local protocol to manage the process of identifying and conveying concerns, questions and preferences to the proponent of an antenna system and Industry Canada.

The local protocol established in this Appendix applies to any proposal to install or modify a telecommunication, radiocommunication or broadcast antenna system and supporting structures within the MD of Ranchland which is not excluded from the consultation requirements established by Industry Canada in Client Procedures Circular CPC-2-0-03 [or subsequent/amended publications]. Proponents of excluded antenna systems are nevertheless encouraged to contact the MD of Ranchland to discuss the proposal and identify any potential issues or concerns and give consideration to the development and design standards in section 5 of this Appendix.

(1) Antenna Systems Siting Protocol **Exclusion List**:

Industry Canada has determined that certain antenna structures are considered to have minimal impact on the local surroundings and do not require consultation with the local Land Use Authority or the public. Industry Canada's publication, *Radiocommunication and Broadcast Antenna Systems CPC-2-0-03* lists the types of antenna installations exempted from the requirement to consult with the local Land Use Authority and the public. The installations listed in CPC-2-0-03 are therefore excluded from the municipal Land Use Bylaw, Appendix A, Telecommunication, Radiocommunication and Broadcast Antenna Systems and Supporting Structures Siting Protocol, which currently include:

(a) *New Antenna Systems:* where the height is less than 15 metres above ground level. This exclusion does not apply to antenna systems proposed by telecommunications carriers, broadcasting undertakings or third party tower owners;

(b) *Existing Antenna Systems:* where modifications are made, antennas added or the tower replaced*, including to facilitate sharing, provided that the total cumulative height increase is no greater than 25% of the height of the initial antenna system installation.** No increase in height may occur within one year of completion of the initial construction. This exclusion does not apply to antenna systems using purpose built antenna supporting structures with a height of less than 15 metres above ground level operated by telecommunications carriers, broadcasting undertakings or third party tower owners;

(c) *Non-Tower Structures:* antennas on buildings, water towers, lamp posts, etc. may be excluded from consultation provided that the height above ground of the non-tower structure, exclusive of appurtenances, is not increased by more than 25% and

(d) *Temporary Antenna Systems:* used for special events or emergency operations and must be removed within three months of the start of the emergency or special event.

No consultation is required prior to performing maintenance on an existing antenna system.

Proponents, who are not certain if their proposed structure is excluded, or whether consultation may still be prudent, are advised to contact the MD of Ranchland or Industry Canada for guidance.

* *The exclusion for the replacement of existing antenna systems applies to replacements that are similar to the original design and location.*

** *Initial antenna system installation refers to the system as it was first consulted on, or installed.*

[Note: Height is measured from the lowest ground level at the base, including the foundation, to the tallest point of the antenna system. Depending on the particular installation, the tallest point may be an antenna, lightning rod, aviation obstruction lighting or some other appurtenance. Any attempt to artificially reduce the height (addition of soil, aggregate, etc.) will not be included in the calculation or measurement of the height of the antenna system.]

3. MUNICIPAL REVIEW AND ISSUANCE OF CONCURRENCE OR NON-CONCURRENCE

(1) The MD of Ranchland's Development Authority (MPC) shall be responsible for reviewing and issuing municipal concurrence or non-concurrence for all antenna system proposals within the municipality which are not excluded under section 2 of this Appendix.

(2) Concurrence with a proposal will be measured against the requirements of the applicable land use district within which the antenna system is proposed, the development and design standards in section 5 of this Appendix, applicable policies of the MD of Ranchland Municipal Development Plan, and consideration of comment received during the public consultation process (section 7 of this Appendix) and any other matter deemed relevant by the Development Authority:

(a) when a proposal is given a concurrence decision, the proponent will receive a letter of concurrence from the Development Authority documenting its decision and any conditions;

(b) when a proposal is given a non-concurrence decision, the proponent will receive a letter of non-concurrence from the Development Authority describing the reasons for the decision.

(3) Municipal concurrence does not constitute approval of uses, buildings and structures which require issuance of a development permit under the land use bylaw. A proposal which includes uses, buildings or structures in addition to the antenna system, is required to obtain development permit approval for such uses, buildings and structures in accordance with the provisions of the land use bylaw.

4. MUNICIPAL REVIEW PROCESSING PERIOD

(1) Except as provided in subsection 4(2), the Development Authority will issue a decision of either **concurrence** or **non-concurrence** within 60 days of receiving a complete application package.

(2) The 60-day processing time period may be extended by the proponent or the MD of Ranchland, through mutual consent.

5. DEVELOPMENT AND DESIGN STANDARDS

Co-utilization of existing antenna systems is the preferred option within the MD of Ranchland. However, if co-utilization is not possible, the MD of Ranchland requests that the following development and design standards be adhered to:

Public Roadway Setbacks

An antenna system (including any support structures) proposed should be placed no closer than 40.0 metres (134 ft.) of the right-of-way of any developed or undeveloped municipal public roadway outside of hamlets. A lesser setback may be considered at the discretion of the Development Authority on a site-specific basis.

Lighting and Signage

(a) Proponents for antenna structures which are visible from higher density residential areas may be requested to employ innovative design measures to mitigate the visual impact of these structures. The proponent shall provide stealth structure options when requested by the Municipality. Stealth structure options will be based on an evaluation of the massing, form, colour, material, and other decorative elements, that will blend the appearance of the facility into and with the surrounding lands.

(b) The placement of signage on antenna systems is not permitted, except where required by applicable federal agencies.

6. APPLICATION SUBMITTAL REQUIREMENTS

(1) Proponents are encouraged to contact the MD of Ranchland in advance of making their submission to obtain information about the municipality's Antenna Systems Siting Protocol and identify any preliminary issues or concerns.

(2) The following application package shall be submitted to the MD of Ranchland for consideration of a proposed antenna system:

(a) a completed Telecommunication Antenna Siting Protocol application, including site plan;

(b) the prescribed fee, as set in the MD of Ranchland Appendix or Development Permit Fees;

(c) a description of the type and height of the proposed antenna system and any supporting structures;

(d) the proposed lighting and aeronautical identification markings for the antenna and any supporting structures;

(e) documentation regarding potential co-utilization of existing towers within 1600 metres (1.0 miles) of the subject proposal; and

(f) any other additional information or material the Development Authority determines to be necessary and appropriate to properly evaluate the proposed submission.

(3) Proposals for freestanding telecommunication antennas shall not be required to obtain a development permit unless buildings or structures are also proposed in addition to the antenna

system and supporting structures. For such proposals, the following shall be submitted in addition to the requirements of 6(2):

(a) a completed development permit application;

(b) the prescribed fee, as set in the MD of Ranchland Schedule of Development Fees.

7. NOTIFICATION AND PUBLIC CONSULTATION PROCESS

(1) Upon receipt of an application package, the development officer shall review the application for completeness and, if deemed complete, will:

(a) schedule a date for a development public meeting to be held by the Municipal Planning Commission, at which the proposal will be reviewed and comment received regarding the proposal;

(b) notify the proponent and/or representative of the antenna system of the development public meeting date;

(c) may be required to post a notice of the development meeting in a local newspaper circulating within the municipality or MD of Ranchland's social media sites in accordance with section 24 of the land use bylaw, if deemed necessary; and

(d) notify by mail persons likely to be affected by the proposal of the development hearing date in accordance with section 24 of the land use bylaw, including:

(i) landowners within 3.2 km (2 miles) of the proposed antenna system;

(ii) any review agencies deemed affected, as determined by the Development Authority;

(iii) any other persons deemed affected, as determined by the Development Authority.

(iv) The notifications must be sent 19 days prior to the public meeting date.

(2) The proponent or a representative of the antenna system(s) proposal should attend the development hearing and be prepared to explain all aspects of the proposal including the siting, technology, and appearance of the proposed antenna system.



Schedule 12
DEFINITIONS

DEFINITIONS

In this bylaw, words used in the singular include the plural, and words using the masculine gender include the feminine gender.

A

Accessory Building means any building:

(a) which is separate from the principal building on the lot on which both are located and the use of which the designated officer decides is normally subordinate and incidental to that of the principal building; or

(b) the use of which the designated officer decides is normally subordinate and incidental to that of the principal use of the site on which it is located.

Accessory Use means a use of a building or site which the designated officer decides is normally subordinate and incidental to the principal use of the building or site.

Addition means adding onto an existing building, provided that there are no structural changes to the existing building, no removal of the roof structure, and no removal of the exterior walls, other than that required to provide an opening for access from, and integration of, the existing building to the portion added thereto and there is a common structural connection from the existing building to the addition that includes a foundation, constructed to the minimum standards outlined in the Alberta Building Code, and a roof.

Adjacent means land that abuts a site and land that would abut if not for a road, lane, walkway, watercourse, utility lot, pipeline right-of-way, power line, railway, or similar feature.

Agricultural Buildings and Structures means a building or structure associated with and generally essential to an agricultural operation. Such structures or facilities may include but are not limited to the following: machine sheds, storage sheds, granaries, grain bins, silos, animal housing and/or feeding facilities, repair shops, corrals, pens, and other accessory farm/ranching structures.

Agricultural Machinery, Sales and Service means the use of land or buildings for the display, sale, service and/or rental of agricultural machinery.

Agricultural Supply Depot means a facility for the purpose of supplying goods, products, materials, and/or services that support agricultural uses, whether retail, wholesale, or in bulk. This shall include such goods and services as the handling, storage and sale of grain, seeds and feeds by a third party who is not a bona fide producer, fertilizers, chemical products, fuels, lubricants, parts or the rental, sale, repair and servicing of agricultural machinery and equipment but does not include the processing, buying or selling of farm produce or animals, except that it does include seed and grain milling, cleaning and drying.

Airport Site means the lands licensed as an airport by Transport Canada.

Alternative Energy means renewable or sustainable energy that is generally derived from natural sources (for example, the earth, sun, wind or water).

Amenity Area means an area or areas within the boundaries of a project intended for recreational purposes. These may include landscaped areas, patios, balconies, swimming pools and similar uses.

Animal Care Service means a development for the on-site or off-site treatment or grooming of animals and livestock within or outside buildings and includes the supplementary sale of associated products. This use includes veterinary offices or hospitals, animal shelters, boarding and breeding kennels, facilities for impounding and quarantining animals and related research facilities, pet grooming and salons. This use does not include kennels when **kennel** has been listed as a separate use in the district.

Apiary means a beehive or group or 'load' of managed bee hives.

Apiary Site means a site usually within a clearing or semi-cleared site) where an apiary may be located. Beekeepers may sometimes refer to an apiary site as a 'bee farm' or 'bee yard'.

Apiculture (also referred to as **beekeeping**) means the management and husbandry of honeybees.

Approved Use means a use of land and/or building for which a development permit has been issued by the designated officer or the Municipal Planning Commission.

Apron means a flat-surfaced area that surrounds and lies adjacent to a modular home pad.

Area Redevelopment Plan means a statutory plan in accordance with the *Municipal Government Act* and the municipal development plan for the purpose of all or any of the following:

(a) preserving or improving land and buildings in the area;
(b) rehabilitating buildings in the area;
(c) removing buildings from the area;
(d) constructing or replacing buildings in the area;
(e) establishing, improving or relocating public roadways, public utilities or other services in the area;
(f) any other development in the area.

Area Structure Plan means a statutory plan in accordance with the *Municipal Government Act* and the municipal development plan for the purpose of providing a framework for subsequent subdivision and development of an area of land in the municipality.

Auction Mart means a use of land or buildings for the auctioning and related temporary storage of household effects, goods and equipment, except livestock.

Automotive Sales means a development or use of land or buildings for the retail sale, lease, and/or rental of new or used automobiles. The service of automobiles is considered a separate use, but may be combined with automotive sales if permitted in the district.

Automotive Service means a facility for the repair and servicing of motor vehicles including, but not limited to, mufflers, oil changes, transmissions, engine replacement services and glass repair. Such facilities do not include the sale of gasoline and petroleum products.

B

Basement means any storey of a building of which the ceiling level is less than 6 feet (1.8 m) above the average finished surface level of the surrounding ground.

Bed and Breakfast means a home-based accessory development in a private owner-occupied dwelling where rooms are rented for short-term accommodation and a breakfast meal is prepared in the common kitchen of the principal residence by the owner and provided for registered guests. **Boarding House, Tourist Home** and **Visitor Accommodation** are separate uses.

Berm means a dyke-like form used to separate incompatible areas or functions, or constructed to protect the site or district from vehicular road or other noise.

Boarding House means a building (other than a hotel or motel) containing not more than 15 sleeping rooms where meals or lodging for five or more persons are provided for compensation pursuant to previous arrangements or agreements.

Buffer means a row of trees, hedges, shrubs or berm planted or constructed to provide visual screening and separation between uses, buildings, sites or districts.

Buildable Area means that portion of a lot or parcel which remains after all setbacks, minimum yard dimensions and separation distances have been deducted.

Building means anything constructed or placed on, in, over or under land, but does not include a highway or road or a bridge that forms part of a highway or road.

Building height means the vertical distance between grade and the highest point of a building excluding an elevator housing, a roof stairway entrance, a ventilating fan, a skylight, a steeple, a chimney, a smoke stake, a fire wall or a parapet wall and a flagpole or similar device not structurally essential to the building.

Building Inspector means the person or persons appointed by the municipality to be the chief building inspector in and for the Municipal District of Ranchland No. 66.

Bulk Fuel Sales means a development for the storing and distributing petroleum products and other similar crude oil products in bulk quantities.

C

Cabin means a seasonal habitable dwelling unit of not more than 800 sq. ft. (74.3 m^2) complete with sleeping, cooking and washroom facilities that is constructed, renovated or relocated in compliance with this bylaw and the *Safety Codes Act*.

Campground means the use of land for locating tents or **Recreational Vehicles** and includes any facilities or amenities secondary to the primary use.

> **Commercial Campground** means a development designed with two or more distinct sites to be used by the general public for short-term camping purposes and where admittance is based on the payment of a fee, or where admission is limited to members of a club, organization, or association. The use of the land is intended for seasonal occupancy by camping-related equipment. The campground may also include supplementary facilities such as an administrative office, washrooms, cooking and eating shelters, convenience retail operations, laundry facilities, and/or a living area for the owner/operator.
>
> **Family Campground** means an area on private land upon which no more than five recreational vehicles are located or maintained for temporary recreational occupancy, at no cost, to members of the landowner's immediate family or friends.

Institutional Campground means a formal group camp, on an approved area of land for recreational purposes, having such joint use facilities such as dormitories and kitchens and operated by not-for-profit organizations or service clubs.

Random Camping means the ad hoc placement of one or more tents, campers or recreational vehicles used to sleep overnight on areas of public or private lands, free of charge, where no camping-related services exist or are provided.

Cannabis means a plant Cannabis sativa, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not, and any substance or mixture of substances that contains or has on it any part of such a plant; and any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained, but does not include a non-viable seed of a cannabis plant.

Cannabis Cultivation means the growing and harvesting of cannabis as licensed by Health Canada.

Cannabis Nursery means the growing and harvesting of cannabis for the purposes of a nursery as licensed by Health Canada.

Cannabis Processing means a development (micro or standard size), as licensed by Health Canada, where cannabis is grown, harvested, processed, tested, destroyed and/or stored on site, but does not include Cannabis Retail Store.

Cannabis Retail Store means the use of a store, premises or a building for a commercial retail cannabis business, licensed by the Province of Alberta, where legal non-medical cannabis and cannabis accessories are sold to individuals who attend at the premises and the product sales or associated sales are expressly authorized by the Alberta Gaming, Liquor and Cannabis (AGLC).

Car Wash means a use for washing, cleaning, or polishing of motor and/or recreational vehicles either by mechanical devices or by hand on a commercial basis.

Carport means a partially-enclosed structure intended for the shelter of one or more motor vehicles and is typically attached to a dwelling along at least one side.

Caterer means a use in which food and beverages are prepared for consumption off the premises and are not served to customers on the premises or for take-out and is not a Restaurant.

Cemetery means a site established for the authorized and concentrated interment of human bodies or remains.

Chemical Processing and Storage means the use of land or buildings for the alteration, mixing and separation of chemical compounds in order to produce a new material and is typically considered as an intense industrial activity. Also includes the storage and distribution of related goods.

Clustered Development means a planning and development land use approach that concentrates buildings in close proximity together on a portion of the site, often sharing common yard space, to allow the remaining land to be used for recreation, open space, agriculture or preservation of historically or environmentally sensitive lands.

Coal means a combustible carbonaceous rock, classified as anthracite, bituminous, sub-bituminous, or lignite by ASTM Standard D 388-2017 (or as superseded).

Coal Combustion By-Products (CCB) means a collective term referring to any large volume material or residue produced from the combustion of coal or cleaning of stack gases regardless of ultimate commercial

application or disposal. Specifically, it includes fly ash, bottom ash, boiler slag, fluidized bed combustion ash, and flue gas desulfurization material.

Coal Combustion Products (CCP) means a collective term for materials or residues produced from the combustion of coal or cleaning of stack gases for which there is a commercial market and are reprocessed, sold, or stored for commercial use.

Coal Combustion Residues (CCRs) means any materials or residues produced from the combustion of coal. Also sometimes referred to as Coal Ash, Coal Combustion Ash, Coal Combustion Material.

Coal Combustion Wastes (CCW) means a collective term for materials or residues produced from the combustion of coal or cleaning of stack gases for which there are no commercial markets and they are disposed of as a solid waste.

Coal Exploration means the field gathering of:

(a) surface or subsurface geologic, physical, or chemical data by mapping, trenching, drilling, geophysical, or other techniques necessary to determine the quality and quantity of overburden and coal of an area; or
(b) the gathering of environmental data to establish the conditions of an area before beginning surface coal mining and reclamation operations under the requirements of the ASTM Standard D 388-2017 (or as superseded).

Coal Mining means and is included in mining activities **– see Mine and Mining Activities.**

Coal Mine Waste means a coal processing waste and underground development waste.

Coal Preparation means a chemical or physical processing and the cleaning, concentrating, or other processing or preparation of coal.

Coal Preparation Plant means a facility where coal is subjected to chemical or physical processing or cleaning, concentrating, or other processing or preparation. It includes facilities associated with coal preparation activities, including, but not limited to the following: loading facilities; storage and stockpile facilities; sheds; shops, and other buildings; water-treatment and water-storage facilities; settling basins and impoundments; and coal processing and other waste disposal areas.

Coal Processing Waste means earth materials which are separated and wasted from the product coal during cleaning, concentrating, or other processing or preparation of coal.

Combustible Material means organic material that is capable of burning, either by fire or through oxidation, accompanied by the evolution of heat and a significant temperature rise.

Commercial means the use of land and/or buildings for the purpose of public sale, display and storage of goods and/or services on the premises. Any on-premises manufacturing, processing or refining of materials may, at the discretion of the Municipal Planning Commission, be deemed to be a commercial use.

Commercial logging means the removal of existing timber stands within the municipality for profit, whereby the logs are removed from the site to be processed at a different location into dimensional lumber or other wood by-products.

Commercial/Private Recreation means the recreational use of land or a building for financial gain where the public is admitted only on the payment of a fee or where admission is limited to members of a club, organization, or association. Examples include go-cart tracks, paintball, riding stables or academies, golf driving ranges, and such other facilities as the Municipal Planning Commission considers similar in character and nature to any one or all of these uses. Commercial/Private Recreation may include dining or eating facilities, retail commercial uses, and dwelling or sleeping units, provided that such facilities are

accessory uses and clearly incidental to the principle recreational use of land and buildings. **Campground** is a separate and distinct use and may only locate with Commercial/Private Recreation where the land use district lists both uses as permitted or discretionary.

Commercial Trail Riding means the business of providing recreational horseback riding trips of varying duration but does not include horseback riding trips for the purpose of hunting, which is considered **Guiding**.

Commercial Vehicle "A" means a vehicle not exceeding a rated load capacity of one ton (907 kg), that is used for commercial or industrial purposes.

Commercial Vehicle "B" means a vehicle exceeding a rated load capacity of one ton (907 kg), that is used for commercial or industrial purposes.

Common Wall means a wall common to but dividing contiguous buildings; such a wall contains no openings and extends from its footing below the finished ground grade to the height of the exterior surface of the roof.

Comprehensive Development Plan means a detailed site layout plan for a single lot or two or more adjacent lots which:

(a) shows the location of any existing or proposed buildings; and

(b) describes the potential effect and/or relationship of the proposed development on the surrounding area and the municipality as a whole; and

(c) provides for access roads, water, sewer, power and other services to the satisfaction of the Municipal Planning Commission.

Conceptual Scheme means a detailed land use plan prepared for a specific area which has not been adopted by municipal bylaw.

Condominium means a building or structure where there exists a type of ownership of individual units, generally in a multi-unit development or project where the owner possesses an interest as a tenant in common with other owners in accordance with the provisions of the *Condominium Property Act.*

Confined feeding operation (CFO) has the same meaning as it has in the *Agricultural Operations Practices Act* and does not include grazing or livestock seasonal feeding and bedding sites.

Correctional Facilities mean a public or privately operated structure housing persons awaiting trial or persons serving a sentence after being found guilty of a criminal offense which would include prisons, jails or probation centers.

Country Residential Acreages means the use of a defined area of land less than the minimum parcel size for the district, the primary purpose of which is for a dwelling and associated yard or the establishment of a dwelling in a rural area, whether the dwelling is occupied seasonally, for vacation purposes or otherwise, or permanently.

Crown Land means land of the Crown in right of the Province of Alberta and that includes the bed and shores of all permanent and naturally occurring water bodies and watercourses.

Cryptocurrency (bitcoin) Mining means the process by which new digital or virtual currencies, bitcoins or altcoins are entered into circulation and is also the way the network confirms new transactions and is a critical component of the blockchain ledger's maintenance and development. "Mining" is performed using

sophisticated hardware that solves an extremely complex computational math problem and involves using multiple powerful computers and dozens of cooling fans.

Cut-off Parcel means a piece of land that is separated from the major area of the quarter section by:

(a) a permanent irrigation canal,
(b) a water course,
(c) a railway,
(d) a graded public roadway or highway,
(e) an embankment,

such that it is impractical, in the opinion of the Municipal Planning Commission, to farm or graze the piece of land either independently or with adjacent lands, including those under different ownership.

Council means the council of the Municipal District of Ranchland No. 66 in the Province of Alberta.

Critical Wildlife Zone means an area which is critical to a significant number of individuals of a species during at least part of the year. This can include, for example, wintering areas for ungulates, nesting or staging areas for waterfowl, colony sites for colonial nesters, and over-wintering areas for upland birds.

D

Day Home means a use within a private residence that may or may not be licensed by the Province of Alberta, where care, development, and supervision are provided for a maximum of six (6) children by persons unrelated to the children by blood or marriage for periods not exceeding 24 consecutive hours.

Day Care means a use licensed by the Province of Alberta to provide personal care, maintenance, supervision or education, for more than six (6) children under the age of 15 years. This includes home-based care, day-care centres, kindergartens, nursery schools, play schools, after-school programs, and other similar uses.

Deck means an unenclosed outdoor amenity space built as an aboveground platform, that may or may not be attached to a dwelling and is 0.61 meters (2 ft.) or greater in height measured from the finished grade to the underside of the supporting structure. When attached to the principal building, a deck shall be considered a part of the principal building for determining setbacks and lot coverage. When a deck is not attached to the principal building the deck shall be considered an **Accessory Structure** for determining setbacks and lot coverage. Where a deck is covered by a roof structure attached to the principal building it shall be considered a **Veranda** and where the deck is under 0.61 meters (2 ft.) it shall be considered a **Patio.**

Deferred Servicing Agreement means an agreement made in consideration of Sections 654 or 650 of the *Municipal Government Act*, between the municipality and applicant for the provisions of services to serve the development, whereby the municipality may agree to have the applicant delay or defer the requirements to provide or construct those services at a later date (as defined in the agreement); or, to require the applicant to tie-in to major municipal infrastructure at any time in the future whereby it may be installed to or past the property line of the parcel or development project, when the services were not initially installed or available in the location of where the development occurred.

Designated Officer means a person authorized by council to act as a development authority pursuant to section 625 of the *Municipal Government Act* and in accordance with the municipality's development authority bylaw.

Developed Residence means a dwelling that:

(a) in the opinion of the Municipal Planning Commission is habitable, based on comments from the appropriate Regional Health Authority;
(b) has developed legal access;
(c) has electrical and gas utilities available to the site;
(d) has a supply of potable water and a functional sewage disposal system;
(e) is situated on a permanent foundation.

Development means:

(a) an excavation or stockpile and the creation of either of them,
(b) a building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, over or under land,
(c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or
(d) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.

Development Agreement means a contractual agreement completed between the municipality and an applicant for a development permit which specifies the public roadways, utilities and other services to be provided by the permit holder as a condition of development approval provided the agreement is in accordance with sections 648, 650, 654 and 655 of the *Municipal Government Act*, as amended.

Development Authority means the Municipal Planning Commission, except in such instances whereby the designated officer may be the Development Authority, in accordance with the land use bylaw. Council may act as the Development Authority in accordance with a direct control bylaw.

Development Permit means a permit issued with or without conditions pursuant to this bylaw authorizing a development.

Direct Control means a specialized land use district established in the land use bylaw which allows the council to exercise particular control over the use and development of land or buildings within an area of the municipality pursuant to section 641 of the *Municipal Government Act*.

Discretionary Use see Use, Discretionary.

District means a defined area of a municipality as set out in the land use district schedules of uses and indicated on the land use bylaw district maps.

Dwelling unit means two or more self-contained rooms provided with sleeping, cooking, dining and sanitary facilities intended to be used permanently or semi-permanently as a residence for one or more individuals as a single housekeeping unit.

Duplex means a building containing two separate dwelling units typically with separate exterior access to each unit and connected by a common floor or ceiling. **Semi-detached dwelling** is a separate use.

Manufactured/Mobile Home means any dwelling used or constructed in such a manner that enables it to be conveyed upon public streets or highways notwithstanding that its running gear may be removed or that it be placed on a temporary or permanent foundation. A manufactured/mobile home is built to current Building Code and/or CSA standards and may be a single or double-wide. **Modular home, Moved-in building,** and **RTM home** are separate uses.

Moved-in building means a conventional, preconstructed, previously occupied building which is physically removed from one site, transported, and re-established on another site and does not include manufactured/mobile homes, modular homes or RTM homes.

Modular Home means a new dwelling unit not previously occupied that is built on a construction site, plant site, or building yard to current Building Code and/or CSA standards. The dwelling is then transported in multiple sections, delivered to the client's location, and installed on a basement or foundation. **Manufactured/mobile home, Moved-in building,** and **RTM home** are separate uses.

Multi-Unit Dwelling means a use (other than a rowhouse dwelling) containing three or more separate dwelling units separated by one or more common walls, which may or may not share a common entrance. **Row house/townhouse** is a separate use.

Row House/Townhouse means a building containing three or more separate dwelling units with each unit placed side by side and each having a separate entries and direct access to the outside grade. **Multi-unit dwelling** is a separate use.

RTM (ready-to-move) Home means a new dwelling unit not previously occupied that is built on a construction site, plant site, or building yard to current Building Code and/or CSA standards. The dwelling is then transported as one unit, delivered to the client's location, and installed on a basement or foundation. **Moved-in building** and **Modular home** are separate uses.

Semi-detached Dwelling means a residential building constructed on the lot intended for occupancy containing two separate dwelling units with separate exterior access to each unit, connected by a common (shared) wall between the two units, and may legally be subdivided by a property line. **Duplex** is a separate use.

Single Detached Dwelling means a residential building constructed and intended for occupancy containing a single dwelling unit which is not attached to any other dwelling by any means. Single detached dwelling and are **site-built dwellings** typically of stick frame construction.

E

Easement means a right held by one party in land owned by another, typically for access or to accommodate a public utility.

Eaves means the overhang or extension of a roof line beyond the vertical wall of a building.

Ecotourism means tourism directed toward exotic, often threatened, natural environments, especially to support conservation efforts and observe wildlife.

Environmental Education means field trips related to publicly or privately sponsored educational and interpretive programs.

Environmental Reserve means any parcel of land specified as environmental reserve by a Subdivision Authority pursuant to section 664 of the *Municipal Government Act*, as amended.

Environmentally Significant Areas means the areas identified in the Municipal District of Ranchland No. 66 as Environmentally Significant Areas.

Extensive Agriculture means the production of crops or livestock or both by the expansive cultivation or open grazing of one or more parcel(s) containing 160 acres (64.8 ha) more or less.

Existing Lot means a lot that existed at the time this bylaw was adopted.

Existing Parcel means a lot or parcel as defined in the *Municipal Government Act* and for which a certificate of title has been issued.

F

Farmstead means a part of an agricultural parcel developed with dwelling(s), structures, shelter belts, dugouts, storage areas for farm or ranching equipment, produce and fertilizer, etc. necessary to the extensive cultivation and/or grazing use of the major portion of land.

Farm/Industrial Machinery Sales, Rental and Service means the use of land or buildings for the sale, service and/or rental of agricultural implements, vehicles over 13,000 lbs (5,900 kg) tare weight and heavy machinery used in the operation, construction or maintenance of buildings, roadways, pipelines, oil fields, mining or forestry operations, and in freight hauling operations. Cleaning, repairing and sale of parts and accessories may be allowed as part of the principal use or as accessory uses.

Farm Supplies and Service means the use of land or buildings for the sale, storage, and distribution of grain (including grain elevators), livestock feed, fertilizer and chemicals used in agriculture.

Fence means a roofless structure, wall or hedge used as an enclosure or screening on any part of a lot.

Fill means the import and placement of natural uncontaminated earth or aggregate materials (e.g., clay, silt, sand, gravel) on a parcel for the purposes of altering/modifying grades, drainage, or building up a site for a proposed building or development, but does not include the import and placement of dry-waste or land fill waste materials.

FireSmart means a program developed in Alberta by Partners in Protection to educate stakeholders on the risks of developing in the Wildland Urban Interface and methods to reduce the risk of wildfire to developments. The publication *"FireSmart – Protecting Your Community from Wildfire"* (PIP, 1999) outlines minimum standards for development in the Wildland Urban Interface.

Flood Elevation, 1:100 Year means the water level reached during a 1:100 year flood as determined in accordance with the technical criteria established by Alberta Environment and Parks.

Flood Prone Lands means areas that may be subject to flooding from time to time.

Flood Risk Area means the area of land bordering a water course or waterbody that would be inundated by a 1:100 year flood (i.e. a flood that has a 1 percent chance of occurring every year) as determined by Alberta Environment in consultation with the municipality and may include both flood fringe and floodway.

Floor Area means the sum of the gross horizontal area of the several floors and passageways of a building, but not including cellars, attached garages, and open porches. All dimensions shall be outside dimensions.

Food Processing means an industry which refines, mills or alters a basic agricultural product into an edible commodity fit for human consumption.

Food Services/Catering means a land use which involves the preparation of meals at one location and delivers those meals to a second location for human consumption.

Foundation means the supporting base structure of a building built to current building code.

Frontage means the lineal distance measured along the front legal lot line facing a roadway.

G

Game Farms means the raising of specialized animals on a tract of land for the purpose of farming for the meat, skin, tourist viewing and/or the culling for horn off-take associated with sport hunting.

Garage (residential) means a development designed and used primarily for storage of motor vehicles. A garage may be an accessory building or part of the principal building.

Garden Centre means the use of land or buildings for the sale, display, growing and storage of garden, household, and ornamental plants and trees provided that the retail sale and display of plants and trees remains the principal use. This use includes the supplementary retail sale of fertilizers, garden chemicals and implements as well as associated products.

Grade means the average elevation of the finished ground or street surface.

Grain Elevator means a building normally located adjacent to a railway constructed for the purpose of storing harvested cereal crops until such time that the product can be transported to market.

Greenhouses – see **Horticulture**

Group Camp means a number of individuals taking part in the same educational or extra-curricular activities.

Group Home means development using a dwelling unit for a provincially-approved residential social care facility providing rehabilitative and supportive care for four or more persons. A group home may incorporate accommodation for resident staff as an accessory use.

Grouped Country Residential Development means two or more contiguous country residential lots.

Grouped Country Residential Resort Use means two or more contiguous country residential lots developed in conjunction with an approved recreation use.

Guest means an individual who occupies a dwelling unit on a temporary basis, for the purposes of visiting the occupants of the principal dwelling. A Guest does not rent or lease the space.

Guest Ranch means a ranch in an agricultural setting providing **Visitor Accommodation units** designed for vacationers offering primarily lodging, horseback riding and other activities typical of western ranches. **Bed and Breakfast, Boarding House, Visitor Accommodation,** and **Tourist Home** are separate uses.

Guiding means an individual or company who provides expertise, equipment, assistance and guidance in activities such as hunting, fishing, rafting, and backpacking.

H

Habitat Enhancement means the manipulation of plant, animal and microbe habitat for the purpose of improving the capacity of the habitat as a source of food, shelter, or cover for an identified species or suite of species.

Helipad means a designated area, usually with a prepared surface, used for the takeoff, landing, or parking of helicopters.

Heliport means a facility for the use of helicopters landing or taking off on a frequent basis and includes development of passenger terminals, service, repair and storage facilities and other necessarily ancillary developments required for the purpose of operating a heliport in accordance with all applicable statutes and regulations.

Highway Commercial means a use which provides goods and/or services required by the motoring public such as, but not necessarily limited to, service stations, cafes, restaurants, motor hotels, public roadside rest stops and campgrounds, recreation vehicle sani-dumps and private commercial recreation development.

Highway Maintenance Yards means the use of land or buildings for the storage and maintenance of vehicles and products used for sanding, plowing, grading, paving, repair or maintenance of the road network in an immediate area.

Home Occupation means any occupation, trade, profession or craft carried on by an occupant of a residential building as a use secondary to the residential use of the building, and which does not change the character thereof. No offensive noise, vibration, smoke, dust, odours, heat, or glare should be produced by the use. A home occupation may be classified as a Class 1, Class 2, or Class 3 (See Schedule 6, Criteria for Home Occupations). This use does not include **Cannabis Cultivation, Cannabis Nursery, Cannabis Process, or Cannabis Retail Store.**

Horticulture means the concentrated utilization of land or buildings for the raising of crops, plants or vegetables.

I

Improvement means any installation or physical change made to a property with a view to increasing its value, utility or beauty.

Industrial operation means a business engaged in secondary manufacturing, processing, assembling, disassembling, packaging, printing, cleaning, servicing, testing, storing and distribution of materials, goods, products or equipment.

Industrial/manufacturing means development used for manufacturing, fabricating, processing, assembly, production or packaging of goods or products, as well as administrative offices and warehousing and wholesale distribution uses which are accessory uses to the above, provided that the use does not generate any detrimental impact, potential health or safety hazard or any nuisance beyond the boundaries of the developed portion of the site or lot upon which it is situated.

Institutional means a use by or for an organization or society or municipality for public or social purposes and, without restricting the generality of the term, includes senior citizen housing, nursing homes, day care centres, places of worship, museums, libraries, schools, servicing and fraternal organizations, and government buildings.

Institutional facilities – see **Public and private institutional use**

Intensive Agricultural Pursuit means any concentrated method used to raise crops or to rear or keep livestock, animals, poultry or their products for market, including such operations as horse riding stables,

poultry farms, pastures, rabbitries, fur farms, greenhouses, tree farms, sod farms, apiaries, dairies, nurseries and similar specialty uses conducted as the principal use of a building or site.

Intensive Grazing is a pasture management program which utilizes pasture or rangeland wherein animals are allowed to graze only a small portion of the pasture and often the pasture has been cross fenced into small areas for the purpose of grazing livestock on each area for a short time on a rotational basis.

Intensive Horticultural Operation or Facility means a use of land or buildings for the high yield production and/or sale of specialty crops. This use includes greenhouses, nurseries, hydroponic or market gardens, tree, mushroom and sod farms and such other uses that the Municipal Planning Commission considers similar in nature and character to any one or all of these uses.

Intensive Livestock Operation means any land enclosed by buildings, shelters, fences, corrals or other structures which, in the opinion of the Municipal Planning Commission, or in accordance with the land use bylaw, is capable of confining, rearing, feeding, dairying or auctioning livestock, and excepting only wintering of a basic breeding herd of livestock and intensive grazing programs, and is less than the animal threshold numbers established by the Natural Resources Conservation Board (NRCB).

Isolated Country Residential means a small single-lot parcel of land or acreage created by subdivision for the purpose of accommodating a **single detached dwelling**.

K

Kennel means an establishment in which three or more dogs, more than one year old, are housed, groomed, bred, boarded or sold but does not include a veterinary clinic.

L

Landfill Sites – see **Noxious Industry**

Lane means a public roadway which provides a secondary means of access to a lot.

Loading Space means an unobstructed area provided and maintained for loading and unloading of a vehicle to a building or use on that parcel or lot.

Lot means an area of land the boundaries of which are shown on a plan registered in a Land Titles Office, or are describe in the certificate of title to the land, and that has not been divided into smaller areas by any plan or instrument registered in the Land Titles Office. The words **Site** and **Parcel** shall have the same meaning as the word lot.

M

Manufactured/~~M~~obile Home Park means a lot occupied by or intended for two or more **manufactured/mobile homes**, where each modular home site is not subdivided into a separately titled lot.

Manufactured/Mobile Home Sales and Service means development for the sale, rental or storage of new and used manufactured/mobile homes and includes supplementary maintenance services and the sale of parts and accessories.

Manufactured/Mobile Home Subdivision means lands divided into lots intended to be occupied by their owners for private residential purposes, and on which are erected permanent foundations for manufactured/mobile homes.

Marina means a series of connected docks located primarily in a sheltered area which provides secure moorings, protection and service for boats and other watercraft.

May means that a discretionary action is permitted.

Measurable Standards means the numerical values attributed to items listed in the land use districts and/or schedules of this Land Use Bylaw. Measurable standards refer to, include but are not limited to heights, setbacks, parcel sizes, lot coverage, parking stall requirements, sign copy areas, animal units or densities.

Mechanical and Structural Repair means the upgrading, maintenance or replacement of the airport hangars.

Minimum Building Setback means the shortest distance between the wall of a building and a designated lot line, measured from the building foundation.

Minimum Distance Separation (MDS) means the minimum distance calculated for separation between an intensive livestock operation and another use based on criteria established by the Natural Resources Conservation Board (NRCB), the municipality or provincial regulation, intent on minimizing land use conflicts.

Mine means an opening or excavation in the earth for the purpose of extracting minerals. More specifically it includes:

(a) A cavity in the earth from which minerals and ores are extracted.

(b) The act of removing minerals and ores.

(c) Any opening or excavation in or working of the ground for the purpose of mining, opening up or proving any mineral, mineral bearing substance, coal, ore body, mineral deposit, stratum, rock, earth, clay, sand or gravel and includes any place where mining is or may be carried on, all ways, works, machinery, plant, buildings and premises below or above ground belonging or used in connection with a mine, any excavation or opening of the ground made for the purpose of searching for or removal of mineral, coal, rock, stratum, earth, sand or gravel and any roasting or smelting furnace, concentrator, mill, work or place used for or in connection with washing, crushing, sifting, reducing, leaching, roasting, smelting, refining, treating or research on any of such substances. This definition shall not include:

(i) any excavation incidental to the erection of a building or structure for which a building permit has been issued;

(ii) any excavation incidental to the construction of any public works;

(iii) any asphalt plant; cement manufacturing plant or concrete batching plant; or

(iv) any sand or gravel pit, rock or stone quarry or wayside pit as defined herein this bylaw.

Mining Activities means all or any part of the process involved in the mining of minerals by removing over burden and mining directly from the mineral deposits, open pit mining or minerals naturally exposed, mining by auger method, dredging, underground mining, and surface work incidental to an underground mine including stockpiling, vehicle and equipment storage, haul routes and reclamation site. Mining activities does not include any of the uses identified in the “Natural resource extractive use” definition in this bylaw.

Mining Area means an individual excavation site or pit from which coal, other minerals and overburden are removed.

Mineral Disposal means the disposal or storage of waste products resulting from the processing of minerals and may include tailing sites and slag dumping sites.

Mineral Processing means the processing of raw materials extracted from the ground and may include smelting, or any other form of processing.

Property to be Mined means both the surface estates and mineral estates within the permit area and the area covered by underground workings.

Modular Construction means the construction of a building in prefabricated units at a factory or place other than that of its final assembly which:

(a) are assembled at the location where the building is to be permanently used;
(b) are transported from one point to another by being carried on a motor vehicle;
(c) are not constructed on a frame capable of being equipped with wheels and thus towed from one point to another; and
(d) are equipped at the factory with interior electrical and plumbing utilities and interior walls (if these elements are required in the modular building).

Modular Construction may be residential, commercial, or industrial in nature.

Municipal Development Plan means a statutory plan, formerly known as a general municipal plan, adopted by bylaw in accordance with section 632 of the *Municipal Government Act*.

Municipal Government Act (MGA) means the *Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26*, and subsequent amendments.

Municipal Planning Commission (MPC) means a committee appointed by council to act as a development authority pursuant to section 624(2) of the *Municipal Government Act* and in accordance with the municipality's development authority bylaw.

Municipal reserve means the land specified to be municipal reserve by a Subdivision Authority pursuant to section 666 of the *Municipal Government Act*.

Municipality means the corporate and political entity of the provincially defined geographic area of the Municipal District of Ranchland No. 66 in the Province of Alberta.

Municipal/school reserve means the land specified to be municipal and school reserve by a Subdivision Authority pursuant to section 666 of the *Municipal Government Act*.

N

Natural Resources Conservation Board (NRCB) means the board established by provincial statute to regulate confined feeding operations and associated uses, amongst other provincial matters, in the Province of Alberta.

Natural Resource Extractive Uses means those uses of land or buildings which are governed by the location of a natural resource and which involve the extraction or on-site processing and/or storage of a natural resource, except those industries which are deemed to be noxious or hazardous industries. Natural resource extractive uses include the following:

(a) cement and concrete batching plants;
(b) sand and gravel, clay or marl extraction operations;
(c) logging and forestry operations, including sawmills;
(d) oil and gas plants; and
(e) such other uses as established by council or the Municipal Planning Commission to be similar to any one or all of the above uses.

This use does not include **mining, mining activities** or other **associated mining uses,** and **quarry** which are separate uses.

Non-conforming Building, in accordance with the *Municipal Government Act*, means a building:

(a) that is lawfully constructed or lawfully under construction at the date a land use bylaw or any amendment thereof affecting the building or land on which the building is situated becomes effective; and
(b) that on the date the land use bylaw or any amendment thereof becomes effective does not, or when constructed will not, comply with the land use bylaw.

Non-conforming Use see **Use, Non-conforming**.

Noxious Industry means an industry which is hazardous, noxious, unsightly, or offensive and that may create noise, smoke, dust, odours, gas, glare, vibrations, or potential other off-site impacts and may negatively affect other uses, residents, wildlife, air, land, and water and, therefore, may not be compatibly located within the MD of Ranchland No. 66. Examples include, but are not limited to: abattoirs, mining activities, asphalt plants, sanitary landfill sites, sewage treatment plants or lagoons, waste-to-energy facilities, petrochemical processing, auto wreckers or other such uses determined by the Municipal Planning Commission to be similar in nature.

Noxious Industry, Grouped means two or more contiguous noxious industries.

Nuisance means any use, prevailing condition or activity which has a detrimental effect on living or working conditions.

O

Orientation means the arranging or facing of a building or other structure with respect to the points of the compass.

Outdoor Storage, Commercial means the exterior display, stockpiling, sale or safekeeping of materials, products, vehicles, trailers or equipment located on a property for profit either outside or partially enclosed by a structure with no walls. Where the Development Authority wishes to limit storage to **Recreational vehicles** only the **Recreational vehicle (RV) storage** use may be used instead of this use.

Outdoor Storage, Non-Commercial means the non-profit placement, stockpiling or safekeeping of materials, trailers or equipment of a personal, neighbourly or family-oriented nature. Where more than three (3) **Recreation vehicles** are stored on a property at any time the use shall be considered **Recreational vehicle (RV) storage**.

Owner means the person or persons shown as the owner(s) of land on the assessment roll of a municipality.

P

Parcel see **Lot.**

Parking Lot means a site or a portion of a site, devoted to the off-street parking of vehicles, including parking space, aisles, access drives, and landscaped areas, and providing vehicular access to a public street. When identified as a specific use in a land use district, the use is contemplated as a principal use of a lot. In all other cases, it is accessory to a principal use.

Parking Space means a space set aside for and capable of being used for the parking of one motor vehicle.

Patio means an uncovered horizontal structure intended for use as an outdoor amenity space, with a surface height no greater than 0.61 meters (2 ft.) above grade, measured from the lowest point of the finished grade of the ground to the highest underside of the supporting structure. **Deck** and **Veranda** are separate uses.

Permanent Foundation means a foundation installed to provide structural support for a building or structure, for a period of at least 20 years including: concrete slab on grade, concrete strip footings, wood or concrete full basement and pile or pier footings.

Permanent Habitable Dwelling means a non-temporary building or part of a building, continuing or enduring in the same state and place, intended to be used as a place of residence for humans, the condition of which allows for the inhabitants to live in reasonable comfort free of serious defects to health and safety and containing reasonable cooking, eating, living, sleeping and sanitary facilities.

Permitted use see **Use, Permitted.**

Places of Worship – see **Public and Private Institutional Use.**

Planning advisor means the person or organization retained by the Municipal District of Ranchland No. 66 to provide planning-related advice or services.

Porch means a covered platform, usually having a separate roof, at an entrance to a dwelling, or an open or enclosed gallery or room, which is not heated or cooled, that is attached to the outside of a building. For the purposes of this bylaw a porch is a **Veranda.**

Primary Residence means a **Dwelling Unit** that is lived in by the occupants for the majority of the year.

Principal Building means a building which:

(a) is the main building on a lot; or

(b) by reason of its use, is the primary purpose for which the lot is used.

Principal Use see **Use, Principal.**

Private Retreat Center means a facility which provides opportunities for small groups of people to congregate temporarily on a site for such purposes as education, health and wellness, enlightenment, contemplation, renewal or solitude and, by its nature, needs to be located in a quiet, sparsely populated, natural environment and may provide overnight accommodation. This use is smaller in size and character and not a **Resort**.

Prohibited use see **Use, Prohibited.**

Public Land Use Zone (PLUZ) means an area of Alberta public lands designated for unique uses or distinctive regions in accordance with the *Public Lands Act* and administered by the Land Management Branch in Alberta Environment and Parks, which regulates the activities that are allowed and not allowed in the zone.

Public and Private Institutional Use means a use of land or buildings for an organization or society for public or social purposes and includes the following:

(a) a school or educational facility whether public or private;
(b) churches or places of worship;
(c) medical facilities which provide both inpatient and out-patient services including hospitals, and nursing homes;
(d) government and municipal offices, libraries and similar developments;
(e) protective services, including fire halls, police stations and ambulance services;
(f) cemeteries; and
(g) such other uses as the Municipal Planning Commission considers similar in nature and character to any one of these.

Public and Private Recreation Use means a public or private park, playground, recreation area, including but not limited to hiking, biking, snow sledding, skiing, and/or walking trail, indoor or outdoor rink, gymnasium, sports field, campground, historic or archaeological site or any similar facility or use of land or buildings provided that the park, playground, recreation area or similar facility is owned and/or administered by any level of government, a private organization, association or society, but does not include all terrain vehicles, racetracks and motocross tracks which are prohibited uses. This use does not include **campgrounds** when campground has been listed as a separate use in a district.

Public Open Space see **Public Land Use Zone (PLUZ)**.

Public Roadway means land shown as a road on a plan of survey that has been filed or registered in a land titles office, or used as a public road, or any municipal controlled road allowance in the municipality whether developed or undeveloped and includes a bridge forming part of a public road and any structure incidental to a public road. The Old Forestry Roads controlled and managed by the municipality are also considered a public roadway.

Public or Private Utility means one or more of the following:

(a) systems for the distribution of gas, whether artificial or natural;
(b) waterworks systems (facilities for the storage, transmission, treatment, distribution or supply of water);
(c) sewage systems (facilities for the collection, treatment, movement of disposal of sanitary sewage);
(d) storm sewage drainage facilities;
(e) telecommunications systems;
(f) systems for the distribution of artificial light or electric power;
(g) facilities used for the storage of telephone, cable, remote weather stations or internet infrastructure; and
(h) any other things prescribed by the Lieutenant Governor in Council by regulation; but does not include those systems or facilities referred to in subclause (a) through (g) that are exempted by the Lieutenant Governor in Council by regulation.

Q

Quarry means a pit or excavation in the ground for the purpose of removing, opening up or proving any mineral other than coal or oil sands, and includes rock or stone excavation, and works and machinery belonging to or used in connection with the quarry.

Quarter section means a quarter of a sub-division of a Section (640 acres) of land and is approximately 1/2 mile by 1/2 mile in area and is a titled area of approximately 160 acres (64.8 ha).

R

Racetrack/Motocross Track means a measured or designed course whereby animals or machines are entered in competition against one another or against time.

Ranch means a part of an agricultural parcel developed with dwelling(s), structures, barns, fencing, corrals, shelter belts, dugouts, storage areas for ranching equipment, feedstock, product and fertilizer, etc. necessary to the extensive ranching and grazing use of the major portion of land.

Ranger Station means the use of land or buildings by individuals entrusted with protecting and preserving parklands at either a federal, provincial or local level.

Recreational Vehicle (RV) means a portable structure designed and built to be carried on a vehicle, or a unit designed and built to be transported on its own wheels to provide temporary living accommodation for travel and recreational purposes and includes, but is not limited to, such vehicles as a motor home, a camper, a travel trailer, and a tent trailer, but does not include a **Manufactured/mobile home**. A recreational vehicle is not designed or intended for use as a permanent dwelling, but as temporary living quarters for recreational camping, travel, vacation, or seasonal use.

Recreational Vehicle (RV) Storage means the use of land for storage of Recreational Vehicles. This use does not permit occupancy of the Recreational Vehicle on site. This use is not defined by the collection of compensation or lack thereof.

Registered Owner means:

(a) in the case of land owned by the Crown in right of Alberta or the Crown in right of Canada, the Minister of the Crown having the administration of the land; or

(b) in the case of any other land:

  (i) the purchaser of the fee simple estate in the land under an agreement for sale that is the subject of a caveat registered against the certificate of title in the land, and any assignee of the purchaser's interest that is the subject of a caveat registered against the certificate of title; or

  (ii) in the absence of a person described in paragraph (i), the person registered under the *Land Titles Act* as the owner of the fee simple estate in the land.

Regional Plan means the province of Alberta South Saskatchewan Regional Plan.

Regionally Sensitive Areas means lands within the municipality that are or may be environmentally sensitive including but not limited to:

(a) a swamp;

(b) a gully, ravine or coulee;

(c) an escarpment;

(d) a natural drainage course;
(e) riparian lands adjacent to the beds and shores of rivers, streams, creeks, water bodies, or natural drainage courses;
(f) wetlands;
(g) lands subject to flooding, including flood risk areas, floodways, and flood fringe;
(h) unstable lands;
(i) contaminated lands;
(j) a public park;
(k) a designated historic or archaeological site;
(l) an environmentally significant area; or
(m) a forest reserve.

Regionally Significant Areas means a public park, designated historic or archaeological site, environmentally sensitive area, forest reserve, or any similar facility owned and/or administered by any level of government.

Renewable Energy Alternatives means energy that is collected from resources which are naturally replenished on a human timescale such as sunlight, wind, rain, tides, waves, and geothermal heat.

Reserve Land means environmental reserve, municipal reserve or school reserve or municipal and school reserve pursuant to the *Municipal Government Act.*

Resort means a comprehensively planned and operated development offering recreational, educational, cultural, convention and conference facilities, and may include **visitor accommodation**, in a location chosen for the unique qualities and attributes of its natural physical setting. Appropriate uses within a resort may include, but are not limited to, **visitor accommodation**, private residences, convention and conference facilities, indoor and outdoor recreation facilities (e.g. golf courses, ski hills, tennis courts, health spas), retail and personal service facilities, and other uses suitable to the location and compatible with adjacent land uses. This use does not include campgrounds when **Campground** has been listed as a separate use in the district. A **Resort** is not a **Private Retreat Centre.**

Resource Development Activity means the removal of natural resources including oil, gas, minerals or timber on a commercial basis.

Resource Extractive Uses – see **Natural Resource Extractive Uses**

Resource Processing Activity means the extraction, refining or other processing of natural resources including oil, gas, minerals or timber on a commercial basis.

Restaurant means development where food and beverages are prepared and served and includes supplementary alcoholic beverage service and supplementary on- or off-premises catering services. This term includes restaurants, cafes, lunch and tea rooms, ice cream parlours, banquet facilities, take-out restaurants and such other uses as the Municipal Planning Commission considers similar in character and nature to any one of these uses. A Restaurant may also provide **Food services/catering** as a part of this use.

Retail Store means a building where goods, wares, merchandise, substances, articles or things are stored, offered or kept for sale at retail, and includes storage on or about the store premises of limited quantities of such goods, wares, merchandise, substances, articles or things sufficient only to service such a store. such goods, wares, merchandise, substances, articles or things sufficient only to service such a store. This use does not include **Cannabis Retail Store**.

Riding Arena (commercial) means a development where horses are boarded and cared for, and where instruction in riding, jumping and showing is offered, and where horses may be hired for riding.

Riding Stable (personal, non-commercial use) means a compound designed with stalls for the housing, bedding or confinement of four-legged animals used for riding purposes, for the benefit of the landowner only. This use does not include instruction for riding, jumping, showing, or boarding horses for the general public.

Rifle Range means a designated practice area designed for the purpose of controlled discharge of firearms or archery equipment.

Rodeo Grounds consists of an agricultural-recreation oriented facility where exhibiting horses and cattle and giving exhibitions of the speed, breeding and management of livestock and husbandry is a few of its functions and purposes, and which may also include facilities (arena, chutes, grandstand, corrals, stables, concession booths, etc.) to carry out such purpose, and may be managed by civic, private or non-profit organizations.

Rural Industry means an agriculturally-related industry which supports agriculture directly in rural areas and non-labour intensive industries which require relatively large areas of land, but require minimal on-site improvements, services and public amenities. Examples include, but are not necessarily limited to: seed cleaning plants, apiaries, grain elevators, storage warehouses, water treatment plants, reservoirs, anhydrous ammonia storage, alfalfa depots, livestock sales yards, alfalfa dehydrating plants and other uses determined by the Municipal Planning Commission to be similar in nature.

Rural Industry, Grouped means two or more contiguous rural industries.

Rural Recreation means the use of land, buildings or structures for the provision of recreational activities, pursuits or opportunities which are not conducive or practical in an urban environment which include, but are not limited to, hiking, fishing, outdoor archery, pistol, rifle and skeet clubs, rodeo facilities, guest ranches, health resorts or retreats, camping, boating or picnicking. This use does not include campgrounds when **Campground** has been listed as a separate use in a district.

S

Salvage or waste disposal facility means development for purchasing, receiving or transporting of spent materials or substances which may generate a detrimental impact or nuisance beyond the boundaries of the lot or parcel on which it is situated. This term includes uses such as autowreckers, salvage and scrap yards, garbage container services, effluence tanker services and such other uses as the Municipal Planning Commission considers similar in character and nature to any one or all of these uses.

Satellite Logging Yards means a development used for the sorting and loading of logs on a parcel that may be separate from the parcel in which the logging activities occurred.

Sawmill means a plant, building or structure used to cut, mill and process wood from saw logs to another use and may include land used for open storage of raw or finished lumber or products. It encompasses the entire area, including the log sort yard, the milling machines, the eventual sorting and storage area, and the administration and maintenance areas as well.

School – see **Public and Private Institutional Use**

Screening means a fence, wall, berm or hedge used to visually separate areas or functions which detract from the urban street or neighbouring land uses.

Service Station means premises or the portion thereof used or intended to be used for the servicing and minor repairing of motor vehicles and for the sale of gasoline, lubricating oils and minor accessories for motor vehicles.

Setback means the distance required between a building, development or use from a property line facing a street or other property line.

Shall means that the action is mandatory.

Shipping Container (c-container or sea-container) means any container that was used for transport of goods by means of rail, truck or by sea, they may also be referred to as cargo containers, c-containers or sea-containers. These containers are rectangular in shape and are generally made of metal. When used for any purpose other than transporting freight, a shipping container shall be considered a building and subject to the standards and requirements of the Land Use Bylaw.

Should means that the action is recommended.

Sign means any structure, object or mechanism erected, attached to, or placed at a specific location, land or building and intended to be seen and is used to convey a message for identification, directional, informational, commercial, and/or advertising purposes.

A-board/Sandwich/Folding Sign means a portable sign which is set on the ground, built of two similar pieces of material, and attached at the top by a hinge(s) so as to be self-supporting when the bottom edges are separated from each other and designed and built to be easily carried by one person.

Billboard means a large freestanding structure to provide a medium for advertising where the copy can be periodically replaced and is a sign greater than 3.0 m2 (32.3 sq. ft.) that may or may not contain advertising related to the development within the parcel upon which the billboard sign is located. This does not include an identification sign.

Canopy/Awning Sign means a sign placed on a permanent projection from the exterior wall of a building and is typically mounted, printed, painted, or otherwise attached to an awning, canopy or marquee, and where the projection or canopy has been primarily designed to provide shelter to pedestrians or vehicles.

Changeable Copy Sign means a sign where the content changes automatically through electronic and/or mechanical means and may include typical features such as an electronic message centre, or time and temperature unit.

Construction Sign means a temporary sign erected on a site where construction is taking place to identify the construction project and those parties having a role or interest in the construction.

Copy means the message on a sign in either permanent or removable form.

Copy Area means the entire area within a single straight line geometric figure or a combination of squares or rectangles that will enclose the extreme limits of the advertising message or announcement including decorations related to the specific nature of the advertising message or announcement.

Community Signs means any sign advertising a local community organization.

Fascia Sign means a sign attached across the face of a building, located approximately parallel thereto, in such a manner that the wall becomes the supporting structure for, or forms the background

surface of the sign, which does not project more than 0.30 meter (1 ft.) from the building or structure supporting said sign.

Freestanding Sign means any sign supported by a freestanding column(s) or legs or structure placed in or on the ground and not attached to any building or other structure.

Home occupation Sign means a sign advertising a home occupation approved under the provisions of the Land Use Bylaw.

Identification Sign means a sign where the copy contains only the following information:
(a) the name and/or address of a building, use or person; and/or
(b) the activity carried out by that person, or at that location.

This sign must be located on the lot where the service or business is located.

Lawn Sign means a sign where the base of the sign structure is located on the ground or a maximum of 0.3 meter (1 ft.) above the adjacent grade and the width of the base and the top of the sign structure are approximately equal.

Multiple Listing or Multi-tenant Sign means a sign that contains within one structural frame two or more smaller signs, each of which identifies or advertises a different business, organization, or facility.

Portable Sign means a sign that is not permanently affixed to a building, structure or the ground and is supported on a wheeled structure or trailer allowing it to be readily moved from one location to another with the sign area not exceeding 4.46 m^2 (48 ft^2).

Projecting Sign means a sign other than a canopy sign or fascia sign which is attached to and projects, more than 0.3 meter (1 ft.) horizontally from a structure or building face. Shingle signs may be considered a type of projecting sign.

Real Estate Sign means a sign pertaining to the sale or lease of the premises or a portion of the premises/property on which the sign is located.

Resident Identification Sign means a sign located on the premises, limited to providing the address and/or name of the owner or occupant of a building or premises.

Roof Mounted Sign means a sign that is placed on, above or is incorporated as part of the roof of a building or a sign where more than 50 percent of the copy face projects above the roof of a building.

Sign Area means the entire face of a sign including the advertising surface and any framing, trim or moldings, but not including the supporting structure, with the sign area of individual letter signs being the sum total of the area of the smallest straight line geometric figure that encloses the individual letters or figures of the sign.

Sign Content Area means the entire area within a single straight line geometric figure or a combination of squares or rectangles that will enclose the extreme limits of the advertising message or announcement including decorations related to the specific nature of the advertising message or announcement.

Sign Band means a prominent exterior display surface located horizontally between storefront windows and the cornice or roofline.

Sign Height means the vertical distance measured from the highest point of the sign or sign structure to the finished grade.

Sign Illumination means the lighting or exposure of a sign to artificial lighting either by lights on or in the sign or directed toward the sign.

Sidewalk or A-board Sign means a portable sign which is set on the ground, built of two similar pieces of material, and attached at the top by a hinge(s) so as to be self-supporting when the bottom edges are separated from each other and designed and built to be easily carried by one person.

Temporary Sign means a sign other than a portable sign which is not permanently attached to a supporting structure or building and designed or intended to be displayed for a short period of time, typically in place for less than 12 weeks.

Third Party Sign means any permanent off-premises sign advertising a commercial activity not located on the same lot or parcel of land as the sign.

Wall Sign means a sign fastened to or painted on the wall of a building.

Window Sign means a sign painted on, attached to, or installed on a window intended to be viewed from outside the premises.

Vehicle Sign means a sign mounted, painted, placed on, attached or affixed to a trailer, watercraft, truck, automobile, or other form of motor vehicle so parked or placed so that the sign is discernible from a public street or right-of-way as a means of communication or advertising.

Similar use means a use which is not specifically considered in a land use district but, in the opinion of the designated officer or Municipal Planning Commission, is similar in character and purpose to another use that is permitted or discretionary in the land use district in which such use is proposed, the designated officer or Municipal Planning Commission may:

(a) rule that the proposed use is either a permitted or discretionary use in the land use district in which it is proposed; and

(b) direct that a development permit be issued in accordance with the land use bylaw.

Single-detached dwelling – see **Dwelling unit**

Single Lot Undeveloped Country Residential means the creation of a vacant, isolated parcel by the means of a subdivision to accommodate the construction of a habitable dwelling unit which is prohibited in the Municipal District of Ranchland No. 66.

Single Lot Commercial means an isolated commercial activity established on a lot specifically zoned to facilitate a commercial entity and is a commercial use that is not considered a home occupation.

Site see **Lot.**

Site Plan means a plan drawn to scale illustrating the proposed and existing development prepared in accordance with the requirements of this Bylaw.

Slope Adaptive Housing means housing which incorporates specific building and site design methods that minimize the impact of site development on the natural environment, ensures slope stability, and responds positively to the aesthetic opportunities presented by construction on sloping lands. Techniques to achieve this normally include: design of rooflines and building massing designs to echo the angles and shapes of the surrounding landscape; breaking up of the building mass to conform to the slope; and the use of indigenous materials and compatible colours.

Small Wind Energy System (SWES) means a wind energy conversion system consisting of a wind turbine (rotor and blades), a tower, and associated control or conversion electronics, which has a rated capacity that does not exceed the allowable rated capacity of 3 kW and which will be used primarily to reduce onsite consumption of utility power and is CSA approved.

Sod Farm means the commercial growing of sod through seeding and stripping of topsoil to sell the final product.

Solar Collector means a device or structure that is capable of collecting and distributing solar energy for the purpose of transforming it into thermal, chemical or electrical energy.

Solar Collector Farm (Commercial) means a grouping of multiple (more than 5) 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, 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.

Solar Energy Collector, Individual means a smaller scale private solar energy collector system attached to an individual's wall, roof of a building, or free-standing structure, with the primary purpose of providing power to individual's private dwelling, accessory buildings, or agricultural related activities. They may provide excess power produced into the provincial grid system, but they are not to generate or exceed 1MW per parcel.

Solar Energy means a photovoltaic system using solar panels to collect solar energy from the sun and convert it to electrical, mechanical, thermal or chemical energy that is either intended for the sole use and consumption on-site by the landowner, resident or occupant, or for the commercial off-site consumption or distribution to the marketplace.

Solar Energy System means the use of land or buildings for the conversion of the sun's rays to thermal, electrical or mechanical energy.

Statutory Plan means a municipal development plan, area structure plan or area redevelopment plan adopted under the *Municipal Government Act*.

Stockpile means the temporary storage of materials on or off of a hard surface. Materials stored may include: soil, manure, forage crop or machinery.

Stop Order means an order issued by the Development Authority pursuant to section 645 of the *Municipal Government Act*.

Storey means that portion of a building included between the *top* of any floor and the *top* of the floor next above, or of the ceiling *if there is no floor above it.*

Structure means anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground. Among other things, structures include buildings, walls, fences, flagpoles, stairs and signs.

Subdivision means the division of a parcel or Certificate of Title by an instrument, and "subdivide" has a corresponding meaning.

Subdivision and Development Appeal Board means the tribunal established, by bylaw, to act as the municipal appeal body for subdivision and development.

Subdivision Approval means the approval of a subdivision by the Subdivision Authority.

Subdivision Authority means the person or body empowered to approve a subdivision.

Surveillance Suite means a dwelling unit or sleeping unit that is developed in conjunction with a principal use so that the dwelling is a supplementary use to that principal use, and which is used solely to accommodate a person or persons, whose function is to provide surveillance, maintenance and/or security for a development provided for in the land use district.

T

Taxidermist means an individual engaged in the art of preparing life-like representations of animals by stuffing the skin or usually fashioning a wooden or plaster model on which the skin of the specimen is mounted or moulded.

Telecommunication Antenna means a structure and any associated system, including all masts, towers and other antenna supporting structures that is used for the transmission, emission or reception of television, radio or telecommunications.

Telecommunication Facility means an antenna or tower, typically constructed of metal and used to convey telecommunications signals and includes any related ancillary structures. It may also be a shortened tower or antennae on top of a structure.

Temporary Development means a use, building and/or structure maintained for a designated time period (i.e., not meant to be permanent) as specified in a temporary development permit and ceased and removed after that time.

Temporary Storage Yard means development used exclusively for temporary outside storage of goods and materials where such storage of goods and materials does not involve the erection of permanent structures or the material alteration of the existing state of the land. Typical uses include storage yards for construction vehicles, equipment and materials or recreation vehicles.

Temporary Structure means a structure without any foundation or footings and which is removed when the designated time period, activity or use for which the temporary structure was erected has ceased.

Timber Harvesting means the process of cutting, removal, and processing logs from harvestable timber, either by selective, strip or clear-cutting practices, and moving trees or logs to a location for transport. It may include skidding, on-site processing, and loading of trees or logs onto trucks or skeleton cars. This use may also be commonly referred to as logging.

Total Height (in relation to WECS) means the height from grade to the highest vertical extension of a WECS. In the case of a WECS 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.

Tourist Home (short-term rental) means a **dwelling unit** operated as a temporary or short-term rental or lease accommodation unit, occupied by a **guest** or guests for a period of less than 28 days continuous days where the residence owner may or may not be present or residing on site, and includes all temporary or short-term rentals, vacation homes, or temporary accommodation for commercial purposes or for compensation. **Boarding House, Bed and Breakfast, Guest Ranch,** and **Visitor Accommodation** are separate uses.

Tower means a vertical structure used to support, including but not limited to telecommunication, navigational, microwave, power generation, telephone, transmission, cellular or directional devices.

Truck Repair and Servicing means a facility for the servicing and repair primarily of licensed motor vehicles with a gross vehicle weight in excess of 8818 lbs. (4000 kg).

Truck Stop means a service station which caters to large commercial vehicles such as semi-trailer trucks as well as intermediate-sized vehicles and passenger vehicles. The use "Truck stop" includes an accompanying restaurant or cafe as well as a card lock or key lock motor vehicle fuel dispensing facility. The use may also include general retail sales, vehicle towing services, limited vehicle sales or rentals and similar uses provided that any such uses are clearly accessory uses and incidental to the operation of the truck stop in the opinion of the Municipal Planning Commission.

Truck Transport Depot means a centralized area for the dispatching, parking, loading, unloading, storage and/or servicing of large commercial trucks engaged in the business of transporting goods and materials to specified destinations.

Truck Wash – see **Car Wash**

Trucking Establishment means a facility for the purpose of storing and dispatching trucks and tractor trailers for transporting goods.

U

Unsubdivided quarter section means a titled area of 160 acres (64.8 ha) more or less, but excluding road widenings, previous subdivision for school sites and other public uses.

Use means the purposes for which land, or a building is arranged or intended, or for which either land, a building, or a structure is, or may be, occupied and maintained.

Use, Discretionary means the use of land or building(s) provided for in the Land Use Bylaw for which a development permit may be issued, following receipt by the Designated Officer of a completed application with appropriate details and fees.

Use, Non-conforming in accordance with the Municipal Government Act, means a lawful specific use:

(a) being made of land or a building or intended to be made of a building lawfully under construction, at the date of a Land Use Bylaw or any amendment thereof, affecting the land or building, becomes effective; and

(b) that on the date the Land Use Bylaw or any amendment thereof becomes effective does not, or in the case of a building under construction will not comply with the Land Use Bylaw.

Use, Permitted means those uses as prescribed in Part 2 of this Bylaw for which a development permit shall be issued with or without conditions by the Development Authority upon application having been made to the Development Authority if the proposed use conforms to this Bylaw.

Use, Principal means the main purpose or primary activity for which a site or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained.

Use, Prohibited means any use that is neither permitted nor discretionary, and is not deemed similar to another use or is specifically listed in a land use district as a prohibited use.

Use, Similar means a use of land or building(s) for a purpose that is not provided in any district designated in this Bylaw, but is deemed by the Development Authority to be similar in character and purpose to another use of land or buildings that is included within the list of uses prescribed for that district.

Utilities means any one or more of the following:

(a) systems for the distribution of gas, whether artificial or natural;

(b) facilities for the storage, transmission, treatment, distribution or supply of water or electricity;

(c) facilities for the collection, treatment, movement or disposal of sanitary sewage;

(d) storm sewage drainage facilities;

(e) any other things prescribed by the Lieutenant Governor in Council by regulation;

but does not include those systems or facilities referred to in subclauses (a) to (d) that are exempted by the Lieutenant Governor in Council by regulation.

V

Vegetation Management means the manipulation of plant material for purposes such as the spread of wildfires, or the control of plants or diseases.

Vehicle Sales and Rental Use means a use of land or buildings for the sale of automobiles, vans, motorcycles, snowmobiles, tent and holiday trailers, boats and other recreational vehicles and craft and trucks with a tare weight not exceeding 13,000 lbs. (5,900 kg). This use includes supplementary vehicle maintenance and cleaning, sale of parts and accessories and dispensing of motor fuel.

Veranda means a roofed structure adjoining a principal building, or built as a structural part of it, and may be partly enclosed. A veranda may be a porch or balcony but is not a **deck** or **patio.** A veranda shall be considered a part of the principal building for determining setbacks and lot coverage.

Vertical axis rotor means a wind energy conversion system where the rotor is mounted on an axis perpendicular to the earth's surface.

Veterinary clinic means a facility for the care of animals but does not include outdoor pens, runs or enclosures.

Visitor Accommodation means a building or group of buildings not intended for residential use where sleeping facilities are provided for persons for periods of up to 30 days and which may also contain recreational facilities, commercial uses and additional facilities including but not limited to eating establishments, drinking establishments, room service, meeting rooms, public convention rooms, and laundry service. Where the majority of visitor accommodation units within the visitor accommodation contain suites of more than one room, two or more of the following services shall be provided: eating establishment, drinking establishment, room service, public convention room, or laundry service. This definition does not include lodges. Visitor accommodation may be a hotel or motel and may be located in **Resort**.

Visitor Accommodation Unit means a room or suite of rooms located within visitor accommodation which has a door leading directly to a public hallway or other public access area.

W

Waiver means the relaxation or variance of a development standard established in the land use bylaw. For the purpose of this bylaw, only the Subdivision and Development Authority or, on appeal, the Subdivision and Development Appeal Board can waive provisions of the land use bylaw, except those which the development officer is authorized to grant under this bylaw.

Warehouse means a building used or intended to be used predominantly for the indoor storage of goods and merchandise.

Warehousing means the use of a building for the storage of materials, products, goods and merchandise.

Waterbody means any natural or artificial collection of water, whether permanent or temporary.

Water Course means any natural or artificial stream, river, creek, ditch, channel, canal, conduit, culvert, drain, waterway, gully, ravine or wash in which water flows in a definite direction or course, either continuously or intermittently, and has a definite channel, bed and banks, and includes any area adjacent thereto subject to inundation by reason of overflow or flood water.

Weigh Scale, Government means the use of scales in weighing or measuring transported goods for the purposes of ensuring commercial vehicle compliance with provincial or federal laws.

Welding shop means a business engaged in the fabrication, assembly or repair of machinery or equipment by heating materials to a fluid state and uniting or consolidating them at a common point known as a weld.

Wetland means land saturated with water long enough to promote the formation of water altered soils, growth of water tolerant vegetation, and various kinds of biological activity that are adapted to the wet environment.

> **Wetland, Naturally Occurring** means a wetland where water has or does accumulate to the water elevations documented to have occurred under natural conditions.
>
> **Wetlands, Retained** means wetlands that will not be disturbed during development, which requires that any development be designed to maintain the pre-development wetland classification as set out in a municipal approved Wetland Report.
>
> **Wetland Classification** means the designation assigned to a wetland pursuant to various methodologies including the Stewart and Kantrud (1971) Wetland Classification Methodology.
>
> **Wetland Function** means a process or series of processes that take place within a wetland.
>
> **Wetland Value** means the importance of a wetland from an ecological and human perspective. It is assessed based on the relative abundance on the landscape and other key criteria such as biodiversity, water quality improvement, flood reduction, and human values, such as recreation, education, and cultural significance.

Wildland Urban Interface (WUI) means an identified area where residential, industrial or agricultural developments are located within or near wildland settings with natural vegetation, that are at risk from wildfire.

Wildlife corridor means an area which provides or is designed to provide connectivity between patches of wildlife habitat. Wildlife corridors generally do not fulfill the requirements of wildlife habitat patches except for the physical security provided by vegetative cover or other buffers from development.

Wind energy conversion system (WECS) means one or more structures designed to convert wind energy into mechanical or electrical energy.

Workshop means a small establishment where manufacturing or craftwork is carried on by an individual or proprietor with or without helpers or power machinery.

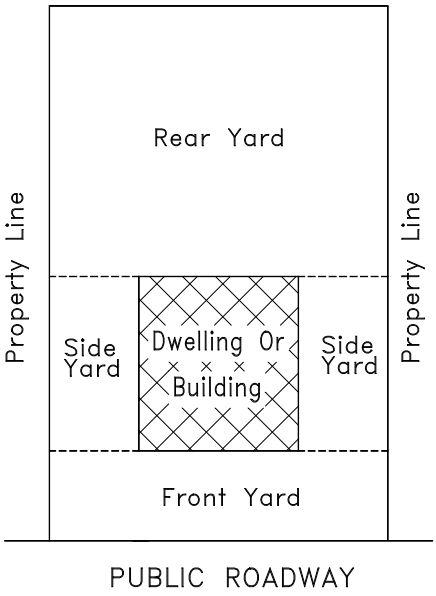
Y

Yard means the area between a lot line and the nearest part of any building, structure, development, excavation, or use on the lot.

Yard, Front means a yard extending across the full width of a lot and situated between the front lot line and the nearest portion of the principal buildings.

Yard, Rear means a yard extending across the full width or a lot and situated between the rear lot lines and the nearest portion of the principal building.

Yard, Side means a yard extending from the front yard to the rear yard and situated between the side lot lines and the nearest portion of the principle building as shown in Figure 1.





Schedule 13

FEES

FEES

1. For the purpose of this bylaw the following fees are applicable:

(a)	Application for a Permitted Use (unless otherwise prescribed)	$100.00
	Porches, decks and verandas	$75.00
(b)	Application for a Discretionary Use (unless otherwise prescribed)	$300.00
(c)	Change of Use (for similar type)	$100.00
(d)	Application for a Demolition Permit	$75.00
(e)	Application for a Land Use Bylaw Amendment	$1,000.00
(f)	Request for a Letter of Compliance	$50.00
(g)	Request for a Bylaw Waiver or Variance (plus Permitted or Discretionary Use fee)	$100.00
(h)	Entering into a Road Use or Road Use Maintenance Agreement	$150.00
(i)	Municipal Review/Approval of Emergency or Fire Response Plans	$200.00
(j)	Telecommunication Siting Application (Letter of Concurrence) *	$300.00
(k)	Meteorological or Bat Monitoring Towers	$200.00
(l)	Solar Energy Collector, Commercial (per parcel)	$500.00
(m)	Wind Energy Conversion System, Commercial (per parcel)	$500.00
(n)	Other Alternative or Renewable Energy Projects (per parcel)	$300.00
(o)	Sand, Gravel, and Aggregate Operations	$500.00
(p)	Mining Activities/Operations	$1,000.00
(q)	Request to convene a Special Meeting • Council • Municipal Planning Commission	$1,000.00
(r)	Appeal to the Subdivision and Development Appeal Board	$400.00
(s)	Registration and Administrative Costs • Easements (applicant to provide legal document for execution) • Save Harmless Agreements (applicant's legal counsel to provide document for execution) • Party Wall Agreements/ Caveats/ Restrictive Covenants (applicant to provide legal document for execution) • Development Agreements • Encroachment Agreements (municipal)	$150.00

2. In any case, where a required fee is not listed in the fee schedule, such fee shall be determined by the development officer or the Municipal Planning Commission.

3. The Municipal Planning Commission may determine that the whole or any part of an application fee may be returned to the applicant.

4. When, in the opinion of the development officer or the Municipal Planning Commission an application is substantially revised, the applicant may be required to pay an additional 50 percent of the original fee prior to the consideration of the revised application.

5. When a development has been commenced prior to a development application being made, and the applicant subsequently submits an application, a fee may be charged that is double the normal permit fee to a maximum of $2,000.00.

* Additional processing and advertising fees may apply, refer to Application form and Schedule 11

APPENDIX 1

Subdivision and Development Authority Bylaw

MUNICIPAL DISTRICT OF RANCHLAND NO. 66
IN THE PROVINCE OF ALBERTA
SUBDIVISION AND DEVELOPMENT AUTHORITY BYLAW NO. 08/95

1. BEING a bylaw of the Municipal District of Ranchland No. 66 in the Province of Alberta to establish a municipal Subdivision and Development Authority;

AND WHEREAS, the Municipal Government Act, Chapter M-26.1, 1994 as amended from time to time requires the municipality to adopt a bylaw to establish a municipal Subdivision and Development Authority by December 1, 1995;

AND WHEREAS, the Subdivision and Development Authority is authorized to make decisions on applications or development approval in accordance with the administrative procedures, land uses and schedules established in the municipal land use bylaw;

AND WHEREAS, this bylaw may be cited as the Municipal District of Ranchland No. 66 Subdivision and Development Authority Bylaw;

NOW THEREFORE, the Council of the Municipal District of Ranchland No. 66 in the Province of Alberta duly assembled, enacts as follows:

2. DEFINITIONS:

(a) Act means the Municipal Government Act, Chapter M-26.1, 1994 as amended from time to time.

(b) Municipality means the Municipal District of Ranchland No. 66 in the Province of Alberta

(c) Council means the Municipal District of Ranchland No. 66

(d) Subdivision and Development Authority means the person or persons appointed, by the bylaw, to exercise only such powers and perform duties as are specified:

(I) In the Act; or
(ii) in the Municipal District of Ranchland No. 66 Land Use Bylaw; or
(iii) in this bylaw; or
(iv) by resolution of council.

(e) Municipal Planning Commission means the Municipal Planning Commission of the Municipal District of Ranchland No. 66 as established by bylaw.

(f) Designated officer means a person or persons authorized to act as the designated officer for the municipality as established by bylaw.

(g) Members means the members of the Subdivision and Development Authority.

(h) Secretary means the person or persons appointed by council to act as secretary of the Subdivision and Development Authority.

(l) Authorized persons means a person or organization authorized by council to which the municipality may delegate any of its Subdivision and Development Authority powers, duties or functions.

(j) All other terms used in this bylaw shall have the meaning as is assigned to them in the Municipal Government Act, as amended from time to time.

3. For the purpose of this bylaw, the Subdivision and Development Authority for the Municipality shall be the Municipal Planning Commission, except in such instances whereby the designated officer may be the Development Authority in accordance with the land use bylaw.

4. The Subdivision and Development Authority shall be composed of not more than three persons who are elected officials and adult residents of the Municipal District of Ranchland No. 66.

5. Appointments to the Subdivision and Development Authority shall be made by resolution of Council.

6. Appointments to the Subdivisions and Development Authority shall be made for a term of three years.

7. When a person ceases to be a member of the Subdivision and Development Authority before the expiration of his term, council shall appoint another person for the unexpired portion of that term within 60 days of receiving notice of the vacancy.

8. The members of the Subdivision and Development Authority shall elect one of themselves as chairman, and one of themselves as vice-chairman to hold office for a term of one year from the date of election.

9. Each member of the Subdivision and Development Authority shall be entitled to such remuneration, traveling and living expenses as may be fixed from time to time by council; and the remuneration, traveling and living expenses shall be paid by the Municipal District of Ranchland No. 66.

10. The council may, by resolution, appoint a secretary who shall be an employee of the municipality and shall attend all meetings of the Subdivision and Development Authority, but shall not vote on any matter before the Subdivision and Development Authority.

11. The Subdivision and Development Authority shall hold regular meetings as necessary, and it may also hold special meetings at any time at the call of the chairman.

12. Two of the members of the Subdivision and Development Authority shall constitute a quorum.

13. The decision of the majority of the members present at a meeting shall be deemed to be the decision of the whole Subdivision and Development Authority.

14. The Subdivision and Development Authority may make its orders, decisions, development permits, and approvals; and may issue notices with or without conditions.

15. The Subdivision and Development Authority may make rules to govern its hearings.

16. Members of the Subdivision and Development Authority shall not be members of the Subdivision and Development Appeal Board.

17. The secretary of the Subdivision and Development Authority shall attend all meeting of the Subdivision and Development Authority and shall keep the following records with respect thereto:

(a) the minutes of all meetings;
(b) all applications;
(c) records of all notices of meetings and of persons to whom they were sent;
(d) copies of all written representations to the Subdivision and Development Authority;
(e) notes as to each representation;
(f) the names and addresses of those making representations at the meeting;
(g) the decision of the Subdivision and Development Authority;
(h) the reasons for the decision of the Subdivision and Development Authority;
(I) the vote of the members of the Subdivision and Development Authority on the decision;
(j) records of all notices of decisions and of persons to whom they were sent;
(k) all notices, decisions, and orders made on appeal from the decision of the Subdivision and Development Authority;
(l) such other matters as the Subdivision and Development Authority may direct.

18. When a person ceases to be a member of the Subdivision and Development Authority before the expiration of his/her term the council may, by resolution, appoint another person for the unexpired portion of that term.

19. This bylaw comes into effect upon the third and final reading thereof.

READ a first time this 24 day of October, 1995.

E M Bladdes
Chief Elected Officer

Chief Administrative Officer

READ a second time this 24 day of October, 1995.

E M Bladdes
Chief Elected Officer

Chief Administrative Officer

READ a third time and finally passed this 21 day of November, 1995.

Chief Elected Officer

Chief Administrative Officer

APPENDIX 2

Subdivision and Development Appeal Board Bylaw

Schedule "A"

MUNICIPAL DISTRICT OF RANCHLAND NO. 66
IN THE PROVINCE OF ALBERTA

CHINOOK INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD BYLAW NO. 2019-01

A BYLAW OF THE MUNICIPAL DISTRICT OF RANCHLAND NO. 66 IN THE PROVINCE OF ALBERTA TO ESTABLISH AN INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD;

AND WHEREAS the *Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26* as amended from time to time requires the municipality to adopt a bylaw to establish a Municipal Subdivision and Development Appeal Board or an Intermunicipal Subdivision and Development Appeal Board;

AND WHEREAS the Council of the Municipal District of Ranchland No. 66 wishes to join other area municipalities to establish the Chinook Intermunicipal Subdivision and Development Appeal Board;

AND WHEREAS the Chinook Intermunicipal Subdivision and Development Appeal Board is authorized to render decisions on appeals resulting from decisions of a Subdivision Authority or a Development Authority in accordance with the South Saskatchewan Regional Plan (SSRP), the *Municipal Government Act (MGA)*, the Subdivision and Development Regulation, the local Land Use Bylaw and statutory plans;

NOW THEREFORE, the Council of the Municipal District of Ranchland No. 66, in the Province of Alberta duly assembled, enacts as follows:

1. TITLE

This Bylaw may be cited as the Chinook Intermunicipal Subdivision and Development Appeal Board Bylaw.

2. AUTHORIZATION

Pursuant to section 627(1)(b) of the *MGA*, this bylaw hereby authorizes the municipality to enter an agreement with the other participating municipalities to establish the Chinook Intermunicipal Subdivision and Development Appeal Board.

3. DEFINITIONS

Appellant means the person who may file an appeal to the Board from decisions of a Subdivision Authority or a Development Authority in accordance with the *MGA*.

Board means the Chinook Intermunicipal Subdivision and Development Appeal Board established pursuant to this bylaw.

Board Member means an appointed member of the Chinook Intermunicipal Subdivision and Development Appeal Board appointed in accordance with this bylaw and who has obtained provincial training and certification.

Board Panel means the group of appointed Board Members actively sitting to hear and decide on an appeal at an appeal hearing.

Chair means the person elected from the Board panel members sitting to hear an appeal to act as the person who presides over the hearing and the procedures.

Chief Administrative Officer (CAO) means the individual appointed to the position for the municipality in accordance with the *MGA*.

Clerk means the person or persons who has completed training and is certified by the province and authorized to act as the administrative clerk for the Intermunicipal Subdivision and Development Appeal Board by the member municipality within which the appeal is held.

Conflict of Interest means both Common Law Bias and Pecuniary Interest.

Council means the Council of the Municipal District of Ranchland No. 66.

Development Authority has the same meaning as in the *MGA*.

Hearing means a public meeting convened before the Board acting as a quasi-judicial body to hear evidence and determine the facts relating to an appeal of decisions of a Subdivision Authority or a Development Authority, prior to the Board making a decision on the matter subject to the appeal.

Municipality means the municipal corporation of the Municipal District of Ranchland No. 66 together with its jurisdictional boundaries, as the context requires.

Panel Member means an individual Board member participating in the group panel to hear an appeal.

Participating municipality means a municipality in the Province of Alberta who has entered into an agreement with other municipalities, as referred to in Section 2 of this bylaw, to establish the Chinook Intermunicipal Subdivision and Development Appeal Board.

Procedural guidelines means the policies, processes and administrative matters applicable to the filing of an appeal and conducting a hearing, and the roles, duties and conduct of Board members and Clerks.

Subdivision Authority has the same meaning as in the *MGA*.

Subdivision and Development Appeal Board has the same meaning as in the *MGA*.

Quorum means the minimum number of Board panel members required to hear an appeal.

Municipal Government Act (MGA) means the *Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26*, as amended from time to time.

Chinook Intermunicipal Subdivision and Development Appeal Board means the Board established by agreement to act as the Subdivision and Development Appeal Board.

All other terms used in this Bylaw shall have the meaning as is assigned to them in the Municipal Government Act, as amended from time to time.

4. APPOINTMENT OF THE BOARD

(1) The Board is comprised of the member representative(s) as appointed by the participating municipalities.

(2) A municipality may participate in the Chinook Intermunicipal Subdivision and Development Appeal Board without appointing individual representative(s) by utilizing the appointed Board Members of the other participating member municipalities to act on the municipality's behalf as its appeal body.

(3) For each member municipality appointing individual Board Member representative(s) to the Chinook Intermunicipal Subdivision and Development Appeal Board, the appointment shall be made by resolution of Council. Appointed Board Members from a municipality shall consist of no more than three (3) members, with no more than one (1) being an elected official and the other two (2) being non-elected officials who are persons at large. If two (2) or less persons are appointed as members, they must be non-elected persons at large.

(4) For those member municipalities appointing individual representative(s) to the Board, the remaining composition of the Board Panel Members shall be the appointed members from the other municipalities of the Chinook Intermunicipal Subdivision and Development Appeal Board.

(5) Appointments to the Chinook Intermunicipal Subdivision and Development Appeal Board shall be made for a term of not more than three years. Reappointments must coincide with the successful completion of the mandatory provincial refresher training course to be taken every three (3) years.

(6) Board Members may be appointed for a two (2) or three (3) year term, at the discretion of the municipality, for the purpose of establishing a staggered expiration of terms amongst the Board Members.

(7) A Board Member may resign from the Chinook Intermunicipal Subdivision and Development Appeal Board at any time by providing written notice to the municipality to that effect.

(8) Where Council has appointed a Board Member representative(s) for the municipality, Council may remove its individual appointed Board Member representative(s) at any time if:

a) in the opinion of Council, a Board Member is not performing his/her duties in accordance with the MGA, this Bylaw or the rules of natural justice,

b) a Board Member is absent for more than three (3) consecutive hearings to which he/she has been assigned to sit on the Board Panel without reasonable cause, or

c) a Board Member has participated in a matter in which that Board Member has a Conflict of Interest, contrary to the provisions of this Bylaw.

5. COMPOSITION

(1) The Board Members of the Chinook Intermunicipal Subdivision and Development Appeal Board shall meet in Panels, and two (2) or more Panels may meet simultaneously. The Panels have all the powers, duties and responsibilities of the Subdivision and Development Appeal Board.

(2) For the purpose of this Bylaw, the Board Panel formed from the appointed members of the Chinook Intermunicipal Subdivision and Development Appeal Board to hear an appeal, shall normally be composed of not less than three (3) persons, with no more than one (1) being an elected official.

(3) Two (2) Board Members constitute a quorum of the Board Panel.

(4) If a vacancy of an appointed Board member representative from a municipality shall occur at any time, the municipality may appoint another person to fill the vacancy by resolution of Council.

(5) In the absence of the municipal appointed member representative(s) of the municipality in which the appeal originates being available to sit on a Panel, then the appointed Panel Member representative(s) from the other municipalities of the Chinook Intermunicipal Subdivision and Development Appeal Board shall form the composition of the Board Panel to hear and decide on a matter of appeal on behalf of the municipality.

(6) Board Panel Members of the Chinook Intermunicipal Subdivision and Development Appeal Board shall not be members of a Municipal Subdivision Authority or Development Authority or municipal employees of the municipality in which the appeal is located.

(7) A person appointed as a Board Member in accordance with this Bylaw must successfully complete and maintain the mandatory provincial training and certification prior to sitting on a Panel to hear an appeal.

6. COSTS AND REMUNERATION

(1) Board Members may be entitled to reasonable remuneration for time and expenses relating to participating on a Board Panel.

(2) Costs related to appeal hearings and the remuneration to Board Members shall be provided as specified in the intermunicipal agreement of the participating members of the Chinook Intermunicipal Subdivision and Development Appeal Board.

7. DUTIES OF THE INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD

(1) The Chinook Intermunicipal Subdivision and Development Appeal Board shall hold hearings as required pursuant to the *Municipal Government Act* on a date to be determined by the Board.

(2) The Board, and those Members who sit as a Board Panel hearing an appeal, shall govern its actions and hearings in respect of the processes and procedures as outlined in the Procedural Guidelines.

(3) A Board Member may only participate in an appeal hearing if they have successfully completed the mandatory provincial training prior to the appeal hearing date.

(4) The Board Panel may, at its discretion, agree to adjournments in respect of the processes and procedures as outlined in the Procedural Guidelines.

(5) A Board Panel hearing an appeal shall appoint a Chair to preside over the proceedings prior to the commencement of the hearing.

(6) An order, decision or approval made, given or issued by the Board Panel and under the signature of the Chair, or a Board Member acting as a designate, is the decision of the Board.

(7) The Board Members shall conduct themselves in a professional, impartial and ethical manner and apply the principles of administrative justice and judicial fairness.

(8) The Board Members shall consider and act in respect of the Chinook Intermunicipal Subdivision and Development Appeal Board Procedural Guidelines.

(9) The Board does not have the jurisdiction or authority to award pecuniary or monetary awards or costs to any persons, entity or organization involved in an appeal.

8. APPEAL FILING

(1) An appeal shall be filed in writing by an appellant, in accordance and in the manner prescribed in the *MGA*, to the municipality and include the payment of the applicable municipal appeal fee.

(2) If there is a question about the validity of an appeal being filed, the Board Panel must convene the appeal hearing in accordance with the *MGA* to establish jurisdiction and then it may decide on the matter of validity. It shall be the responsibility of the Board Panel to make the determination of whether the appeal is valid.

(3) In the event an appeal is abandoned or withdrawn in writing by the appellant, the Board Panel shall not be obliged to hold the appeal hearing referred to in the *MGA* unless another notice of appeal has been served upon the Board in accordance with the *MGA*.

9. CLERK RESPONSIBILITIES AND DUTIES

(1) Council shall by resolution appoint a Clerk as a designated officer, or sub-delegate to its CAO the authority to appoint a Clerk or Clerks, for the specific purposes of providing administrative assistance to the Board in fulfilling its legislative duties.

(2) The appointed Clerk shall attend all meetings and hearings of the Chinook Intermunicipal Subdivision and Development Appeal Board held in that member municipality, but shall not vote on any matter before the Board.

(3) A person appointed as a Clerk to assist the Chinook Intermunicipal Subdivision and Development Appeal Board in accordance with this bylaw must have successfully completed the mandatory provincial training prior to assisting the Board in its legislative duties.

(4) The Clerk, acting for the Board, shall accept on behalf of the Board appeals which have been filed with the municipality in relation to a decision of the Subdivision Authority or the Development Authority.

(5) The Clerk of the Board shall keep records of appeals and proceedings for the municipality in which the appeal has been filed, as outlined in the Procedural Guidelines.

10. ADMINISTRATIVE

(1) **Singular and Masculine** – Words importing the singular number shall include the plural number and vice versa and words importing one gender only in this Bylaw shall include all genders and words importing parties or persons in this Bylaw shall include individuals, partnerships, corporations, and other entities, legal or otherwise.

(2) **Severability** – Every provision of this Bylaw is independent of all other provisions and if any provision of this Bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this Bylaw shall remain valid and enforceable.

11. ENACTMENT

(1) This bylaw shall come into effect upon third and final reading thereof.

(2) This Bylaw rescinds Bylaw No. 09/95, being the former municipal Subdivision and Development Appeal Board Bylaw, and any amendments thereto.

READ a **first** time this 26 day of March, 2019.

Mayor/Reeve – *Chief Administrative Officer –*

READ a **second** time this 26 day of March, 2019.

Mayor/Reeve – *Chief Administrative Officer –*

READ a **third** time and finally PASSED this 26 day of March, 2019.

Mayor/Reeve – *Chief Administrative Officer –*

APPENDIX 3

Bed and Breakfast Health Standards and Guidelines

Appendix 3

BED AND BREAKFAST HEALTH STANDARDS AND GUIDELINES

The following are excerpts from Alberta Health "Bed and Breakfast Health Standards and Guidelines", April 1996.

DEFINITIONS

Bed and Breakfast	A private owner-occupied dwelling where rooms are rented and a breakfast meal is provided for registered guests.
Potable Water	Water that is safe and suitable to drink. The Regional Health Authority will assess the water quality in Bed and Breakfast facilities.
Potentially Hazardous Food	Any food that consists in whole or in part of milk or milk products, eggs, meat, poultry, fish, shellfish or other ingredients, including synthetic ingredients and which is in a form capable of supporting the growth of disease-causing organisms.
Residential Kitchen	The primary kitchen in a private home.
Sanitization	The application of cumulative heat or chemicals or cleaned food contact surfaces that, when evaluated for efficacy, yield a reduction of 5 lots, which is equal to a 99.999% reduction, of representative disease micro organisms of public health importance. (FDA Food Code 1993)

OPERATIONAL REQUIREMENTS

General Premises

1. A Bed and Breakfast establishment must comply to building standards set out by the Alberta Building Code. (refer to Appendix B)
2. The premises must be maintained in good repair and sound condition.
3. The premises must be maintained in a condition that prevents, wherever possible, the entry, presence or harbourage of rodents, flies and other pests.
4. The premises must be equipped with smoke alarms and fire extinguishers as prescribed by the Alberta Building Code. (refer to Appendix B)
5. The building shall be maintained in a clean and sanitary condition.
6. Plumbing and drainage systems or private sewage disposal systems shall be maintained in proper operating condition and free from defects.
7. Heating facilities supplied must be capable of maintaining an indoor temperature of not less than 22°C (72°F) if the premises are used or intended to be used during the winter months.

Bedrooms

1. Bedrooms shall be of sufficient size [3.5 m^2 (38 sq. ft.) of floor space per person] to prevent overcrowding.
2. Beds provided for guests shall be maintained in a clean and sanitary condition and equipped with a mattress cover.
3. All other furnishings provided shall be maintained in good condition and easily cleanable.
4. An adequate supply of mattress covers, pillows and other bedding must be provided and maintained in a clean and sanitary condition.
5. Sheets and pillow cases that are provided for guests must be laundered prior to each new guest or at least once per week for long-term guests.

Washrooms

1. Washroom floors must be smooth/impervious to moisture and easily cleanable.
2. In a washroom provided for guests, a supply of soap and single service or individual hand towels must be provided. Paper towels are recommended.
3. Individual guest towels shall be laundered as needed and prior to each new guest.
4. Washrooms shall be cleaned and disinfected on a daily basis.

Swimming Pools/Hot Tubs

1. Hot tubs and/or swimming pool facilities made available to registered guests must comply with the Public Health Act – Swimming Pool Regulation.
2. If hot tub/swimming pool facilities are made available to guests, application for a swimming pool permit must be made to the Regional Health Authority to operate such a facility.

Waste Disposal

1. Garbage containers shall be provided in each guest room and emptied daily.
2. Garbage and refuse must be disposed of in an approved manner to prevent objectionable odours and the attraction of pests.
3. All waste sharps – such as needles, syringes and razor blades – shall be placed in a puncture resistant container with a tight fitting lid and disposed of in accordance with the Regional Health Authority's requirements.
4. All other waste materials shall be collected in appropriate containers.
5. Indoor waste receptacles shall be lined with disposable plastic bags.

FOOD PROTECTION AND PREPARATION

1. An adequate supply of hot and cold potable water shall be provided. The source of drinking water shall be subject to the approval of the Regional Health Authority and tested annually.
2. All food preparation surfaces shall be smooth, impervious to moisture and easily cleanable.
3. All food must come from an approved/inspected source. The use of home-canned food, with the exception of fruit jams and jellies, is prohibited.
4. All foods are to be protected from contamination.

5. Perishable foods or potentially hazardous foods must be kept refrigerated at a temperature of less than 4°C (40°F) or held at greater than 60°C (140°F). A food grade thermometer shall be kept in the refrigerator(s) to monitor the temperature by the Bed and Breakfast operator.
6. All frozen food items must be stored at a temperature of not warmer than -18°C (0°F).
7. Once served to a guest, open portions of left-over food must not be re-used.
8. All utensils (dishes, silverware, etc.) must be stored in a clean and sanitary condition.
9. All reusable utensils are to be effectively cleaned and sanitized by using one of the following methods:
   (1) An approved manual three-compartment sink procedure, or

   For example: If your kitchen has only a two-compartment sink, the three-compartment method can be incorporated by either refilling the second sink with a sanitizing solution after rinsing or using a tub or basin with a sanitizing solution. This can be discussed with your Health Inspector. (see Approved Sanitizing Solutions)

   (2) An approved commercial dishwasher, or
   (3) A domestic or home-style dishwasher, provided the following criteria are met and has been approved by the local Health Inspector.
      a) The dishwasher must effectively remove physical soil from all surfaces of dishes.
      b) The dishwasher must sanitize the dishes, i.e. by the application of sufficient accumulative heat (sani cycle) or by the addition of chemical sanitizer.
      c) The dishwasher must be installed and operated according to the manufacturer's instructions for the highest level of sanitization possible.
10. Pets may be present on the premises, but must be kept out of preparation and dining areas during food preparation and serving for the guests.
11. Laundry facilities may be present in the residential kitchen but shall not be used during food preparation and service.
12. A food handler while engaged in food handling shall
   (a) be clean in his person,
   (b) be free from infected sores or wounds,
   (c) wear only clean clothing,
   (d) refrain from smoking or chewing tobacco, and
   (e) keep his hair effectively under control.
13. A food handler is recommended to take the FOOD SANITATION AND HYGIENE training course available from your Regional Health Authority.
14. A food handler must have good personal hygiene and ensure that hands are washed prior to handling food.
15. Soap and paper towels shall be provided by the kitchen sink.

APPROVED SANITIZING SOLUTIONS

BLEACH A chlorine solution of not less than 100 p.p.m. available chlorine is required at a temperature of not less than 45°C.

Dilution of household bleach (chlorine) for disinfecting purposes:

a) one Tablespoon per gallon of water
b) ½ ounce per gallon of water
c) ½ teaspoon per litre of water
d) 2 ml per litre of water

(These examples are approximations based on 5% available chlorine or household bleach)

If used for disinfecting surfaces the diluted bleach (chlorine) should be prepared fresh on a daily basis. Store in a spray bottle labelled accordingly, and keep the solution, as all other chemicals away from children. The use of bleach is inexpensive and effective, however, bleach is corrosive.

QUATS

A Quaternary ammonium compound (QUATS) having a strength of at least 200 p.p.m. is required at a temperature of not less than 45°C.

QUATS are milk to the skin, heat stable (strength stays the same from the day dilution is made), do not dull finishes on floors nor corrode metals, however, are more expensive.

Examples include:

a) Deosan
b) Air X-78
c) Enzall
d) Germicidal multi purpose cleaner
e) Micro Quat
f) Proclean 130
g) Quavo Plus
h) Pursue
i) Lemon Tree

IODINE

An iodine solution containing at least 25 p.p.m. available iodine is required at a temperature of not less than 45°C.

Commonly formulated as an iodophor it has quick microbial action, is relatively non-toxic, non-irritating and stable. Iodine may stain porous and plastic surfaces and is relatively expensive.

ALBERTA BUILDING CODE REQUIREMENTS

The following are excerpts from Alberta Lab our "Bed and Breakfast Accommodation and the Alberta Building Code", January 1996.

INTRODUCTION

This document is for individuals wishing to convert their single detached dwelling into Bed and Breakfast accommodations.

These guidelines assume there will be a maximum of eight (8) guests plus the permanent residents of the dwelling. If this is exceeded, then the bed and breakfast establishment is to be treated as a motel or hotel, and other more stringent requirements of the Alberta Building Code will apply.

GENERAL

It is recommended that a general overview of the dwelling be conducted by a Building Safety Codes Officer to review the safety of the dwelling in such areas as structural, stability, stairs, guards & handrails, heating system, etc.

If any renovation or construction is needed to operate a Bed and Breakfast, safety permits for building, electrical, plumbing and gas may be required. Contact your local building authority or the nearest Alberta Labour Office.

REGIONAL HEALTH AUTHORITY

No person is to operate a Bed and Breakfast establishment unless the owner has received written approval from the Regional Health Authority.

BEDROOMS

No cooking facilities are allowed in sleeping rooms or suites.

WINDOWS

Each bedroom is to have at least one exterior window, (unless an exterior door is provided), openable from the inside without the use of tools or special knowledge. It is to have an unobstructed opening of not less than 380 mm (15 in.) in any direction and 0.35 m^2 (3.76 sq. ft.) in area.

Where a window opens into a window well, a clearance of at least 550 mm (22 in.) is to be provided in front of the window. Where the sash swings toward the window well, the operation of the sash will not reduce the clearance in a manner that would restrict escape in an emergency.

The window glass area for each bedroom is to be a minimum 5% of the floor area.

SMOKE ALARMS

At least one permanently wired smoke alarm is required on each floor level, including basements, and between each sleeping room and the rest of the dwelling.

It is also recommended that smoke alarms, either battery or hardwired, be located in each bedroom.

Where two or more alarms are required, they are to be interconnected so that the activation of one alarm will cause all alarms to sound.

FIRE ALARMS

If sleeping accommodation is provided for more than 10 persons (including the guests and family) a fire alarm system is to be provided throughout the dwelling.

Fire alarm systems are to be installed in conformance with CAN/ULC-S524-M, “Standard for Installation of Fire Alarm Systems” and tested to ensure satisfactory operation in conformance with CAN/ULC-S537-M, “Standard for the Verification of Fire Alarm Systems.”

A certificate of verification is to be obtained from a Certified Fire Alarm technician, who does not work for the installation company, to ensure satisfactory operation of the system.

EXTINGUISHERS

At least one Class 2A-10 BC portable extinguisher is to be installed on each floor level of the dwelling and an additional one is to be installed in the kitchen area.

EMERGENCY PLAN

An emergency escape plan for the occupants of the dwelling unit is to be prepared by the owner and be acceptable by the local fire department. The guests are to be kept informed of the plan. For further information contact your local fire department or refer to the emergency plan section of the Alberta Fire Code.

HEATING AND VENTILATION

The heating system is to be capable of maintaining an indoor air temperature of 22°C at the outside winter design temperature.

The mechanical ventilation system is to have a capacity to exhaust inside air and to introduce outside air at the rate of not less than 0.5 air changes per hour.

COOKING EQUIPMENT

A domestic stove and oven complete with a range hood is acceptable for food preparation. If a commercial grill and/or fryer is proposed, the kitchen ventilation system is to be designed, constructed and installed to conform to NFPA 96, “Installation of Equipment for the removal of Smoke and Grease-Laden Vapours from Commercial Cooking Equipment.”

PLUMBING FACILITIES

An accessible adequate supply of potable water, suitable sanitary facilities and plumbing fixtures are to be provided for the occupants in the dwelling.

SWIMMING POOLS & HOT TUBS

Swimming pool and/or hot tub facilities made available to guests are to comply with section 7.3 of the Alberta Building Code and they must also meet the requirements of the Swimming Pool Regulations under the Public Health Act.

For further information, please contact your Local Building Authority or the nearest Alberta Labour Building Safety Office.

APPENDIX 4

Parks and Protected Areas & Public Land Use Zones Map

MUNICIPAL DISTRICT OF RANCHLAND No 66

PROVINCIAL PARKS, PROTECTED AREAS & PUBLIC LAND USE ZONES

M D OF FOOTHILLS No 31

M D OF WILLOW CREEK No 26

KANANASKIS IMPROVEMENT DISTRICT

M D OF PINCHER CREEK No 9

THE MUNICIPALITY OF CROWSNEST PASS

BRITISH COLUMBIA

FIFTH MERIDIAN

TO LONGVIEW

TO NANTON

TO KANANASKIS COUNTRY HIGHWAY No 40 & No 541

TO CLARESHOLM

TO COLEMAN

TO HIGHWAY 22

TO HIGHWAY No 3

CATARACT CREEK SNOW VEHICLE P.L.U.Z.

CHAIN LAKES PROVINCIAL PARK

DON GETTY WILDLAND PARK

MOUNT LIVINGSTONE NATURAL AREA

LIVINGSTONE FALLS PROVINCIAL RECREATION AREA

BEEHIVE NATURAL AREA

HONEYMOON CREEK PROVINCIAL RECREATION AREA

OLDMAN RIVER NORTH PROVINCIAL RECREATION AREA

DUTCH CREEK PROVINCIAL RECREATION AREA

RACEHORSE PROVINCIAL RECREATION AREA

BOB CREEK WILDLAND PARK

BLACK CREEK HERITAGE RANGELAND

LIVINGSTON P.L.U.Z.

PORCUPINE HILLS P.L.U.Z.

WILLOW CREEK LANE

OLDMAN RIVER ROAD

FORESTRY TRUNK ROAD

SADDLE MOUNTAIN ROAD

CHIMNEY ROCK ROAD

FLYING "E" ROAD

RILEY ROAD

WILLOW CREEK ROAD

SKYLINE ROAD

SHARPLES ROAD

DUTCH CREEK ROAD

ATLAS ROAD

MAYCROFT ROAD

EAST TROUT CREEK ROAD

HEATH CREEK ROAD

Meinsinger Lake

Dirtywater Lake

Chain Lakes Reservoir

Stimson Cr

Big Jim Cr

Rickman Cr

Willow Creek

Johnson Cr

Timber Cr

Dry Cr

N Twin Cr

S Twin Cr

Livingstone River

Mean Cr

Savanna Cr

Langford Cr

Westrup Cr

Isolation Cr

Beaver Cr

Riley Cr

Owl Cr

Hunter Cr

Chaffen Cr

Raspberry Cr

Nelson Cr

Lanthier Cr

Trout Cr

O'Donnell Cr

Beagle Cr

White Cr

Hawkeye Cr

Bruin Cr

Callum Cr

Lassie Cr

Poole Cr

Adair Cr

King Bolt Cr

Burton Cr

Burke Cr

Playle Cr

Black Cr

North Cr

Damon Cr

Ward Cr

McIntosh Cr

N Lyndon Cr

Lyndon Cr

Mead Cr

Coat Cr

Ridge Cr

Speers Cr

Deep Cr

Honeymoon Cr

Slocker Cr

Soda Cr

Lyal Cr

Oldman River

Straight Oyster Pasque Cr

Hidden Cr

Shale Cr

Marrystick Cr

Snake Cr

Juicer Cr

Cow Cr

Isolation Cr

Station Cr

Fly Cr

Racehorse Cr

Wintering Cr

Salt Cr

Vicary Cr

Pocket Cr

Daisy Cr

Camp Cr

Beaverdam Cr

Coyote Cr

Gold Cr

Caudron Cr

Morin Cr

Green Cr

Blairmore Cr

Pellatier Cr

Allison Cr

McGillivray Cr

Nez Perce Cr

Dutch Cr

Racehorse South

Racehorse North

Wintering Cr

Vicary Cr

Oldman River

Livingstone River

Oldman River

Castle River

Chinook River

Pasque Cr

Oyster Cr

Straight Cr

Hidden Cr

Isolation Cr

Savanna Cr

Mean Cr

Beaver Cr

Coat Cr

Ridge Cr

Speers Cr

Deep Cr

Bruin Cr

Shale Cr

Marrystick Cr

Snake Cr

Juicer Cr

Cow

APPENDIX 5

Minimum Design Standards for Roads on Road Allowance

POLICY

EFFECTIVE DATE: _____

POLICY TITLE: Minimum Design Standards for Roads on Road Allowance

SECTION: Public Works

POLICY STATEMENT:

To ensure that roads built within the road allowance meet a basic minimum design standard.

Procedure:

1. The minimum width of a road built within municipal road allowance shall be 6.0 meters.
2. Notwithstanding section 3, the minimum sideslope of a road built within municipal road allowance shall be 3:1.
3. The municipality may allow a sideslope of less than 3:1 when fill areas get to be deep, however design standards by the Alberta Government for these situations will apply.

_____
Reeve

_____
Administrator



APPENDIX 6

Forms and Applications

MUNICIPAL DISTRICT OF RANCHLAND NO. 66

APPLICATION FOR DEVELOPMENT PERMIT

APPENDIX 6
FORM A
(Office use only)

DATE RECEIVED _____
DATE DEEMED COMPLETE _____
DEVELOPMENT APPLICATION NO. _____
PROCESSING FEE $ _____

I hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and which form part of this application.

GENERAL INFORMATION

APPLICANT'S NAME: _____

ADDRESS: _____

REGISTERED OWNER'S NAME (IF NOT THE APPLICANT): _____

ADDRESS: _____

APPLICANT'S INTEREST IF NOT THE REGISTERED OWNER: _____
(Option - Lease - Other)

LEGAL DESCRIPTION OF LAND: LOT(s) _____ BLOCK _____ PLAN _____

QUARTER _____ SECTION _____ TOWNSHIP _____ RANGE _____

MUNICIPAL ADDRESS (if applicable) _____

SPECIFIC INFORMATION

IN ORDER TO PROPERLY EVALUATE AN APPLICATION FOR DEVELOPMENT, THE DEVELOPMENT OFFICER MUST BE PROVIDED WITH A COMPLETE AND CLEAR DESCRIPTION OF THE LAND; EVERYTHING WHICH IS PRESENTLY BUILT ON THE LAND, AND EVERYTHING WHICH IS TO BE BUILT ON THAT LAND. (INDICATE N/A IF ITEM IS NOT APPLICABLE.)

1. TYPE of DEVELOPMENT

☐ Single-detached dwelling	☐ Accessory Building, e.g. garage, non-farm shop or shed	☐ Commercial building or use
☐ Other dwelling type	☐ Moved-in building	☐ Waiver/variance request
☐ Accessory Structure, e.g., deck, gazebo	☐ Industrial building or use	☐ Other

Home Occupations *– use/refer to FORM B /* ***Signs*** *– use/refer to FORM C /* ***Demolition*** *– use/refer to FORM D*

2. Details of DEVELOPMENT SITE:

Describe the **lot/parcel dimensions** _____ and **lot area/parcel acreage** _____
Indicate data on a scaled PLOT PLAN. (1" = 20' - 0-4 acres; 1" = 100' - 5-9 acres; 1" = 200' - 10 or more acres)

3. Details of EXISTING DEVELOPMENT:

Describe below and indicate clearly on a scaled SITE PLAN how many buildings/structures are presently located on the lot; noting the **use(s) / type(s), dimensions, floor area(s)** and which one(s) [if any] are to be removed, relocated and/or renovated.

_____

_____

Indicate clearly on the scaled SITE PLAN the setbacks of all buildings from the front, rear, and side yard lot boundaries, as well as **distances** between all buildings/structures. *Unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared.*

4. Details of PROPOSED DEVELOPMENT:

Describe below and indicate clearly on the scaled SITE PLAN how many new buildings, additions and structures are to be constructed on the lot, noting the **use(s), type(s), dimension** and **floor area(s)** of each. Describe below any proposed interior renovations, changes in use, or home occupations (if applicable).

Indicate clearly on the scaled SITE PLAN the **setbacks** of all new buildings additions or structures from front, rear and side yard lot boundaries, as well as **distances** between all existing and proposed developments.

5. Details of EXTERIOR BUILDING FINISH:

Describe the **type(s)** _____ and **colour(s)** _____ of all **material** used to finish the existing and proposed structure exteriors.

Indicate same on SKETCHES of all new **structure elevations** (not necessarily scale drawings).

☐ **(INDICATE N/A IF ITEM IS NOT APPLICABLE.)**

6. Details of LANDSCAPING:

Describe generally the type of **landscaping features** _____ **and fencing** proposed _____ , and indicate **locations** _____ on a scaled SITE PLAN or LANDSCAPE PLAN.

☐ **(INDICATE N/A IF ITEM IS NOT APPLICABLE.)**

7. Details of ACCESS:

Describe all existing and proposed **driveways** on-site: Number _____ Size _____

Indicate locations of same on the scaled SITE PLAN or LANDSCAPE PLAN.

8. WATER and SEPTIC SYSTEM PLANS (describe):

_____

_____

9. Details of SERVICES:

Indicate as follows: **A** = available; **R** = required.

water	( )	sewer	( )	septic field	( )	internet	( )
natural gas	( )	electricity	( )	telephone	( )		

Estimated **Commencement** date: _____

Estimated **Completion** date: _____

Additional information or clarification can be helpful in processing the application without delay. You may use the space below and on the back of this form or attach a separate sheet with such information.

ADDITIONAL INFORMATION: _____

_____

_____

_____

_____

_____

I have read and understand the terms noted below and hereby apply for permission to carry out the development described above and on the attached plans and specifications. **I further certify that, if I am not the registered owner, the registered owner of the land described above is aware of, and in agreement with this application**. By signing this form, I hereby authorize representatives of the Municipal District of Ranchland No. 66 to enter my land for the purpose of conducting a site inspection in connection with this application.

_____ _____

Signature of **Applicant** Signature of **Registered Owner**

_____

DATE

TERMS:

1. Subject to the provisions of the Land Use Bylaw of the Municipal District of Ranchland No. 66, the term "development" includes the making of any change in the use of buildings or land.
2. Although the designated officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent and is without prejudice to the decision in connection with the formal application. It must be clearly understood that any action taken by the applicant before a development permit is received and any development by the applicant within 21 days after a decision has been made on a Development Permit, is at one's own risk and is subject to fines.
3. Plans and drawings, in sufficient detail to enable adequate consideration of the application, must be submitted in **duplicate** with this application, together with a plan sufficient to identify the land. It is desirable that the plans and drawings should be on a scale appropriate to the development. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared.
4. **If a decision is not made within 40 days** from the date of the receipt of the application in its complete and final form, or within such longer period as the applicant may agree in writing, **the application may be deemed to be refused** and the applicant may exercise his right of appeal as a refusal at the end of the 40-day period.
5. Construction undertaken subsequent to approval of this development permit application may be regulated by the current government legislation. The applicant/owner/developer assumes all responsibilities pertaining to construction plan submissions, approvals and inspections as may be required by the appropriate safety codes inspector for the Municipal District.
6. The applicant attests they have submitted particulars concerning the completion of the proposed development and agree to comply in all respects with any conditions that may be attached to any development permit that is issued and with any other bylaws that are applicable. The applicant understands and is aware that they may be required to pay for all local improvement costs, which include drainage, road construction, water line extensions, utility connection fees and installation costs at the present established rate.

IMPORTANT: This information may also be shared with appropriate government/other agencies and may also be kept on file by those agencies. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP).

MUNICIPAL DISTRICT OF RANCHLAND NO. 66

APPLICATION FOR A HOME OCCUPATION

APPENDIX 6
FORM B
(Office use only)

APPLICATION NO. _____
DATE RECEIVED _____
DATE DEEMED COMPLETE _____
Fees Submitted $ _____

☐ Class 1 ☐ Class 2 ☐ Class 3

APPLICANT: _____ **Telephone:** _____

ADDRESS: _____ **Fax:** _____

_____ **Bus/Cell:** _____

REGISTERED OWNER: _____ **Telephone:** _____

ADDRESS: _____ **Fax:** _____

LEGAL DESCRIPTION: Lot(s)_____ Block _____ Plan _____

OR: Quarter _____ Section _____ Township _____ Range _____ W ____ M

Existing Use: _____

Proposed Use Being Applied For: _____

Hours or Operation: _____ (am/pm) to _____ (am/pm)

Noise Generated: ☐ Yes ☐ No

On-site (off-street) Parking Available: ☐ Yes ☐ No No. of spaces _____

Storage of Goods on Property: ☐ Yes ☐ No If Yes, indicate what is to be stored on a separate page (e.g.. lumber, fuel, recreational vehicles, etc.).

Anticipated Increase in Vehicular Traffic: ☐ Yes ☐ No

Odors or Noxious Effluents: ☐ Yes ☐ No

Additional Vehicles Required: ☐ Yes ☐ No If Yes, indicate type: _____ (e.g. 1 ton)

Additional Staff Required: ☐ Yes ☐ No If Yes, the number of staff: _____

APPLICANT'S SUBMISSION: Please state your reasons for applying for this home occupation. (Attach a separate sheet if necessary.)

_____

_____

_____

REGISTERED OWNER OR PERSON ACTING ON BEHALF OF:

I certify that I am the registered owner or that the registered owner(s) of the land described above is aware of this application.

DATE: _____ **SIGNED:** _____

_____
Applicant(s)

MUNICIPAL DISTRICT OF RANCHLAND NO. 66

APPLICATION FOR A SIGN

APPENDIX 6
FORM C
(Office Use Only)

APPLICATION NO. _____
DATE RECEIVED _____
DATE DEEMED COMPLETE _____
Fees Submitted $ _____

Type of Sign:

☐ Freestanding ☐ Canopy/awning ☐ Wall mounted/painted ☐ Fascia ☐ Portable

☐ Roof mounted ☐ Projecting ☐ Billboard ☐ A-board/sandwich/folding

☐ Other _____

APPLICANT: _____

ADDRESS: _____ **Telephone:** _____

REGISTERED OWNER: _____

Legal Description of Land: Lot(s) _____ Block _____ Plan _____

Quarter _____ Section _____ Township _____ Range _____

1. **Sign dimensions**:

   Length: _____ **Width**: _____ Area of proposed sign: _____

   Height from Ground to Bottom of Sign: _____

   Height from Ground to Top of Sign: _____

   Show the location(s) of the proposed sign(s) on a Site Plan.

2. Will the sign be illuminated? ☐ No ☐ Yes

   Flashing and Running signs are NOT ALLOWED

3. Are there any existing signs on the lot? ☐ No ☐ Yes

   If yes, describe the type, size and height of each existing sign and identify their location(s) on a site plan.

   _____

   _____

   _____

   _____

4. Please list any other information that you think the MD needs to know regarding the approval of this sign.

   _____

   _____

   _____

DECLARATION OF APPLICANT/LANDOWNER

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application for a sign. I consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

IMPORTANT: This personal information is being collected under the authority of the Municipal District of Ranchland No. 66 for development. This information may also be shared with appropriate government/other agencies and may also be kept on file by those agencies. The application and related file contents will become available to the public and are subject to the privacy provisions of the Freedom of Information and Protection of Privacy Act (FOIP). For more information contact the Municipal District of Ranchland No. 66 FOIP Coordinator at 403-646-3131.

Date: _____ **Applicant Signature:** _____

Registered Owner:
(Required, if different from applicant) _____ _____
Print Name **Signature**

Or

☐ Written approval has been submitted by the **registered owner** stating that the applicant is authorized to sign this application form.

Date written approval was submitted: _____

TERMS:

1. The applicant is responsible for obtaining approval and any required roadside development signage permits from Alberta Transportation within the stipulated provincial highway distances as outlined in the *Highways Development and Protection Act and Regulation*.

MUNICIPAL DISTRICT OF RANCHLAND NO. 66

DEMOLITION FORM

APPENDIX 6 (*Office use only*)

FORM D

Application received date: _____ **Application No.:** _____

Date deemed complete: _____ **Fees submitted $:** _____

Applicant Information

Name of Applicant: _____

Mailing Address: _____ Phone: _____

_____ Phone (alternate): _____

City: _____ Fax: _____

Postal Code: _____

Property Information

Municipal Address of Development: _____

Legal Description: Lot(s) _____ Block _____ Plan _____

Land Use District: _____

What is the existing use? _____

Demolition/Removal Information

A development permit is required to demolish or remove a building or structure from a site. The demolition/removal permit process ensures that buildings are dismantled and removed in a safe manner and that the land will be left in a suitable state after removal. The following is not an exhaustive list and the Designated Officer may request additional information that is required to assess the application.

STRUCTURES TO BE REMOVED

Description of Building/Structure(s): _____

_____

Type of Work: ❑ Removal to another site (no demolition) ❑ Demolition of building/ structure

Building Size: _____ ❑ m^2 ❑ ft^2

Height of Building: _____ ❑ m ❑ ft # of storeys _____

DEMOLITION PLAN

Timeframe: Expected start date: _____ Expected completion date: _____

Method of Demolition:

❑ Manual (no heavy equipment) ❑ Using heavy equipment ❑ Other – please explain _____

Dump Site Location: _____

Note: Construction debris should be dumped in an approved certified site whenever possible. If that is not possible, approval must be obtained from Alberta Environment.

Name of Contractor responsible for removal/demolition: _____

Declaration of Applicant/Agent

The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application for a Development Permit. I also consent to an authorized person designated by the municipality to enter upon the subject land and buildings for the purpose of an inspection during the processing of this application.

IMPORTANT: This personal information is being collected under the authority of the Municipal District of Ranchland No. 66 for development. It is protected by the privacy provisions of the Freedom of Information and Protection of Privacy Act. For more information contact the Municipal District of Ranchland No. 66 FOIP Coordinator at 403-646-3131.

_____ _____

APPLICANT **Registered Owner (if not the same as applicant)**

APPLICANT IS RESPONSIBLE FOR:

❑ **Disconnection of all services** including (if applicable):

Signature from agency verifying services disconnected (or attach letter):

- ❑ Electrical power _____
- ❑ Natural gas _____
- ❑ Oil lines _____
- ❑ Telephone cables _____
- ❑ Communications cables (includes cable TV) _____
- ❑ Water lines _____
- ❑ Storm & sanitary sewer _____
- ❑ Septic _____

❑ **On-site consultation with Public Works Director**. The applicant shall schedule a consultation with the Public Works Director a minimum of 48 hours prior to demolition or removal commencing to determine the state of affected public property.

❑ **Final plan for property after building removed or demolished and reclamation complete.** As applicable:

- ❑ **Copy of grading plans** if property will be vacant after removal or demolition.
- ❑ **Complete development application for new development** where building is being replaced.

❑ **A completed Development Application**. This form shall accompany a complete development application with the consent of the registered owner and any other required documentation.

❑ **Application Fee and any applicable deposit or security required payable to the Municipal District of Ranchland No. 66.**

MUNICIPAL DISTRICT OF RANCHLAND NO. 66

DEVELOPMENT PERMIT

APPENDIX 6 **PERMIT NO. _____**

FORM E

Development involving: _____

(as further described in Application No. _____) on land legally described as _____ has been **APPROVED**, subject to the following conditions:

You are hereby authorized to proceed with the development specified provided:

(a) that any stated conditions are complied with;

(b) that development is in accordance with any approved plans and applications; and

(c) that a building permit is obtained if construction is involved, and all other applicable Safety Code permits (electrical, plumbing, HVAC, gas) are applied for and obtained.

Should an appeal be made against this decision to the Subdivision and Development Appeal Board, the development permit may be modified or cancelled thereby.

Date of Decision: _____

Date of Issue of Development Permit: _____

_____

SIGNATURE – Designated Officer

NOTE:

1. The issuance of a development permit in accordance with the notice of decision is subject to the condition that it does not become effective until 21 days after the date of receipt of notification that an order, decision or development permit has been issued.
2. Any person claiming to be affected by a decision including the issuance of a development permit by the designated officer may appeal to the Subdivision and Development Appeal Board by serving written notice of appeal to the secretary of the Subdivision and Development Appeal Board in respect of the decision given within 14 days of the receipt of the notice of decision, including a statement of the reasons of appeal.
3. This permit is valid for a period of 12 months from the date of issue. If, at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void, unless an extension to this period has previously been granted in writing by the designated officer.
4. Notice of approval in no way removes the need to obtain any permit or approval required by any federal, provincial, or municipal legislation, order and/or regulations pertaining to the development approved.

MUNICIPAL DISTRICT OF RANCHLAND NO. 66

NOTICE OF REFUSAL

APPENDIX 6 **APPLICATION NO. _____**

FORM F

You are hereby notified that your application for a development permit with regard to the following:

on land legally described as _____

has been **REFUSED** for the following reasons:

You are further notified that you may appeal this decision to the Subdivision and Development Appeal Board in accordance with the provisions of section 41 of this bylaw. Such an appeal shall be made in writing and shall be delivered either personally or by mail so as to reach the Secretary of the Subdivision and Development Appeal Board not later than 21 days following the date of issue of this notice. The notice of appeal shall state the reasons for the appeal.

Date of Decision: _____

Date of Notice of Decision: _____

_____

SIGNATURE – Designated Officer

MUNICIPAL DISTRICT OF RANCHLAND NO. 66

NOTICE OF DECISION OF THE DEVELOPMENT AUTHORITY

APPENDIX 6 **APPLICATION NO. _____**

FORM G

This is to notify you with respect to a decision of the development authority whereby a development permit has been issued authorizing the following development:

Address of Property: _____

Lot:_____ Block: _____ Registered Plan: _____

or Certificate of Title: _____

Date of Decision: _____

The Land Use Bylaw provides that any person claiming to be affected by the decision of the designated officer may appeal to the Subdivision and Development Appeal Board by serving written notice of appeal to the Secretary of the Subdivision and Development Appeal Board within 21 days after notice of the decision is given.

MUNICIPAL DISTRICT OF RANCHLAND NO. 66

APPLICATION FOR AMENDMENT TO THE LAND USE BYLAW

APPENDIX 6

FORM H **DATE RECEIVED** _____

(Office Use Only) **AMENDING BYLAW NO.** _____

I/We hereby make application to amend the Land Use Bylaw.

APPLICANT:

Name: _____ Telephone: _____

Address: _____

OWNER OF LAND:

Name: _____ Telephone: _____

Address: _____

LAND DESCRIPTION:

Lot: _____ Block: _____ Registered Plan _____

All/part of the _____ ¼ Section _____ Township _____ Range _____ West of _____ Meridian

Certificate of Title No: _____

AMENDMENT PROPOSED:

☐ Text or development use, criteria or standard amendment

☐ Land use redesignation (rezoning) amendment

☐ Other amendment

Reasons in support of application for amendment: (may attach support information and map)

I/We enclose $_____ being the application fee.

_____ _____

DATE **SIGNATURE – Applicant**

MUNICIPAL DISTRICT OF RANCHLAND NO. 66

AGREEMENT FOR TIME EXTENSION

APPENDIX 6 **APPLICATION NO. _____**

FORM I (associated permit file no.)

(Office Use Only)

I / We _____ being the registered owner or person authorized to act on behalf of the registered owner with respect to:

Development Permit Application No. _____

For: _____

Located on (legal description): _____

_____

Do hereby agree to a time extension of _____ days for the Development Authority to make a decision on my/our application, until _____ (date).

On the understanding that if a decision has not been made by this time, I may deem the application refused and appeal to the Subdivision and Development Appeal Board in accordance with the provisions of the *Municipal Government Act*, RSA 2000, Chapter M-26.

_____

Signature of Registered Owner/Person Acting on behalf of:

_____

Signature of Witness

DATE _____

_____

Signature of Development Officer, M.D. of Ranchland No. 66

_____

Signature of Witness

DATE _____