MD OF TABER

LAND USE BYLAW NO. 2011









March 2025
Consolidated to Bylaw No. 2029, February 2026

www.mdtaber.ab.ca

Prepared by Oldman River Regional Services Commission



MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 2011

BEING a bylaw of the Municipal District of Taber 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;

WHEREAS the municipality is required to pass a Land Use Bylaw in accordance with section 640(1) of the Municipal Government Act Revised Statutes of Alberta 2000, Chapter M-26, as amended;

AND WHEREAS the Municipal District of Taber Council has determined a new land use bylaw is warranted due to the age of the current land use bylaw and the significant changes in the type and scope of development occurring in the municipality;

AND WHEREAS the municipality wishes to achieve orderly, efficient and economic development of land while minimizing land use conflicts;

AND WHEREAS THE PURPOSE of Bylaw No. 2011 is to:

- divide the municipality into districts;
- prescribe and regulate the use(s) for each district;
- establish administrative requirements for processing subdivision and development applications, amendment of the Land Use Bylaw, and appeals;
- establish the method of decision-making for development permit applications and issuance of development permits and decisions;
- prescribe development standards and design criteria, including the number of dwelling units permitted on a parcel of land;
- implement the Municipal Development Plan and other statutory plans of the municipality, as may be developed; and
- comply with the provisions of the Municipal Government Act, RSA 2000, Chapter M-26, as amended.

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

NOW 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 of the Municipal District of Taber in the Province of Alberta duly assembled does hereby enact the following:

1. Bylaw No. 1722, being the former Land Use Bylaw, and any amendments thereto, is hereby rescinded, except for Bylaws No. 1902, 1920, 1978, and 2002 for Direct Control Districts which are deemed to continue in full force and effect and are incorporated into Bylaw No. 2011.
2. Bylaw No. 2011 shall come into effect upon third and final reading thereof.

3. Bylaw No. 2011, being the Municipal District of Taber Land Use Bylaw, is hereby adopted.

READ a First time this 26th day of November, 2024.

READ a Second time, as amended, this 11th day of March, 2025.

READ a Third time this 11th day of March, 2025.

SIGNED and PASSED this 11th day of March, 2025.

Reeve

Chief Administrative Officer

Municipal District of Taber Land Use Bylaw No. 2011 – Amendments

Bylaw No.	Amendment Description	Legal Description	Passed
2018	"Hamlet Industrial – HI" to "Rural Agricultural – RA" Adjust Hamlet of Enchant Boundary	Portion of Lot 1, Block 11, Plan 0712622	19-Aug-2025
2020	Correct the land use district heading titled "Rural Agriculture – RA" in Part 3, Section 4 to state "Rural Agricultural – RA", and the corresponding side bar tab.		14-July-2025
2024	"Rural Agricultural – RA" to "Private Commercial Recreation – PCR"	Portion of Lot 3, Block 2, Plan 2010659 Within the E ½ of Sec. 30, Twp. 12, Rge. 16, W4M	12-Nov-2025
Update Appendix B – Fee Schedule 2026 Fee and Charges Bylaw No. 2025			27-Jan-2026
2029	Rural Agricultural - RA to Grouped Country Mixed-Use - GCM	Block 1, Plan 9410733 within SE 1/4 23-10-15-W4M	10-Feb-2026

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PART 1

Administration

MUNICIPAL DISTRICT OF TABER

LAND USE BYLAW NO. 2011

PART 1: ADMINISTRATION

GENERAL

1 TITLE

1.1 This Bylaw may be cited as the "Municipal District of Taber Land Use Bylaw", the "Land Use Bylaw", or "this Bylaw".

2 PURPOSE

2.1 In compliance with section 640 of the *Municipal Government Act* (MGA), this Bylaw regulates the use and development of land and buildings within the Municipal District of Taber to achieve orderly, efficient, and economic development of land. More specifically, the purpose of this Bylaw is to:

(a) divide the municipality into districts;

(b) prescribe and regulate the use(s) for each district;

(c) establish administrative requirements for processing subdivision and development applications, amendment of the Land Use Bylaw, and appeals;

(d) establish the method of decision-making for development permit applications and issuance of development permits and decisions;

(e) prescribe development standards and design criteria, including the number of dwelling units permitted on a parcel of land; and

(f) implement the Municipal Development Plan and other statutory plans of the municipality, as may be developed.

3 APPLICABILITY

3.1 The provisions of this Bylaw apply to all land within the boundaries of the Municipal District of Taber and no development shall hereafter be carried out within the boundaries of the municipality except in conformity with the provisions of this Bylaw.

4 EFFECTIVE DATE

4.1 This Bylaw shall come into effect upon third and final reading thereof.

5 REPEAL OF FORMER BYLAW

5.1 The Municipal District of Taber Land Use Bylaw No. 1722 and any amendments thereto are hereby repealed upon adoption of this Bylaw, with the exception of specified amending bylaws for Direct Control Districts which are hereby deemed to continue in full force and effect and are hereby incorporated into this Bylaw in whole as indicated in Part 3 Land Use Districts, Direct Control – DC.

6 SEVERABILITY

6.1 If any provision of this Bylaw is, for any reason, declared to be invalid by a decision of a court, all remaining provisions remain in full force and in effect.

7 COMPLIANCE WITH THE LAND USE BYLAW

7.1 Except as provided in Part 2 of this Bylaw (Development Not Requiring a Development Permit), no person shall commence a development unless they have been issued a development permit in respect of the development.

7.2 While a development permit may not be required pursuant to Part 2, development must otherwise comply with all applicable regulations of this Bylaw.

7.3 A person who develops land or a building in the municipality shall comply with:

(a) the use or uses prescribed in Part 3 Land Use Districts and Regulations;

(b) the applicable standards and requirements of development specified in Parts contained in this Bylaw;

(c) any conditions attached to a development permit if one is required.

8 COMPLIANCE WITH OTHER LEGISLATION

8.1 It shall be the responsibility of any person undertaking development within the Municipal District of Taber to determine whether any other municipal, provincial, or federal legislation is applicable and for determining whether any easement, covenant, agreement, or contract affects the land or development.

8.2 Nothing in this Bylaw, including compliance with this Bylaw, exempts or relieves the duty or obligation of a person:

(a) to determine and obtain any other permit, licence, or other authorization required by any act or regulation, or under any other bylaw; or

(b) to determine and comply with the conditions of any easement, covenant, agreement, or contract affecting the building or land.

9 RULES OF INTERPRETATION

9.1 Unless otherwise required by the context, words used in the present tense include the future tense; words used in the singular include the plural; and the word person includes a corporation as well as an individual unless otherwise stipulated. The *Interpretation Act*, as amended, shall be used in the interpretation of this Bylaw. Words have the same meaning whether they are capitalized or not.

9.2 The written regulations of this Bylaw take precedence over any graphic or diagram if there is a perceived conflict.

9.3 The Land Use Districts Map takes precedence over any graphic or diagram in the district regulations if there is a perceived conflict.

9.4 Where a reference to another document or piece of legislation is made in this Bylaw, it is intended that the reference applies to and includes any amendments or a successor document or legislation that replaces the original.

10 MEASUREMENTS AND STANDARDS

10.1 For the purpose of applying the standards of the Bylaw, the imperial measurement as specified in this Bylaw are applicable. The metric standards and conversions are provided for convenience and information only. Should there be a discrepancy between the metric and imperial units, the imperial standards prevail.

11 DEFINITIONS

11.1 As established in Part 11 Definitions.

12 FORMS, NOTICES, AND FEES

12.1 For the purpose of administering the provisions of this Bylaw, the Municipal District of Taber administration may prepare and use any such forms and notices as it may deem necessary. Any such forms and notices are deemed to have the full force and effect of this Bylaw in execution of the purpose for which they are designed, authorized, and issued.

12.2 For the purpose of administering the provisions of this Bylaw, Council may authorize by separate resolution or bylaw as may be applicable, any such fee schedules as it may deem necessary. Any such fee schedules are deemed to have the full force and effect of this Bylaw in execution of the purpose for which they are designed, authorized, and issued.

12.3 In any case, where a required fee is not listed in the fee schedule, such fee shall be determined by the Development Officer or other Approving Authority as assigned by Council and shall be consistent with those fees listed in the schedule for similar developments.

12.4 Refund or reduction of applicable fees requires approval of the Municipal Planning Commission in accordance with the Municipal District of Taber Subdivision and Development Authority Bylaw.

13 APPENDICES

13.1 Appendices A through C attached hereto, are for information purposes, and do not form part of this Bylaw but have the full force and effect of this Bylaw in execution of the purpose for which they are designed, authorized, and issued. The Appendices may be amended, updated, and/or altered independent of this Bylaw.

APPROVING AUTHORITIES

14 DEVELOPMENT AUTHORITY

14.1 The Development Authority is established by separate bylaw (see Appendix C) pursuant to the *Municipal Government Act* and for the purposes of this Bylaw is comprised of the Development Officer and the Municipal Planning Commission.

14.2 The Development Authority shall perform such powers and duties as are specified:

(a) in the Municipal District of Taber Subdivision and Development Authority Bylaw;

(b) in this Bylaw;

(c) in the *Municipal Government Act*;

(d) by resolution of Council, where applicable.

14.3 Where the term Development Authority is used or referenced within this Bylaw, the Development Officer and the Municipal Planning Commission are both authorized and either may perform the duty. Where the Development Officer or the Municipal Planning Commission are specifically named, the relevant provision applies specifically to that individual entity.

15 SUBDIVISION AUTHORITY

15.1 The Subdivision Authority is established by separate bylaw (see Appendix C) pursuant to the *Municipal Government Act* and for the purposes of this Bylaw is comprised of the Municipal Planning Commission.

15.2 The Subdivision Authority shall perform such powers and duties as are specified:

(a) in the Municipal District of Taber Subdivision and Development Authority Bylaw;

(b) in this Bylaw;

(c) in the *Municipal Government Act*;

(d) by resolution of Council, where applicable.

15.3 The Subdivision Authority may delegate, through any of the methods described in section 15.2, to any individual, municipal staff, or a regional services commission, any of its required functions or duties in the processing of subdivision applications. In respect of this:

(a) the delegation of duties by the Subdivision Authority may include the authorized entity (designate) being responsible for determining the completeness of a submitted subdivision application; and

(b) the Subdivision Authority designate is authorized to carry out the application process with subdivision applicants as described in the Subdivision Procedures and Requirements sections of this Bylaw, including the task of sending all required notifications to applicants as stipulated.

16 COUNCIL

16.1 Council shall be responsible for considering and deciding upon development permit applications within any Direct Control district, except where the decision-making authority has been delegated to the Development Authority.

16.2 Council delegates to the Chief Administrative Officer the responsibility for considering and deciding upon requests for extension to the time period stipulated in section 657 of the *Municipal Government Act* within which an applicant granted subdivision approval must submit the plan of subdivision to the Subdivision Authority and register the plan with Land Titles.

17 SUBDIVISION AND DEVELOPMENT APPEAL BOARD

17.1 The Subdivision and Development Appeal Board (SDAB) is established by separate bylaw pursuant to the *Municipal Government Act* and may exercise such powers and duties as are specified in this Bylaw, the *Municipal Government Act*, and the Subdivision and Development Appeal Board Bylaw.

DEVELOPMENT AND SUBDIVISION AUTHORITY – POWERS AND DUTIES

18 DEVELOPMENT OFFICER

18.1 The office of the Development Officer is hereby established, and such office shall be filled by one or more persons as appointed by resolution of Council or as appointed by the Chief Administrative Officer (CAO) where such authority has been delegated to the CAO.

18.2 In the absence of the appointed Development Officer(s), the following are authorized to act in the capacity of Development Officer:

(a) Municipal Planning Commission;

(b) Chief Administrative Officer;

(c) a designate(s) in accordance with the Municipal Government Act.

18.3 The Development Officer is an authorized Designated Officer for the purposes of carrying out:

(a) the duties and responsibilities specified in this Bylaw;

(b) municipal inspections and enforcement in accordance with section 542 of the *Municipal Government Act* (MGA);

(c) order to remedy bylaw contraventions in accordance with section 545 of the MGA;

(d) order to remedy dangers and unsightly property in accordance with section 546 of the MGA;

(e) certification requirements for advertising in accordance with section 606 of the MGA;

(f) signature evidence in accordance with section 630 of the MGA.

18.4 The Development Officer shall be responsible for:

(a) generally advising the public with respect to the standards and requirements of this Bylaw and other pertinent land use regulations or municipal development requirements;

(b) receiving and processing all applications for development permits and determining whether a development permit application is complete in accordance with this Bylaw;

(c) maintaining a register of the development applications received and the decisions made on the applications;

(d) referring all development applications in a Direct Control district to Council for a decision, unless Council has specifically delegated approval authority to the Development Authority;

(e) notifying adjacent landowners and any persons who are likely to be affected by a proposed development in accordance with this Bylaw;

(f) receiving, reviewing, and referring any applications to amend this Bylaw to Council;

(g) issuing the written notice of decision and/or development permit on all development permit applications and any other notices, decisions or orders in accordance with this Bylaw;

(h) providing a report to the Municipal Planning Commission summarizing the applications made for permitted use development permits and the decision made on the applications, and any other information as the Development Authority considers necessary;

(i) considering and deciding on "permitted use" applications that comply with this Bylaw and "permitted use" applications on existing registered lots that do not meet the minimum dimensional standards of this Bylaw;

(j) approving a temporary portable sign in accordance with Part 7 Sign Standards, section 7.5;

(k) approving Home Occupation Class A and B annual renewals;

(l) issuing decisions for requests to extend the validity of a development permit for which the Development Officer has been assigned authority in accordance with Section 48 Development Permit Validity;

(m) processing and deciding upon condominium certificates;

(n) responding to intermunicipal referrals;

(o) issuing warning letters and Notices of Violation;

(p) issuing Stop Orders;

(q) performing any other powers and duties as are specified in this Bylaw, the Subdivision and Development Authority Bylaw, the *Municipal Government Act*, or by resolution of Council.

18.5 Notwithstanding section 18.4, the Development Officer may refer any development permit application, any other duty assigned in section 18.4, and any planning and development matters to the Municipal Planning Commission for review, comment, recommendation, and/or decision.

19 MUNICIPAL PLANNING COMMISSION

19.1 The Municipal Planning Commission shall be responsible for:

(a) considering and deciding upon development permit applications for:

(i) discretionary uses;

(ii) development that does not comply with the provisions of this Bylaw in accordance with Section 20 Variance (Waiver) to Bylaw Provisions;

(iii) any development permit application referred to it by the Development Officer requesting a decision of the Municipal Planning Commission.

(b) providing comment, recommendations, or a decision on matters referred to it by the Development Officer or Council;

(c) considering and deciding upon requests for time extensions on development permit applications for which the Development Officer has not been assigned authority;

(d) considering and deciding upon applications for subdivision approval;

(e) any other powers and duties as are specified in this Bylaw, the Subdivision and Development Authority Bylaw, the *Municipal Government Act*, or by resolution of Council.

20 VARIANCE (WAIVER) TO BYLAW PROVISIONS

20.1 The Municipal Planning Commission, subject to sections 20.2 and 20.3, is authorized to decide on an application for a development permit even though the proposed development does not comply with this Bylaw if, in the opinion of the Municipal Planning Commission:

(a) the proposed development would not:

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

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

(b) the proposed development conforms with the use prescribed for that land or building in this Bylaw.

20.2 The Municipal Planning Commission is authorized to approve variances (waivers) to provisions prescribed within this Bylaw without limitation in accordance with section 20.1 upon consideration of section 20.3.

20.3 In exercising its authority under this section, the Municipal Planning Commission should have regard to:

(a) the general purpose and intent of the district;

(b) future land use and transportation networks;

(c) applicable policies of the Municipal Development Plan and any other applicable statutory plan;

(d) whether there are circumstances of undue hardship or practical difficulties particular to the use, character of situation of land or building which are not generally common to other land in the same land use district that would warrant approval;

(e) any other matters the Development Authority considers applicable.

21 LAND USE DISTRICTS AND USES

21.1 The Municipal District of Taber is divided into those land use districts specified in Part 3 Land Use Districts and Regulations and shown on the Land Use Districts Maps in Part 12.

21.2 Part 3 Land Use Districts and Regulations specifies the one or more uses of land or buildings that are:

(a) permitted in each land use district with or without conditions; and/or

(b) discretionary in each land use district with or without conditions; and/or

(c) prohibited in each land use district.

21.3 A use not listed as a permitted or discretionary use in a district in Part 3 Land Use Districts and Regulations, but which is reasonably similar in character and purpose to a permitted or discretionary use in that district may be deemed a similar use by the Development Authority in accordance with Section 22 Similar Use.

21.4 A use not listed as a permitted or discretionary use in Part 3 Land Use Districts and Regulations or deemed a similar use in the district in which it is proposed in accordance with Section 22 Similar Use is a prohibited use and shall be refused.

21.5 Notwithstanding sections 21.3 and 21.4, the cultivation and grazing of land defined as Extensive Agriculture in this Bylaw and Primary Agricultural Operations as defined in this Bylaw are permitted in the **Rural Agricultural** and **Rural/Urban Fringe** land use districts.

22 SIMILAR USE

22.1 The Municipal Planning Commission may approve a proposed use not specifically listed in a land use district, if in the opinion of the Municipal Planning Commission, the proposed use is similar in character and purpose to a permitted or discretionary use listed within the district in which the use is proposed.

22.2 Where a use has been classified similar to a permitted or discretionary use, the development application shall be classified as a discretionary use and processed as a discretionary use in accordance with Section 40 Discretionary Use Applications and Any Applications Requesting Variance to the Land Use Bylaw.

22.3 Where a use is not listed in a land use district as either discretionary or permitted and is not deemed similar in nature in accordance with Section 22 Similar Use, the use shall be deemed prohibited in accordance with section 21.4, and the development permit application shall be refused.

23 TEMPORARY USE

23.1 The Development Authority may issue a temporary development permit for any permitted, discretionary, or similar use development within a land use district if:

(a) the proposed development is determined by the Development Authority to be of a temporary nature; or

(b) the Development Authority wants to ensure the suitability or compatibility of a development prior to allowing the development on a permanent basis; or

(c) the Development Authority wants to ensure that the development authorized by the permit will cease by a specified date or will not continue indefinitely.

23.2 The Development Authority may issue a temporary development permit under section 23.1 valid for a period of time determined by the Development Authority but not to exceed 12 months.

23.3 An applicant may reapply for a temporary development permit in advance of, or at the expiration of the temporary permit, and at the discretion of the Municipal Planning Commission, it may approve a subsequent temporary development permit in accordance with this Section. The maximum number of subsequent temporary development permits approved is at the discretion of the Municipal Planning Commission but shall not exceed a period of 5 years.

23.4 Temporary development permits:

(a) shall be subject to the condition that the applicant and/or landowner is liable for any costs involved in the cessation or removal of any development at the expiration of the permitted period; and

(b) may be subject to the following additional conditions:

(i) the Development Authority may require the applicant and/or landowner to submit an irrevocable letter of credit, performance bond or other form of security acceptable to the Development Authority guaranteeing the cessation or removal of the temporary use; and

(ii) any other conditions deemed necessary.

24 NON-CONFORMING BUILDINGS AND USES

24.1 A non-conforming building or use may only be continued in accordance with the provisions in section 643 of the *Municipal Government Act*.

24.2 The Municipal Planning Commission is authorized to exercise minor variance powers with respect to non-conforming buildings pursuant to section 643(5)(c) of the *Municipal Government Act* where, in the opinion of the Municipal Planning Commission, the development is:

(a) minor in nature;

(b) consistent with the general character of the area;

(c) does not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land.

24.3 Any uncertainty regarding the interpretation and application of section 24.1 shall be referred to the Municipal Planning Commission for interpretation and a decision.

25 NON-CONFORMING LOTS

25.1 Development on an existing registered lot or parcel that does not conform with the minimum requirements for lot length, width, or area specified in the applicable land use district in Part 3 Land Use District and Regulations may be approved at the discretion of the Development Authority.

GENERAL SUBDIVISION AND DEVELOPMENT LIMITATIONS

26 NUMBER OF DWELLING UNITS ON A PARCEL

26.1 The maximum number of dwelling units per parcel of land is as regulated through the applicable land use district and associated use specific standards of development of this Bylaw.

26.2 No person shall construct or locate, or cause to be constructed or located, more than one dwelling unit on a parcel except as provided in the land use district for which the application is made and authorized by the Development Authority through issuance of a development permit for a use that allows for more than one dwelling (e.g., Secondary Single-detached Dwelling, Secondary Dwelling and Additional Dwelling Units, Duplex, Multi-unit Dwelling, Row or Townhouse, Secondary Suite, Garden Suite, Employee Housing) in accordance with the provisions of this Bylaw.

27 SUITABILITY OF SITES

27.1 Notwithstanding that 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 Subdivision Authority or Development Authority, as applicable, may refuse to approve a subdivision or refuse to issue a development permit if, in the Authority's opinion, the site of the proposed subdivision, building, or use is not safe or suitable based on any or all of the following:

(a) does not have legal and physical access to a developed, maintained, public road in accordance with municipal requirements or those of Alberta Transportation if within provincial jurisdiction;

(b) creates a situation where vehicular or non-vehicular traffic safety may be impacted;

(c) has soils and/or subsurface conditions including but not limited to a high-water table, which makes the site unsuitable for foundations and/or sewage disposal systems, or development or subdivision generally;

(d) is situated on an unstable slope;

(e) consists of unconsolidated material unsuitable for building;

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

(g) does not comply with the requirements of the *Municipal Government Act*, South Saskatchewan Regional Plan, Provincial Land Use Policies, Matters Related to Subdivision and Development Regulation, Municipal Development Plan, applicable Intermunicipal Development Plan, applicable Area Structure Plan, Conceptual Design Scheme, or any other applicable Statutory Plan.

(h) is situated over an active or abandoned coal mine, or oil and gas well or pipeline;

(i) would expose the structure itself and/or people living and working there to risk from the operations of a nearby airstrip;

(j) is unsafe due to contamination by previous land uses;

(k) has an inadequate or unsafe water supply;

(l) has an inadequate means of wastewater (sewage) disposal;

(m) does not have an adequate means of stormwater disposal;

(n) is incompatible with existing and approved uses of surrounding land;

(o) is situated within an environmentally significant area or environmentally sensitive area;

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

(q) does not meet the lot size and/or setback requirements, or any other applicable standards and requirements of this Bylaw;

(r) does not meet minimum setback requirements from a gas well or pipeline, or anhydrous ammonia bulk storage facility;

(s) is located within a future road right-of-way or road alignment;

(t) would prevent or interfere with the natural and economic extension of a nearby developed area, a coal mine, an oil or gas field, a sewage treatment plant, a waste disposal or transfer site, a gravel pit, a pipeline, or a road system;

(u) is subject to any easement, caveat, restrictive covenant, or other registered encumbrance which makes it impossible to build on a site;

(v) any other matters deemed relevant by the Development Authority.

27.2 Nothing in this section shall prevent the Subdivision Authority or Development 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 met by appropriate engineering measures or other mitigating measures.

28 MINIMUM DISTANCE SEPARATION CALCULATIONS FROM CONFINED FEEDING OPERATIONS

28.1 For the purposes of this Bylaw, unless specified otherwise, all minimum distance separation calculations that apply between residential uses and neighbouring Confined Feeding Operations shall be consistent with the processes and formulas established in the *Agricultural Operation Practices Act* (AOPA). Relaxations or waivers of the application of the minimum distance separation may be considered by Municipal Planning Commission in circumstances as outlined in the Bylaw, the applicable land use district, or the applicable subdivision criteria.

29 APPROVAL FOR ENCROACHMENTS WITHIN EASEMENTS AND UTILITY RIGHTS-OF-WAY

29.1 Prior to submitting a development permit application to the municipality, it is the applicant's responsibility for determining any easements or utility rights-of-way registered on title, including those of the MD of Taber and obtaining written permission from the applicable easement or utility right-of-way holder authorizing any proposed development within the easement or utility right-of-way. The Development Authority may require a copy of the written permission as a submittal requirement for a development permit application.

29.2 In situations where a development may be exempt from obtaining a development permit, the landowner or developer is still required to obtain permission from the applicable easement or utility right-of-way holder, including those of the MD of Taber, authorizing the improvement or structure that may be located over an easement or utility right-of-way.

29.3 Notwithstanding section 29.1 and 29.2, the municipality, at their prerogative, may deny the placement of structures or improvements over an easement or utility right-of-way and may also order the removal or relocation of such.

30 ARCHITECTURAL CONTROLS

30.1 The Development Authority, Subdivision Authority, or Council on a bylaw redesignation, area structure plan bylaw, subdivision, or development application:

(a) may require architectural control guidelines to be submitted for review and approval by the municipality prior to subsequently being registered on title; and

(b) may stipulate specific development standards, land, or building restrictions to be applied or included in the covenants.

30.2 The municipality shall not be held responsible for private covenants with regard to the enforcement of any applicable architectural controls or other requirements.

31 DEVELOPMENT AGREEMENTS

31.1 The Development Authority may require, with respect to a development that as a condition of issuing any development permit, the applicant enter into an agreement with the municipality, pursuant to section 650(1) of the *Municipal Government Act*, to do any or all of the following:

(a) to construct or pay for the construction of a road required to give access to the development;

(b) to construct or pay for the construction of a pedestrian walkway system to serve the development and/or connect with existing or proposed pedestrian walkway systems that serves or is proposed to serve an adjacent development;

(c) to install or pay for the installation of public utilities, other than telecommunication systems or works, that are necessary to serve the development, whether or not the public utility is, or will be, located on the land that is the subject of the development;

(d) to construct or pay for the construction of off-street or other parking facilities, and/or loading and unloading facilities;

(e) to pay an off-site levy or redevelopment levy;

(f) to give security to ensure that the terms of the agreement under this section are carried out.

31.2 The Subdivision Authority may require, with respect to a subdivision that as a condition of issuing an approval for subdivision, the applicant enter into an agreement with the municipality, pursuant to section 655(1)(b) of the *Municipal Government Act*.

31.3 An agreement referred to in this section may require the applicant for a development permit or subdivision approval to oversize improvements in accordance with section 651 of the *Municipal Government Act*.

31.4 The municipality may register a caveat under the *Land Titles Act* with respect to an agreement under this section against the Certificate of Title for the land that is the subject of the development, or for the parcel of land that is subject of the subdivision.

31.5 If the municipality registers a caveat under this section, the municipality must discharge the caveat when the agreement has been complied with.

32 GUARANTEED SECURITY AS A CONDITION OF DEVELOPMENT APPROVAL

32.1 The Development Authority may require the applicant to provide guaranteed security as a condition of issuing any development permit to ensure completion of the development and any conditions of the permit are met. The guaranteed security must be in a form and manner acceptable to the municipality, either cash, an irrevocable letter of credit, or other acceptable security. The security condition under this section is separate from and may be in addition to any security that may be required under sections 31.1(f) and 31.2.

32.2 Prior to issuance of a decision where guaranteed security is to be required, the applicant may be required to submit a cost estimate for carrying out the proposed development, including potential remediation costs. The Development Authority will consider the cost estimate in determining the amount of security but is authorized the discretion in determining and stipulating the acceptable amount of required security, unless specified otherwise in this Bylaw.

32.3 The municipality will hold the guaranteed security, without interest payable, until the development has been completed, including any attached conditions and any applicable warranty periods, to the satisfaction of the Development Authority or their designate(s).

32.4 The Development 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 development and any conditions, including applicable warranty periods, have been completed to the requirements and standards of the municipality. Within 120 days from the date a guaranteed security is authorized for release, the security will be released to the applicant/developer.

32.5 In the event that the development, including any attached conditions and warranty periods, is not completed to the satisfaction of the Development Authority or their designate(s) in accordance with the terms of the development permit, the municipality is entitled to draw on the guaranteed security, sufficient funds to undertake the activities necessary to complete the outstanding items of the development.

33 REQUIREMENT FOR A DEVELOPMENT PERMIT

33.1 Except as provided in Part 2 Development Not Requiring a Development Permit, no development, including a change or intensification of use, shall be commenced unless a development permit application has been approved, a development permit issued, and the development is in accordance with the terms and conditions of a development permit issued pursuant to this Bylaw.

33.2 In addition to meeting the requirements of this Bylaw, it is the responsibility of the applicant to ascertain, obtain, and comply with all other approvals, registrations, authorizations, and licenses that may be required by other federal, provincial, or municipal regulatory departments or agencies.

33.3 When any use, excepting non-conforming uses regulated in accordance with section 643(2) of the *Municipal Government Act*, has been discontinued for a period of 12 months or more, any development permit that may have been issued is no longer valid and development may not be recommenced until a new application for a development permit has been approved and a development permit issued.

33.4 Any development that results in or is likely to result in a change of use or an act done in relation to land or a building that result in or is likely to result in a change in the intensity of use of the land or building, including a change of use or intensity to an approved development permit, shall not be commenced until a new development permit application has been approved and a development permit issued.

33.5 Except as provided in Section 52 Amendment of a Development Application or Permit Approval, any amendment to an approved development permit requires a new development permit application and approval.

33.6 In a circumstance where it is unclear whether a development permit is required for a development and the Development Officer is uncertain about such a determination, the matter will be referred to the Municipal Planning Commission for a determination.

34 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

34.1 Certain developments have been exempted by the municipality from the requirement of obtaining development permits, provided they comply with all other provisions of this Bylaw. The developments exempted under this section are prescribed in Part 2 Development Not Requiring a Development Permit.

34.2 Despite that a development may not require a development permit in accordance with section 34.1, this section does not negate the responsibility and requirement of the landowner to obtain all required permits and approvals, as applicable, under the Safety Codes Act and any other municipal, provincial, or federal statute, including permits required by Alberta Transportation.

34.3 If there is uncertainty as to whether a development permit is required, the Development Authority may request that a development permit application be submitted.

35 DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

35.1 An application for a development permit may be made by the registered owner of the land on which the development is proposed or, with written authorization of the registered owner, any other person.

35.2 An application for a development permit is made by submitting to the Development Officer the following, which must be of a quality and content determined adequate by the Development Officer to properly evaluate the application:

(a) a completed development application, signed by the registered owner or authorized by the owner pursuant to section 35.1, or proof of title transfer pending registration by the Land Titles Office;

(b) the prescribed application fee, in accordance with the municipality's fee schedule;

(c) a description of the existing and proposed use of the land, building(s) and/or structures and whether it is a new development, an alteration/addition, relocation or change of use and whether the use is temporary in nature, including any proposed phasing of development;

(d) if a variance to this Bylaw is being requested, a statement explaining the reason for the requested variance;

(e) for parcels where architectural controls are registered and architectural control compliance verification is required, documentation that the proposal meets the applicable architectural controls;

(f) an accurate and legible site plan acceptable to the Development Officer identifying, as applicable:

(i) location of existing and proposed buildings and structures and any registered easements or utility rights-of-way, dimensioned to property lines;

(ii) location of existing and proposed utilities and service connections including private sewage disposal systems and water sources;

(iii) location of existing oil and gas wells;

(iv) location of existing and proposed approaches, driveways, parking and loading areas, abutting roads and lanes, including undeveloped road allowances;

(v) any notable topographic features, including wetlands, watercourses, steep slopes, and depressions; and

(vi) any other information prescribed in the development application form.

(g) Documentation from the Alberta Energy Regulator identifying the presence or absence of abandoned oil and gas wells as required by the Matters Related to Subdivision and Development Regulation, including a professionally prepared plot plan that shows the actual well location(s) in relation to existing and proposed building site(s) and the minimum setback requirement if abandoned oil and gas well(s) are present;

(h) any additional information as may be stipulated in the development standards or use-specific standards;

(i) any additional information as may be required in accordance with an adopted Intermunicipal Development Plan, Municipal District of Taber Municipal Development Plan, Area Structure Plan, or other adopted statutory plan; and

(j) any such other information as may be required at the discretion of the Development Authority to accurately evaluate an application, determine compliance with the Land Use Bylaw, and/or other government regulations, including but not limited to: conceptual design schemes, landscaping plans, building and floor plans, stormwater management plans/drainage plans, grading plans, servicing and infrastructure plans, soils analysis, septic feasibility, geotechnical reports and/or other reports regarding site suitability, Real Property Report or a surveyors sketch, elevations, traffic studies, and environmental impact assessment.

35.3 The Development Authority may require any or all of the information submitted for a development permit application to be professionally prepared.

35.4 The Development Authority may require the applicant to submit a current Certificate of Title, no older than 30 days, including copies of any registered encumbrance, lien, or interest registered on title.

35.5 Despite the requirements stipulated in section 35.2, the Development Authority is authorized to exercise discretion in determining the extent of information required to be submitted for a development permit application and the Development Officer may accept an application which does not include all the information prescribed in section 35.2 upon having regard to section 36.4.

36 DETERMINATION OF COMPLETE DEVELOPMENT PERMIT APPLICATION

36.1 The Development Officer shall, within 20 days after the receipt of an application in accordance with Section 35 Development Permit Application Requirements for a development permit, determine whether the application is complete for processing purposes.

36.2 The Development Officer may refer an application to the Municipal Planning Commission for a determination of completeness.

36.3 The time period referred to in section 36.1 may be extended by an agreement in writing between the applicant and the Development Officer.

36.4 An application is complete for processing purposes if, in the opinion of the Development Officer, or the Municipal Planning Commission where an application has been referred under section 36.2, the application, documents and other information necessary are adequate to review the application.

36.5 If an application is determined to be complete for processing purposes within the time period prescribed in section 36.1 or 36.3, the Development Officer will note the date of completeness on the application form, which serves as acknowledgement to the applicant that the submitted application is complete.

36.6 If a determination has not been made within the time required under section 36.1 or 36.3, the application is deemed to be complete for processing purposes.

36.7 If the application is determined to be incomplete, the Development Officer shall issue to the applicant a written notice stating the application is incomplete and specifying the outstanding documents and information to be provided, including but not limited to those required in Section 35 Development Permit Application Requirements. A submittal deadline for the outstanding documents and information shall be set out in the notice for the application to be considered complete. A later date may be agreed on between the applicant and the Development Officer in writing to extend the submittal deadline.

36.8 If the documents and information submitted under section 36.7 are determined to be 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.

36.9 If the required documents and information under section 36.7 have not been submitted to the Development Officer within the timeframe prescribed in the notice issued under section 36.7, the Development Officer shall return the application to the applicant accompanied by a written Notice of Refusal stating the application is deemed refused, the reason(s) for refusal, and the required information on filing an appeal.

36.10 Despite determination of a complete application under section 36.5 or 36.6 or issuance of a Notice of Completeness under section 36.8, the Development Authority, in the course of reviewing the application may request additional information or documentation from the applicant that the Development Authority considers necessary to review the application.

37 REAPPLICATION FOR A DEVELOPMENT PERMIT

37.1 If an application for a development permit is refused by the Development Authority or on appeal, the submission of another application for a development permit on the same parcel of land for the same or similar use may not be accepted by the Development Officer for at least six (6) months after the date of refusal, unless authorized by the Municipal Planning Commission.

37.2 If an application was refused solely because it did not comply with the standards of this Bylaw, or was refused as an incomplete application under Section 36 Determination of Complete Development Permit Application, the Development Officer may accept a new application on the same parcel of land for the same or similar use before the time period referred to in section 37.1 has lapsed, provided the application has been modified to comply with this Bylaw.

38 FAILURE TO MAKE A DECISION – DEEMED REFUSED

38.1 In accordance with section 684 of the *Municipal Government Act*, an application for a development permit is, at the option of the applicant, deemed to be refused and may be appealed when the decision of the Development Authority is not made within 40 days after the acknowledgement of a complete application under Section 36 Determination of Complete Development Application, unless the applicant has entered into an agreement with the Development Authority to extend the 40-day decision period.

38.2 The 40-day time period referred to in section 38.1 may be extended by an agreement in writing between the applicant and the Development Authority.

38.3 Section 38.1 does not apply in the case of a development application deemed to be refused under section 36.9.

39 PERMITTED USE APPLICATIONS

39.1 Upon processing a completed application for a development permit for a permitted use that conforms with this Bylaw, the Development Officer:

(a) shall issue a development permit without or with conditions pursuant to Section 42 Conditions of Approval – Permitted Uses; or

(b) may refer the application to the Municipal Planning Commission for a decision.

39.2 The Development Officer shall circulate a completed application for a permitted use to affected municipalities when required in accordance with an applicable Intermunicipal Development Plan, and may circulate, at their discretion, the completed application to any applicable government department and/or referral agency, regional services commission, Safety Codes Officer, qualified professional, etc. for comment prior to issuance of a decision on the application.

40 DISCRETIONARY USE APPLICATIONS AND ANY APPLICATIONS REQUESTING VARIANCE TO THE LAND USE BYLAW

40.1 Upon receipt of a completed application for a development permit for a discretionary use or upon receipt of any completed application requesting a variance(s) to this Bylaw, the Development Officer:

(a) shall circulate the application to affected municipalities when required in accordance with an applicable Intermunicipal Development Plan;

(b) may circulate the application, at their discretion, to any applicable government department and/or referral agency, regional services commission, Safety Codes Officer, qualified professional, etc.; and

(c) shall refer the application to the Municipal Planning Commission for a decision.

40.2 Upon receipt of an application under section 40.1, the Development Authority may, at its discretion, schedule a development hearing and notify the owners of the land likely to be affected by the issue of a development permit in accordance with Section 45 Development Hearing Notification Procedures.

40.3 After consideration of any response to notifications and any comment received at a development hearing, Land Use Bylaw requirements, and any other matters deemed relevant by the Development Authority, the Municipal Planning Commission may:

(a) approve issuance of a development permit without or with conditions pursuant to Section 43 Conditions of Approval – Discretionary Uses and Any Applications Requesting Variance to the Land Use Bylaw; or

(b) approve issuance of a development permit in part, granting approval of some portion, aspect, or use of the proposed development, without or with conditions pursuant to Section 43 Conditions of Approval – Discretionary Uses and Any Applications Requesting Variance to the Land Use Bylaw, and refusal of another portion, aspect, or use of the proposed development, stating reasons for the partial refusal; or

(c) refuse issuance of a development permit, stating reasons.

41 DIRECT CONTROL DISTRICT APPLICATIONS

41.1 Upon receipt of a completed application for a development permit in a Direct Control district, the Development Officer:

(a) shall circulate the application to affected municipalities when required in accordance with an applicable Intermunicipal Development Plan;

(b) may circulate the application, at their discretion, to any applicable government department and/or referral agency, regional services commission, Safety Codes Officer, qualified professional, etc.;

(c) shall notify adjacent landowners and other persons likely to be affected in accordance with the provisions of the Direct Control District; and

(d) shall refer the application to Council for a decision, except where the decision-making authority has been delegated to the Development Authority.

41.2 After consideration of any response to notifications and any comment received at a development hearing, Direct Control District requirements, and any other matters deemed relevant, Council or the delegated decision-making authority may:

(a) approve issuance of a development permit without or with conditions pursuant to Section 44 Conditions of Approval – Direct Control District; or

(b) approve issuance of a development permit in part, granting approval of some portion, aspect, or use of the proposed development, without or with conditions pursuant to Section 44 Conditions of Approval – Direct Control District, and refusal of another portion, aspect, or use of the proposed development, stating reasons for the partial refusal; or

(c) refuse to approve the development permit, stating reasons.

41.3 In accordance with section 685(4) 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 the decision is made by Council.

42 CONDITIONS OF APPROVAL – PERMITTED USES

42.1 The Development Authority may impose any or all of the following conditions on a development permit for a permitted use which complies with this Bylaw:

(a) requirement for applicant to enter into a development agreement and provide security pursuant to Section 31 Condition for Development Agreement;

(b) requirement to enter into a road use agreement and/or similar municipal agreements;

(c) requirement for applicant to provide guaranteed security to ensure the development and terms of the permit approval are carried out in accordance with Section 32 Guaranteed Security as a Condition of Development Approval;

(d) payment of any applicable development deposit, off-site levy, or redevelopment levy;

(e) access provisions to ensure the site will be legally and physically accessible to a developed municipal road and if within proximity of a provincial highway, will meet the requirements of Alberta Transportation;

(f) alteration of a building or structure size or location to ensure any setback requirements of this Land Use Bylaw, a statutory plan, the Matters Related to Subdivision and Development Regulation, or other applicable provincial legislation can be met;

(g) any measures to ensure compliance with requirements of this Land Use Bylaw or any other statutory plan adopted by the Municipal District;

(h) geotechnical investigations, reports, studies, plans, and conditions to ensure the site is suitable in terms of topography, stability, soil characteristics, flooding, subsidence, erosion, drainage, servicing and access requirements;

(i) requirement for easements, rights-of-way, and/or encroachment agreements;

(j) provision of public utilities and lot servicing, other than telecommunications systems or works, such as but not limited to electricity, gas, water, sewage disposal, and storm water;

(k) provision of vehicular and pedestrian access;

(l) repairs or reinstatement of original condition of any curbing, sidewalk, boulevard landscaping and tree planting which may be damaged or destroyed or otherwise altered by development or building operations upon the site, to the satisfaction of the Development Authority;

(m) setbacks from future road alignments;

(n) requirement for consolidation of lots;

(o) attenuation/mitigation of noise, odours, smoke, or other nuisances or impacts;

(p) regulation of hours or operation;

(q) time periods specifying the period during which a development permit is valid in accordance with Section 23 Temporary Use;

(r) time periods stipulating commencement, completion and/or phasing of development;

(s) requirement for lot and/or construction stakeout;

(t) requirement for the submittal of a surveyor's sketch, Real Property Report, or plan from an engineer illustrating improvements and existing and/or proposed lot grades and surface drainage;

(u) filing of floor plans and/or building elevations;

(v) filing of pertinent professional reports, studies, and plans prior to construction commencing;

(w) conformance with any recommendations from professional reports, studies and plans required as a part of the application or approval, including development setbacks, restricted areas, and buffers;

(x) any measures to ensure compliance with applicable federal, provincial and/or municipal legislation and approvals such as the *Safety Codes Act*, and the requirements to submit documentation demonstrating compliance;

(y) any other conditions authorized within this Bylaw.

43 CONDITIONS OF APPROVAL – DISCRETIONARY USES AND ANY APPLICATIONS REQUESTING VARIANCE TO THE LAND USE BYLAW

43.1 The Municipal Planning Commission may impose any conditions it considers appropriate on a development permit for a discretionary use and any application requesting a variance to this Bylaw in addition to any or all of the conditions stipulated in Section 42 Conditions of Approval – Permitted Uses.

43.2 Despite that a minimum standard may be established within this Bylaw, the Municipal Planning Commission may impose condition(s) on a development permit for a discretionary use and any application requesting a variance to this Bylaw requiring a higher standard than what is established in this Bylaw where it is deemed by the Municipal Planning Commission that adherence to the minimum standard will be insufficient to ensure suitability and compatibility with surrounding land uses and development or is otherwise necessary.

44 CONDITIONS OF APPROVAL – DIRECT CONTROL DISTRICT

44.1 The Council or the delegated decision-making authority, as applicable, may impose any conditions it considers necessary on a development permit approval in a Direct Control District in addition to any or all of the conditions stipulated in Section 42 Conditions of Approval – Permitted Uses and any conditions specified in the Direct Control District bylaw.

45 DEVELOPMENT HEARING NOTIFICATION PROCEDURES

45.1 When a development hearing is to be held prior to issuance of a decision on a development permit, the Development Officer shall notify any persons deemed likely to be affected by the proposed development by:

(a) mailing a notice of the development hearing in writing to any person who, in the opinion of the Development Authority, may be affected; or

(b) posting a notice of the development hearing conspicuously on the property for which the application has been made; or

(c) placing a notice of the development hearing in a newspaper circulating in the Municipal District of Taber; or

(d) posting a notice of the development hearing prominently on the Municipal District of Taber's official website or official social media site(s); or

(e) any combination of the above.

45.2 The notice of development hearing shall include the following:

(a) the nature and location of the application;

(b) the place and time the Municipal Planning Commission or Council, as applicable, will meet to consider the application; and

(c) the manner in which persons may present their concerns or provide comments.

45.3 Notice of a development hearing shall be given at least 21 days before the development hearing for notice provided by mail under section 45.1(a) and at least 14 days before the development hearing for notice provided by other means under sections 45.1(b), (c), or (d).

46 NOTICE OF DECISION

46.1 A decision of the Development Authority on an application for a development permit must be issued in writing and provided in accordance with section 46.2 or 46.3, as applicable.

46.2 Upon issuance of a decision by the Development Authority on an application for a permitted use that complies with this Bylaw (Section 39 Permitted Use Applications), the Development Officer:

(a) shall mail, email, or hand deliver a notice of decision to the applicant on the same day the written decision is given;

(b) shall post a notice of the decision in a prominent place in the Municipal District of Taber office for the duration of the appeal period; and

(c) may, at their discretion, publish a notice of decision on the official municipal website or official social media site in accordance with an adopted advertising bylaw of the municipality for the duration of the appeal period.

46.3 Upon issuance of a decision by the Municipal Planning Commission on an application for a discretionary use or upon issuance of a decision on any application that does not comply with this Bylaw (Section 40 Discretionary Use Applications and Any Applications Requesting Variance to the Land Use Bylaw), the Development Officer:

(a) shall mail, email, or hand deliver a notice of decision to the applicant on the same day the written decision is given;

(b) shall publish a notice of the decision in a newspaper circulating in the Municipal District of Taber;

(c) shall post a notice of the decision in a prominent place in the Municipal District of Taber office for the duration of the appeal period; and

(d) may, at their discretion, cause notice of decision to be given by any or all of the following methods:

(i) publish a notice of decision on the official municipal website or official social media site in accordance with an adopted advertising bylaw of the municipality for the duration of the appeal period;

(ii) mail (postal or electronic mail) a notice of the decision to those persons, departments, and agencies originally notified;

(iii) require the applicant to post a notice of the decision conspicuously on the property subject of the development decision for the duration of the appeal period.

46.4 The notice of decision issued under section 46.1 shall specify the date on which the written decision was given and state where an appeal lies.

46.5 For the purposes of section 46.2(a), 46.3(a) and 46.4, the "date on which the written decision was given" means, whichever occurs later:

(a) the date the notice of decision is posted in a prominent place in the Municipal District of Taber Office; or

(b) the date the notice of decision is published in a newspaper; or

(c) the date the notice of decision is published on the Municipal District of Taber's official website or official social media sites; or

(d) the date the notice of decision is posted on the property.

COMMENCEMENT OF DEVELOPMENT AND DEVELOPMENT PERMIT VALIDITY

47 COMMENCEMENT OF DEVELOPMENT

47.1 Despite the issuance of a development permit, no development is authorized to commence within the 21-day appeal period in accordance with Section 56 Development Appeals.

47.2 If an appeal is made, no development is authorized pending the outcome of the appeal.

47.3 Any development occurring prior to the dates determined under sections 47.1 and 47.2 is entirely at the risk of the applicant, developer, or landowner, including liability for any costs or other resultant implications.

47.4 Development must be commenced and completed with reasonable diligence in the opinion of the Development Authority within 12 months from the date of issuance of the permit, or such other time period as may be stipulated within the development permit in accordance with section 47.5, otherwise the development permit is no longer valid.

47.5 The Development Authority may allow, as a condition of development permit approval, that the development be commenced and/or completed within an alternative time period than that specified in section 47.4.

48 DEVELOPMENT PERMIT VALIDITY

48.1 A development permit is valid only for the location for which it has been issued and must be carried out in accordance with the approved application and contents within and any conditions of approval.

48.2 A development permit which authorizes development remains valid and does not expire unless:

(a) the development permit is suspended, cancelled, withdrawn, or issued for a temporary period of time; or

(b) the development has not been commenced or completed with reasonable diligence in the opinion of the Development Authority within 12 months from the date of issuance, or such other time period as stipulated within the development permit in accordance with sections 47.4 and 47.5; or

(c) the period of validity is stated as a condition of a development permit; or

(d) the use/development has been discontinued for a period of 12 months or more; or

(e) the permit is non-transferrable in accordance with Section 49 Transferability of a Development Permit.

48.3 An application to extend the validity of a development permit which has not been commenced in accordance with section 47.4, excluding a temporary development permit, may be made at any time prior to the expiration of the development permit.

48.4 A development permit which has been issued for a specified period of time in accordance with Section 23 Temporary Use is valid only for the period stated within the development permit approval. The extension of the validity of a temporary development permit shall not be permitted.

48.5 Upon receipt of a request to extend the validity of a development permit, the validity of a development permit may be extended for a period of up to 12 months from the date of the expiry at the discretion of:

(a) the Development Officer or the Municipal Planning Commission if the permit was issued by the Development Officer;

(b) the Municipal Planning Commission if the permit was issued by the Municipal Planning Commission or approved on appeal by an appeal board.

48.6 An extension request, where approved under section 48.5, must be granted "as is" with the original content of the development permit application and conditions of approval.

48.7 Notification of adjacent landowners and persons likely to be affected is not required for an extension request received under section 48.5 or the decision on an extension request issued under section 48.6.

48.9 This section does not apply to non-conforming uses which are regulated under section 643 of the *Municipal Government Act* and Section 24 Non-Conforming Buildings and Uses of this Bylaw.

49 TRANSFERABILITY OF A DEVELOPMENT PERMIT

49.1 A valid development permit, excepting a development permit issued for a home occupation, is transferable where the use remains unchanged and the development is affected only by a change of ownership, tenancy, or occupancy, of the land or building.

49.2 A development permit for a home occupation permit is non-transferable and is invalidated by a change of ownership, tenancy, or occupancy.

50 SUSPENSION AND CANCELLATION OF A DEVELOPMENT PERMIT

50.1 If after a development permit has been issued, the Development Authority determines that:

(a) the application contained a misrepresentation; or

(b) facts were not disclosed which should have been at the time of consideration of the application for the development permit; or

(c) the development permit was issued in error;

the Development Authority may suspend the development permit by giving notice in writing to the holder of it and stating the reasons for the suspension.

50.2 Upon receipt of the written notification of suspension, the holder of the development permit must cease all development and activities to which the development permit relates.

50.3 If a development permit is suspended, the Municipal Planning Commission shall review the application within 40 days of issuance of the written notification of suspension, and either:

(a) reinstate the development permit; or

(b) cancel the development permit if the Development Authority would not have issued the development permit if the facts subsequently disclosed had been known during consideration of the application.

51 WITHDRAWAL OF A DEVELOPMENT APPLICATION OR PERMIT APPROVAL

51.1 If, after a development permit application has been submitted, an applicant requests to withdraw the application prior to a decision being rendered, the applicant shall submit a written request stating such to the Development Officer.

51.2 If, after a development permit application has been approved by the Development Authority, a permit holder requests to withdraw and cancel the development permit, the permit holder shall submit a written request stating such to the Development Officer.

51.3 Upon receipt of the written request to withdraw a development permit application or withdraw and cancel a development permit approval, the Development Officer:

(a) shall issue a notice in writing to the applicant or permit holder, as applicable, acknowledging the withdrawal of the development permit application or withdrawal and cancellation of a development permit; and

(b) update the municipal records to indicate the associated development permit application number has been withdrawn or cancelled, as applicable, and any permit issued is no longer valid.

52 AMENDMENT OF A DEVELOPMENT APPLICATION OR PERMIT APPROVAL

52.1 Amendment of a development permit application prior to issuance of a decision by the Development Authority may be permitted at the discretion of the Development Authority and may require renotification and recirculation fees as applicable.

52.2 Except as provided in section 52.3, amendment of a development permit approval after a decision has been issued by the Development Authority is not permitted and a new development permit application is required and will be processed anew.

52.3 If, after a notice of decision has been issued on a development permit or after a development permit has been issued, the Development Authority finds a clerical, technical, grammatical, or typographical error on the issued notice and/or permit which does not materially affect the permit in principle or substance, the Development Officer may correct the error and reissue the notice of decision and/or permit with the correct information and there is no renotification required and no avenue for an appeal.

SUBDIVISION PROCEDURES AND REQUIREMENTS

53 SUBDIVISION APPLICATIONS

53.1 An applicant applying for subdivision shall provide the required material and information as requested by the Subdivision Authority or those authorized to act on its behalf (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) a current copy of the Certificate of Title for the parcel of land that is the subject of the application;

(d) a surveyor's sketch or tentative subdivision plan professionally prepared or an accurate and legible sketch drawn to scale that shows the location, dimensions and boundaries of the proposed subdivision, existing structures, location of any private sewage disposal system and water source, and all other requirements prescribed in the subdivision application package in the manner requested, which may include the provision that it be professionally prepared;

(e) provincial abandoned gas well information;

(f) any such other information as may be required at the discretion of the Subdivision Authority or its designate to accurately evaluate the application, determine site suitability, and/or determine compliance with this Bylaw and other municipal, provincial, or federal regulations and acts. This may include but is not limited to the provision of geotechnical information, soils analysis reports, septic feasibility, water reports, soil or slope stability analysis, drainage information, contours and elevations of the land, engineering studies or reports, wetland reports, environmental impact assessments, traffic impact assessments, utility and servicing information, and/or the preparation of a Conceptual Design Scheme or an Area Structure Plan.

54 DETERMINATION OF A COMPLETE SUBDIVISION APPLICATION

54.1 In accordance with the *Municipal Government Act*, the Subdivision Authority or those authorized to act on its behalf (its designate), shall provide notification to a subdivision applicant within the 20-day prescribed time period, on whether a submitted application is deemed complete for the purposes of processing, 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 or its designate;

(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.

54.2 Notwithstanding section 54.1, the applicant and Subdivision Authority or those authorized to act on its behalf may agree and sign a time extension agreement in writing in accordance with section 653.1(3) of the *Municipal Government Act* to extend the 20-day decision time period to determine whether the subdivision application and support information submitted is complete.

54.3 A determination made by the Subdivision Authority or those authorized to act on its behalf (designate) that an application is complete for processing does not preclude the ability for the Subdivision Authority or designate, to request other documentation, 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.

54.4 Where a subdivision application has been determined to be incomplete for the purposes of processing and the applicant fails to submit the required information specified in the written notice provided under section 54.1(b and c) or a later date agreed on in writing between the applicant and Subdivision Authority or those authorized to act on its behalf, the application is deemed to be refused and the applicant shall be notified of such in writing with reasons.

54.5 The notification provided for in section 54.4 shall include the required information on the filing of an appeal and to which appeal board body the appeal lies in accordance with the parameters of the *Municipal Government Act*.

55 SUBDIVISION POLICIES

55.1 The subdivision policies are as prescribed in the Municipal District of Taber Municipal Development Plan and any other applicable adopted statutory plans.

DEVELOPMENT AND SUBDIVISION APPEALS

56 DEVELOPMENT APPEALS

56.1 Any person applying for a development permit, or any other person affected by an order, decision or development permit made or issued by the Development Authority may appeal such an order, decision or permit to the Municipal District of Taber Subdivision and Development Appeal Board or the Land and Property Rights Tribunal as prescribed by the *Municipal Government Act*, within:

(a) 21 days after the date on which the written decision for a development permit is given in accordance with Section 46 Notice of Decision; or

(b) 21 days after expiry of the 40 day period or the extension period granted under section 38.1 if no decision was made on the development permit application; or

(c) 21 days after the date on which a stop order is made.

56.2 Notwithstanding section 56.1, no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of this Bylaw were relaxed, varied, or misinterpreted pursuant to section 685(3) of the *Municipal Government Act*.

56.3 Notwithstanding section 56.1, and in accordance with section 685(4)(a) of the *Municipal Government Act*, no appeal lies in respect of a decision on a development permit application on lands zoned Direct Control where the decision is made by Council.

56.4 Where a decision on a development permit application on lands zoned Direct Control was made by the Development Authority as a delegated authority of Council, in accordance with section 684(4)(b) of the *Municipal Government Act*, an appeal may be made to the Subdivision and Development Appeal Board within 21 days after the date on which the written decision is given and is limited to whether the Development Authority followed the directions of Council.

57 SUBDIVISION APPEALS

57.1 A decision of the Subdivision Authority may be appealed by the applicant for a subdivision approval, a government department as applicable, or a school board as applicable, to the Municipal District of Taber Subdivision and Development Appeal Board or the Land and Property Rights Tribunal, as applicable, in accordance with the time period established within the *Municipal Government Act*.

57.2 No right of appeal in respect of a decision on a subdivision application is available for adjacent or affected landowners in accordance with the *Municipal Government Act*.

58 FILING A DEVELOPMENT OR SUBDIVISION APPEAL

58.1 An appeal to the Municipal District of Taber Subdivision and Development Appeal Board shall be commenced by serving a written notice of the appeal with reasons within the prescribed time period in section 56.1 or section 57.1, as applicable, to the Subdivision and Development Appeal Board, and shall be accompanied by the applicable fees.

58.2 An appeal to the Land and Property Rights Tribunal shall be commenced by serving a written notice of the appeal with reasons within the prescribed time period in section 56.1 or section 57.1, as applicable, to the Land and Property Right Tribunal in the form and manner as prescribed by the Tribunal.

ENFORCEMENT

59 BYLAW COMPLIANCE AND ENFORCEMENT

59.1 A person who undertakes development or subdivision within the municipality shall conform with:

(a) all applicable provisions of this Bylaw;

(b) any conditions attached to a development permit if one is required;

(c) any conditions of a subdivision approval;

(d) all applicable provisions of the *Municipal Government Act,* associated applicable regulations, and any other applicable municipal, provincial, and federal regulations.

59.2 The Development Authority or, as applicable, a Designated Officer or Bylaw Enforcement Officer of the municipality, may enforce the provisions of the Municipal District of Taber Land Use Bylaw, Part 17 of the *Municipal Government Act,* the *Matters Related to Subdivision and Development Regulation*, and any other regulations under Part 17 of the *Municipal Government Act*, a development permit, or a subdivision approval, where authorized pursuant to the *Municipal Government Act* or this Bylaw.

59.3 Enforcement may be by way of a notice of violation, stop order, and such other relief as may be available under the *Municipal Government Act*, and/or by offence notice or a violation ticket pursuant to the *Provincial Offences Procedure Act*.

59.4 The enforcement powers granted to the Development Authority under this Bylaw are in addition to any enforcement powers that the Municipal District of Taber may have under the *Provincial Offences Procedure Act* or any other enactment.

59.5 For the purpose of this Bylaw, a Bylaw Enforcement Officer of the municipality is authorized to enter onto private lands to ensure compliance with this Bylaw, service notice and orders on behalf of the Municipal District of Taber, escort a Development Officer or any authorized Designated Officer in the execution of their duties, and prevent breaches of the peace.

59.6 In accordance with section 542 of the *Municipal Government Act*, a Designated Officer may, after giving reasonable notice to and obtaining consent from the owner or occupier of land upon which this Bylaw or the *Municipal Government Act* authorizes anything to be inspected, remedied, enforced or done by a municipality:

(a) enter on that land at a reasonable time and carry out inspection, enforcement, or action authorized or required by the enactment or bylaw;

(b) request anything to be produced to assist in the inspection, remedy, enforcement or action; and

(c) make copies of anything related to the inspection, remedy, enforcement or action.

59.7 In an emergency or extraordinary circumstances, the Designated Officer is not required to provide advanced notice prescribed in section 59.6 or enter at a reasonable time and may undertake the actions specified in section 59.6(a) and (c) without the consent from the owner or occupier of the land.

59.8 If a person refuses to grant consent or refuses to produce anything to assist in the inspection, remedy, enforcement or action referred to in section 542 of the *Municipal Government Act*, the municipality under the authority of section 543 of the *Municipal Government Act* may obtain a court order.

60 NOTICE OF VIOLATION

60.1 Where the Development Authority or Bylaw Enforcement Officer finds that a development or use of land or buildings is not in accordance with the *Municipal Government Act*, the *Matters Related to Subdivision and Development Regulation*, a development permit or subdivision approval, or this Bylaw, the Development Authority may issue a written notice of violation to the registered owner, and/or the person in possession of the land or buildings, and/or to the person responsible for the contravention.

60.2 Such notice shall state the following:

(a) the nature of the violation;

(b) corrective measures required to comply; and

(c) the time period within which such corrective measures must be performed.

60.3 The Development Authority is not required to issue a Notice of Violation before any other enforcement action is commenced under the *Municipal Government Act*, or this Bylaw, or at all.

61 STOP ORDERS

61.1 In accordance with section 645 of the *Municipal Government Act*, the Development Authority is authorized to issue a stop order if it finds that a development, land use, or use of a building is not in accordance with:

(a) the *Municipal Government Act*, this Bylaw, or other enactment; or

(b) a development permit, subdivision approval, or any conditions attached to the approval.

61.2 A person receiving a stop order may, in accordance with section 645(3) of the *Municipal Government Act,* appeal the order.

62 ENFORCEMENT OF STOP ORDERS

62.1 The Municipal District of Taber may register a caveat under the *Land Titles Act* in respect of an order referred to in section 61.1 against the certificate of title for the land that is the subject of an order.

62.2 If a caveat is registered under section 62.1, the Municipal District of Taber must discharge the caveat when the order has been complied with.

62.3 Pursuant to section 646 of the *Municipal Government Act*, if a person fails or refuses to comply with an order directed to the person under section 645 or an order of a Subdivision and Development Appeal Board under section 687, a Designated Officer or their delegate may, in accordance with section 542 of the *Municipal Government Act*, enter on the land or building and take any action necessary to carry out the order and the costs may be added to the tax roll of the parcel of land.

62.4 If compliance with a stop order is not voluntarily effected, the Municipal District of Taber may undertake legal action, including but not limited to, seeking injunctive relief from the Alberta Court of King's Bench pursuant to section 554 of the *Municipal Government Act*. In accordance with section 553 of the *Municipal Government Act*, the expenses and costs of carrying out an order under section 646 of the *Municipal Government Act* may be added to the tax roll of the parcel of land.

63 PENALTIES

63.1 Any person who contravenes or fails to comply with any provision of this Bylaw, including any provision of a development permit or subdivision, or fails to comply with an order, or a decision of a subdivision and development appeal board, a provision of Part 17 of the *Municipal Government Act* or the regulations under Part 17, is guilty of an offence in accordance with Part 13, Division 5, Offences and Penalties of the *Municipal Government Act*.

64 AMENDMENTS TO THE LAND USE BYLAW

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

64.2 Any person may propose an amendment to this Bylaw by submitting an application to the Development Officer using the applicable form and accompanied by the required fees and information requirements prescribed in Section 65 Land Use Redesignation Application Requirements or Section 66 Textual Amendment Application Requirements of this Bylaw.

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

64.4 The Development Authority shall forward the application to Council for consideration if they are satisfied sufficient information has been submitted with the application.

64.5 Public hearing and notification requirements shall be in accordance with section 692 of the *Municipal Government Act*.

64.6 Proposed amendments to this Bylaw are subject to those procedures set out in the *Municipal Government Act* regarding enactment of bylaws.

64.7 Where a proposed amendment to this Bylaw has been defeated by Council, another application that is the same or similar in nature shall not be accepted until at least 6 months after the date of refusal, unless otherwise authorized by Council.

65 LAND USE REDESIGNATION APPLICATION REQUIREMENTS

65.1 A request for redesignation from one land use district to another shall be accompanied by the following:

(a) a completed application form and signed authorization of the registered owner(s) consenting to the application for amendment;

(b) the prescribed application fee;

(c) a copy of the Certificate of Title for the lands, dated not more than 30 days prior to the date on which the application was made;

(d) a narrative describing the:

(i) proposed designation and future use(s);

(ii) consistency with the applicable statutory plans;

(iii) compatibility of the proposal with surrounding uses and zoning;

(iv) the suitability of the site, including identification of any constraints and/or hazard areas (e.g. easements, soil conditions, topography, drainage, etc.);

(v) availability of facilities and services (sewage disposal, domestic water, gas, electricity, fire and police protection, schools, etc.) to serve the subject property;

(vi) access considerations including potential impacts on public roads; and

(vii) any other information deemed necessary by the Development Authority or Council to properly evaluate the proposal;

(e) any drawings, site plans or Conceptual Design Schemes, if applicable or deemed necessary by the Development Authority or Council;

(f) any supporting studies, reports, or plans, if applicable or deemed necessary by the Development Authority or Council; and

(g) any other information deemed necessary by the Development Authority or Council to properly evaluate the proposal and/or to understand the impacts and/or merits of the application.

65.2 Council or the Development Authority may determine that some or all of the information required under section 65.1 is not necessary to be submitted with an application.

65.3 An Area Structure Plan or Conceptual Design Scheme may be a requirement of a redesignation application in accordance with the policies of the Municipal Development Plan or as required in accordance with Part 5, Section 1 of this Bylaw.

65.4 A determination that a redesignation application is complete by the Development Authority does not preclude the ability of Council to request additional information or studies to be submitted during the review and consideration of the proposed bylaw amendment.

66 TEXTUAL AMENDMENT APPLICATION REQUIREMENTS

66.1 A request for a textual amendment to this Bylaw shall be accompanied by the following:

(a) a completed application form;

(b) the prescribed application fee;

(c) description of the proposed textual bylaw amendment; and

(d) any other information deemed necessary by the Development Authority or Council to properly evaluate the proposal and/or to understand the impacts and/or merits of the application.

66.2 A determination that a textual amendment application is complete by the Development Authority does not preclude the ability of Council to request additional information or studies to be submitted during the review and consideration of the proposed bylaw amendment.

67 RESCINDING LAND USE REDESIGNATION AMENDING BYLAWS

67.1 Council, at its sole discretion, may rescind an amending bylaw which has redesignated lands within the municipality to accommodate a specific proposed subdivision and/or development and rezone (redesignate) the lands back to the original land use designation if:

(a) the proposed subdivision has not been applied for, decided upon or extended within 36 months of the redesignation bylaw being given third and final reading; and/or;

(b) the proposed development has not been applied for, decided upon or extended within 36 months of the redesignation bylaw being given third and final reading.

67.2 The rescinding of the redesignation bylaw shall be undertaken in accordance with section 191 of the *Municipal Government Act*.

PART 2

Development Not Requiring a Permit

PART 2: DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

1 GENERAL

1.1 No development, including a change or intensification of use, other than those provided in this Part, shall be commenced unless a development permit is issued, and the development is in accordance with the terms and conditions of a development permit issued pursuant to this Bylaw.

1.2 This Part does not negate the requirement of obtaining any other applicable permits, registrations, authorizations, and licenses that may be required by federal, provincial, or other municipal regulatory departments or agencies including but not limited to, any required permits under the *Safety Codes Act*, *Water Act*, and *Agricultural Operations and Practices Act.*

1.3 Notwithstanding that a development permit may not be required for the development in accordance with this Part, any development within 984 ft (300 m) of the limit of a provincially controlled highway or within 2,625 ft (800 m) from the centre point of an intersection of a provincially controlled highway and a public road, requires a permit from Alberta Transportation.

1.4 In a circumstance where it may be unclear whether a development permit is required for a development and the Development Officer is uncertain about such a determination, the matter will be referred to the Municipal Planning Commission for a determination.

1.5 Despite an exemption from the requirement for a development permit in accordance with this Part, persons undertaking development are encouraged to contact the Municipal District of Taber to discuss the proposed development and determine any applicable municipal procedures, requirements, and standards, including setbacks from property lines and roadways.

2 DEVELOPMENT PERMIT EXEMPTIONS UNDER PROVINCIAL AND FEDERAL STATUTES

2.1 The following development does not require a development permit in accordance with provincial and federal statutes:

	DESCRIPTION OF ACTIVITIES & USES NOT REQUIRING A DEVELOPMENT PERMIT
(a) Municipal Government Act Exemptions	**(i) Any use or development exempted under section 618(1) of the MGA**, including a highway, road, well, battery, pipeline, or installation or structure incidental to the operation of a pipeline.

	DESCRIPTION OF ACTIVITIES & USES NOT REQUIRING A DEVELOPMENT PERMIT
Municipal Government Act Exemptions (continued)	**(ii) Confined Feeding Operation or Manure Management Storage Facility** subject of an approval, registration, or authorization in accordance with the *Agricultural Operations and Practices Act*. This exemption does not include: dwellings, offices, processing facilities, shops, or any other buildings, structures, and uses which do not involve confinement of livestock for the purpose of growing, sustaining, finishing, or breeding by means other than grazing. **(iii) Any other use or development as may be exempted by the Lieutenant Governor in Council pursuant to section 618(4) of the MGA**.
(b) Planning Exemption Regulation	**(i) Transmission line or electric distribution system,** as defined in the *Hydro and Electric Energy Act.* **(ii) Irrigation works by an irrigation district** as defined in the *Irrigation Districts Act*. This exemption does not include: dwellings, offices, or buildings, structures, and uses that do not meet the definition of irrigation works. **(iii) Establishing historic sites or archaeological resources** under the *Historical Resources Act.*
(c) Federal Exemptions	**(i) Telecommunication antenna systems** regulated by Science, Innovation and Economic Development Canada subject to Part 10 Antenna Systems Siting Protocol of this Bylaw. **(ii) Any other use or development as may be exempted by Federal statues.**

3 DEVELOPMENT PERMIT EXEMPTIONS UNDER THE LAND USE BYLAW

3.1 The following development does not require a development permit but must otherwise comply with all other provisions of this Bylaw, including but not limited to, district use provisions, setbacks, height, percent lot coverage, general development standards, and administrative requirements:

ACTIVITY/USES	DESCRIPTION OF ACTIVITIES & USES NOT REQUIRING A DEVELOPMENT PERMIT
(a) Agricultural Uses as follows:	**(i) Cultivation and grazing of land (Extensive Agriculture and/or Primary Agricultural Operations) within the Rural Agricultural and Rural/Urban Fringe land use districts.** **(ii) Agricultural buildings 20,000 ft^2 (1858.1 m^2) or less in size associated with Extensive Agriculture and/or Primary Agricultural Operations on a parcel greater than 40 acres (16.2ha)** as follows**:** ✣ Located within the Rural Agricultural or Rural/Urban Fringe land use district. ✣ Does not include: - a dwelling unit or living quarters, or - proposed use of a holding tank; ✣ Complies with setbacks from public roads, property lines, and intersection sight triangle requirements. ✣ Complies with any applicable Intermunicipal Development Plan requirements.

ACTIVITY/USES	DESCRIPTION OF ACTIVITIES & USES NOT REQUIRING A DEVELOPMENT PERMIT
Agricultural Uses as follows (continued):	**(iii) Animal corrals and pens, haystacks, and temporary commodity storage, and bee hives** as follows: ❖ Located on a parcel within the Rural Agricultural or Rural/Urban Fringe land use districts. ❖ Complies with setbacks from public roads, property lines, and intersection sight triangle requirements. **(iv) Dugouts on a parcel greater than 40 acres (16.2 ha)** as follows: ❖ Located on a parcel within the Rural Agricultural or Rural/Urban Fringe land use district. ❖ Complies with setbacks from public roads, property lines and intersection sight triangle requirements. ❖ Complies with any applicable Intermunicipal Development Plan requirements. ❖ Designed in a manner to prevent drainage, erosion, and/or seepage issues on neighbouring parcels of land, including municipal road allowances.
(b) Ancillary Residential Uses as follows:	**(i) Ancillary residential buildings and structures 108 ft^2 (10 m^2) or less in size** as follows: ❖ Located on a parcel within the Rural Agricultural, Rural/Urban Fringe or Hamlet Residential land use districts. ❖ Dwelling must be established on the property – parcel cannot be vacant. ❖ Maximum 1 ancillary residential building without a development permit on a lot within the Hamlet Residential land use district; the second and subsequent ancillary residential building on the parcel requires a development permit. ❖ Complies with ancillary building height, setbacks, and percent lot coverage requirements of the applicable land use district. **(ii) Decks less than 2 ft (0.61m) in height measured from finished grade** as follows: ❖ Uncovered and does not contain walls, pillars, or roof structure. ❖ Complies with setbacks and percent lot coverage of the applicable land use district. **(iii) Private play structures, fire pits, flagpoles, flower boxes, lawn ornaments, and other similar structures ancillary to residential use** as follows: ❖ Complies with ancillary building height and setback requirements of the applicable land use district. **(iv) Satellite dishes less than 3.3 ft (1m) in diameter.**

ACTIVITY/USES	DESCRIPTION OF ACTIVITIES & USES NOT REQUIRING A DEVELOPMENT PERMIT
(b) Ancillary Residential Uses as follows: (continued)	**(v) Temporary and above ground outdoor swimming pools and portable or above ground hot tubs** as follows: ❖ No excavation is involved. ❖ Not located in the front yard on lots within the Hamlet Residential land use district. ❖ Complies with ancillary building height and setback requirements of the applicable land use district. Please be advised of Safety Codes requirements for pools and hot tubs.
(c) Completion of a Development as follows:	**(i) Completion of a building which was lawfully under construction at the date this Bylaw came into effect provided that the building is completed in accordance with the terms and conditions of any development permit granted.** **(ii) Completion of a building that did not require a development permit under the previous land use bylaw and which was lawfully under construction provided the building is completed within 12 months from the date this bylaw came into effect.**
(d) Continuation of Use as follows:	**(i) Use of any building referred to in (c) above**, for the purpose for which construction was commenced. **(ii) Continuation of a use that was initiated in accordance with a valid development permit** issued before the effective date of this Bylaw.
(e) Demolition as follows:	**(i) Demolition of existing buildings and structures** in accordance with Part 5, Section 3 Demolition or Removal of Buildings or Structures. Please be advised of Safety Codes requirements for demolition.
(f) Fences, Gates, Walls, or Other Means of Enclosure as follows:	**(i) Construction, erection, maintenance, or alteration of a fence, gate, wall, or other means of enclosure** in accordance with Part 5, Section 6 Fences.
(g) Shelterbelts, Trees and Hedges as follows:	**(i) Shelterbelts, Trees and Hedges** that comply with all applicable setbacks from public roads, property lines and intersection sight triangle requirements in accordance with this Bylaw.
(h) Utilities and Public Works as follows:	**(i) The maintenance and repair of public works and utilities** carried out by or on behalf of federal, provincial, municipal, or public authorities on land which is publicly owned or controlled. **(ii) Installation of public utilities located within the road right-of-way, utility right-of-way, or public utility lot**, including any associated grading, excavation and temporary stockpile in conjunction with installation of such exempted utilities, but not including buildings.

ACTIVITY/USES	DESCRIPTION OF ACTIVITIES & USES NOT REQUIRING A DEVELOPMENT PERMIT
(i) Renovations & Routine Maintenance, Repairs as follows:	**(i) Internal Renovations to a building which do not**: ❖ Create another dwelling unit; or ❖ Increase parking requirements; or ❖ Result in the change of use of a building; or ❖ Increase the square footage or footprint of the building; or ❖ Result in an intensification of the use. **(ii) Works of routine maintenance and repair to a building,** including replacement of the exterior finish or roofing materials that does not involve increase in building height or footprint.
(j) Shipping Containers as follows:	**(i) Temporary Shipping Containers – Class A Shipping Container** in accordance with Part 6, section 20.5. **(ii) Shipping Containers Associated with Extensive Agriculture and/or Primary Agricultural Operations in the Rural Agricultural and Rural/Urban Fringe land use districts** in accordance with Part 6, section 20.6.
(k) Signs as follows:	**(i) Any signs exempted in** Part 7, Section 4 Signs not Requiring a Permit.
(l) Temporary Buildings/ Structures/ Uses as follows:	**(i) Temporary erection or placement of construction trailers, buildings, machinery, or equipment** necessary for undertaking construction of a development for which a development permit has been issued and only for the period of construction**.** This exemption does not include Work Camps or any use involving overnight accommodation. **(ii) Temporary outdoor and seasonal sales which, in the opinion of the Development Authority, does not adversely affect parking, traffic flows, site appearance, or public safety,** as follows: ❖ Estate sales, yard sales, single-event farm auction, that do not operate as a business or more than 30 days in a calendar year. ❖ Temporary/transient sales on a lot within the Hamlet Commercial land use district where a principal use has been established and that do not operate for more than 30 days in a calendar year. ❖ Seasonal farm-gate sales that do not meet the definition of Agritourism or Farmer's Market and have sufficient off-street parking. **(iii) Use of a building or part thereof as a temporary polling station, returning officer's headquarters, candidate's campaign office, and any other official temporary use** in connection with a federal, provincial, or municipal election, referendum, or census.

PART 3

Land Use Districts and Regulations

PART 3: LAND USE DISTRICTS AND REGULATIONS

1 ESTABLISHING LAND USE DISTRICTS

1.1 The municipality is divided into those districts specified in this Part and shown on the Municipal District of Taber Land Use Districts Maps in Part 12.

1.2 The Land Use Districts within the municipality and shown on the maps in Part 12 shall be known by the following identifying names and symbols:

LAND USE DISTRICTS	
District	**Symbol**
Rural Agricultural	RA
Rural/Urban Fringe	R/UF
Grouped Rural Industrial	GRI
Grouped Country Residential	GCR
Grouped Country Mixed-Use	GCM
Rural Highway Commercial	RHC
Private Commercial Recreation	PCR
Hamlet Residential	HR
Hamlet Commercial	HC
Hamlet Industrial	HI
Hamlet Public/Institutional	HP/I
Hamlet Transitional/Agricultural	HT/A
Locality of Retlaw Direct Control	LR-DC
Linear Parcel Direct Control	LP-DC
Direct Control	DC

2 LAND USE DISTRICTS MAPS

2.1 The Municipal District of Taber Land Use Districts Maps in Part 12 are attached to and form part of this Bylaw and specify the land use district applicable to lands within the municipality.

2.2 Where there is uncertainty about the exact location of a boundary of any district as shown on the Land Use Districts Maps, the following shall apply. Where the district boundary is shown approximately following:

(a) The centre line of a public roadway, it shall be deemed to follow the centre line thereof.

(b) The boundary of a parcel of land, the parcel boundary shall be deemed to be the boundary of the district.

(c) In situations where a parcel of land is split zoned, the measurements on the Land Use Districts Map using the map scale shall apply, or where Council has adopted an amending bylaw which approved split zoning of a parcel of land, the measurements of the land use district amendment bylaw that designated the area of land shall apply.

3 DESIGNATED HAMLETS AND LOCALITIES BOUNDARIES

3.1 The following are designated as a Hamlet for the purpose of this Bylaw:

(a) Hamlet of Enchant

(b) Hamlet of Grassy Lake

(c) Hamlet of Hays

(d) Hamlet of Johnson's Addition

(e) Hamlet of Purple Springs

3.2 The following are designated as a Locality for the purpose of this Bylaw:

(a) Locality of Grantham

(b) Locality of Retlaw

3.3 The boundaries of the designated Hamlets and Localities are as illustrated on the Land Use Districts Maps and alteration of such boundaries requires amendment of this Bylaw.

4 LAND USE DISTRICT REGULATIONS

4.1 The regulations for each land use district within the Municipal District of Taber are as established on the pages following.

RURAL AGRICULTURAL - RA

1 PURPOSE

1.1 The purpose of the RA district is to ensure the agricultural land base and agricultural operations within the municipality are protected by limiting fragmentation of agricultural land and allowing for a variety of agricultural uses, while also providing consideration for compatible and complementary non-agricultural uses where land use conflicts with vicinity lands and impacts to better agricultural land are avoided or minimized.

2 USES

2.1 Permitted Uses[1]	Use Specific Standards
Agricultural Buildings and Structures Class A	
Ancillary Residential Buildings and Structures Class A	Part 6, Section 1
Dwelling: ▪ Primary Single-detached Dwelling[2] (Site Built or Prefabricated New only) ▪ Secondary Single-detached Dwelling[2] on Parcels ≥ 80 acres (Site Built or Prefabricated New only)	Part 6, Section 7, 8, 9
Dugout	Part 6, Section 6
Shipping Container Class A	Part 6, Section 20
Home Occupation Class A	Part 6, Section 14
Solar Energy Systems: ▪ Class A Roof-mount ▪ Class A Ground-mount ▪ Class B Roof-mount	Part 9

[1] Unless stipulated otherwise in an adopted Intermunicipal Development Plan (IDP)
[2] Prefabricated Used and Moved-In are classified as a Discretionary Use

2.2 Discretionary Uses[1]	Use Specific Standards
Agricultural Buildings and Structures Class B	
Agritourism	
Airports, Airstrips and Airport Uses	
Ancillary Buildings and Structures: ▪ Ancillary Residential Buildings and Structures Class B ▪ All Others	Part 6, Section 1
Ancillary Uses	Part 6, Section 1
Animal Care and Boarding	Part 6, Section 3
Cannabis Cultivation	Part 6, Section 4
Cannabis Production Facility	Part 6, Section 4
Coverall/Fabric Buildings	Part 6, Section 5
Day Care	
Dwelling: ▪ Moved-in ▪ Prefabricated Used ▪ Secondary Dwelling and Additional Dwellings/Dwelling Units	Part 6, Sections 7-12

2.2 Discretionary Uses [1] (continued)	Use Specific Standards
Employee Housing	Part 6, Section 13
Farmer's Market	
Home Occupation Class B	Part 6, Section 14
Horticultural Operations/Facilities	
Meteorological Towers	Part 6, Section 16
Moved-In Buildings	
Personal Workshop and Storage Buildings	Part 6, Section 18
Primary Agriculture Class A	
Public and Institutional	
Railway Installations	
Research and Development Facility	
Residential Use of Agricultural and Other Non-Residential Buildings	Part 6, Section 19
Riding Arena Commercial	
Rural Industrial Class B	
Rural Industrial Class C	
Shipping Container Class B	Part 6, Section 20
Signs	Part 7
Similar Uses	
Solar Energy Systems: ▪ Class A Wall-mount ▪ Class B Ground-mount and Wall-mount ▪ Class C	Part 9
Surveillance Suite	Part 6, Section 22
Waste Management Facility Major and Minor	
Water Treatment Facility	
Wind Energy Conversion System	Part 8
Work Camp	Part 6, Section 26

[1] Unless stipulated otherwise in an adopted Intermunicipal Development Plan (IDP)

2.3 Prohibited Uses
Any use not listed as Permitted or Discretionary or deemed a Similar Use by the Development Authority in accordance with Part 1, Section 22 Similar Use

3 MINIMUM LOT SIZE REQUIREMENTS

3.1 The minimum lot size requirement within the RA District is as follows:

Use	Width	Length	Area
All uses	As required by the Development Authority	As required by the Development Authority	2 acres (0.81 ha) or greater as may be required by the Development Authority

4 MINIMUM SETBACK REQUIREMENTS

4.1 Minimum setback requirements in the RA District are as follows:

(a) Use	Road Setback[1,2] (measured from property line)	Side Setback	Rear Setback
Permitted Uses	100 ft. (30.48 m)	20 ft. (6.09 m)	20 ft. (6.09 m)
Discretionary Uses	100 ft. (30.48 m)	As required by the MPC	
Dugouts	100 ft. (30.48 m)	50 ft. (15.24 m)	50 ft. (15.24 m)
Shelterbelts (Trees/Bushes)	50 ft. (15.24 m)	0 ft. (0 m)	0 ft. (0 m)

[1] Includes undeveloped road allowances.

[2] Refer to Part 4, Section 4 Setback from Public Roads and Section 7 Intersection Sight Triangle Setbacks for complete road setback requirements, including setbacks from provincial highways.

(b) Development on corner lots is also subject to the 280 ft (85.4 m) intersection sight triangle requirements prescribed in Part 4, Section 7 for all development, including shelterbelts (trees/bushes).

(c) Development may also be subject to additional setback requirements as prescribed within:

Site and Servicing Requirements	Part 4
General Standards of Development:	Part 5
Use Specific Standards of Development:	Part 6

5 MAXIMUM HEIGHT AND SITE COVERAGE REQUIREMENTS

5.1 Unless specified elsewhere in this Bylaw, the maximum height and site coverage requirements are as required by the Development Authority.

6 LOCATIONAL CRITERIA FOR SPECIFIED DEVELOPMENTS

6.1 Primary Agriculture Class A, Rural Industrial Class B and C development, Animal Care and Boarding, Research and Development, and Waste Management Facility Major and Minor, shall not be approved if, in the opinion of the Development Authority, a more suitable, compatible, serviceable and/or accessible Hamlet Industrial, Grouped Rural Industrial or alternative rural lot is reasonably available.

6.2 Rural Industrial Class B and C development, Animal Care and Boarding, Research and Development, and Waste Management Facility Major and Minor shall be discouraged, unless otherwise specified in an adopted Intermunicipal Development Plan or Area Structure Plan, if applicable:

(a) within one mile of Taber, Barnwell, or Vauxhall, or as specified in an adopted Intermunicipal Development Plan;

(b) within one mile of a designated Hamlet, Locality or grouped country residential district (GCR and GCM);

(c) within one mile of a public park, recreation area or private commercial recreation district;

(d) within one-half mile of an existing or approved rural residence, public institutional use or intensive agricultural operation;

(e) within one-half mile either side of a provincial highway;

(f) adjacent to a waterbody;

unless the Development Authority is satisfied that adequate measures and high operational standards will be undertaken and maintained to minimize any nuisance, hazard or noxious effect on vicinity land uses.

6.3 Isolated country residential development shall not be approved if located within the minimum distance separation as calculated from an existing or approved confined feeding operation, within one-half mile of a Class B rural industry, or within the setback requirements of a landfill, transfer station, or sewage treatment facility, unless a waiver is granted by the Municipal Planning Commission.

6.4 Public institutional uses shall not be approved if, in the opinion of the Development Authority, a more suitable, compatible, serviceable, or accessible hamlet or alternative rural lot is reasonably available.

7 SITE AND SERVICING REQUIREMENTS

Refer to Part 4 Site and Servicing Requirements

8 GENERAL STANDARDS OF DEVELOPMENT

Refer to Part 5 General Standards of Development

9 USE SPECIFIC STANDARDS OF DEVELOPMENT

Ancillary Buildings, Structures and Uses – Part 6, Section 1

Anhydrous Ammonia Bulk Storage Facility - Part 6, Section 2

Animal Care and Boarding – Part 6, Section 3

Cannabis Cultivation - Part 6, Section 4

Cannabis Production Facility - Part 6, Section 4

Coverall/Fabric Buildings – Part 6, Section 5

Dugouts – Part 6, Section 6

Dwellings:

- Secondary Dwelling and Additional Dwellings/Dwelling Units - Part 6, Section 7
- Site Built - Part 6, Section 8
- Prefabricated - Part 6, Section 9
- Moved-in - Part 6, Section 10
- Garden Suites – Part 6, Section 11
- Secondary Suites – Part 6, Section 12

Employee Housing – Part 6, Section 13

Home Occupations - Part 6, Section 14

Meteorological Towers - Part 6, Section 16

Outdoor Storage – Part 6, Section 17

Personal Workshop and Storage Building – Part 6, Section 18

Residential Use of Agricultural and Other Non-Residential Buildings – Part 6, Section 19

Shipping Containers - Part 6, Section 20

Signs - Part 7

Surveillance Suites – Part 6, Section 22

Solar Energy Systems - Part 9

Wind Energy Conversion Systems – Part 8

Work Camp – Part 6, Section 26

RURAL/URBAN FRINGE – R/UF

1 PURPOSE

1.1 The purpose of the R/UF district is to provide coordinated management of land uses within proximity of incorporated urban municipal boundaries which ensures the agricultural land base and operations are protected and enhanced while providing consideration for suitable non-agricultural development compatible with urban municipalities, consistent with applicable Intermunicipal Development Plans.

2 USES

2.1 Permitted Uses[1]	Use Specific Standards
Agricultural Buildings and Structures Class A	
Ancillary Residential Buildings and Structures Class A	Part 6, Section 1
Dugout	Part 6, Section 6
Dwelling: ▪ Primary Single-detached Dwelling[2] (Site Built or Prefabricated New only) ▪ Secondary Single-detached Dwelling[2] on Parcels ≥ 80 acres (Site Built or Prefabricated New only)	Part 6, Sections 7, 8, 9
Shipping Container Class A	Part 6, Section 20
Home Occupation Class A	Part 6, Section 14
Solar Energy Systems: ▪ Class A Roof-mount ▪ Class A Ground-mount ▪ Class B Roof-mount	Part 9

[1] Unless stipulated otherwise in an adopted Intermunicipal Development Plan (IDP)
[2] Prefabricated Used and Moved-In are classified as a Discretionary Use

2.2 Discretionary Uses[1]	Use Specific Standards
Abattoirs and Animal Processing Plants	
Agricultural Buildings and Structures Class B	
Agritourism	
Ancillary Buildings and Structures: ▪ Ancillary Residential Buildings and Structures Class B ▪ All Others	Part 6, Section 1
Ancillary Uses	Part 6, Section 1
Animal Care and Boarding	Part 6, Section 3
Cannabis Cultivation	Part 6, Section 4
Cannabis Production Facility	Part 6, Section 4
Coverall/Fabric Buildings	Part 6, Section 5
Day Care	
Dwellings: ▪ Moved-in ▪ Prefabricated Used ▪ Secondary Dwelling and Additional Dwellings/Dwelling Units	Part 6, Sections 7 – 12
Employee Housing	Part 6, Section 13

2.2 Discretionary Uses[1] (continued)	Use Specific Standards
Farmer's Market	
Home Occupation Class B	Part 6, Section 14
Horticultural Operations/Facilities	
Meteorological Towers	Part 6, Section 16
Moved-In Buildings	
Personal Workshop and Storage Buildings	Part 6, Section 18
Primary Agriculture Class A	
Public and Institutional	
Railway Installations	
Research and Development Facility	
Residential Use of Agricultural and Other Non-Residential Buildings	Part 6, Section 19
Riding Arena Commercial	
Rural Industrial Class B as Allowed in an Adopted IDP	
Rural Industrial Class C	
Shipping Container Class B	Part 6, Section 20
Signs	Part 7
Similar Uses	
Solar Energy Systems: ▪ Class A Wall-mount ▪ Class B Ground-mount and Wall-mount ▪ Class C	Part 9
Surveillance Suite	Part 6, Section 22
Waste Management Facility Minor as Allowed in an Adopted IDP	
Water Treatment Facility	
Wind Energy Conversion System	Part 8
Work Camp	Part 6, Section 26

[1] Unless stipulated otherwise in an adopted Intermunicipal Development Plan (IDP)

2.3 Prohibited Uses
Any use not listed as Permitted or Discretionary or deemed a Similar Use by the Development Authority in accordance with Part 1, Section 22 Similar Use

3 MINIMUM LOT SIZE REQUIREMENTS

3.1 The minimum lot size requirements within the R/UF district are as follows:

Use	Width	Length	Area
All uses	As required by the Development Authority	As required by the Development Authority	2 acres (0.81 ha) or greater as may be required by the Development Authority

4 MINIMUM SETBACK REQUIREMENTS

4.1 The minimum setback requirements within the R/UF district are as follows:

(a) Use	Road Setback[1,2] (measured from property line)	Side Setback	Rear Setback
Permitted Uses	100 ft. (30.48 m)	20 ft. (6.09 m)	20 ft. (6.09 m)
Discretionary Uses	100 ft. (30.48 m)	As required by the MPC	
Dugouts	100 ft. (30.48 m)	50 ft (15.24 m)	50 ft (15.24 m)
Shelterbelts (Trees/Bushes)	50 ft. (15.24 m)	0 ft. (0 m)	0 ft. (0 m)

1. Includes undeveloped road allowances.

2. Refer to Part 4, Section 4 Setback from Public Roads and Section 7 Intersection Sight Triangle Setbacks for complete road setback requirements, including setbacks from provincial highways.

(b) Development on corner lots is also subject to the 280 ft (85.4 m) intersection sight triangle requirements prescribed in Part 4, Section 7 for all development, including shelterbelts (trees/bushes).

(c) Development may also be subject to additional setback requirements as prescribed within:

Site and Servicing Requirements	Part 4
General Standards of Development:	Part 5
Use Specific Standards of Development:	Part 6

5 MAXIMUM HEIGHT AND SITE COVERAGE REQUIREMENTS

5.1 Unless specified elsewhere in this Bylaw, the maximum height and site coverage requirements for permitted and discretionary uses are as required by the Development Authority.

6 DEVELOPMENT AND LOCATIONAL CRITERIA

6.1 All development decisions within the R/UF District should take into account the direct and indirect effects of the proposed use on the immediate and surrounding areas as well as the future growth and development of the adjacent urban municipality as outlined in an adopted Intermunicipal Development Plan.

6.2 All development proposed within the R/UF District shall be subject to the applicable Locational Criteria for Specified Developments established for such uses in Section 6 of the Rural Agricultural District. Abattoirs and Animal Processing Plants are subject to the locational criteria for isolated Rural Industrial Class B developments specified in the Rural Agricultural District.

7 SITE AND SERVICING REQUIREMENTS

Refer to Part 4 Site and Servicing Requirements

8 GENERAL STANDARDS OF DEVELOPMENT

Refer to Part 5 General Standards of Development

9 USE SPECIFIC STANDARDS OF DEVELOPMENT

Ancillary Buildings, Structures and Uses – Part 6, Section 1

Anhydrous Ammonia Bulk Storage Facility - Part 6, Section 2

Animal Care and Boarding – Part 6, Section 3

Cannabis Cultivation - Part 6, Section 4

Cannabis Production Facility - Part 6, Section 4

Coverall/Fabric Buildings – Part 6, Section 5

Dugouts – Part 6, Section 6

Dwellings:

- Secondary Dwelling and Additional Dwellings/Dwelling Units - Part 6, Section 7
- Site Built - Part 6, Section 8
- Prefabricated - Part 6, Section 9
- Moved-in - Part 6, Section 10
- Garden Suites – Part 6, Section 11
- Secondary Suites – Part 6, Section 12

Employee Housing – Part 6, Section 13

Home Occupations - Part 6, Section 14

Meteorological Towers - Part 6, Section 16

Outdoor Storage – Part 6, Section 17

Personal Workshop and Storage Building – Part 6, Section 18

Residential Use of Agricultural and Other Non-Residential Buildings – Part 6, Section 19

Shipping Containers - Part 6, Section 20

Signs - Part 7

Surveillance Suites – Part 6, Section 22

Solar Energy Systems - Part 9

Wind Energy Conversion Systems – Part 8

Work Camp – Part 6, Section 26

GROUPED RURAL INDUSTRIAL - GRI

1 PURPOSE

1.1 The purpose of the GRI District is to allow for business and industrial uses within comprehensively planned multi-lot developments in locations which have a limited impact on better agricultural land, minimize conflicts with surrounding land uses, and where the safe, efficient, operation of the road network is not compromised.

2 USES

2.1 Permitted Uses	Use Specific Standards
Ancillary Primary Agriculture Class A Buildings and Structures	
Primary Agriculture Class A	
Shipping Container Class A	Part 6, Section 20
Signs Class A	Part 7
Solar Energy Systems: ▪ Class A Roof-mount ▪ Class B Roof-mount	Part 9

2.2 Discretionary Uses	Use Specific Standards
Ancillary Buildings and Structures	Part 6, Section 1
Ancillary Uses	Part 6, Section 1
Animal Care and Boarding	Part 6, Section 3
Cannabis Production Facility	Part 6, Section 4
Commercial Sales and Service in Conjunction with an Approved Rural Industrial Use	
Coverall/Fabric Buildings	Part 6, Section 5
Dugout	Part 6, Section 6
Horticultural Operations/Facilities	
Manufactured Home Sales and Services	
Meteorological Towers	Part 6, Section 16
Moved-In Buildings	
Personal Workshop and Storage Buildings	Part 6, Section 18
Railway Installations	
Public Utilities Installations	
Recycling Depot	
Research and Development Facility	
Rural Industrial Class B	
Rural Industrial Class C	
Shipping Container Class B	Part 6, Section 20
Signs	Part 7
Similar Uses	
Solar Energy Systems: ▪ Class A Ground-mount and Wall-mount ▪ Class B Ground-mount and Wall-mount ▪ Class C	Part 9
Surveillance Suite	Part 6, Section 22

2.2	Discretionary Uses (continued)	Use Specific Standards
	Truck/Car Wash	
	Waste Management Facility Minor	
	Water Treatment Facility	
	Wind Energy Conversion System	Part 8
	Work Camp	Part 6, Section 26

2.3	Prohibited Uses
	Public and Institutional
	Residential uses other than Surveillance Suite
	Any use not listed as Permitted or Discretionary or deemed a Similar Use by the Development Authority in accordance with Part 1, Section 22 Similar Use

3 MINIMUM LOT SIZE REQUIREMENTS

3.1 Unless established otherwise in an adopted Area Structure Plan, the minimum lot size requirements within the GRI district are as follows:

Use	Width	Length	Area
All uses	As required by the Development Authority	As required by the Development Authority	2.0 acres (0.81 ha) or greater as may be required by the Development Authority

4 MINIMUM SETBACK REQUIREMENTS

4.1 Unless established otherwise in an adopted Area Structure Plan, the minimum setback requirements within the GRI district are as follows:

(a) Use	Local Internal Subdivision Road Setback[1,2] (from property line)	All Other Roads Setback[1,2] (from property line)	Side Yard	Rear Yard
Permitted Uses	50 ft. (15.24 m)	100 ft. (30.48 m)	20 ft. (6.09 m)	20 ft. (6.09 m)
Discretionary Uses	50 ft. (15.24 m)	100 ft. (30.48 m)	As required by the MPC	
Dugouts	100 ft. (30.48 m)	100 ft (30.48 m)	50 ft (15.24 m)	50 ft (15.24 m)
Shelterbelts (Trees/Bushes)	20 ft. (6.09 m)	50 ft. (15.24 m)	0 ft. (0 m)	0 ft. (0 m)

[1] Includes undeveloped road allowances.

[2] Refer to Part 4, Section 4 Setback from Public Roads, Section 5 Setback from Local Internal Subdivision Roads and Section 7 Intersection Sight Triangle Setbacks for complete road setback requirements, including setbacks from provincial highways.

(b) Development on corner lots is also subject to a 100 ft (30.48 m) intersection sight triangle requirement on local internal subdivision roads and the 280 ft (85.4 m) intersection sight triangle requirements on all other roads in accordance with Part 4 Section 7 for all development, including shelterbelts (trees/bushes).

(c) Development may also be subject to additional setback requirements as prescribed within:

Site and Servicing requirements	Part 4
General Standards of Development:	Part 5
Use Specific Standards of Development:	Part 6

5 MAXIMUM HEIGHT AND SITE COVERAGE REQUIREMENTS

5.1 Unless stipulated otherwise in an adopted Area Structure Plan or elsewhere in this Bylaw, the maximum height and site coverage requirements for permitted and discretionary uses are as required by the Development Authority.

6 LOCATIONAL CRITERIA FOR SPECIFIED DEVELOPMENTS

6.1 Rural Industrial Class B and C development, Animal Care and Boarding, Research and Development, and Waste Management Facility Minor considered detrimental to public health, safety, and welfare shall be discouraged on a designated Grouped Rural Industrial district lot, unless otherwise specified in an adopted Intermunicipal Development Plan or Area Structure Plan, if applicable:

(a) within one mile of Taber, Barnwell, or Vauxhall, or as otherwise specified in an adopted Intermunicipal Development Plan;

(b) within one mile of a designated hamlet, locality or grouped country residential district;

(c) within one mile of a public park, recreation area or private commercial recreation district;

(d) within one-half mile of an existing or approved rural residence, public institutional use or intensive agricultural operation;

(e) within one-half mile either side of a provincial highway;

(f) adjacent to a waterbody;

unless the Development Authority is satisfied that adequate measures and high operational standards will be undertaken and maintained to minimize any nuisance, hazard or noxious effect on vicinity land uses.

7 SITE AND SERVICING REQUIREMENTS

Refer to Part 4 Site and Servicing Requirements

8 GENERAL STANDARDS OF DEVELOPMENT

Refer to Part 5 General Standards of Development

9 USE SPECIFIC STANDARDS OF DEVELOPMENT

Ancillary Buildings, Structures and Uses – Part 6, Section 1

Anhydrous Ammonia Bulk Storage Facility - Part 6, Section 2

Animal Care and Boarding – Part 6, Section 3

Cannabis Production Facility - Part 6, Section 4

Coverall/Fabric Buildings – Part 6, Section 5

Dugouts – Part 6, Section 6

Meteorological Towers - Part 6, Section 16

Outdoor Storage – Part 6, Section 17

Personal Workshop and Storage Building – Part 6, Section 18

Shipping Containers - Part 6, Section 20

Signs - Part 7

Surveillance Suites – Part 6, Section 22

Solar Energy Systems - Part 9

Wind Energy Conversion Systems – Part 8

Work Camps – Part 6, Section 26

10 AREA STRUCTURE PLAN REQUIREMENTS

10.1 Pursuant to the Municipal Development Plan and Part 5, Section 1 of this Bylaw, an Area Structure Plan or Conceptual Design Scheme may be a requirement of any application to designate land to the Grouped Rural Industrial District or to undertake subdivision or development within the district.

10.2 Where an adopted Area Structure Plan (ASP) establishes standards applicable to lots within the GRI District, such standards prevail and cannot be varied by the Development Authority unless specified otherwise within the ASP.

GROUPED COUNTRY RESIDENTIAL - GCR

1 PURPOSE

1.1 The purpose of the GCR District is to allow for quality comprehensively planned clustered, multi-lot country residential development, ideally on fragmented or poor agricultural land, and where conflicts with vicinity lands, uses, and capabilities are minimal and the safe, efficient operation of the road network, agricultural operations, and urban expansion strategies are not compromised.

2 USES

2.1 Permitted Uses	Use Specific Standards
Ancillary Buildings and Structures	Part 6, Section 1
Dwelling: ▪ Primary Single-detached Dwelling[1] (Site Built or Prefabricated New only)	Part 6, Sections 8, 9
Home Occupation Class A	Part 6, Section 14
Shipping Container Class A	Part 6, Section 20
Solar Energy System Class A Roof-mount	Part 9
[1] Prefabricated Used and Moved-In are classified as a Discretionary Use	

2.2 Discretionary Uses	Use Specific Standards
Coverall/Fabric Buildings	Part 6, Section 5
Dugout	Part 6, Section 6
Dwelling: ▪ Moved-In ▪ Prefabricated Used ▪ Garden Suite[2] ▪ Secondary Suite[2]	Part 6, Sections 8 – 12
Home Occupation Class B	Part 6, Section 14
Manufactured Home Park	Part 6, Section 15
Moved-In Buildings	
Parks and Open Space Areas	
Public Utilities Installations	
Recreational Facilities (Non-commercial only)	
Signs	Part 7
Similar Uses	
Solar Energy System Class A Ground-mount and Wall-mount	Part 8
[2] Where an Area Structure Plan (ASP) has been adopted, garden suites and secondary suites are prohibited uses unless prescribed otherwise within the ASP.	

2.3 Prohibited Uses
Primary Agriculture Class A
Recreational Facilities (Commercial)
Rural Industrial Class B and C
Shipping Container Class B
Any use not listed as a Permitted or Discretionary use or deemed a Similar Use by the Development Authority in accordance with Part 1, Section 22 Similar Use

3 MINIMUM LOT SIZE REQUIREMENTS

3.1 Unless established otherwise in an adopted Area Structure Plan, the minimum lot size requirements within the GCR district are as follows:

Use	Width	Length	Area
All uses	As required by the Development Authority	As required by the Development Authority	2.0 acres (0.81 ha) or greater of developable area as may be required by the Development Authority

4 MINIMUM SETBACK REQUIREMENTS

4.1 Unless established otherwise in an adopted Area Structure Plan, the minimum setback requirements within the GCR district are as follows:

(a) Use	Local Internal Subdivision Road Setback[1,2] (from property line)	All Other Road Setback[1,2] (from property line)	Side Yard	Rear Yard
Dwellings	50 ft. (15.24 m)	100 ft. (30.48 m)	20 ft. (6.09 m)	20 ft. (6.09 m)
Ancillary Buildings and Structures	50 ft. (15.24 m)	100 ft. (30.48 m)	10 ft. (3.05 m)	10 ft. (3.05 m)
Discretionary Uses	50 ft. (15.24 m)	100 ft. (30.48 m)	As required by the MPC	
Dugouts	100 ft. (30.48 m)	100 ft. (30.48 m)	50 ft. (15.24 m)	50 ft. (15.24 m)
Shelterbelts (Trees/Bushes)	20 ft. (6.09 m)	50 ft. (15.24 m)	0 ft. (0 m)	0 ft. (0 m)

[1] Includes undeveloped road allowances.

[2] Refer to Part 4, Section 4 Setback from Public Roads, Section 5 Setback from Local Internal Subdivision Roads – Rural and Section 7 Intersection Sight Triangle Setbacks for complete road setback requirements, including setbacks from provincial highways.

(b) Development on corner lots is also subject to a 100 ft (30.48 m) intersection sight triangle requirement on local internal subdivision roads and the 280 ft (85.4 m) intersection sight triangle requirements on all other roads in accordance with Part 4, Section 7, for all development, including shelterbelts (trees/ bushes).

(c) Development may also be subject to additional setback requirements as prescribed within:

Site and Servicing Requirements:	Part 4
General Standards of Development	Part 5
Use Specific Standards of Development:	Part 6

5 MAXIMUM HEIGHT, SQUARE FOOTAGE, AND NUMBER OF BUILDINGS

5.1 Unless established otherwise in an adopted Area Structure Plan, the maximum height and square footage requirements of buildings within the GCR District are as follows:

Use	Maximum Height (feet)	Maximum Square Footage Per Structure (square feet)
Dwellings (except Garden Suite)	33 (ground to peak)	not applicable
Garden Suite	As required by the MPC	800
Ancillary buildings on a lot < 2 acres in size	24 (ground to peak)	1,600
Ancillary buildings on a lot 2 acres to 5 acres in size	24 (ground to peak)	2,400
Ancillary buildings on a lot >5 acres in size	24 (ground to peak)	3,200

5.2 Unless established otherwise in an adopted Area Structure Plan, the combined total area and maximum number of all ancillary buildings on a lot within the GCR District are as follows:

Use	Combined Total of All Ancillary Buildings Per Lot (square feet)	Maximum Number of Ancillary Buildings Per Lot
Ancillary buildings on a lot < 2 acres in size	1,800	3
Ancillary buildings on a lot 2 acres to 5 acres in size	2,800	3
Ancillary buildings on a lot >5 acres in size	3,800	3

6 SITE AND SERVICING REQUIREMENTS

Refer to Part 4 Site and Servicing Requirements

7 GENERAL STANDARDS OF DEVELOPMENT

Refer to Part 5 General Standards of Development

8 USE SPECIFIC STANDARDS OF DEVELOPMENT

Ancillary Buildings, Structures and Uses – Part 6, Section 1

Coverall/Fabric Buildings – Part 6, Section 5

Dugouts – Part 6, Section 6

Dwellings:

Site Built - Part 6, Section 8

Prefabricated - Part 6, Section 9

Moved-in - Part 6, Section 10

Garden Suites – Part 6, Section 11

Secondary Suites – Part 6, Section 12

Home Occupations - Part 6, Section 14.1

Manufactured Home Park – Part 6, Section 15

Shipping Containers - Part 6, Section 20

Signs - Part 7

Solar Energy Systems - Part 9

9 KEEPING OF ANIMALS/ LIVESTOCK

9.1 Where addressed within an adopted Area Structure Plan, the allowances for keeping of animals/livestock on lots within the GCR District are as stipulated within the applicable Area Structure Plan.

9.2 Where an Area Structure Plan does not address the keeping of animals/livestock or in the absence of an Area Structure Plan, the allowances for keeping of animals/livestock on lots within the GCR District are as stipulated in the Municipal District of Taber's Animal Control Bylaw.

9.3 Animal shelters, barns, and other similar structures are classified as ancillary buildings and are subject to the requirements of Section 5 Maximum Height, Square Footage and Number of Buildings within the GCR District and use specific standards for Ancillary Buildings, Structures and Uses in Part 6, Section 1.

9.4 Landowners shall be responsible for ensuring proper manure storage, disposal and management on lots where livestock are kept.

10 AREA STRUCTURE PLAN REQUIREMENTS

10.1 Pursuant to the Municipal Development Plan and Part 5, Section 1 of this Bylaw, an Area Structure Plan:

(a) shall be a requirement of any application to designate (zone) land to the Grouped Country Residential District or to undertake subdivision within the district;

(b) may be a requirement to undertake development within the district.

10.2 Where an adopted Area Structure Plan (ASP) establishes standards applicable to lots within the GCR District, such standards prevail and cannot be varied by the Development Authority unless specified otherwise within the ASP.

11 GCR DISTRICT DESIGNATION CRITERIA

11.1 The designation of Grouped Country Residential districts within:

(a) five miles of Taber;

(b) two miles of Vauxhall;

(c) one mile of Barnwell or a designated hamlet or locality;

should be encouraged in keeping with the intent of the municipality's Municipal Development Plan provided the requirements of that plan and the following can be satisfied:

(i) the suitability of the land for the use;

(ii) the availability of alternative land for the use (i.e. hamlets);

(iii) the relationship of the use to vicinity uses;

(iv) the environmental impact of the use;

(v) the provision of direct, safe, legal and physical access;

(vi) the impact of the use on the road network;

(vii) the comments and concerns of any municipality, public agency or department or nearby landowner which, in the opinion of the Municipal District of Taber, may be affected;

(viii) consistency with an adopted Intermunicipal Development Plan, as applicable.

11.2 The designation of Grouped Country Residential districts within:

(a) one mile of a licensed airport;

(b) the minimum distance separation calculation from any existing or approved confined feeding operation;

(c) one-half mile of a Class B industry or other industrial use which, in the opinion of the Municipal District of Taber, may be potentially detrimental to a residential environment;

(d) one-half mile of a regionally significant area;

should be discouraged unless the criteria in section 11.1(i-viii) can be met to the satisfaction of the Municipal District of Taber Council.

11.3 Where an adopted Area Structure Plan is in effect on lands designated Grouped Country Mixed-Use - GCM, redesignation from GCM to the GCR District requires amendment to the Area Structure Plan to support the proposed change in use and all parcels designated GCM within the ASP boundary must be included in the redesignation to GCR.

GROUPED COUNTRY MIXED-USE - GCM

1 PURPOSE

1.1 The purpose of the GCM District is to allow for small-scale business opportunities in conjunction with residential development within quality comprehensively planned clustered, multi-lot country residential development, ideally on fragmented or poor agricultural land, and where conflicts with vicinity lands, uses, and capabilities are minimal and the safe, efficient operation of the road network, agricultural operations, and urban expansion strategies are not compromised.

2 USES

2.1 Permitted Uses	Use Specific Standards
Ancillary Buildings and Structures	Part 6, Section 1
Dwelling: ▪ Primary Single-detached Dwelling[1] (Site Built or Prefabricated New only)	Part 6, Sections 8, 9
Home Occupation Class A	Part 6, Section 14
Shipping Container Class A	Part 6, Section 20
Solar Energy System Class A Roof-mount	Part 9
[1] Prefabricated Used and Moved-In are classified as a Discretionary Use	

2.2 Discretionary Uses	Use Specific Standards
Coverall/Fabric Buildings	Part 6, Section 5
Day Care	
Dugout	Part 6, Section 6
Dwelling: ▪ Moved-In ▪ Prefabricated Used ▪ Garden Suite[2] ▪ Secondary Suite[2]	Part 6, Sections 8 - 12
Home Occupation Class B	Part 6, Section 14
Manufactured Home Park	Part 6, Section 15
Moved-In Buildings	
Parks and Open Space Areas	
Personal Services	
Public Utilities Installations	
Recreational Facilities (Non-commercial only)	
Rural Industrial Class C in conjunction with an approved residential use[3]	
Shipping Container Class B	Part 6, Section 20
Signs	Part 7
Similar Uses	
Solar Energy System Class A Ground-mount and Wall-mount	Part 9
[2] Where an Area Structure Plan (ASP) has been adopted, garden suites and secondary suites are prohibited uses unless prescribed otherwise within the ASP. [3] Residential use must be established as a principal use on the lot with an occupied dwelling	

2.3	Prohibited Uses
	Bulk Fuel Stations
	Mini-Storage
	Primary Agriculture Class A
	Recreational Facilities (Commercial)
	Rural Industrial Class B
	Any use not listed as a Permitted or Discretionary use or deemed a Similar Use by the Development Authority in accordance with Part 1, Section 22 Similar Use

3 MINIMUM PARCEL SIZE

3.1 Unless established otherwise in an adopted Area Structure Plan, the minimum lot size requirements within the GCM District are as follows:

Use	Width	Length	Area
All uses	As required by the Development Authority	As required by the Development Authority	2.0 acres (0.81 ha) or greater of developable area as may be required by the Development Authority

4 MINIMUM SETBACK REQUIREMENTS

4.1 Unless established otherwise in an adopted Area Structure Plan, the minimum setback requirements within the GCM District are as follows:

(a) Use	Local Internal Subdivision Road Setback[1,2] (from property line)	All Other Road Setback[1,2] (from property line)	Side Yard	Rear Yard
Dwellings	50 ft. (15.24 m)	100 ft. (30.48 m)	20 ft. (6.09 m)	20 ft. (6.09 m)
Ancillary Buildings and Structures	50 ft. (15.24 m)	100 ft. (30.48 m)	10 ft. (3.05 m)	10 ft. (3.05 m)
Discretionary Uses	50 ft. (15.24 m)	100 ft. (30.48 m)	As required by MPC	
Dugouts	100 ft. (30.48 m)	100 ft. (30.48 m)	50 ft. (15.24 m)	50 ft. (15.24 m)
Shelterbelts (Trees/Bushes)	20 ft. (6.09 m)	50 ft. (15.24 m)	0 ft. (0 m)	0 ft. (0 m)

[1] Includes undeveloped road allowances.

[2] Refer to Part 4, Section 4 Setback from Public Roads, Section 5 Setback from Local Internal Subdivision Roads – Rural and Section 7 Intersection Sight Triangle Setbacks for complete road setback requirements, including setbacks from provincial highways.

(b) Development on corner lots is also subject to a 100 ft (30.48 m) intersection sight triangle requirement on local internal subdivision roads and the 280 ft (85.4 m) intersection sight triangle requirements on all other roads in accordance with Part 4, Section 7 for all development, including shelterbelts (trees/bushes).

(c) Development may also be subject to additional setback requirements as prescribed within:

Site and Servicing Requirements:	Part 4
General Standards of Development:	Part 5
Use Specific Standards of Development:	Part 6

5 MAXIMUM HEIGHT, SQUARE FOOTAGE, AND NUMBER OF BUILDINGS

5.1 Unless established otherwise in an adopted Area Structure Plan, the maximum height and size requirements of buildings within the GCM District are as follows:

Use	Maximum Height (feet)	Maximum Square Footage Per Structure (square feet)
Dwellings (except Garden Suite)	33 (ground to peak)	not applicable
Garden Suite	As required by the MPC	800
Ancillary buildings on a lot 2 acres to 5 acres in size	24 (ground to peak)	4,000
Ancillary buildings on a lot >5 acres in size	24 (ground to peak)	4,000

5.2 Unless established otherwise in an adopted Area Structure Plan, the combined total area and maximum number of all ancillary buildings on a lot within the GCM District are as follows:

Use	Combined Total of All Ancillary Buildings Per Lot(square feet)	Maximum Number of Ancillary Buildings Per Lot
Ancillary buildings on a lot 2 acres to 5 acres in size	4,000	4
Ancillary buildings on a lot >5 acres in size	4,000	4

6 SITE AND SERVICING REQUIREMENTS

Refer to Part 4 Site and Servicing Requirements

7 GENERAL STANDARDS OF DEVELOPMENT

Refer to Part 5 General Standards of Development

8 RURAL INDUSTRIAL CLASS C STANDARDS

8.1 A maximum of one Rural Industrial Class C use in conjunction with an approved residential use may be permitted on a lot at the discretion of the Municipal Planning Commission.

8.2 Buildings proposed for use in conjunction with a Rural Industrial Class C use are subject to the ancillary building requirements in Section 5 and the minimum setback requirements for Discretionary Uses in Section 4.

8.3 A Rural Industrial Class C use shall not be approved on a lot without a residential use in the form of an occupied dwelling having first been established as the principal use. The dwelling shall be maintained and occupied as a principal residence as a condition of development approval.

8.4 A Rural Industrial Class C use shall not be approved on a lot unless the Municipal Planning Commission is satisfied that adequate measures and high operational standards will be undertaken and maintained to ensure compatibility with surrounding uses and minimize potential for nuisance on vicinity land uses.

8.5 Outdoor storage and operations in association with a Rural Industrial Class C use may be prohibited at the discretion of the Municipal Planning Commission.

9 OTHER USE SPECIFIC STANDARDS OF DEVELOPMENT

Ancillary Buildings, Structures and Uses – Part 6, Section 1

Coverall/Fabric Buildings – Part 6, Section 5

Dugouts – Part 6, Section 6

Dwellings:

- Site Built - Part 6, Section 8
- Prefabricated - Part 6, Section 9
- Moved-in - Part 6, Section 10
- Garden Suites – Part 6, Section 11
- Secondary Suites – Part 6, Section 12

Home Occupations - Part 6, Section 14.1

Manufactured Home Park – Part 6, Section 15

Shipping Containers - Part 6, Section 20

Signs - Part 7

Solar Energy Systems - Part 9

10 KEEPING OF ANIMALS/LIVESTOCK

10.1 The allowances for keeping of animals/livestock on lots within the GCM District are as stipulated in the Municipal District of Taber's Animal Control Bylaw.

10.2 Animal shelters, barns, and other similar structures are classified as ancillary buildings and are subject to the requirements of Section 5 Maximum Height, Square Footage and Number of Buildings within the GCM District and use specific standards for Ancillary Buildings, Structures and Uses in Part 6, Section 1.

10.3 Landowners shall be responsible for ensuring proper manure storage, disposal and management on lots where livestock are kept.

11 AREA STRUCTURE PLAN REQUIREMENTS

11.1 Pursuant to the Municipal Development Plan and Part 5, Section 1 of this Bylaw, an Area Structure Plan:

(a) shall be a requirement of any application to designate (zone) land to the Grouped Country Mixed-Use District or to undertake subdivision within the district;

(b) may be a requirement to undertake development within the district.

11.2 Where an adopted Area Structure Plan (ASP) establishes standards applicable to lots within the GCM District, such standards prevail and cannot be varied by the Development Authority unless specified otherwise within the ASP.

12 GCM DISTRICT DESIGNATION CRITERIA

12.1 The designation of Grouped Country Mixed-Use districts within:

(a) five miles of Taber;

(b) two miles of Vauxhall;

(c) one mile of Barnwell or a designated hamlet or locality;

should be encouraged in keeping with the intent of the municipality's Municipal Development Plan provided the requirements of that plan and the following can be satisfied:

(i) the suitability of the land for the use;

(ii) the availability of alternative land for the use (i.e. hamlets);

(iii) the relationship of the use to vicinity uses;

(iv) the environmental impact of the use;

(v) the provision of direct, safe, legal and physical access;

(vi) the impact of the use on the road network;

(vii) the comments and concerns of any municipality, public agency or department or nearby landowner which, in the opinion of the Municipal District of Taber, may be affected;

(viii) consistency with an adopted Intermunicipal Development Plan, as applicable.

12.2 The designation of Grouped Country Mixed-Use districts within:

(a) one mile of a licensed airport;

(b) the minimum distance separation calculation from any existing or approved confined feeding operation;

(c) one-half mile of a Class B industry or other industrial use which, in the opinion of the Municipal District of Taber, may be potentially detrimental to a residential environment;

(d) one-half mile of a regionally significant area;

should be discouraged unless the criteria in section 12.1(i-viii) can be met to the satisfaction of the Municipal District of Taber.

12.3 Where an adopted Area Structure Plan is in effect on lands designated Grouped Country Residential - GCR, redesignation from GCR to the GCM District requires amendment to the Area Structure Plan to support the proposed change in use and all parcels designated GCR within the ASP boundary must be included in the redesignation to GCM.

RURAL HIGHWAY COMMERCIAL - RHC

1 PURPOSE

1.1 The purpose of the RHC District is to allow for commercial development that serves the traveling public and residents, located in areas fronting a public highway that will not compromise the protection and enhancement of the agricultural land base and uses or the safe, efficient operation of the road network, including provincial highways.

2 USES

2.1 Permitted Uses	Use Specific Standards
Ancillary Buildings and Structures	Part 6, Section 1
Shipping Container Class A	Part 6, Section 20
Signs Class A	Part 7
Solar Energy Systems: ▪ Class A Roof-mount ▪ Class B Roof-mount	Part 9

2.2 Discretionary Uses	Use Specific Standards
Ancillary Uses	Part 6, Section 1
Animal Care and Boarding	Part 6, Section 3
Convenience Store	
Coverall/Fabric Buildings	Part 6, Section 5
Day Care	
Drive-thru/Drive-in	
Dugout	Part 6, Section 6
Equipment, Machinery, and Vehicle Sales Rental and Service	
Garden Centre	
Government Service	
Household Repair Services	
Licensed Premises	
Motel/Hotel	
Moved-In Buildings	
Personal Services	
Professional, Financial, and Office Support Services	
Public Utilities Installations	
Residential Accommodation in Conjunction with an Approved Commercial Use	
Restaurant	
Rest Stop	
Retail Store	
Service Station/Gas Bar	
Shipping Container Class B	Part 6, Section 20
Shopping Centre	
Signs	Part 7
Similar Uses	

2.2 Discretionary Uses (continued)	Use Specific Standards
Solar Energy Systems: ▪ Class A Ground-mount and Wall-mount ▪ Class B Ground-mount and Wall-mount	Part 9
Tourist Centre	
Truck/Car Wash	

2.3 Prohibited Uses
Any use not listed as a Permitted or Discretionary use or deemed a Similar Use by the Development Authority in accordance with Part 1, Section 22 Similar Use

3 MINIMUM LOT SIZE REQUIREMENTS

3.1 Unless established otherwise in an adopted Area Structure Plan, the lot size requirements within the RHC District are as follows:

Use	Width		Length		Area
	Minimum	Maximum	Minimum	Maximum	
All uses	200 ft (60.96m)	600 ft (182.88m)	150 ft (45.72m)	500 ft (152.40m)	2 acres (0.81 ha)

4 MINIMUM SETBACK REQUIREMENTS

4.1 Unless established otherwise in an adopted Area Structure Plan, the minimum setback requirements in the RHC District are as follows:

Use	Local Internal Subdivision Road Setback[1,2] (from property line)	All Other Roads Setback[1,2] (from property line)	Side Yard	Rear Yard
Permitted Uses	50 ft. (15.24 m)	100 ft. (30.48 m)	20 ft. (6.09 m)	20 ft. (6.09 m)
Discretionary Uses	50 ft. (15.24 m)	100 ft. (30.48 m)	As Required by MPC	
Dugouts	100 ft. (30.48 m)	100 ft. (30.48 m)	50 ft. (15.24 m)	50 ft. (15.24 m)
Shelterbelts (Trees/Bushes)	20 ft. (6.09 m)	50 ft. (15.24 m)	0 ft. (0 m)	0 ft. (0 m)

[1] Includes undeveloped road allowances.

[2] Refer to Part 4, Section 4 Setback from Public Roads, Section 5 Setback from Local Internal Subdivision Roads – Rural and Section 7 Intersection Sight Triangle Setbacks for complete road setback requirements, including setbacks from provincial highways.

(b) Development on corner lots is also subject to a 100 ft (30.48 m) intersection sight triangle requirement on local internal subdivision roads and the 280 ft (85.4 m) intersection sight triangle requirements on all other roads in accordance with Part 4, Section 7 for all development, including shelterbelts (trees/bushes).

(c) Development may also be subject to additional setback requirements as prescribed within:

Site and Servicing Requirements:	Part 4
General Standards of Development:	Part 5
Use Specific Standards of Development:	Part 6

5 MAXIMUM HEIGHT AND SITE COVERAGE REQUIREMENTS

5.1 Unless stipulated otherwise in an adopted Area Structure Plan or elsewhere in this Bylaw, the maximum height and site coverage requirements for permitted and discretionary uses are as required by the Development Authority.

5.2 The maximum site coverage for principal and ancillary buildings (combined total) is 60%.

6 SITE AND SERVICING REQUIREMENTS

Refer to Part 4 Site and Servicing Requirements

7 GENERAL STANDARDS OF DEVELOPMENT

Refer to Part 5 General Standards of Development

8 USE SPECIFIC STANDARDS OF DEVELOPMENT

Ancillary Buildings, Structures and Uses – Part 6, Section 1

Animal Care and Boarding – Part 6, Section 3

Coverall/Fabric Buildings – Part 6, Section 5

Dugouts – Part 6, Section 6

Outdoor Storage – Part 6, Section 17

Shipping Containers - Part 6, Section 20

Signs - Part 7

Solar Energy Systems - Part 9

9 AREA STRUCTURE PLAN REQUIREMENTS

9.1 Pursuant to the Municipal Development Plan and Part 5, Section 1 of this Bylaw, an Area Structure Plan or Conceptual Design Scheme may be a requirement of any application to zone land to the Rural Highway Commercial District or to undertake subdivision or development within the district.

9.2 Where an adopted Area Structure Plan (ASP) establishes standards applicable to lots within the RHC District, such standards prevail and cannot be varied by the Development Authority unless specified otherwise within the ASP.

PRIVATE COMMERCIAL RECREATION - PCR

1 PURPOSE

1.1 The purpose of the PCR District is to accommodate private commercial recreation developments within specially designated districts typically on fragmented or poor agricultural land while avoiding the creation of unplanned strip development along a highway, ensuring the use will not detract from the surrounding landscape or negatively affect a regionally significant area, and minimizing conflict with vicinity uses, particularly agricultural uses.

2 USES

2.1 Permitted Uses	Use Specific Standards
Ancillary Buildings and Structures	Part 6, Section 1
Parks and Open Space Areas	
Shipping Container Class A	Part 6, Section 20
Signs Class A	Part 7
Solar Energy Systems: ▪ Class A Roof-mount ▪ Class B Roof-mount	Part 9

2.2 Discretionary Uses	Use Specific Standards
Ancillary Uses	Part 6, Section 1
Campgrounds	
Convenience Store	
Coverall/Fabric Buildings	Part 6, Section 5
Drive-In Theatre	
Dugout	Part 6, Section 6
Employee Housing	Part 6, Section 13
Golf Courses and Clubhouses	
Guest Ranch/Lodge	
Licensed Premises	
Motel/Hotel	
Motor Sports Park	
Moved-In Buildings	
Park Model Trailers (Seasonal use only)	
Performance and Events Centre	
Public Assembly	
Public Utilities Installations	
Recreational Facilities	
Residential Accommodation in Conjunction with an Approved Commercial Recreation Use	
Restaurant	
Riding Stables and Rodeo Grounds	
Shipping Container Class B	Part 6, Section 20
Shooting Range Facility	
Signs	Part 7

2.2 Discretionary Uses (continued)	Use Specific Standards
Similar Uses	
Solar Energy Systems: ▪ Class A Ground-mount and Wall-mount ▪ Class B Ground-mount and Wall-mount	Part 9
Tourist Centre	

2.3 Prohibited Uses
Any use not listed as a Permitted or Discretionary use or deemed a Similar Use by the Development Authority in accordance with Part 1, Section 22 Similar Use

3 MINIMUM LOT SIZE REQUIREMENTS

3.1 Unless established otherwise in an adopted Area Structure Plan, the minimum lot size requirements within the PCR District are as follows:

Use	Width	Length	Area
All uses	As required by the Development Authority	As required by the Development Authority	2 acres (0.81 ha) or greater as required by the Development Authority

4 MINIMUM SETBACK REQUIREMENTS

4.1 Unless established otherwise in an adopted Area Structure Plan, the minimum setback requirements in the PCR District are as follows:

(a) Use	Local Internal Subdivision Road Setback[1,2] (from property line)	All Other Roads Setback[1,2] (from property line)	Side Yard	Rear Yard
Permitted Uses	50 ft. (15.24 m)	100 ft. (30.48 m)	20 ft. (6.09 m)	20 ft. (6.09 m)
Discretionary Uses	50 ft. (15.24 m)	100 ft. (30.48 m)	As required by the MPC	
Dugouts	100 ft. (30.48 m)	100 ft. (30.48 m)	50 ft (15.24 m)	50 ft (15.24 m)
Shelterbelts (Trees/Bushes)	20 ft. (6.09 m)	50 ft. (15.24 m)	0 ft. (0 m)	0 ft. (0 m)

[1] Includes undeveloped road allowances.

[2] Refer to Part 4, Section 4 Setback from Public Roads, Section 5 Setback from Local Internal Subdivision Roads – Rural and Section 7 Intersection Sight Triangle Setbacks for complete road setback requirements, including setbacks from provincial highways.

(b) Development on corner lots is also subject to a 100 ft (30.48 m) intersection sight triangle requirement on local internal subdivision roads and the 280 ft (85.4 m) intersection sight triangle requirements on all other roads in accordance with Part 4, Section 7 for all development, including shelterbelts (trees/bushes).

(c) Development may also be subject to additional setback requirements as prescribed within:

Site and Servicing Requirements:	Part 4
General Standards of Development:	Part 5
Use Specific Standards of Development:	Part 6

5 MAXIMUM HEIGHT AND SITE COVERAGE REQUIREMENTS

5.1 Unless stipulated otherwise in an adopted Area Structure Plan or elsewhere in this Bylaw, the maximum height and site coverage requirements for permitted and discretionary uses are as required by the Development Authority.

6 SITE AND SERVICING REQUIREMENTS

Refer to Part 4 Site and Servicing Requirements

7 GENERAL STANDARDS OF DEVELOPMENT

Refer to Part 5 General Standards of Development

8 USE SPECIFIC STANDARDS OF DEVELOPMENT

Ancillary Buildings, Structures and Uses – Part 6, Section 1

Coverall/Fabric Buildings – Part 6, Section 5

Dugouts – Part 6, Section 6

Employee Housing – Part 6, Section 13

Outdoor Storage – Part 6, Section 17

Shipping Containers - Part 6, Section 20

Signs - Part 7

Solar Energy Systems - Part 9

9 AREA STRUCTURE PLAN REQUIREMENTS

9.1 Pursuant to the Municipal Development Plan and Part 5, Section 1 of this Bylaw, an Area Structure Plan or Conceptual Design Scheme may be a requirement of any application to zone land to the Private Commercial Recreation District or to undertake subdivision or development within the district.

9.2 Where an adopted Area Structure Plan (ASP) establishes standards applicable to lots within the PCR District, such standards prevail and cannot be varied by the Development Authority unless specified otherwise within the ASP.

HAMLET RESIDENTIAL - HR

1 PURPOSE

1.1 The purpose of the HR District is to protect and conserve better agricultural land for agricultural use and minimize the potential for rural land use conflicts by providing for concentrated residential developments with variety in housing options within the designated boundaries of established hamlets.

2 USES

2.1 Permitted Uses	Use Specific Standards
Ancillary Residential Buildings and Structures	Part 6, Section 1
Dwelling: ▪ Primary Single-detached Dwelling[1] (Site Built only)	Part 6, Section 8
Home Occupation Class A	Part 6, Section 14
Shipping Container Class A	Part 6, Section 20
Solar Energy System Class A Roof-mount	Part 9
[1] Prefabricated New and Used and Moved-In are classified as a Discretionary Use	

2.2 Discretionary Uses	Use Specific Standards
Ancillary Buildings and Structures	Part 6, Section 1
Ancillary Uses	Part 6, Section 1
Coverall/Fabric Buildings	Part 6, Section 5
Dwelling: ▪ Moved-in ▪ Prefabricated New and Used ▪ Duplex ▪ Semi-detached ▪ Multi-unit ▪ Row or Townhouse ▪ Garden Suite ▪ Secondary Suite	Part 6, Section 8 – 12
Home Occupations Class B	Part 6, Section 14
Lodging and Boarding House	
Manufactured Home Parks	Part 6, Section 15
Moved-in Buildings	
Parks and Open Space Areas	
Places of Worship	
Public Utilities Installations	
Recreational Facilities (Non-commercial only)	
Shipping Container Class B	Part 6, Section 20
Supportive Housing	
Similar Uses	
Solar Energy System Class A Ground-mount and Wall-mount	Part 9

2.3 Prohibited Uses
Recreational Facilities (Commercial)
Any use not listed as a Permitted or Discretionary use or deemed a Similar Use by the Development Authority in accordance with Part 1, Section 22 Similar Use

3 MINIMUM LOT SIZE REQUIREMENTS

3.1 The minimum lot size requirements for lots serviced with municipal water and sewer within the HR district are as follows:

Use	Width		Length		Area	
	ft	m	ft	m	ft^2	m^2
Single- detached Dwelling (All Types)	50	15.24	100	30.48	5,000	464.52
Duplex and Semi-detached Dwellings	70	21.33	100	30.48	7000	650.32
Multi - unit Dwellings	100	30.48	100	30.48	10,000	929.03
Row or Town Housing – interior unit	25	7.62	100	30.48	2,500	232.26
– end unit	40	12.19	100	30.48	4,000	371.61
All others	As required by the Development Authority					

3.2 The minimum lot size requirement for lots not serviced or partially serviced with municipal water and sewer within the HR district is 2 acres (0.81 ha) or greater as required by the Development Authority, where allowed in accordance with Part 4, Section 14 Servicing Standards.

4 MINIMUM SETBACK REQUIREMENTS

4.1 The minimum setback requirements within the HR district are as follows:

Use	Front Yard		Corner Lot Secondary Front Yard		Side Yard		Rear Yard	
	ft	m	ft	m	ft	m	ft	m
Single-detached Dwelling (Site Built and Moved-In)	25	7.62	15	4.57	5	1.52	25	7.62
Prefabricated Dwelling[1,2]	25	7.62	15	4.57	15 main entrance	4.57	10	3.05
					7.5 other side	2.29		
Duplex and Semi-detached Dwellings	25	7.62	15	4.57	5	1.52	25	7.62
Multi-unit Dwellings	30	9.14	20	6.10	20	6.10	30	9.14
Row or Town Housing	25	7.62	15	4.57	10	3.05	25	7.62
Ancillary Buildings and Structures	Same as Principal Building				1.52	5	5	1.52
All others	As required by the Development Authority							

[1] A double-wide manufactured home oriented with the longest dimension facing the front lot line may have the same minimum setback requirements as a single-detached dwelling.
[2] Modular and Ready-to-Move dwellings developed in a like manner to a conventional site-built dwelling shall have the same minimum setback requirements as a single-detached dwelling.

4.2 Additional corner lot restrictions are as stipulated in Part 4, Section 8 Intersection Sight Triangle Setbacks for all development.

4.3 Development may also be subject to additional setback requirements as prescribed within:

Site and Servicing Requirements:	Part 4
General Standards of Development:	Part 5
Use Specific Standards of Development:	Part 6

5 MAXIMUM SITE COVERAGE AND BUILDING SIZE

5.1 Maximum site coverage for principal and ancillary buildings (combined total): 45%

5.2 Maximum size of an ancillary building or structure: 840 ft^2 (78.03m^2)

5.3 Maximum number of ancillary buildings or structures per lot: 3

6 BUILDING HEIGHT AND MINIMUM FLOOR AREA REQUIREMENTS

6.1 The maximum building height and minimum floor area requirements within the HR District are as follows:

Use	Maximum Height		Minimum Floor Area	
	ft	m	ft^2	m^2
Single-detached Dwelling (Site Built and Moved-In)	33	10.05	800	74.32
Prefabricated Dwelling	As required by the MPC		700	65.03
Duplex and Semi-detached Dwellings	33	10.05	700	65.03
Multi-unit Dwellings	As required by the MPC		700	65.03
Row or Town Housing	As required by the MPC		700	65.03
Ancillary Buildings and Structures	17	5.18	-	-
All others	As required by the MPC			

7 SITE AND SERVICING REQUIREMENTS

Refer to Part 4 Site and Servicing Requirements

8 GENERAL STANDARDS OF DEVELOPMENT

Refer to Part 5 General Standards of Development

9 USE SPECIFIC STANDARDS OF DEVELOPMENT

Ancillary Buildings, Structures and Uses – Part 6, Section 1

Coverall/Fabric Buildings – Part 6, Section 5

Dwellings:

- Site Built - Part 6, Section 8
- Prefabricated - Part 6, Section 9
- Moved-in - Part 6, Section 10
- Garden Suites – Part 6, Section 11
- Secondary Suites – Part 6, Section 12

Home Occupations - Part 6, Section 14

Manufactured Home Park – Part 6, Section 15

Outdoor Storage – Part 6, Section 17

Shipping Containers - Part 6, Section 20

Signs - Part 7

Solar Energy Systems - Part 9

10 AREA STRUCTURE PLAN REQUIREMENTS

10.1 Pursuant to the Municipal Development Plan and Part 5, Section 1 of this Bylaw, an Area Structure Plan or Conceptual Design Scheme may be a requirement of any application to zone land to the Hamlet Residential District or to undertake subdivision or development within the district.

10.2 Where an adopted Area Structure Plan (ASP) establishes standards applicable to lots within the HR District, such standards prevail and cannot be varied by the Development Authority unless specified otherwise within the ASP.

HAMLET COMMERCIAL - HC

1 PURPOSE

1.1 The purpose of the HC District is to bolster the economic viability and reinforce the service centre function of hamlets by accommodating a diverse range of retail, service and highway commercial developments within the designated boundaries of established hamlets.

2 USES

2.1 Permitted Uses	Use Specific Standards
Personal Service	
Professional, Financial and Office Support Services	
Restaurant	
Retail Store	
Shipping Container Class A	Part 6, Section 20
Signs Class A	Part 7
Solar Energy Systems: ▪ Class A Roof-mount ▪ Class B Roof-mount	Part 9

2.2 Discretionary Uses	Use Specific Standards
Ancillary Buildings and Structure	Part 6, Section 1
Ancillary Uses	Part 6, Section 1
Animal Care and Boarding	Part 6, Section 3
Bus Depot	
Convenience store	
Coverall/Fabric Buildings	Part 6, Section 5
Cultural Facility	
Day Care	
Drive-thru/Drive-in	
Educational Facility	
Entertainment Facility	
Farmer's Market	
Funeral and Related Services	
Government Service	
Garden Centre	
Health Service	
Licensed Premises	
Lodging and Boarding House	
Mixed Use	
Motel/Hotel	
Moved-in Buildings	
Outdoor Storage	Part 6, Section 17
Parking Facility	
Parks and Open Space Areas	
Performance and Events Centre	
Personal Workshop and Storage Buildings	

2.2 Discretionary Uses (continued)	Use Specific Standards
Places of Worship	
Public Assembly	
Public Utilities Installations	
Recreational Facilities	
Recycling Depot	
Residential accommodation in conjunction with an approved commercial use	
Retail Cannabis Store	Part 6, Section 4
Rural Industrial Class C	
Service Stations/Gas Bar	
Shipping Container Class B	Part 6, Section 20
Shopping Centre	
Supportive Housing	
Signs	Part 7
Similar Uses	
Solar Energy System: ▪ Class A Ground-mount and Wall-mount ▪ Class B Ground-mount and Wall-mount	Part 9
Tourist Centre	
Truck/Car Wash	

2.3 Prohibited Uses
Any use not listed as a Permitted or Discretionary use or deemed a Similar Use by the Development Authority in accordance with Part 1, Section 22 Similar Use

3 MINIMUM LOT SIZE REQUIREMENTS

3.1 The minimum lot size requirements for lots serviced with municipal water and sewer within the HC District are as follows:

Use	Width		Length		Area	
	ft	m	ft	m	ft^2	m^2
Permitted Uses	50	15.24	100	30.48	5,000	464.52
All Others	As required by the MPC					

3.2 The minimum lot size requirement for lots not serviced or partially serviced with municipal water and sewer within the HC district is as required by the Development Authority, where allowed in accordance with Part 4, Section 14 Servicing Standards.

4 MINIMUM SETBACK REQUIREMENTS

4.1 The minimum setback requirements within the HC district are as follows:

Use	Front Yard		Corner Lot Secondary Front Yard		Side Yard		Rear Yard	
	ft	m	ft	m	ft	m	ft	m
Permitted Uses	5	1.52	5	1.52	5	1.52	30	9.14
Ancillary Buildings and Structures	10	3.05	5	1.52	5	1.52	10	3.05
All Others	As required by the MPC							

4.2 Additional corner lot restrictions are as stipulated in Part 4 Section 8 Intersection Sight Triangle Setbacks for all development.

4.3 Development may also be subject to additional setback requirements as prescribed within:

Site and Servicing Requirements:	Part 4
General Standards of Development:	Part 5
Use Specific Standards of Development:	Part 6

5 MAXIMUM SITE COVERAGE

5.1 Maximum site coverage for principal and ancillary buildings (combined total): 80%.

6 MAXIMUM BUILDING HEIGHT

6.1 The maximum building height for principal and ancillary buildings is as required by the Development Authority.

7 OUTDOOR DISPLAY AND SALES

7.1 Outdoor display of goods, materials and equipment for sale associated with a permitted or discretionary use may be allowed within the minimum setback requirements at the discretion of the Development Authority and may be subject to conditions.

8 SITE AND SERVICING REQUIREMENTS

Refer to Part 4 Site and Servicing Requirements

9 GENERAL STANDARDS OF DEVELOPMENT

Refer to Part 5 General Standards of Development

10 USE SPECIFIC STANDARDS OF DEVELOPMENT

Ancillary Buildings, Structures and Uses – Part 6, Section 1

Animal Care and Boarding – Part 6, Section 3

Coverall/Fabric Buildings – Part 6, Section 5

Outdoor Storage – Part 6, Section 17

Retail Cannabis Store – Part 6, Section 4

Shipping Containers - Part 6, Section 20

Signs - Part 7

Solar Energy Systems - Part 9

11 AREA STRUCTURE PLAN REQUIREMENTS

11.1 Pursuant to the Municipal Development Plan and Part 5, Section 1 of this Bylaw, an Area Structure Plan or Conceptual Design Scheme may be a requirement of any application to zone land to the Hamlet Commercial District or to undertake subdivision or development within the district.

11.2 Where an adopted Area Structure Plan (ASP) establishes standards applicable to lots within the HC District, such standards prevail and cannot be varied by the Development Authority unless specified otherwise within the ASP.

HAMLET INDUSTRIAL - HI

1 PURPOSE

1.1 The purpose of the HI District is to provide for compatible industrial development opportunities within designated hamlets thereby protecting and conserving better agricultural land for agricultural use, reducing the potential for rural land use conflicts, and bolstering the economic viability of hamlets.

2 USES

2.1 Permitted Uses	Use Specific Standards
Ancillary Buildings and Structures	Part 6, Section 1
Mini-Storage	
Outdoor Storage	Part 6, Section 17
Shipping Container Class A	Part 6, Section 20
Signs Class A	Part 7
Solar Energy Systems: ▪ Class A Roof-mount ▪ Class B Roof-mount	Part 9

2.2 Discretionary Uses	Use Specific Standards
Ancillary Uses	Part 6, Section 1
Animal Care and Boarding	Part 6, Section 3
Bus Depot	
Cannabis Production Facility	Part 6, Section 4
Commercial Sales and Service in conjunction with an approved industrial use	
Coverall/Fabric Buildings	Part 6, Section 5
Dugout	Part 6, Section 6
Funeral and Related Services	
Horticultural Operations/Facilities	
Manufactured Homes Sales and Service	
Manufacturing and Processing Industries	
Meteorological Tower	Part 6, Section 16
Moved-in Building	
Parking Facility	
Personal Workshop and Storage Buildings	Part 6, Section 18
Primary Agriculture Class A	
Professional, Financial and Office Support Services	
Public Utilities Installations	
Railway Installations	
Recreational Facilities	
Recycling Depot	
Research and Development Facility	
Rural Industrial Class B[1]	
Rural Industrial Class C	
Service Stations/Gas Bar	
Shipping Container Class B	Part 6, Section 20

2.2 Discretionary Uses (continued)	Use Specific Standards
Signs	Part 7
Similar Uses	
Solar Energy Systems: ▪ Class A Ground-mount and Wall-mount ▪ Class B Ground-mount and Wall-mount	Part 9
Surveillance Suite	Part 6, Section 22
Truck/Car Wash	
Warehousing	
Waste Management Facility Minor	
Water Treatment Facility	
[1] excluding listed prohibited uses	

2.3 Prohibited Uses
Gravel/Sand Pits and Quarries
Livestock Sales Yards
Rendering Plants
Any use not listed as a Permitted or Discretionary use or deemed a Similar Use by the Development Authority in accordance with Part 1, Section 22 Similar Use

3 MINIMUM LOT SIZE REQUIREMENTS

3.1 The minimum lot size requirements for lots serviced with municipal water and sewer within the HI District are as follows:

Use	Width		Length		Area	
	ft	m	ft	m	Sq. ft.	m^2
Permitted Uses	75	22.86	100	30.48	7,500	696.77
All Others	As required by the MPC					

3.2 The minimum lot size requirement for lots not serviced or partially serviced with municipal water and sewer within the HI district is as required by the Development Authority, where allowed in accordance with Part 4, Section 14 Servicing Standards.

4 MINIMUM SETBACK REQUIREMENTS

4.1 The minimum setback requirements within the HI district are as follows:

Use	Front Yard		Corner Lot Secondary Front Yard		Side Yard		Rear Yard	
	ft	m	ft	m	ft	m	ft	m
Permitted Uses	25	7.62	25	7.62	15	4.57	25	7.62
Ancillary Buildings and Structures	25	7.62	25	7.62	10	3.05	10	3.05
All Others	As required by the MPC							

4.2 Additional corner lot restrictions are as stipulated in Part 4, Section 8 Intersection Sight Triangle Setbacks for all development.

4.3 Development may also be subject to additional setback requirements as prescribed within:

Site and Servicing Requirements:	Part 4
General Standards of Development:	Part 5
Use Specific Standards of Development:	Part 6

5 MAXIMUM SITE COVERAGE

5.1 Maximum site coverage for principal and ancillary buildings (combined total): 70%.

6 MAXIMUM BUILDING HEIGHT

6.1 The maximum building height for principal and ancillary buildings is as required by the Development Authority.

7 OUTDOOR DISPLAY AND SALES

7.1 Outdoor display of goods, materials and equipment for sale associated with a permitted or discretionary use may be allowed within the minimum setback requirements at the discretion of the Development Authority and may be subject to conditions.

8 RURAL AND INDUSTRIAL CLASS B COMPATIBILITY

8.1 Rural Industrial Class B uses shall not be approved unless the Municipal Planning Commission is satisfied that adequate measures and high operational standards will be undertaken and maintained to minimize any nuisance, hazard, or noxious effect on vicinity land uses.

9 SITE AND SERVICING REQUIREMENTS

Refer to Part 4 Site and Servicing Requirements

10 GENERAL STANDARDS OF DEVELOPMENT

Refer to Part 5 General Standards of Development

11 USE SPECIFIC STANDARDS OF DEVELOPMENT

Ancillary Buildings, Structures and Uses – Part 6, Section 1

Animal Care and Boarding – Part 6, Section 3

Cannabis Production Facility - Part 6, Section 4

Coverall/Fabric Buildings – Part 6, Section 5

Dugouts – Part 6, Section 6

Meteorological Towers - Part 6, Section 16

Outdoor Storage – Part 6, Section 17

Personal Workshop and Storage Building – Part 6, Section 18

Shipping Containers - Part 6, Section 20

Signs - Part 7

Surveillance Suites – Part 6, Section 22

Solar Energy Systems - Part 9

12 AREA STRUCTURE PLAN REQUIREMENTS

12.1 Pursuant to the Municipal Development Plan and Part 5, Section 1 of this Bylaw, an Area Structure Plan or Conceptual Design Scheme may be a requirement of any application to zone land to the Hamlet Industrial District or to undertake subdivision or development within the district.

12.2 Where an adopted Area Structure Plan (ASP) establishes standards applicable to lots within the HI District, such standards prevail and cannot be varied by the Development Authority unless specified otherwise within the ASP.

HAMLET PUBLIC/INSTITUTIONAL – HP/I

1 PURPOSE

1.1 The purpose of the HP/I District is to provide for suitable public and institutional developments within the boundaries of designated hamlets thereby protecting and conserving better agricultural land for agricultural use, reducing the potential for rural land use conflicts, and complementing the service centre function of established hamlets.

2 USES

2.1 Permitted Uses	Use Specific Standards
Parks and Open Space Areas	
Shipping Container Class A	Part 6, Section 20
Solar Energy Systems: ▪ Class A Roof-mount ▪ Class B Roof-mount	Part 9

2.2 Discretionary Uses	Use Specific Standards
Ancillary Buildings and Structures	Part 6, Section 1
Ancillary Uses	Part 6, Section 1
Cemeteries	
Coverall/Fabric Buildings	Part 6, Section 5
Cultural Facility	
Day Care	
Educational Facility	
Exhibition Grounds	
Farmer's Market	
Government Service	
Group Care Facility	
Health Service	
Hospitals	
Meteorological Tower	Part 6, Section 16
Moved-in Buildings	
Parking Facility	
Performance and Events Centre	
Places of Worship	
Public Assembly	
Public Utilities Installations	
Recreational Facilities	
Research and Development Facility	
Shipping Container Class B	Part 6, Section 20
Signs	Part 7
Similar Uses	
Solar Energy System: ▪ Class A Roof-mount and Wall-mount ▪ Class B Roof-mount and Wall-mount	Part 9
Supportive Housing	
Tourist Centre	
Waste Management Facility Major and Minor	
Water Treatment Facility	

2.3 Prohibited Uses
Any use not listed as a Permitted or Discretionary use or deemed a Similar Use by the Development Authority in accordance with Part 1, Section 22 Similar Use

3 MINIMUM LOT SIZE REQUIREMENTS

3.1 The minimum lot size requirements for lots serviced with municipal water and sewer within the HP/I District are as follows:

Use	Width		Length		Area	
	ft	m	ft	m	ft^2	m^2
All Uses	As required by the Development Authority					

3.2 The minimum lot size requirement for lots not serviced or partially serviced with municipal water and sewer within the HP/I district is as required by the Development Authority, where allowed in accordance with Part 4, Section 14 Servicing Requirements.

4 MINIMUM SETBACK REQUIREMENTS

4.1 The minimum setback requirements within the HP/I District are as follows:

Use	Front Yard		Corner Lot Secondary Front Yard		Side Yard		Rear Yard	
	ft	m	ft	m	ft	m	ft	m
All Uses	As required by the Development Authority							

4.2 Additional corner lot restrictions are as stipulated in Part 4, Section 8 Intersection Sight Triangle Setbacks for all development.

4.3 Development may also be subject to additional setback requirements as prescribed within:

Site and Servicing Requirements:	Part 4
General Standards of Development:	Part 5
Use Specific Standards of Development:	Part 6

5 MAXIMUM SITE COVERAGE

5.1 Maximum site coverage for principal and ancillary buildings (combined total): 50%

6 MAXIMUM BUILDING HEIGHT

6.1 The maximum building height for principal and ancillary buildings is as required by the Development Authority.

7 SITE AND SERVICING REQUIREMENTS

Refer to Part 4 Site and Servicing Requirements

8 GENERAL STANDARDS OF DEVELOPMENT

Refer to Part 5 General Standards of Development

9 USE SPECIFIC STANDARDS OF DEVELOPMENT

Ancillary Buildings, Structure and Uses – Part 6, Section 1

Coverall/Fabric Buildings – Part 6, Section 5

Meteorological Towers - Part 6, Section 16

Outdoor Storage – Part 6, Section 17

Shipping Containers - Part 6, Section 20

Signs - Part 7

Solar Energy Systems - Part 9

10 AREA STRUCTURE PLAN REQUIREMENTS

10.1 Pursuant to the Municipal Development Plan and Part 5, Section 1 of this Bylaw, an Area Structure Plan or Conceptual Design Scheme may be a requirement of any application to zone land to the Hamlet Public/Institutional District or to undertake subdivision or development within the district.

10.2 Where an adopted Area Structure Plan (ASP) establishes standards applicable to lots within the HP/I District, such standards prevail and cannot be varied by the Development Authority unless specified otherwise within the ASP.

HAMLET TRANSITIONAL/AGRICULTURAL – HT/A

1 PURPOSE

1.1 The purpose of the HT/A District is to protect and conserve agricultural land and larger tracts of primarily undeveloped land contained within the boundaries of a designated hamlet for agricultural use until such time as the land is needed to accommodate suitable urban development.

2 USES

2.1 Permitted Uses	Use Specific Standards
Extensive Agriculture	
Home Occupation Class A	Part 6, Section 14
Shipping Container Class A	Part 6, Section 20
Solar Energy Systems: ▪ Class A Roof-mount ▪ Class B Roof-mount	Part 9

2.2 Discretionary Uses	Use Specific Standards
Agricultural Buildings Class A and Class B	
Hamlet Commercial – HC Uses	
Hamlet Residential – HR Uses	
Hamlet Industrial – HI Uses (excluding Rural Industrial Class B)	
Hamlet Public/Institutional – HP/I Uses	
Meteorological Tower	Part 6, Section 16
Secondary Single-detached Dwelling	Part 6, Section 7
Similar Uses	
Work Camp	Part 6, Section 26

2.3 Prohibited Uses
Rural Industrial Class B
Any use not listed as a Permitted or Discretionary use or deemed a Similar Use by the Development Authority in accordance with Part 1, Section 22 Similar Use

3 SPECIAL DEVELOPMENT STANDARDS AND REQUIREMENTS

3.1 All development standards including, but not limited to, lot size, setbacks, site coverage, building height, servicing, and access, shall be as required by the Development Authority in accordance with:

(a) the appropriate land use district to which the parcel(s) should, wherever possible, be reclassified;

(b) the pertinent standards and requirements of development outlined in the Parts of this Bylaw, including Site and Servicing Requirements, General Standards of Development, Use Specific Standards, Sign Standards, and Solar Energy Systems; and

(c) consideration of future development potential, including alignment of future public roads and lanes.

4 DISCRETIONARY USE REQUIREMENTS

4.1 A discretionary use shall not be approved if, in the opinion of the Development Authority, it is likely to:

(a) become a non-conforming use on subsequent reclassification of the land to the intended future district;

(b) conflict with the provisions of the land use district which will likely apply on subsequent reclassification of the land to the intended future district; or

(c) be premature or otherwise compromise the orderly subdivision or subsequent development of the land or surrounding land.

5 AREA STRUCTURE PLAN REQUIREMENTS

5.1 Pursuant to the Municipal Development Plan and Part 5, Section 1 of this Bylaw, an Area Structure Plan or Conceptual Design Scheme may be a requirement of any application to zone land to the Hamlet Transitional/Agricultural District or to undertake subdivision or development within the district.

5.2 Where an adopted Area Structure Plan (ASP) establishes standards applicable to lots within the HT/A District, such standards prevail and cannot be varied by the Development Authority unless specified otherwise within the ASP.

LOCALITY OF RETLAW DIRECT CONTROL – LR-DC

1 PURPOSE

1.1 The Municipal District Council has identified the significant historical nature of the Locality of Retlaw. The purpose of the LR-DC District is to protect and enhance the historical potential of the Locality of Retlaw.

2 USES

2.1 Permitted Uses
Any use Council considers appropriate

3 MINIMUM LOT SIZE REQUIREMENTS

3.1 At the discretion of Council having regard to the standards of this Bylaw.

4 MINIMUM SETBACK REQUIREMENTS

4.1 At the discretion of Council having regard to Part 4 Site and Servicing Requirements.

5 MAXIMUM SITE COVERAGE

5.1 At the discretion of Council.

6 MAXIMUM BUILDING HEIGHT

6.1 At the discretion of Council.

7 SITE AND SERVICING REQUIREMENTS

7.1 At the discretion of Council having regard to Part 4 Site and Servicing Requirements.

8 GENERAL STANDARDS OF DEVELOPMENT

8.1 At the discretion of Council having regard to Part 5 General Standards of Development.

9 OTHER STANDARDS

9.1 Council may require any other standards considered necessary having regard to statutory plans, the Land Use Bylaw, comments from the public and referral agencies, and any other matters deemed pertinent by Council.

10 APPROVAL PROCEDURE

10.1 Before issuance of a decision on an application for a use in the LR-DC District a development hearing shall be held with notice given in accordance with Section 45 Development Hearing Notification Procedures of this Bylaw.

10.2 Subsequent to section 10.1, and in accordance with Part 1, section 41.2, Council may approve the application with or without conditions, approve the application in part with or without conditions, or refuse the application.

LINEAR PARCEL DIRECT CONTROL – LP-DC

1 PURPOSE

1.1 The purpose of the LP-DC District is to provide Council the authority to decide upon uses that relate to linear parcels of land such as railway rights-of-way, as these lands can affect agriculture and a large number of Municipal District of Taber residents.

2 USES

2.1 Permitted Uses
Any use Council considers appropriate

3 MINIMUM LOT SIZE REQUIREMENTS

3.1 At the discretion of Council.

4 MINIMUM SETBACK REQUIREMENTS

4.1 At the discretion of Council.

5 MAXIMUM SITE COVERAGE

5.1 At the discretion of Council.

6 MAXIMUM BUILDING HEIGHT

6.1 At the discretion of Council.

7 SITE AND SERVICING REQUIREMENTS

7.1 At the discretion of Council having regard to Part 4 Site and Servicing Requirements.

8 GENERAL STANDARDS OF DEVELOPMENT

8.1 At the discretion of Council having regard to Part 5 General Standards of Development.

9 OTHER STANDARDS

9.1 Council may require any other standards considered necessary having regard to statutory plans, the Land Use Bylaw, comments from the public and referral agencies, and any other matters deemed pertinent by Council.

10 APPROVAL PROCEDURE

10.1 Before issuance of a decision on an application for a use in the LP-DC District a development hearing shall be held with notice given in accordance with Section 45 Development Hearing Notification Procedures of this Bylaw.

10.2 Subsequent to section 10.1, and in accordance with Part 1, section 41.2, Council may approve the application with or without conditions, approve the application in part with or without conditions, or refuse the application.

DIRECT CONTROL – DC

1 PURPOSE

1.1 The purpose of the DC District is to provide a means to regulate and control the use and development of land and buildings within a specific area of the municipality where the circumstances relating to the development of a site are such that regulation and control by use of another land use district in this Bylaw is inadequate given planning goals, development patterns, greater public interest, innovative design, site characteristics, or as deemed appropriate by Council.

2 USES

2.1 As determined by Council through the corresponding adopted Direct Control bylaw.

3 MINIMUM LOT SIZE REQUIREMENTS

3.1 As required by Council through the corresponding adopted Direct Control bylaw.

4 MINIMUM SETBACK REQUIREMENTS

4.1 As required by Council through the corresponding adopted Direct Control bylaw.

5 MAXIMUM SITE COVERAGE

5.1 As required by Council through the corresponding adopted Direct Control bylaw.

6 MAXIMUM BUILDING HEIGHT

6.1 As required by Council through the corresponding adopted Direct Control bylaw.

7 SITE AND SERVICING REQUIREMENTS

7.1 As required by Council through the corresponding adopted Direct Control bylaw having regard to Part 4 Site and Servicing Requirements.

8 GENERAL STANDARDS OF DEVELOPMENT

8.1 As required by Council through the corresponding adopted Direct Control bylaw having regard to Part 5 General Standards of Development.

9 OTHER STANDARDS

9.1 Council may require additional standards having regard to statutory plans, the Land Use Bylaw, comments from public and referral agencies, and any other matters deemed pertinent by Council.

10 APPROVAL PROCEDURE

10.1 Before issuance of a decision on an application for a use in a DC District a development hearing shall be held with notice given in accordance with Section 45 Development Hearing Notification Procedures of this Bylaw.

10.2 Subsequent to section 10.1, and in accordance with Part 1, section 41.2, Council may approve the application with or without conditions, approve the application in part with or without conditions, or refuse the application.

10.3 Where the Development Authority has been delegated the authority to decide upon applications, prior and subsequent to a decision, notification shall be in accordance with Part 1, Section 41 Direct Control District Applications, Section 45 Development Hearing Notification Procedures, and Part 46 Notice of Decision of this Bylaw.

11 DELEGATION OF AUTHORITY

11.1 In accordance with Part 1, section 16.1, Council shall be responsible for deciding upon development permit applications within any Direct Control district, except where the decision-making authority has been delegated to the Development Authority in the corresponding adopted Direct Control bylaw.

12 APPEAL PROCEDURE

12.1 In accordance with section 685(4)(a) of the *Municipal Government Act*, if a decision with respect to a development permit application is made by Council within a Direct Control District, there is no appeal to the Subdivision and Development Appeal Board.

12.2 In accordance with section 685(4)(b) of the *Municipal Government Act*, if a decision with respect to a development permit application is made by the Development Authority, the appeal to the Subdivision and Development Appeal Board shall be limited to whether the Development Authority followed the directions of Council.

13 DIRECT CONTROL DISTRICT AND ADOPTING BYLAWS

13.1 Any land designated as Direct Control – DC as illustrated on the Land Use Districts Map is designated for that purpose.

13.2 Where land has been designated Direct Control – DC prior to this Land Use Bylaw coming into effect and the Direct Control – DC Bylaw is listed in section 13.3 below, the standards or regulations approved by Council at that time of such designation to the Direct Control District shall continue to apply, except as follows:

(a) any references within the Direct Control adopting bylaw relating to compliance with or having regard to standards, requirements or schedules established in Land Use Bylaw No. 1722 shall now refer to the applicable sections of Land Use Bylaw No. 2011;

(b) any references within the Direct Control adopting bylaw relating to approval procedures or appeal procedures established in Land Use Bylaw No. 1722, shall now refer to the applicable sections of Land Use Bylaw No. 2011.

13.3 The following Direct Control District Bylaws adopted as amendments to Land Use Bylaw No. 1722 are now adopted as part of this Bylaw and remain in full force and effect, unless otherwise amended or repealed:

Bylaw No.	Legal Description	Location	Date of Adoption
1902	Block 37, Plan 8210320	Grassy Lake	April 11, 2017
1920	Lots 6, Block 8, Plan 7910775 Lot 7, Block 8, Plan 7910075	Johnson's Addition	April 24, 2018
1978	Lot 1, Block 1, Plan 9611496	NW¼ 8-9-16 -4	August 10, 2021
2002	Lot 1, Block 6, Plan 0413993	SW¼ 35-9-17-4	October 24, 2023

13.4 The following is a reference list of redesignation bylaws adopted by Council under this Bylaw which designated specified parcels of land to a Direct Control – DC District. The list is to be updated upon adoption of an amending bylaw to the most recent date of any consolidated version of the Land Use Bylaw:

Bylaw No.	Legal Description	Exceptions	Location	Date of Adoption

13.5 Complete copies of the Direct Control – DC Bylaws from sections 13.3 and 13.4 follow this page.

MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1902

BEING a bylaw of the Municipal District of Taber in the Province of Alberta, to amend Bylaw No. 1722, being the municipal Land Use Bylaw.

WHEREAS the Municipal District Council wishes to redesignate lands described as:

Block 37, Plan 8210320

from "Hamlet Transitional/Agricultural – "HT/A" to "Direct Control – "DC", as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1902 is to provide a means to regulate and control the use and development of the land on a site specific basis to accommodate a mix of non-residential uses while managing potential impacts to the surrounding area.

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

NOW 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 of the Municipal District of Taber in the Province of Alberta duly assembled does hereby enact the following:

1. That the land described as Block 37, Plan 8210320 as shown on the map in Schedule 'A', presently designated as "Hamlet Transitional/Agricultural – "HT/A" be redesignated to "Direct Control – "DC".
2. That the Direct Control district regulations for the designated land are as follows:

I. USES

i. As required by Council.

II. MINIMUM LOT SIZE

i. As required by Council.

III. OFF-STREET PARKING AND LOADING REQUIREMENTS

i. As required by Council having regard to Schedule 7 of the Municipal District of Taber Land Use Bylaw No. 1722.

IV. SIGN STANDARDS

i. As required by Council.

V. STANDARDS OF DEVELOPMENT

i. As required by Council having regard to Schedule 5 of the Municipal District of Taber Land Use Bylaw No. 1722.

VI. OTHER STANDARDS

i. Council may require additional standards having regard to statutory plans, the Land Use Bylaw, public comments, referral agencies, and any other matters deemed pertinent by Council.

VII. APPROVAL PROCEDURE

i. The approval procedure shall be in accordance with Schedule 2, Direct Control – "DC" section 7, of the Municipal District of Taber Land Use Bylaw No. 1722.

VIII. DEVELOPMENT APPROVAL AUTHORITY

i. For the purposes of this bylaw, the approval authority for development is the Municipal District of Taber Council.

IX. APPEAL PROCEDURE

i. In accordance with the Municipal Government Act, there is no appeal to the Subdivision and Development Appeal Board with respect to a decision made by Council on a development permit application within this Direct Control District.

X. SUBDIVISION

i. Prior to issuance of a decision by the Subdivision Authority with respect to subdivision of the land, a concept plan for subdivision of the land shall be approved by Council. Subdivision of the land is to be in accordance with the concept plan approved by Council.

3. That the Land Use Districts Map be amended to reflect this redesignation.
4. That Schedule 15 of Bylaw No. 1722 is amended to include this bylaw.
5. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
6. This bylaw comes into effect upon third and final reading hereof.
7. That a consolidated version of Bylaw No. 1722 be prepared to reflect this redesignation.

READ a **first** time this 14 day of March, 2017.

Reeve – Brian Brewin

***Municipal Administrator** - Derrick Krizsan*

READ a **second** time this 11 day of April, 2017.

Reeve – Brian Brewin

***Municipal Administrator** - Derrick Krizsan*

READ a **third** time and finally PASSED this 11 day of April, 2017.

Reeve – Brian Brewin

***Municipal Administrator**- Derrick Krizsan*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Hamlet Transitional/Agricultural HT/A

TO: Direct Control DC

BLOCK 37, PLAN 8210320 WITHIN
NW 1/4 SEC 15, TWP 10, RGE 13, W 4 M
MUNICIPALITY: MUNICIPAL DISTRICT OF TABER
(HAMLET OF GRASSY LAKE)
DATE: MARCH 8, 2017

Bylaw #: _____

Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

N

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

March 08, 2017 N:\Taber-Municipal-District\Taber-MD LUD & Land Use Redesignations\MD Taber Block 37, Plan 8210320 GrassyLake.dwg

MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1920

BEING a bylaw of the Municipal District of Taber in the Province of Alberta, to amend Bylaw No. 1722, being the municipal Land Use Bylaw.

WHEREAS the Municipal District Council wishes to redesignate lands described as:

Lot 6, Block 8, Plan 7910775
And
Lot 7, Block 8, Plan 7910775

from "Designated Hamlet Residential – "HR" to "Direct Control – "DC", as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1920 is to provide a means to regulate and control the use and development of the land on a site specific basis to accommodate development of non-residential uses determined by Council to be suitable, compatible and contextually appropriate with surrounding land uses.

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

NOW 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 of the Municipal District of Taber in the Province of Alberta duly assembled does hereby enact the following:

1. That the land described as Lot 6, Block 8, Plan 7910775 and Lot 7, Block 8, Plan 7910775 as shown on the map in Schedule 'A', presently designated as "Designated Hamlet Residential – "HR" is redesignated to "Direct Control – "DC".
2. That the Direct Control district regulations for the designated land are as follows:

I. USES

i. At the discretion of Council having regard to the purpose of this bylaw, excepting:

a. Prohibited Uses – Rural Industrial Class B

II. MINIMUM LOT SIZE

i. 1 Acre

III. SETBACK AND SITE COVERAGE REQUIREMENTS

i. As required by Council

IV. ACCESS, OFF-STREET PARKING AND LOADING REQUIREMENTS

i. As required by Council having regard to Schedule 7 of the Municipal District of Taber Land Use Bylaw No. 1722.

V. SIGN STANDARDS

i. As required by Council having regard to Schedule 10 of the Municipal District of Taber Land Use Bylaw No. 1722.

VI. STANDARDS OF DEVELOPMENT

i. As required by Council having regard to Schedule 5 of the Municipal District of Taber Land Use Bylaw No. 1722.

VII. OTHER STANDARDS

i. Council may require additional standards having regard to statutory plans, the Land Use Bylaw, public comments, referral agencies, and any other matters deemed pertinent by Council.

VIII. APPROVAL PROCEDURE

i. The approval procedure shall be in accordance with Schedule 2, Direct Control – "DC" section 7, of the Municipal District of Taber Land Use Bylaw No. 1722.

ii. Notice of a development application will be sent to the Town of Taber prior to issuance of a decision.

IX. DEVELOPMENT APPROVAL AUTHORITY

i. For the purposes of this bylaw, the approval authority for development is the Municipal District of Taber Council.

X. APPEAL PROCEDURE

i. In accordance with the Municipal Government Act, there is no appeal to the Subdivision and Development Appeal Board with respect to a decision made by Council on a development permit application within this Direct Control District.

XI. SUBDIVISION

i. In accordance with the minimum 1 acre lot size for the district, subdivision of the lots is not permitted.

3. That the Land Use Districts Map be amended to reflect this redesignation.
4. That Schedule 15 of Bylaw No. 1722 is amended to include this bylaw.
5. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
6. This bylaw comes into effect upon third and final reading hereof.
7. That a consolidated version of Bylaw No. 1722 be prepared to reflect this redesignation.

READ a **first** time this 27 day of March, 2018.

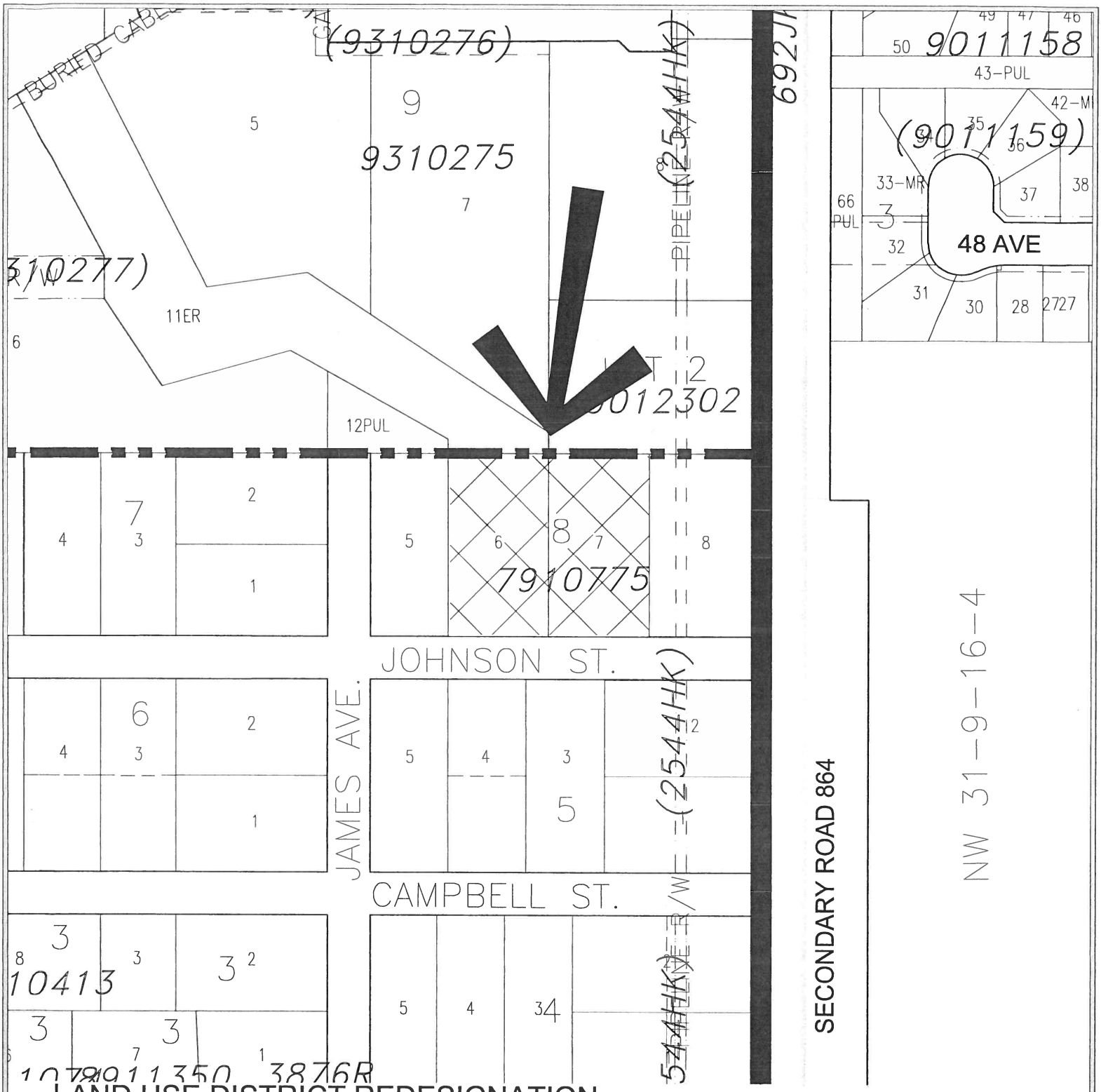
Reeve – Brian Brewin | ***Municipal Administrator*** *- Derrick Krizsan*

READ a **second** time this 24 day of April, 2018.

Reeve – Brian Brewin | ***Municipal Administrator*** *- Derrick Krizsan*

READ a **third** time and finally PASSED this 24 day of April, 2018.

Reeve – Brian Brewin | ***Municipal Administrator*** *- Derrick Krizsan*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Hamlet Residential HR

TO: Direct Control DC

Bylaw #: _____

Date: _____

LOTS 6 & 7, BLOCK 8, PLAN 7910775

WITHIN NE 1/4 SEC 36, TWP 9, RGE 17, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF TABER (HAMLET OF JOHNSONS ADDITION)

DATE: JANUARY 22, 2018

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

N

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

January 22, 2018 N:\Taber-Municipal-District\Taber-MD LUD & Land Use Redesignations\MD Taber Lots 6-7, Block 8, Plan 7910775 Johnson's Addition.dwg

MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1978

BEING a bylaw of the Municipal District of Taber in the Province of Alberta, to amend Bylaw No. 1722, being the municipal Land Use Bylaw.

WHEREAS the Municipal District of Taber Council wishes to redesignate lands described as:

Lot 1, Block 1, Plan 9611496
Within the NW¼ Sec. 8, Twp. 9, Rge. 16, W4M
Containing 5.58 Hectares (13.79 acres) More or Less

from "Grouped Country Residential – "GCR" to "Direct Control – "DC", as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1978 is to provide a means to regulate and control the use and development of the land on a site-specific basis to accommodate development determined to be suitable for the site and compatible with surrounding land uses.

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

NOW 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 of the Municipal District of Taber in the Province of Alberta duly assembled does hereby enact the following:

1. That the land described as Lot 1, Block 1, Plan 9611496 within the NW¼ Sec. 8, Twp. 9, Rge. 16, W4M shown on the map in Schedule 'A' attached hereto is redesignated from "Grouped Country Residential – "GCR" to "Direct Control – "DC".
2. That the Direct Control district regulations for the designated land are as follows:

I. USES

(a) Permitted
Primary single family dwelling
Temporary shipping container in accordance with section 2, Schedule 12 of the Land Use Bylaw

(b) Discretionary
Ancillary structures
Home occupation
Isolated (single lot) rural industrial Class A
Manufactured home
Mobile home
Moved-in dwelling
Signs
Solar energy systems Class A

II. MINIMUM LOT SIZE

Existing title.

III. NUMBER OF DWELLINGS ON THE LOT

Not more than one dwelling is permitted on the lot.

IV. SETBACK, YARD AND ACCESS REQUIREMENTS

As required by the approval authority having regard to Schedule 5 General Standards of Development of the Municipal District of Taber Land Use Bylaw.

V. GENERAL STANDARDS OF DEVELOPMENT

As required by the approval authority having regard to Schedule 5 General Standards of Development of the Municipal District of Taber Land Use Bylaw.

VI. MANUFACTURED/MOBILE HOME AND MOVED-IN DWELLING STANDARDS

(a) Manufactured/Mobile home – in accordance with Schedule 6 Mobile Home Standards of Development of the Municipal District of Taber Land Use Bylaw.

(b) Moved-in dwelling - in accordance with Schedule 8 Moved-in Dwelling/Previously Occupied Dwelling Standards of the Municipal District of Taber Land Use Bylaw.

VII. HOME OCCUPATION STANDARDS

In accordance with rural home occupation standards in Schedule 9 Home Occupation Standards of the Municipal District of Taber Land Use Bylaw.

VIII. SIGN STANDARDS

As required by the approval authority having regard to Schedule 10 Signs of the Municipal District of Taber Land Use Bylaw.

IX. KEEPING OF ANIMALS

(a) Keeping of animals is allowed without a development permit as follows (no other animals, other than household pets, are allowed):

i. cows – maximum 4

ii. chickens – maximum 15

iii. horses – maximum 2

(b) The landowner is responsible for ensuring proper manure storage, disposal and management.

X. OTHER STANDARDS

The approval authority may require additional standards having regard to statutory plans, the Land Use Bylaw, public comments, referral agencies, and any other matters deemed pertinent by the approval authority.

XI. SUBDIVISION

Subdivision of the lot is not permitted.

XII. DEVELOPMENT APPROVAL AUTHORITY

For the purposes of this Direct Control bylaw, the approval authority for:

(a) Permitted uses: is delegated to the Municipal District of Taber Development Authority.

(b) Discretionary uses: is the Municipal District of Taber Council.

(c) In circumstances where a development permit application includes a proposed permitted and discretionary use, the approval authority shall be the Municipal District of Taber Council.

XIII. APPROVAL PROCEDURE

(a) The approval procedure for permitted uses shall be in accordance with the requirements for processing permitted use applications specified in the Municipal District of Taber Land Use Bylaw.

(b) The approval procedure for discretionary uses shall be in accordance with Schedule 2, Direct Control – "DC" section 7, of the Municipal District of Taber Land Use Bylaw.

XIV. DEFINITIONS AND OTHER PROCESSES, REQUIREMENTS, AND PROVISIONS

Definitions and all other processes, requirements and provisions are as established in the Municipal District of Taber Land Use Bylaw.

XV. APPEAL PROCEDURE

(a) In accordance with the Municipal Government Act, there is no appeal to the Subdivision and Development Appeal Board with respect to a decision made by Council on a development permit application within this Direct Control District.

(b) In accordance with the Municipal Government Act, a decision made by the Development Authority, the appeal is limited to whether the Development Authority followed the directions of Council.

3. That the Land Use Districts Map is amended to reflect this redesignation.
4. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
5. This bylaw comes into effect upon third and final reading hereof.
6. That a consolidated version of Bylaw No. 1722 be prepared to reflect this redesignation and district standards.

Read a first time this 12 day of July, A.D., 2021

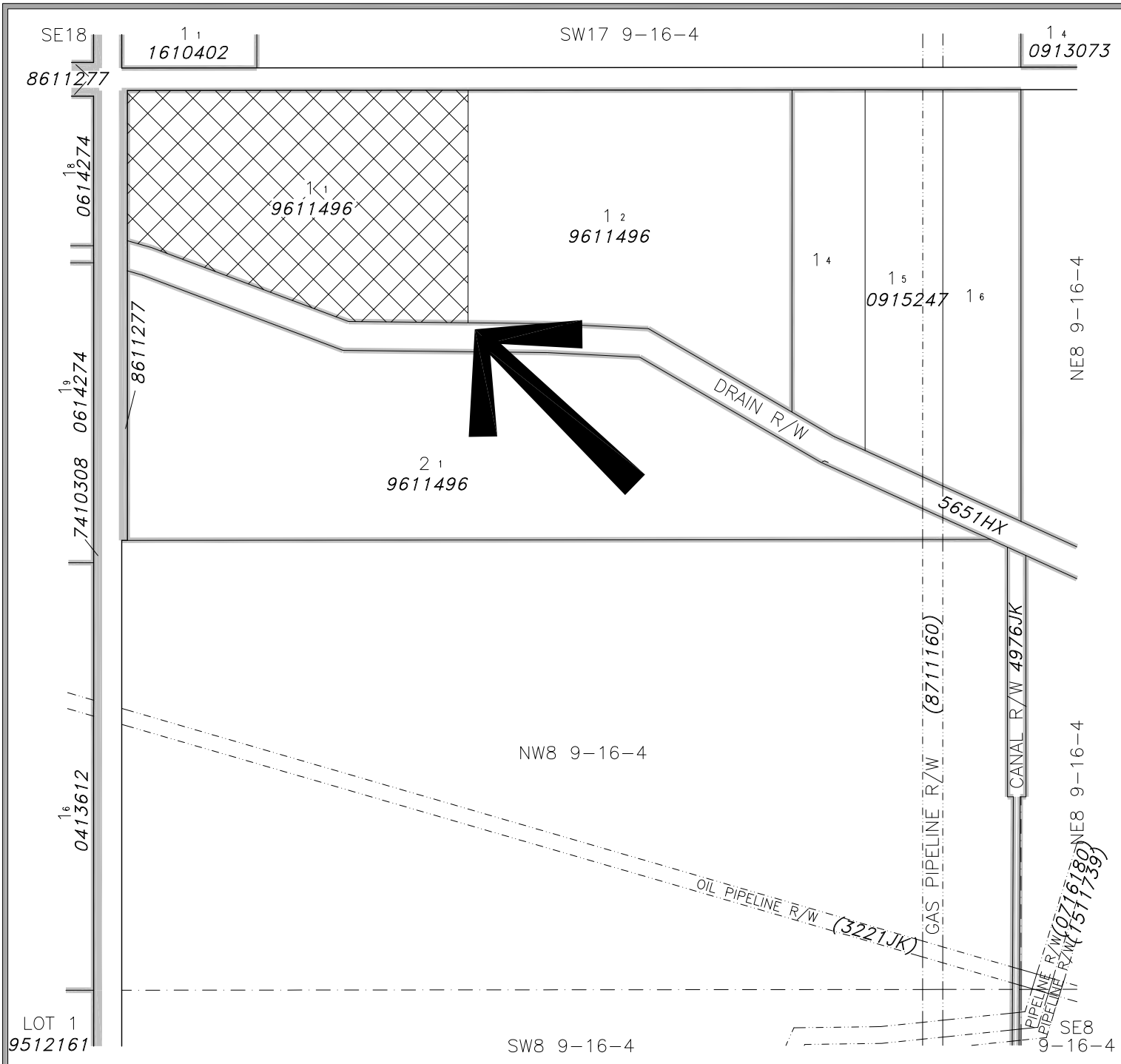
Read a second time this 10 day of August, A.D., 2021

Read a third time and finally passed this 10 day of August, A.D., 2021

MUNICIPAL DISTRICT OF TABER

Reeve

Municipal Administrator



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Grouped Country Residential GCR

TO: Direct Control DC

LOT 1, BLOCK 1, PLAN 9611496 WITHIN
NW 1/4 SEC 8, TWP 9, RGE 16, W 4 M
MUNICIPALITY: MUNICIPAL DISTRICT OF TABER
DATE: JUNE 17, 2021

Bylaw #: 1978

Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

N

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

June 17, 2021 N:\Taber-Municipal-District\Taber-MD LUD & Land Use Redesignations\MD Taber Lot 1, Block 1, Plan 9611496.dwg

MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 2002

BEING a bylaw of the Municipal District of Taber in the Province of Alberta, to amend Bylaw No. 1722, being the municipal Land Use Bylaw.

WHEREAS the Municipal District of Taber Council wishes to redesignate lands described as:

Lot 1, Block 6, Plan 0413993
Within the SW¼ Sec. 35, Twp. 9, Rge. 17, W4M
Containing 3.495 Hectares (8.64 acres) More or Less

from "Rural Agricultural – "RA" to "Direct Control – "DC", as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 2002 is to provide a means to regulate and control the use and development of the land on a site-specific basis to accommodate country residential development in conjunction with limited, small-scale, light industrial business development determined to be suitable for the site and compatible with surrounding land uses and consistent with the intent of the attached Appendix "A".

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

NOW 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 of the Municipal District of Taber in the Province of Alberta duly assembled does hereby enact the following:

1. That the land described as Lot 1, Block 6, Plan 0413993 within the SW¼ Sec. 35, Twp. 9, Rge. 17, W4M shown on the map in Schedule 'A' attached hereto is redesignated from "Rural Agricultural – "RA" to "Direct Control – "DC".

2. That the Direct Control district regulations for the designated land are as follows:

I. USES

(a) Permitted
Primary single family dwelling, site built
Temporary shipping container in accordance with section 2, Schedule 12 of the Municipal District of Taber Land Use Bylaw
Solar energy systems Class A, roof mount

(b) Discretionary
Ancillary buildings, structures and uses
Home occupation
Isolated (single lot) rural industrial Class C in conjunction with an approved residential use[1]
Moved-in dwelling
Signs
Solar energy systems Class A, ground mount

[1]Residential use must be established as a principal use with an occupied dwelling.

II. MINIMUM LOT SIZE

In accordance with the attached Appendix "A".

III. NUMBER OF DWELLINGS PER LOT

Not more than one dwelling is permitted on a lot.

IV. SETBACK, YARD AND ACCESS REQUIREMENTS

As required by the approval authority having regard to Schedule 5 General Standards of Development of the Municipal District of Taber Land Use Bylaw.

V. GENERAL STANDARDS OF DEVELOPMENT

As required by the approval authority having regard to Schedule 5 General Standards of Development of the Municipal District of Taber Land Use Bylaw.

VI. DWELLING STANDARDS

(a) Minimum Floor Area (All dwelling types) – 1000 ft^2 above ground level

(b) Foundation Type (All dwelling types) – permanent foundation

(c) Moved-in dwelling - in accordance with Schedule 8 Moved-In Dwelling/Previously Occupied Dwelling Standards

(d) Manufactured, mobile and modular homes are prohibited.

VII. ANCILLARY BUILDING STANDARDS

(a) Maximum of two ancillary buildings may be permitted per lot.

(b) Maximum square footage of ancillary buildings:

a. One building not to exceed 4,000 ft^2

b. One building not to exceed 576 ft^2

(c) Maximum height of ancillary buildings: 25 feet

(d) Animal shelter/holding pens in accordance with the attached Appendix "A".

VIII. RURAL INDUSTRIAL CLASS C STANDARDS

(a) A maximum of one Rural Industrial Class C use may be permitted on a lot.

(b) No buildings in addition to the ancillary building allowances in section VII for a Rural Industrial Class C use are permitted.

(c) Rural Industrial Class C uses shall be consistent with the intent for the subdivision described in the attached Appendix "A".

(d) The approval authority shall not approve a Rural Industrial Class C development on a lot unless a residential use has been established on the lot as a principal use with an occupied dwelling.

(e) The approval authority shall not approve a Rural Industrial Class C development on a lot unless the approval authority is satisfied that adequate measures and high operational standards will be undertaken and maintained to ensure compatibility with surrounding uses and minimize potential for nuisance on vicinity land uses.

IX. HOME OCCUPATION STANDARDS

In accordance with rural home occupation standards in Schedule 9 Home Occupation Standards of the Municipal District of Taber Land Use Bylaw.

X. SIGN STANDARDS

As required by the approval authority having regard to Schedule 10 Signs of the Municipal District of Taber Land Use Bylaw.

XI. SOLAR ENERGY SYSTEM CLASS A STANDARDS

In accordance with Schedule 11, Part 2 Solar Energy Systems of the Municipal District of Taber Land Use Bylaw.

XII. KEEPING OF ANIMALS

In accordance with the attached Appendix "A".

XIII. OTHER STANDARDS

The approval authority may require additional standards having regard to statutory plans, the Land Use Bylaw, Appendix "A", public comments, referral agencies, and any other matters deemed pertinent by the approval authority.

XIV. SUBDIVISION

In accordance with the attached Appendix "A".

XV. DEVELOPMENT APPROVAL AUTHORITY

For the purposes of this Direct Control bylaw, the approval authority for:

(a) Permitted and Discretionary Uses: is delegated to the Municipal District of Taber Development Authority.

XVI. APPROVAL PROCEDURE

(a) The approval procedure for permitted uses shall be in accordance with the requirements for processing permitted use applications specified in the Municipal District of Taber Land Use Bylaw,

(b) The approval procedure for discretionary uses shall be in accordance with the requirements for processing discretionary use applications specified in the Municipal District of Taber Land Use Bylaw. A development hearing shall be required prior to issuance of a decision on a development permit application proposing an "Isolated (single lot) rural industrial Class C in conjunction with an approved residential use[1]".

XVII. DEFINITIONS AND OTHER PROCESSES, REQUIREMENTS, AND PROVISIONS

Definitions and all other processes, requirements and provisions are as established in the Municipal District of Taber Land Use Bylaw.

XVIII. APPEAL PROCEDURE

In accordance with the Municipal Government Act, the appeal of a decision made by the Development Authority on a development permit within a Direct Control District is limited to whether the Development Authority followed the directions of Council.

3. That the Land Use Districts Map is amended to reflect this redesignation.
4. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
5. This bylaw comes into effect upon third and final reading hereof.
6. That a consolidated version of Bylaw No. 1722 be prepared to reflect this redesignation and district standards.

READ a First time this 26th day of September, 2023.

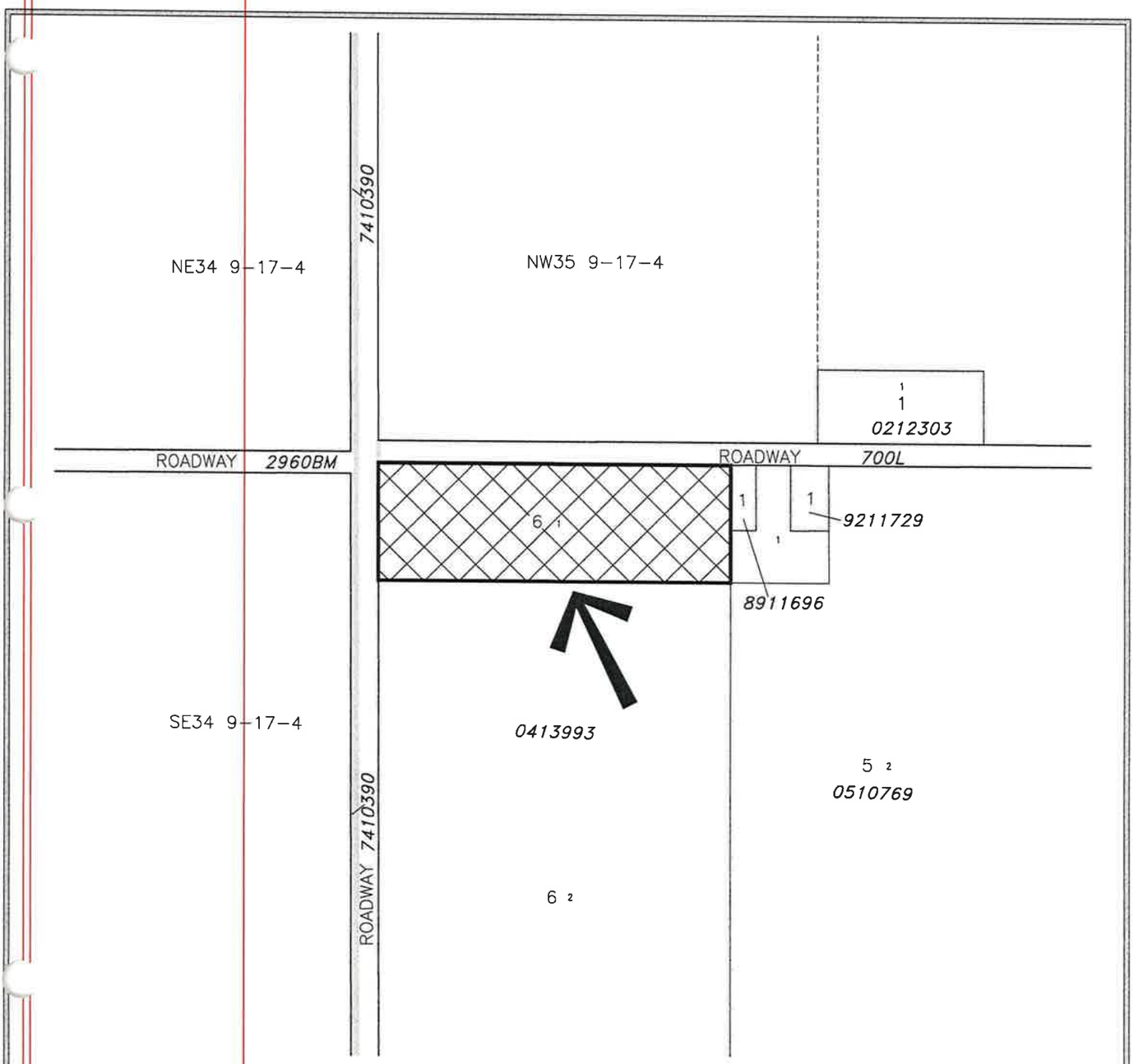
READ a Second time this 24th day of October, 2023.

READ a Third time this 24th day of October, 2023.

SIGNED and PASSED this 24th day of October, 2023.

Tamara Miyanaga
Reeve

Chief Administrative Officer



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Rural Agricultural RA
TO: Direct Control DC

LOT 1, BLOCK 6, PLAN 0413993 WITHIN
SW 1/4 SEC 35, TWP 9, RGE 17, W 4 M
MUNICIPALITY: MUNICIPAL DISTRICT OF TABER
DATE: AUGUST 22, 2023

Bylaw #: 2002

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

August 23, 2023 N:\Taber-Municipal-District\Taber-MD LUD & Land Use Redesignations\MD Taber Lot 1, Block 6, Plan 0413993.dwg

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

Appendix "A"

Area Structure Plan

Harris Road Development

Located in the NW Corner of SW Quarter of Section 35-9-17 W4M

Lot 1, Block 6, Plan 0413993

Bylaw No. 2002 – Appendix "A"

Introduction:

The proposed subdivision is located approximately 3 kilometers west of the western limits of the Town of Taber, and one kilometer north of Highway 3, directly adjacent on both sides of the NW corner of the SW quarter of Section35 Township 9 Range17, west of the 4th meridian. Township Road 95B is on the north boundary and Range Road 17-2 is on the west boundary.

The existing parcel contains 8.6 acres. Previous to the subdivision application being submitted, the property contained three residences which were occupied in 2022, each being in an advanced condition with no residual value and which have been or are in the process of being demolished. In addition to the three residences, there is a four bay garage (workshop) built with cinder bricks and a metal roof exterior, along with 3 round steel granaries mounted on cement bases. There were a number of old corrals, barn structures/ livestock shelters which were actively used in 2022 to keep livestock, which have also been removed.

A development permit was applied for and approved in early 2023 for the construction/ placement of a moved in residence, which is currently sitting on a new basement foundation. It is placed on what is anticipated to be the east lot.

Located directly east of this property are three single lot residential properties with one of them that partially borders on the south east corner of the subject property presently serving as the base for a truck transport home based business that operates out of the residence and shop located on that property.

Directly west across the road on the west side of Rge Road 17-2 is a farm yard site that contains a large potato storage facility constructed within the last 3 years, and a recently constructed farm shop, together with multiple granaries, corrals and other outbuildings that are utilized for an active mixed farm / cow calf production operation.

The intended purpose of the subdivision is to create three fee simple lots ranging in size from 2.4 to 3.4 acres. The proposed layout of the subdivision is illustrated on Map 1. The placement location of the subdivision within the M.D. of Taber relative to the Town of Taber and Village of Barnwell is illustrated on Map 2.

SUBDIVISION PLAN AND LAND USE

A design for the subdivision has been prepared and an application for subdivision has been submitted together with this document.

Map 1 shows the overall design of the subdivision pattern for this ASP and will form a part of this by-law.

A Saint Mary River Irrigation District pipeline is located in a 20 meter right of way that parallels the western boundary of the property from the southern edge through to the northern edge of the property. The proposed lot size for the westerly lot and each of the other two lots, will be large enough

to still achieve the minimum 2 acres of developable area for the use of onsite sewage treatment systems.

Set back regulations outlined in the M.D. of Taber Land Use Bylaw will be followed.

The primary focus of this subdivision is a combined light industry / residential use that reflects activity within the immediate area to the west and the east. The developer is requesting an initial zoning of Direct Control, in anticipation that the Municipal District of Taber may be approving an alternative land use district that would provide for similar mixed uses, within areas where that type of activity is already occurring primarily within rural agricultural areas throughout the Municipal District.

The anticipated light industry uses would make use of a shop up to 4000 sq ft with the roof peak being up to 25 feet above ground level. One smaller outbuilding such as a garden shed up to 576 sq ft and a combination of shelters / holding pens to contain authorized numbers of livestock outlined in accordance with this plan, would also be allowed. Allowable animal numbers are listed in Schedule "B" attached.

Residences would be any style of single family structure, minimum 1000 sq ft above ground level, except factory built mobile home style (either single wide or double wide structures) that are traditionally designed for easy relocation, placed on temporary foundations once on site.

Lot owners will be responsible for obtaining development permits from the M.D. of Taber and any other permits that required to conform with Safety Code requirements.

Density, Phasing, Utility Services

The proposed plan is for three lots, with a single family residence and any additional outbuildings all conforming with the development requirements of the M.D. of Taber and this approved ASP or subsequent amendments that may be approved in the future by the Development Authority.

Each lot will be serviced by an individual connection to the local natural gas distribution system, and the electricity grid which are both run parallel to the full north boundary. Potable water will be supplied through a storage cistern on each lot, with water hauled to the site after being sourced from an approved publicly available fill station.

Sanitary waste water will be treated and disposed of on each lot site through an approved and permitted onsite disposal system, each constructed on the basis of recommendations contained in the Soils Evaluation Report prepared by WSP, which is attached to this ASP as Schedule "A".

Irrigation water will be supplied via a direct connection to the SMRID pipeline that is located on the west boundary of the lot. An internal distribution line will be installed within the 3.5m wide utility right of way that has been proposed to parallel the Range Road along the north boundary. In accordance with the SMRID requirements, a Home Owners Association will be responsible for the operation and maintenance of that irrigation water distribution system, including the payment of all operating costs involved.

Drainage

In accordance with the WSP Geotechnical Investigation report, the topography is relatively flat. Given the lot proposed lot sizes, and the previous history of the site having contained 3 residences together with a number of outbuildings which have been demolished, no increased run off is expected with the development of this subdivision.

Nominal amounts of run off water from the subdivision, that is consistent with previous discharge rates related to development on site prior to the property being upgraded, will be directed to road ditches that border the north and west boundaries of the lot.

Access

An existing approach off the Range Road will be utilized to provide access to the east lot. Additional approaches that provide direct access to the Range Road will be constructed to Municipal District standards.

Each lot owner will be responsible for constructing their internal drive way and completing any ground disturbance / landscaping that pertains to their property.

Architectural Controls

Other than the minimum 1000 sq ft above ground level requirement and the prohibition of factory built dwellings, no special architectural controls are to be applied to this plan area. Any restriction on these sites will be the result of the standards of the M.D. of Taber Land Use Bylaw.

Municipal Reserve

The requirement for the dedication of municipal reserve or cash in lieu has been previously addressed and is not applicable.

Location Within an Agricultural Area

The development is located within an agricultural production area of the Municipal District. Lot owners will be advised they are living within an agricultural production area and will be subject to odours, noises and traffic pertaining to agricultural production activities.

Bylaw No. 2002 – Appendix "A"

Estimated Trips Generated

Based on a proposed 3 lot density development, with an average of 5 residents per dwelling (two adults and three children) and three registered passenger vehicles per family, an estimate for the daily trips to and from each residence is as follows (inclusive of trips to offsite locations that may relate to service work engaged in by the adults residing within the development).

2 daily round trip events per passenger vehicle per lot.

eg. 3 vehicles each making 2 round trips (exit and return) to the development –

3 (number of vehicles) X 2 (trips) X 2 (exit and return movements) = 12 daily movements per lot.

Additionally, one service unit (truck and trailer combination, cube van, etc.) per lot may also occur for each lot. The estimated average daily trip for each single service unit is 1.5 round trip events. Total additional movements per lot for service units is estimated as follows.

1 (service unit) X 1.5 (trips) X 2 (exit and return movements) = 3 daily movements per lot.

Combined estimated daily total movements for all units for all 3 lots is as follows.

15 movements (12 +3) X 3 (lots) = 45 movements per 24 hour period or 1.875 per hour.

Other Matters

Fire Protection will be provided by the M.D. of Taber.

Garbage disposal will be the responsibility of individual lot owners.

Bylaw No. 2002 – Appendix "A"

SCHEDULE "A"

WSP Engineering Geotechnical Investigation Report (Attached)

Bylaw No. 2002 – Appendix "A"

SCHEDULE "B"

Limitations Applied for Keeping Farm Animals

Limits to the number of animals for the following species which may be kept on site as follows.

Domesticated Small Fowl – (including chickens, geese, ducks, turkeys, pheasant, etc.) Maximum number is 25 (including all species)

Large Livestock – (cattle, horses, mules, donkeys). The maximum number of large livestock per lot is 2 adults (with nursing offspring) inclusive of all species.

Small Livestock – (sheep, goats, swine)

The maximum number of small livestock per lot is three adults (with nursing offspring) inclusive of all species.

Example (one horse, one cow, one goat, two sheep, 20 chickens, 5 turkeys)

Dogs – Limits on the number of dogs will be those specified in the Municipal Districts Animal / Dog Control Bylaw if such is in place.

3102 – 12 Avenue North
Lethbridge, Alberta T1H 5V1
T: +1 403 327-7474
www.wsp.com

1 June 2023
WSP File: BX30747

1354893 Alberta Ltd.
Box 269
Barnwell, AB T0K 0B0

Attention: Mr. Layne Johnson

Re: GEOTECHNICAL INVESTIGATION
Proposed Rural Residential Subdivision – MD of Taber
Lot 1, Block 6 Plan 041 399 (Part SW-35-009-17-W4M),
near Barnwell, Alberta

1.0 INTRODUCTION

1.1 General

At the request of 1354893 Alberta Ltd., WSP E&I Canada Limited (WSP) has carried out a geotechnical investigation to support the proposed subdivision of the above-noted lands.

This report summarizes the results of the current geotechnical investigation and provides geotechnical discussion and recommendations to support the proposed development. This report is subject to the limitations outlined on the attached document.

1.2 Terms of Reference

The scope of work for the current investigation was based on WSP's Proposal PR23-062 dated April 25, 2023. In particular, the purpose of the current Site Suitability Assessment was to satisfy the requirements indicated by the M.D. of Taber as they relate to a *Level Three Assessment of Site Suitability,* as defined by the Alberta Associations of Municipal Districts and Counties and Alberta Municipal Affairs[1].

In general, it is understood that the development of a rural residential subdivision is being proposed at the above-captioned location, complete with three residential lots complete with septic fields to be developed on an 8.6-acre panel.

The following sections provide discussions and recommendations related to the proposed subdivision. More specifically, this report addresses private onsite sewage system construction, including recommended setbacks from pertinent site features, lot sizing, recommended private sewage system, anticipated sewage volumes and anticipated area required for the private sewage treatment systems, and topographical or stability concerns. Based on the engineering assessment, the report also provides an assessment of the suitability of each proposed subdivided parcel for private onsite sewage disposal systems.

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[1] Alberta Association of Municipal Districts & Counties in partnership with Alberta Municipal Affairs: *The Model Process for Subdivision Approval and Private Sewage.* February 1, 2011.

This report is provided on the basis of the terms of reference presented above, and on the assumption that the design will be in accordance with applicable codes and standards. If there are any changes in the design features relevant to the geotechnical analyses, or if any questions arise concerning the relevant aspects of the subject codes and standards, this office should be contacted to review the design.

2.0 METHODOLOGY

The subject assessment was broken down into a borehole investigation program to provide a general assessment of soils and groundwater depths, which was carried out in conjunction with a test pit investigation to provide more detailed textural analysis of the soil at the proposed lots.

2.1 Geotechnical Drilling Program

To assess the subsurface soil and groundwater conditions at the subject site, WSP visited the site on May 9, 2023, and monitored the drilling of three boreholes at the locations denoted on Figure 1 as BH23-01 to BH23-03. The boreholes were advanced using a truck-mounted drill equipped with continuous flight solid stem augers and soil testing equipment and were terminated at a depth of approximately 6.6 m below existing grade. During the drilling, disturbed soil samples were collected from the auger flights. In addition, Standard Penetration Tests (SPTs) were also carried out at regular intervals (where possible) to assess the soil consistency/ compactness, and to obtain representative samples for identification.

Upon completion of the drilling, 25 mm diameter hand-slotted standpipe was installed in all three of the boreholes to facilitate measurement of the depth to the groundwater table. The annular space was backfilled with drill cuttings with a bentonite cap at the surface. The remaining boreholes were backfilled with the drill cuttings.

The drilling was carried out under the supervision of a WSP representative who also collected the soil samples and logged the subsurface conditions. The recovered soil samples were transported to WSP's Lethbridge laboratory for further review by a geotechnical engineer and selected laboratory classification testing. Laboratory testing for this project consisted of routine moisture content determinations, with results presented on the appended borehole logs and summarized in the following paragraphs.

Samples remaining will be stored for a period of three months following this report at which time they will be discarded unless we are requested otherwise by the Client.

2.2 Test Pit Program

In conjunction with the boreholes, three test pits were also advanced within proposed residential lots, at the locations denoted on Figure 1 as TP23-01 to TP23-03. The test pits were advanced using a locally subcontracted excavator and extended to a depth of about 2.0 m below existing grades. Upon completion, the test pits were backfilled with the excavated material.

These excavations were carried out under the supervision of a WSP representative, who collected the soil samples and logged the subsurface conditions. During the test pit review, particular attention was given the classification of the soil profile, with consideration of the Canadian System of Soil Classification (3rd Edition, 1998). Further discussion related to the soil series and structure of the soil encountered in the test pits are provided in *Section 4.7*.

The recovered soil samples were transported to WSP's Lethbridge laboratory for further review by a geotechnical engineer and an agrologist. Laboratory classification of the soil was conducted to determine texture, with results presented on the appended test pit summary table. Select samples were sent to Down to Earth Labs, a local agrology laboratory, for textural classification, with results presented in the appended reports.

Samples remaining will be stored for a period of three months following this report at which time they will be discarded unless we are requested otherwise by the Client.

3.0 SITE AND SUBSURFACE CONDITIONS

3.1 Site Location and Description

The subject site is located on the northeast corner of the parcel legally described as SW-35-009-17-W4M, with a total area of 8.6 acres (refer to Figure 1). At the time of the current assessment, a series of structures (former residences and out-buildings) had recent been demolished from the east side of the site, and a new residence was under construction near the centre of the proposed 'east' lot area. The remainder of the site is undeveloped and has been used for agricultural (grazing) purposes.

The site is bounded by Township Road 95A to the north, and Range Road 172 to the west. The predominant use of adjacent lands is agricultural (cultivated), with several residential acreages proximate to the site. It is noted that there is an existing residence immediately east of the Site.

3.2 Published Site Geology

Based on quaternary mapping for the area[2], the subject area is typically characterized by lacustrine deposits of sand and silt, with local ice rafted stones, of up to 40 m thick, deposited mainly in pro-glacial lakes, but includes undifferentiated recent lake sediment. The surface is characterized as flat to gently undulating.

3.3 Subsurface Soil Stratigraphy and Laboratory Results

The subsurface conditions encountered are detailed on the attached borehole logs and summarized in the following paragraphs. It must be noted that boundaries of soil indicated on the borehole logs are inferred from non-contiguous sampling and observations during drilling. These boundaries are intended to reflect transition zones for the purposes of geotechnical design and should not be interpreted as exact planes of geological change.

Borehole BH23-01 was surfaced with a 100 mm thick layer of gravel fill, whereas borehole BH23-02 and BH23-03 were surfaced with a 300 mm to 700 mm thick layer of topsoil.

Underlying the fill and topsoil, a naturally occurring sandy silt layer was observed. The sandy silt was generally described as low to non plastic with trace to some clay, some gravel, suspected sulphates, light brown, and loose to compact (based on tactile observations and SPT N-values ranging between 8 and 14

[2] Shetson, I (1987) Quaternary Geology, Southern Alberta. Alberta Research Council, Natural Resources Division.

blows per 300 mm of sampler penetration). Based on laboratory testing, the *in situ* water content of the silt ranged between about 20 and 29 percent, generally indicative of very moist to wet soil conditions.

Underlying the sandy silt, a transition to clay till was observed. The clay till was generally described as low to medium plastic, trace silt to silty, trace sand, some gravel, coal inclusions, light grey, and firm to very stiff (based on tactile observations and SPT N-values ranging between 11 and 21 blows per 300 m of sampler penetration). Based on laboratory testing, the *in situ* water content of the clay ranged between about 18 and 27 percent, generally indicative of moist to wet soil conditions.

Logs for each of the test pits which further described the soil texture and structure are provided in Appendix B, along with textural analyses provided by Down to Earth Laboratories. Further discussion pertaining to soil texture as it relates to onsite sewage disposal is provided in Section 4.

3.4 Groundwater Conditions

Details of groundwater seepage are provided on the borehole logs. As noted on the logs, the boreholes were all dry and open during and immediately following the drilling.

As indicated previously, 25 mm diameter hand-slotted standpipes were installed in all the boreholes to facilitate measurement of the depth of groundwater. The standpipes were monitoring on May 16, 2023, and the results of groundwater monitoring are presented in the follow table:

Table 1: Groundwater Depths and Elevations

Borehole	Groundwater Depth (m)
BH23-01	2.07
BH23-02	*dry*
BH23-03	1.18

The standpipes were monitored on May 16, 2023, at which time groundwater was measured at boreholes BH23-01 and BH23-03 were 2.07 m and 1.18 m, respectively. Meanwhile borehole BH23-02 was dry at time of groundwater measurement.

It is noted that the groundwater conditions are expected to fluctuate seasonally in response to spring thaw and periods of heavy precipitation and may differ at the time of construction.

4.0 DISCUSSION AND RECOMMENDATIONS

4.1 Overview of the Proposed Subdivision Design

The proposed subdivision layout is illustrated on the appended Figure 1. As illustrated, the subject 8.6 acre site will be subdivided into three (3) residential lots, with individual lot areas ranging between approximately 2.4 and 3.4 acres.

Each of the three building lots will have direct access to Township Road 95A. Site surface drainage will be controlled by site grading around the proposed residences to ditches along the west and north boundaries of the site, and toward the open fields to the south of the proposed subdivided lots.

It is noted that municipal water supply to the proposed lots is currently not available; however, it is understood that water supply to the lots through the St Mary River Irrigation District (SMRID) or a water co-op may be put into place in the future. Prior to that, it is expected that potable water would need to be hauled to the proposed lots and stored in potable water cisterns.

4.2 Nearby Water Well Records

A search was conducted for domestic purpose water wells using the online Alberta Water Well Information Database. The search indicated the presence of two domestic purpose water wells located within SW-35-009-17-W4M. While the online registry shows the two wells near the centre of the quarter section, it is expected that these wells are located at the existing (or historical) residences in SW-35-009-17-W4M. It is noted that there is an existing well at the southeast corner of the Site (see Figure 1), though it is unclear whether or not this well is one of the two wells indicated in the online registry.

4.3 Surface Water, Drainage, and Potential for Surface Water Impacts

A brief overview of the site and area drainage is provided in the previous Sections 3.1 and 4.1.

There are no natural water bodies within 1.5 km of the Site. The closest natural water body is an apparent pond situated approximately 3.5 km north of the site, with the Old Man River located approximately 6 km north of the Site. Other surface water features include several water storage reservoirs (i.e., dugouts). The closest private small storage reservoirs are approximately 800 m south and 800 m east of the Site.

4.4 Groundwater Depths

As discussed in Section 2, a total of three boreholes were fitted with standpipes within the Site. Groundwater depth and elevation information is provided in Table 1.

As indicated in Table 1, groundwater depths in the three boreholes were at approximately 1.2 m, 2.1 m, and greater than 6.5 m below existing grade. The results of the current investigation indicates that the near surface water identified at the two borehole locations are reflective of a perched groundwater table at these locations rather than a shallow depth to a regional groundwater table.

4.5 Development Density

As part of the current site assessment, a review of the current development density was undertaken for the surrounding area. The review was carried out using 2021 aerial imagery (Google Earth), and indicated a current development density ranging between zero and eight residential sites per quarter section. The density for each of the surrounding quarter sections is detailed as follows:

- **SW Section 35:** currently three (3) rural residential sites which are located immediately east of the Site, along the north side of Section 35. The proposed development will increase this density to six (6) rural residential sites within SW Section 35;
- **SE Section 34:** no residential sites; currently there is an agricultural-related development at the northeast corner of SE Section 34, opposite Range Road 172.
- **NE Section 34:** currently two (2) rural residential sites along the west side of Range Road 172;

- **NW Section 35:** currently one (1) rural residential sites;
- **SE Section 35:** currently three (3) rural residential sites;

The proposed density of six parcels within SW Section 35 is consistent with some of the other nearby quarter sections. More specifically, the NW quarter of Section 26, which is directly south of Section 35, includes nine (9) residences., with eight of these being south of Highway 3, and one north of Highway 3. Notwithstanding, the existing (and proposed) residential lot density still provides a minimum of 2 acres per residential building site, which is typically more than adequate for a wide range of PSTS systems, including conventional or mounded septic field systems.

4.6 Proposed Private Sewage Treatment Systems

For the purposes of the current site suitability assessment, it is assumed that the proposed rural residential lots would each be developed with typical single-family dwellings. For the centre and east lots, it has been assumed that the septic fields would generally be installed near the north property lines, while on the proposed west lot, the septic field will be constructed in the centre-west area of the lot due to anticipated building setback restrictions from Range Road 172.

Design sanitary wastewater flows would be derived from the Alberta Private Sewage Systems Standard of Practice (2015) Table 2.2.2.A. For a hypothetical single-family dwelling with 5 bedrooms and 1.5 persons per bedroom, a peak daily wastewater volume flow of 2,550 litres is indicated, with a mean daily wastewater volume of 1,710 litres per day.

For the subject Site, soil-based treatment of wastewater would be complete with pre-treatment of the wastewater using conventional septic tanks. The soil-based treatment would be expected to include conventional treatment fields, chamber system treatment fields (less likely), or treatment mounds (most likely), each in accordance with Part 8 of the Alberta Private Sewage Systems Standard of Practice (2015). Further discussion of the suitability of the various types of PSTSs at the discrete residential lots is provided in *Section 4.7*. While the Alberta Private Sewage Systems Standard of Practice (2015) provides guidance for the design of LFH At-grade Treatment systems, open discharge systems, and evaporative or storage lagoons, these types of systems are not considered suitable for the proposed building lots.

Based on the soils encountered at the proposed lots (*see Section 3.3*), the anticipated treatment fields would be approximately 120 m^2. For a 1.0 ha (2.4 acre) lot, this represents about 1.2% of the lot area. Minimum separation distances for treatment fields are outlined in Section 8.2.2.1 of the Alberta Private Sewage Systems Standard of Practice (2015). Given the proposed lot sizes, no issues meeting the separation distances indicated in the Standard of Practice are expected.

The maintenance associated with the PSTSs would in part depend on the system elected by the developers. Each system should have a detailed maintenance schedule provided to the property owner by the designer (or installer). At a minimum, septic tanks should have access openings situated where they can be accessed by a vacuum truck (or other approved means of removal) to facilitate routine waste removal. Pressure distribution systems will require routine pump review.

4.7 Lot Soil Conditions related to PSTS Design & Construction

The Alberta Soil Information Viewer identifies this area as Polygon #1356, and the soil map unit is CHTA/U1I. This soil map unit consists predominantly of three soil series (namely, the Bingville, Taber and Chin series) which each occupy approximately 30% of the landscape. The three series are each described

as Orthic Dark Brown Chernozem, well drained. The Bingville series is developed in moderately coarse sediments, while the Taber and Chin series are developed in medium textured loam.

The Coaldale series, also present in map unit CHTA/U1i, is described as an Orthic Dark Brown Chernozem, well drained, developed in fine textured clay, silty clay and sandy clay water laid sediments. The Coaldale series predominantly occupies the lower or depressional areas of the landscape. Typical depth of the topsoil is 150 mm with moderately fine granular structure. The subsurface soil horizons typically have a weak, fine, sub-angular blocky structure.

As indicated previously, test pits were advanced in the general areas where construction of PSTSs for the three lots is anticipated. Test pit logs are appended, as well as well as the results of laboratory analyses of oil texture. It is noted that the soil profile encountered in the test pits was generally consistent with the published soil profile information for the area.

The following paragraphs provide further discussion for each of the proposed lots.

Proposed East Lot

The soils at the proposed east lot generally have approximately 0.45 m of topsoil, overlying loam to 1.0 m depth. A restrictive condition (silty clay) was identified from about 1.0 m to 1.4 m depth, below which a transition to silt loam was noted. Minor groundwater seepage was encountered at 1.8 m depth, and the depth to the stabilized groundwater table in the adjacent borehole was measured at 2.1 m depth. The depth to the apparent restrictive condition indicates an infiltration distance of at least 0.6 m to 1.2 m. The slope of the land (both existing and proposed) is less than 4%. Based on the site conditions, Table 8.1.1.10 of the Alberta Private Sewage Systems Standard of Practice (2015) indicates an allowable effluent loading rate of up to 22 L/day/m^2, and an allowable linear hydraulic loading rate of 64.1 L/day/m. For a peak daily wastewater volume flow of 2,550 litres, the minimum required area would be 116 m^2 for soil-based treatment.

Proposed Centre Lot

The soils at the proposed centre lot generally have approximately 0.75 m of topsoil, overlying loam to about 1.6 m depth. A restrictive condition (clay) was identified below about 1.6 m depth. As noted in Section 3, the test pit was open and dry, and groundwater recovery in the 6.5 m deep borehole was not identified in the week following the drilling. The depth to the apparent restrictive condition indicates an infiltration distance of at least 0.6 m to 1.2 m. The slope of the land (both existing and proposed) is less than 4%. Based on the site conditions, Table 8.1.1.10 of the Alberta Private Sewage Systems Standard of Practice (2015) indicates an allowable effluent loading rate of up to 22 L/day/m^2, and an allowable linear hydraulic loading rate of 64.1 L/day/m. For a peak daily wastewater volume flow of 2,550 litres, the minimum required area would be 116 m^2 for soil-based treatment.

Proposed West Lot

The soils at the proposed west lot generally have approximately 0.3 m of topsoil, overlying loam to 0.9 m depth. A restrictive condition (silty clay) was identified from about 0.9 m to 1.5 m depth, below which a transition back to loam was noted. The depth to the stabilized groundwater table in the adjacent borehole was measured at 1.2 m depth. The depth to the apparent restrictive condition indicates an infiltration distance of at least 0.6 m to 1.2 m. The slope of the land (both existing and proposed) is less than 4%. Based on the site conditions, Table 8.1.1.10 of the Alberta Private Sewage Systems Standard of Practice (2015) indicates an allowable effluent loading rate of up to 22 L/day/m^2, and an allowable linear hydraulic

loading rate of 64.1 L/day/m. For a peak daily wastewater volume flow of 2,550 litres, the minimum required area would be 116 m^2 for soil-based treatment.

Using Tool #8 of the Model Process Guidance Document and the results of the current suitability assessment, the following Table 3 provides classification of the three proposed residential lots relative to their suitability for PSTS construction.

Table 2: Classification of Proposed Lot Suitability for PSTSs

Lot No.	Classification
Lot 1	Type 3 Limited
Lot 2	Type 3 Limited
Lot 3	Type 3 Limited

5.0 CLOSURE

This report is subject to the limitations outlined on the attached "Limitations of Geotechnical Reports".

We trust that this report satisfies your present requirements, and we look forward to assisting you in the completion of this project. Should you have any questions, please contact the undersigned at your convenience.

Yours truly,

WSP E&I Canada Limited

PROFESSIONAL ENGINEER ALBERTA
JOHN P. LOBBEZOO
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June 2023

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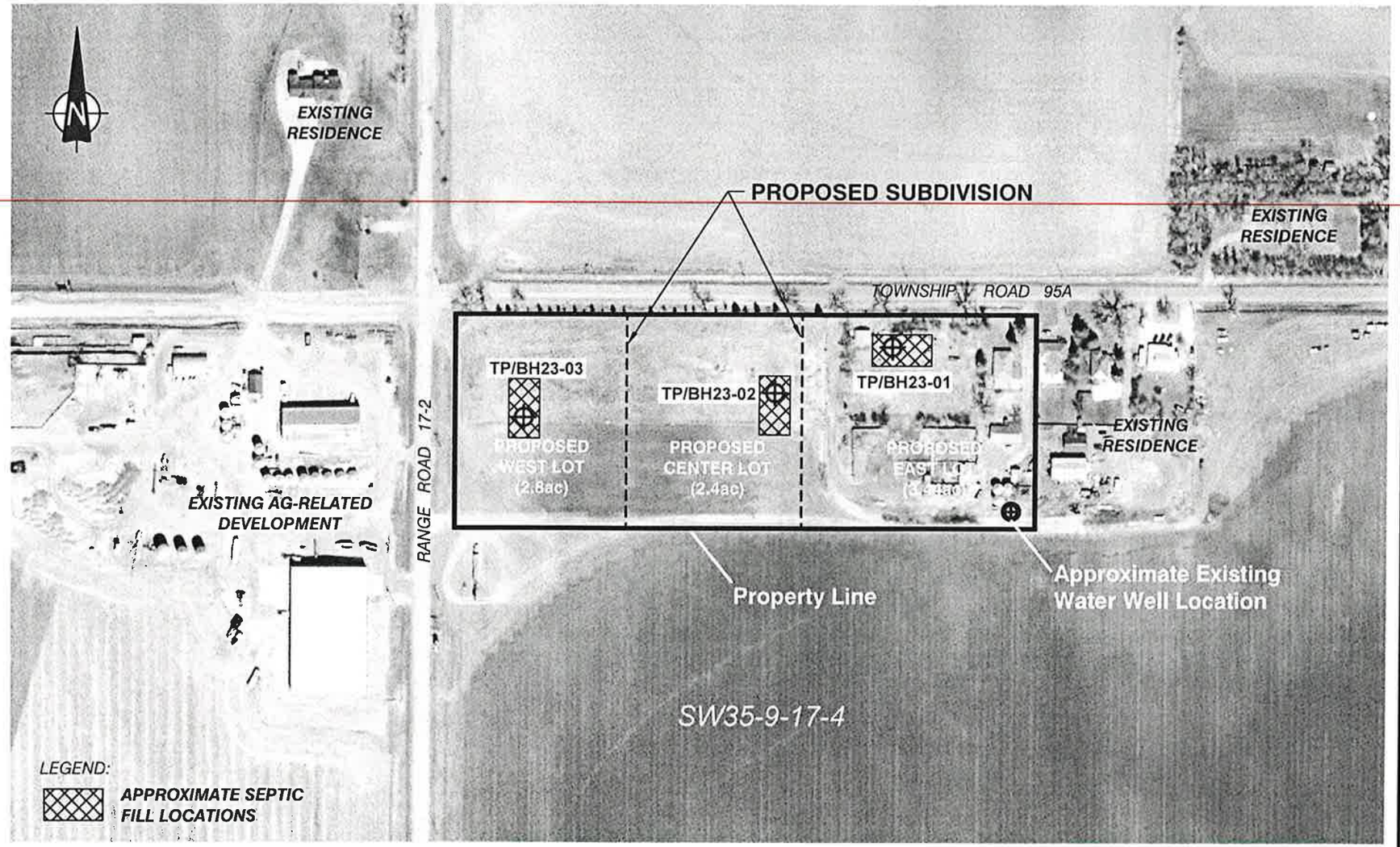
PERMIT TO PRACTICE
WSP E&I CANADA LIMITED
RM SIGNATURE: _____
RM APEGA ID #: 110450
DATE: June 2023.
PERMIT NUMBER: P004546
The Association of Professional Engineers and Geoscientists of Alberta (APEGA)

Attachments
- Figure 1: Site and Borehole Location Plan
- Borehole Logs
- Explanation of Symbols and Terms
- Test Pit Summary Table
- Limitations to Geotechnical Reports
- Down to Earth Labs – Soil Texture Report



	CLIENT: 1354893 Alberta Ltd.	DWN BY: BJ	TITLE: SITE PLAN	REV. NO.: A
		CHK'D BY: EC		DATE: MAY 2023
WSP E & I Canada Limited 3102 - 12th Avenue North Lethbridge, Alberta CANADA T1H 5V1 Tel. (403) 329-1467	wsp	DATUM: .	PROJECT: Proposed Rural Subdivision Part SW35-09-17-W4M near Barnwell, Alberta	PROJECT NO: BX30747
		PROJECTION: .		FIGURE 1
		SCALE: NTS		

T:\Drafting\Brent\E&E PROJECTS\LETHBRIDGE\BX30747 – Proposed Subdivision\BX30747.dwg – FIGURE1 – Jun. 01, 2023 4:38pm – brent.johnson

PROJECT: Proposed Rural Residential Subdivision	DRILLER: Chilako Drilling	BOREHOLE NO: **BH23-01**
CLIENT: 1354893 Alberta Ltd.	DRILL/METHOD: Truck Mounted C1150 Drill/SSA	PROJECT NO: BX30747
LOCATION: Proposed east lot; refer to Figure 1		ELEVATION: --

SAMPLE TYPE: Shelby Tube; No Recovery; SPT Test (N); Grab Sample; Split-Pen; Core

BACKFILL TYPE: Bentonite; Pea Gravel; Slough; Grout; Drill Cuttings; Sand

Depth (m)	STANDARD PEN (N) 20 40 60 80 / PLASTIC M.C. LIQUID 20 40 60 80	SOIL SYMBOL	SOIL DESCRIPTION	SPT (N)	SAMPLE TYPE	SAMPLE NO	SLOTTED PIEZOMETER	OTHER TESTS COMMENTS	Depth (m)
0			**GRAVEL FILL (100 mm)**						0
			SANDY SILT, low to non plastic, some clay, some gravel, loose to compact, light brown, very moist			S1			
1									1
				11		S2			
2 ▼									2 ▼
						S3		PP = 1.0 kg/cm²	
3			**CLAY TILL**, low to medium plastic, trace silt, trace sand, some gravel, coal inclusions, firm to stiff, light grey, moist to wet						3
			... stiff to very stiff below 3.0 m depth	15		S4			
4						S5		PP = 2.0 kg/cm²	4
			... very stiff below 4.6 m depth						
5				17		S6			5
						S7		PP = 2.5 kg/cm²	
6									6
				21		S8			
7			**End of Borehole at 6.6 m depth**						7
8			Notes: 1. Borehole log to be read in conjunction with WSP report BX30747. For definitions of terms and symbols used on log refer to sheets following logs. 2. Borehole was open and dry upon completion of drilling. 3. 25 mm PVC standpipe installed upon completion of drilling, hand slotted from 3.0 m to 6.6 m depth. Annular space backfilled with drill cuttings and a bentonite cap at the surface. 4. Groundwater measured at 2.07 m depth on May 16, 2023. 5. Other tests PP = Pocket Penetrometer in kg/cm².					8
9									9
10									10
11									

WSP E&I Canada Limited

LOGGED BY: CA | COMPLETION DEPTH: 6.60 m

REVIEWED BY: JL | COMPLETION DATE: 5/9/23

BX30747 BH LOGS.GPJ 23/06/01 04:26 PM (BOREHOLE LOG)

PROJECT: Proposed Rural Residential Subdivision	DRILLER: Chilako Drilling	BOREHOLE NO: **BH23-02**
CLIENT: 1354893 Alberta Ltd.	DRILL/METHOD: Truck Mounted C1150 Drill/SSA	PROJECT NO: BX30747
LOCATION: Proposed center lot; refer to Figure 1		ELEVATION: --

SAMPLE TYPE: Shelby Tube; No Recovery; SPT Test (N); Grab Sample; Split-Pen; Core

BACKFILL TYPE: Bentonite; Pea Gravel; Slough; Grout; Drill Cuttings; Sand

STANDARD PEN (N) 20 40 60 80

PLASTIC M.C. LIQUID 20 40 60 80

Depth (m)	SOIL SYMBOL	SOIL DESCRIPTION	SPT (N)	SAMPLE TYPE	SAMPLE NO	SLOTTED PIEZOMETER	OTHER TESTS COMMENTS
0		**TOPSOIL (700 mm)**					
1		**SANDY SILT**, low to non plastic, some clay, suspected sulphates, compact, light brown, very moist			S1		
2		... wet below 1.5 m depth	14		S2		
		CLAY TILL, medium plastic, silty, some gravel, trace silt, stiff, light grey, moist			S3		PP = 1.5 - 2.0 kg/cm²
3			11		S4		
4		... coal inclusions, stiff to very stiff below 3.9 m depth			S5		PP = 2.0 - 2.5 kg/cm²
5		... very stiff below 4.6 m depth	21		S6		
		... reddish brown sand lenses at 5.4 m depth			S7		
6					S8		
7		**End of Borehole at 6.6 m depth**					
8		Notes: 1. Borehole log to be read in conjunction with WSP report BX30747. For definitions of terms and symbols used on log refer to sheets following logs. 2. Borehole was open and dry upon completion of drilling. 3. 25 mm PVC standpipe installed upon completion of drilling, hand slotted from 3.0 m to 6.6 m depth. Annular space backfilled with drill cuttings and a bentonite cap at the surface. 4. Standpipe was dry at time of groundwater measurement on May 16, 2023. 5. Other tests PP = Pocket Penetrometer in kg/cm².					
9							
10							
11							

WSP E&I Canada Limited

LOGGED BY: CA

REVIEWED BY: JL

COMPLETION DEPTH: 5.10 m

COMPLETION DATE: 5/9/23

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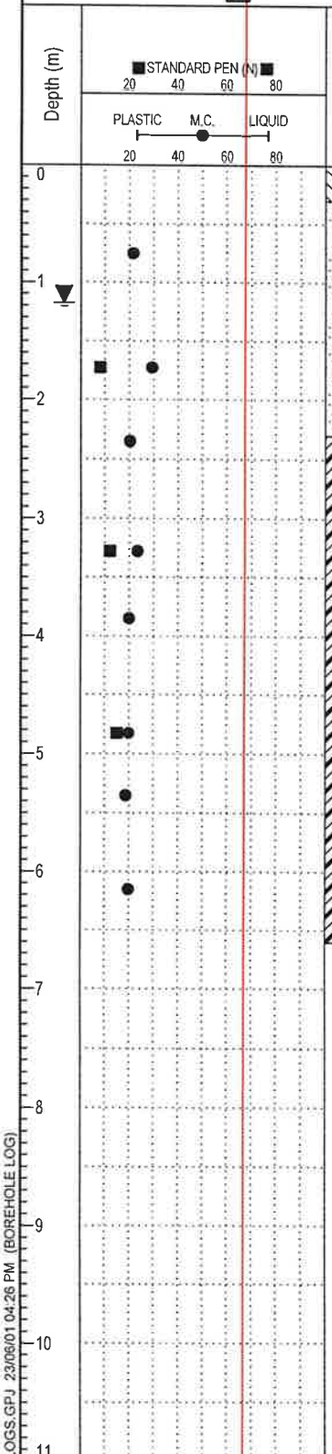
PROJECT: Proposed Rural Residential Subdivision	DRILLER: Chilako Drilling	BOREHOLE NO: **BH23-03**
CLIENT: 1354893 Alberta Ltd.	DRILL/METHOD: Truck Mounted C1150 Drill/SSA	PROJECT NO: BX30747
LOCATION: Proposed west lot; refer to Figure 1		ELEVATION: --

SAMPLE TYPE: Shelby Tube; No Recovery; SPT Test (N); Grab Sample; Split-Pen; Core

BACKFILL TYPE: Bentonite; Pea Gravel; Slough; Grout; Drill Cuttings; Sand



Depth (m)	SOIL SYMBOL	SOIL DESCRIPTION	SPT (N)	SAMPLE TYPE	SAMPLE NO	SLOTTED PIEZOMETER	OTHER TESTS COMMENTS	Depth (m)
0		**TOPSOIL (300 mm)**						0
0.3		**SANDY SILT**, low to non plastic, some clay, suspected sulphates, loose to compact, light brown, very moist			S1			
1.5		... wet below 1.5 m depth	8		S2			
2.3		**CLAY TILL**, medium plastic, silty, some gravel, trace silt, coal inclusions, firm to stiff, light grey, moist			S3		PP = 1.0 - 1.5 kg/cm²	
3.0		... stiff below 3.0 m depth	12		S4			
4.0					S5		PP = 1.0 - 1.5 kg/cm²	
4.6		... very stiff below 4.6 m depth	15		S6			
5.4		... reddish brown sand lenses at 5.4 m depth			S7			
6.6		**End of Borehole at 6.6 m depth**			S8			

Notes:
1. Borehole log to be read in conjunction with WSP report BX30747. For definitions of terms and symbols used on log refer to sheets following logs.
2. Borehole was open and dry upon completion of drilling.
3. 25 mm PVC standpipe installed upon completion of drilling, hand slotted from 3.0 m to 6.6 m depth. Annular space backfilled with drill cuttings and a bentonite cap at the surface.
4. Groundwater measured at 1.18 m depth on May 16, 2023.
5. Other tests PP = Pocket Penetrometer in kg/cm².

WSP E&I Canada Limited	LOGGED BY: CA	COMPLETION DEPTH: 5.10 m
	REVIEWED BY: JL	COMPLETION DATE: 5/9/23
		Page 1 of 1

BX30747 BHLOGS.GPJ 23/06/01 04:26 PM (BOREHOLE LOG)

EXPLANATION OF TERMS AND SYMBOLS

The terms and symbols used on the borehole logs to summarize the results of field investigation and subsequent laboratory testing are described in these pages.

It should be noted that materials, boundaries and conditions have been established only at the borehole locations at the time of investigation and are not necessarily representative of subsurface conditions elsewhere across the site.

TEST DATA

Data obtained during the field investigation and from laboratory testing are shown at the appropriate depth interval.

Abbreviations, graphic symbols, and relevant test method designations are as follows:

*C	Consolidation test	*ST	Swelling test
D_R	Relative density	TV	Torvane shear strength
*k	Permeability coefficient	VS	Vane shear strength
*MA	Mechanical grain size analysis	w	Natural Moisture Content (ASTM D2216)
	and hydrometer test	w_l	Liquid limit (ASTM D 423)
N	Standard Penetration Test (CSA A119.1-60)	w_p	Plastic Limit (ASTM D 424)
N_d	Dynamic cone penetration test	E_f	Unit strain at failure
NP	Non plastic soil	γ	Unit weight of soil or rock
pp	Pocket penetrometer strength (kg/cm²)	γ_d	Dry unit weight of soil or rock
*q	Triaxial compression test	ρ	Density of soil or rock
q_u	Unconfined compressive strength	ρ_d	Dry Density of soil or rock
*SB	Shearbox test	C_u	Undrained shear strength
SO_4	Concentration of water-soluble sulphate	→	Seepage
		▼	Observed water level

* The results of these tests are usually reported separately

Soils are classified and described according to their engineering properties and behaviour.

The soil of each stratum is described using the Unified Soil Classification System[1] modified slightly so that an inorganic clay of "medium plasticity" is recognized.

The modifying adjectives used to define the actual or estimated percentage range by weight of minor components are consistent with the Canadian Foundation Engineering Manual[2].

Relative Density and Consistency:

Cohesionless Soils		Cohesive Soils		
Relative Density	SPT (N) Value	Consistency	Undrained Shear Strength c_u (kPa)	Approximate SPT (N) Value
Very Loose	0-4	Very Soft	0-12	0-2
Loose	4-10	Soft	12-25	2-4
Compact	10-30	Firm	25-50	4-8
Dense	30-50	Stiff	50-100	8-15
Very Dense	>50	Very Stiff	100-200	15-30
		Hard	>200	>30

Standard Penetration Resistance ("N" value)
The number of blows by a 63.6kg hammer dropped 760 mm to drive a 50 mm diameter open sampler attached to "A" drill rods for a distance of 300 mm.

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1 "Unified Soil Classification System", Technical Memorandum 36-357 prepared by Waterways Experiment Station, Vicksburg, Mississippi, Corps of Engineers, U.S. Army. Vol. 1 March 1953.

2 "Canadian Foundation Engineering Manual", 4th Edition, Canadian Geotechnical Society, 2006.

MODIFIED UNIFIED CLASSIFICATION SYSTEM FOR SOILS

MAJOR DIVISION			GROUP SYMBOL	GRAPH SYMBOL	COLOUR CODE	TYPICAL DESCRIPTION	LABORATORY CLASSIFICATION CRITERIA	
COARSE GRAINED SOILS (MORE THAN HALF BY WEIGHT LARGER THAN 75µm)	GRAVELS MORE THAN HALF THE COARSE FRACTION LARGER THAN 4.75mm	CLEAN GRAVELS (LITTLE OR NO FINES)	GW		RED	WELL GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES	$C_U = \frac{D_{60}}{D_{10}} > 4;\ C_C = \frac{(D_{30})^2}{D_{10} \times D_{60}} = 1 \text{ to } 3$	
			GP		RED	POORLY GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES	NOT MEETING ABOVE REQUIREMENTS	
		DIRTY GRAVELS (WITH SOME FINES)	GM		YELLOW	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES	CONTENT OF FINES EXCEEDS 12 %	ATTERBERG LIMITS BELOW "A" LINE OR P.I. LESS THAN 4
			GC		YELLOW	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES	CONTENT OF FINES EXCEEDS 12 %	ATTERBERG LIMITS ABOVE "A" LINE P.I. MORE THAN 7
	SANDS MORE THAN HALF THE COARSE FRACTION SMALLER THAN 4.75mm	CLEAN SANDS (LITTLE OR NO FINES)	SW		RED	WELL GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES	$C_U = \frac{D_{60}}{D_{10}} > 6;\ C_C = \frac{(D_{60})^2}{D_{10} \times D_{60}} = 1 \text{ to } 3$	
			SP		RED	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES	NOT MEETING ABOVE REQUIREMENTS	
		DIRTY SANDS (WITH SOME FINES)	SM		YELLOW	SILTY SANDS, SAND-SILT MIXTURES	CONTENT OF FINES EXCEEDS 12 %	ATTERBERG LIMITS BELOW "A" LINE OR P.I. LESS THAN 4
			SC		YELLOW	CLAYEY SANDS, SAND-CLAY MIXTURES	CONTENT OF FINES EXCEEDS 12 %	ATTERBERG LIMITS ABOVE "A" LINE P.I. MORE THAN 7
FINE-GRAINED SOILS (MORE THAN HALF BY WEIGHT SMALLER THAN 75µm)	SILTS BELOW "A" LINE NEGLIGIBLE ORGANIC CONTENT	W_L< 50%	ML		GREEN	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY SANDS OF SLIGHT PLASTICITY	CLASSIFICATION IS BASED UPON PLASTICITY CHART (SEE BELOW)	
		W_L< 50%	MH		BLUE	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS, FINE SANDS OR SILTY SOILS		
	CLAYS ABOVE "A" LINE NEGLIGIBLE ORGANIC CONTENT	W_L< 30%	CL		GREEN	INORGANIC CLAYS OF LOW PLASTICITY, GRAVELLY, SANDY OR SILTY CLAYS, LEAN CLAYS		
		30% <W_L< 50%	CI		GREEN-BLUE	INORGANIC CLAYS OF MEDIUM PLASTICITY, SILTY CLAYS		
		W_L> 50%	CH		BLUE	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS		
	ORGANIC SILTS & CLAYS BELOW "A" LINE	W_L< 50%	OL		GREEN	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY	WHENEVER THE NATURE OF THE FINES CONTENT HAS NOT BEEN DETERMINED, IT IS DESIGNATED BY THE LETTER "F", E.G. SF IS A MIXTURE OF SAND WITH SILT OR CLAY	
		W_L> 50%	OH		BLUE	ORGANIC CLAYS OF HIGH PLASTICITY		
HIGHLY ORGANIC SOILS			Pt		ORANGE	PEAT AND OTHER HIGHLY ORGANIC SOILS	STRONG COLOUR OR ODOUR, AND OFTEN FIBEROUS TEXTURE	

SPECIAL SYMBOLS

LIMESTONE		OILSAND	
SANDSTONE		SHALE	
SILTSTONE		FILL (UNDIFFERENTIATED)	

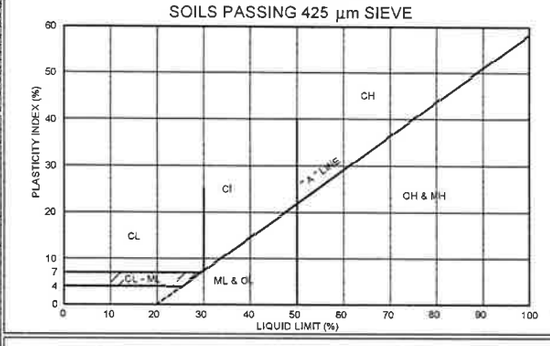
SOIL COMPONENTS

FRACTION	U.S. STANDARD SIEVE SIZE		DEFINING RANGES OF PERCENTAGE BY WEIGHT OF MINOR COMPONENTS	
GRAVEL	PASSING	RETAINED	PERCENT	DESCRIPTOR
COARSE	76mm	19mm		
FINE	19mm	4.75mm	35-50	AND
SAND				
COARSE	4.75mm	2.00mm	20-35	Y/EY
MEDIUM	2.00mm	425µm	10-20	SOME
FINE	425µm	75µm		
FINES (SILT OR CLAY BASED ON PLASTICITY)	75µm		1-10	TRACE

OVERSIZED MATERIAL

ROUNDED OR SUBROUNDED:	NOT ROUNDED:
COBBLES 76mm TO 200mm	ROCK FRAGMENTS > 76mm
BOULDERS > 200mm	ROCKS > 0.76 CUBIC METRE IN VOLUME

PLASTICITY CHART FOR SOILS PASSING 425 µm SIEVE



NOTES:

1. ALL SIEVE SIZES MENTIONED ON THIS CHART ARE U.S. STANDARD A.S.T.M. E.11
2. COARSE GRAIN SOILS WITH 5 TO 12% FINES GIVEN COMBINED GROUP SYMBOLS, E.G. GW-GC IS A WELL GRADED GRAVEL SAND MIXTURE WITH CLAY BINDER BETWEEN 5 AND 12% FINES.

Test Pit Summary Table

WSP File: BX30747
Project: Proposed Rural Subdivision Subdivision
Date of Excavation: May 9, 2023

TP23-01		
Depth (m):		Other Tests:
0.0 – 0.35	Topsoil "A" Horizon	
0.35 – 0.45	Topsoil "B" Horizon	
0.45 – 1.0	Loam, Granular 2 - 3	
1.0 – 1.4	Silty Clay, Medium Blocky 2 - 3	
1.4 – 2.0	Silt Loam, Granular 2-3	
2.0	**End of Test Pit at 2.0 m depth** *-minor groundwater seepage at 1.8 m depth*	

TP23-02		
Depth (m):		Other Tests:
0.0 – 0.3	Topsoil "A" Horizon	
0.3 – 0.7	Topsoil "B" Horizon	
0.7 – 0.75	Topsoil "C" Horizon ... root zone to 0.75 m	
0.75 – 1.1	Loam, Granular 2 - 3	
1.1 – 1.6	Loam, Granular 2 - 3	
1.6 – 1.8	Clay, Medium Blocky 2 – 3	
1.8	**End of Test Pit at 1.8 m depth** *-test pit open and dry upon completion*	

TP23-03		
Depth (m):		Other Tests:
0.0 – 0.25	Topsoil "A" Horizon	
0.25 – 0.3	Topsoil "B" Horizon	
0.3 – 0.9	Loam, Granular 2 - 3	
0.9 – 1.5	Silty Clay, Granular 2 - 3	
1.5 – 2.0	Loam, Granular 2 - 3	
2.0	**End of Test Pit at 2.0 m depth** *-test pit open and dry upon completion*	

LIMITATIONS TO GEOTECHNICAL REPORTS

1. The work performed in the preparation of this report and the conclusions presented herein are subject to the following:

   a) The contract between WSP and the Client, including any subsequent written amendment or Change Order dully signed by the parties (hereinafter together referred as the "Contract");

   b) Any and all time, budgetary, access and/or site disturbance, risk management preferences, constraints or restrictions as described in the contract, in this report, or in any subsequent communication sent by WSP to the Client in connection to the Contract; and

   c) The limitations stated herein.

2. **Standard of care:** WSP has prepared this report in a manner consistent with the level of skill and are ordinarily exercised by reputable members of WSP's profession, practicing in the same or similar locality at the time of performance, and subject to the time limits and physical constraints applicable to the scope of work, and terms and conditions for this assignment. No other warranty, guaranty, or representation, expressed or implied, is made or intended in this report, or in any other communication (oral or written) related to this project. The same are specifically disclaimed, including the implied warranties of merchantability and fitness for a particular purpose.

3. **Limited locations:** The information contained in this report is restricted to the site and structures evaluated by WSP and to the topics specifically discussed in it, and is not applicable to any other aspects, areas or locations.

4. **Information utilized:** The information, conclusions and estimates contained in this report are based exclusively on: i) information available at the time of preparation, ii) the accuracy and completeness of data supplied by the Client or by third parties as instructed by the Client, and iii) the assumptions, conditions and qualifications/limitations set forth in this report.

5. **Accuracy of information:** No attempt has been made to verify the accuracy of any information provided by the Client or third parties, except as specifically stated in this report (hereinafter "Supplied Data"). WSP cannot be held responsible for any loss or damage, of either contractual or extra-contractual nature, resulting from conclusions that are based upon reliance on the Supplied Data.

6. **Report interpretation:** This report must be read and interpreted in its entirety, as some sections could be inaccurately interpreted when taken individually or out-of-context. The contents of this report are based upon the conditions known and information provided as of the date of preparation. The text of the final version of this report supersedes any other previous versions produced by WSP.

7. **No legal representations:** WSP makes no representations whatsoever concerning the legal significance of its findings, or as to other legal matters touched on in this report, including but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and change. Such interpretations and regulatory changes should be reviewed with legal counsel.

8. **Decrease in property value:** WSP shall not be responsible for any decrease, real or perceived, of the property or site's value or failure to complete a transaction, as a consequence of the information contained in this report.

9. **No third party reliance:** This report is for the sole use of the party to whom it is addressed unless expressly stated otherwise in the report or Contract. Any use or reproduction which any third party makes of the report, in whole or in part, or any reliance thereon or decisions made based on any information or conclusions in the report is the sole responsibility of such third party. WSP does not represent or warrant the accuracy, completeness, merchantability, fitness for purpose or usefulness of this document, or any information contained in this

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10. **Assumptions**: Where design recommendations are given in this report, they apply only if the project contemplated by the Client is constructed substantially in accordance with the details stated in this report. It is the sole responsibility of the Client to provide to WSP changes made in the project, including but not limited to, details in the design, conditions, engineering or construction that could in any manner whatsoever impact the validity of the recommendations made in the report. WSP shall be entitled to additional compensation from Client to review and assess the effect of such changes to the project.

11. **Time dependence**: If the project contemplated by the Client is not undertaken within a period of 18 months following the submission of this report, or within the time frame understood by WSP to be contemplated by the Client at the commencement of WSP's assignment, and/or, if any changes are made, for example, to the elevation, design or nature of any development on the site, its size and configuration, the location of any development on the site and its orientation, the use of the site, performance criteria and the location of any physical infrastructure, the conclusions and recommendations presented herein should not be considered valid unless the impact of the said changes is evaluated by WSP, and the conclusions of the report are amended or are validated in writing accordingly.

    Advancements in the practice of geotechnical engineering, engineering geology and hydrogeology and changes in applicable regulations, standards, codes or criteria could impact the contents of the report, in which case, a supplementary report may be required. The requirements for such a review remain the sole responsibility of the Client or their agents.

    WSP will not be liable to update or revise the report to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of the report.

12. **Limitations of visual inspections:** Where conclusions and recommendations are given based on a visual inspection conducted by WSP, they relate only to the natural or man-made structures, slopes, etc. inspected at the time the site visit was performed. These conclusions cannot and are not extended to include those portions of the site or structures, which were not reasonably available, in WSP's opinion, for direct observation.

13. **Limitations of site investigations**: Site exploration identifies specific subsurface conditions only at those points from which samples have been taken and only at the time of the site investigation. Site investigation programs are a professional estimate of the scope of investigation required to provide a general profile of subsurface conditions. The data derived from the site investigation program and subsequent laboratory testing are interpreted by trained personnel and extrapolated across the site to form an inferred geological representation and an engineering opinion is rendered about overall subsurface conditions and their likely behaviour with regard to the proposed development. Despite this investigation, conditions between and beyond the borehole/test hole locations may differ from those encountered at the borehole/test hole locations and the actual conditions at the site might differ from those inferred to exist, since no subsurface exploration program, no matter how comprehensive, can reveal all subsurface details and anomalies.

    Final sub-surface/bore/profile logs are developed by geotechnical engineers based upon their interpretation of field logs and laboratory evaluation of field samples. Customarily, only the final bore/profile logs are included in geotechnical engineering reports.

    Bedrock, soil properties and groundwater conditions can be significantly altered by environmental remediation and/or construction activities such as the use of heavy equipment or machinery, excavation, blasting, pile-driving

or draining or other activities conducted either directly on site or on adjacent terrain. These properties can also be indirectly affected by exposure to unfavorable natural events or weather conditions, including freezing, drought, precipitation and snowmelt.

During construction, excavation is frequently undertaken which exposes the actual subsurface and groundwater conditions between and beyond the test locations, which may differ from those encountered at the test locations. It is recommended practice that WSP be retained during construction to confirm that the subsurface conditions throughout the site do not deviate materially from those encountered at the test locations, that construction work has no negative impact on the geotechnical aspects of the design, to adjust recommendations in accordance with conditions as additional site information is gained and to deal quickly with geotechnical considerations if they arise.

Interpretations and recommendations presented herein may not be valid if an adequate level of review or inspection by WSP is not provided during construction.

14. **Factors that may affect construction methods, costs and scheduling**: The performance of rock and soil materials during construction is greatly influenced by the means and methods of construction. Where comments are made relating to possible methods of construction, construction costs, construction techniques, sequencing, equipment or scheduling, they are intended only for the guidance of the project design professionals, and those responsible for construction monitoring. The number of test holes may not be sufficient to determine the local underground conditions between test locations that may affect construction costs, construction techniques, sequencing, equipment, scheduling, operational planning, etc.

    Any contractors bidding on or undertaking the works should draw their own conclusions as to how the subsurface and groundwater conditions may affect their work, based on their own investigations and interpretations of the factual soil data, groundwater observations, and other factual information.

15. **Groundwater and Dewatering**: WSP will accept no responsibility for the effects of drainage and/or dewatering measures if WSP has not been specifically consulted and involved in the design and monitoring of the drainage and/or dewatering system.

16. **Environmental and Hazardous Materials Aspects**: Unless otherwise stated, the information contained in this report in no way reflects on the environmental aspects of this project, since this aspect is beyond the Scope of Work and the Contract. Unless expressly included in the Scope of Work, this report specifically excludes the identification or interpretation of environmental conditions such as contamination, hazardous materials, wild life conditions, rare plants or archeology conditions that may affect use or design at the site. This report specifically excludes the investigation, detection, prevention or assessment of conditions that can contribute to moisture, mould or other microbial contaminant growth and/or other moisture related deterioration, such as corrosion, decay, rot in buildings or their surroundings. Any statements in this report or on the boring logs regarding odours, colours, and unusual or suspicious items or conditions are strictly for informational purposes

17. **Sample Disposal**: WSP will dispose of all uncontaminated soil and rock samples after 30 days following the release of the final geotechnical report. Should the Client request that the samples be retained for a longer time, the Client will be billed for such storage at an agreed upon rate. Contaminated samples of soil, rock or groundwater are the property of the Client, and the Client will be responsible for the proper disposal of these samples, unless previously arranged for with WSP or a third party.

Down To Earth Labs Inc.

The Science of Higher Yields

WSP E+I Canda Limited
3102-12 Ave N
Lethbridge, AB T1H 5V1

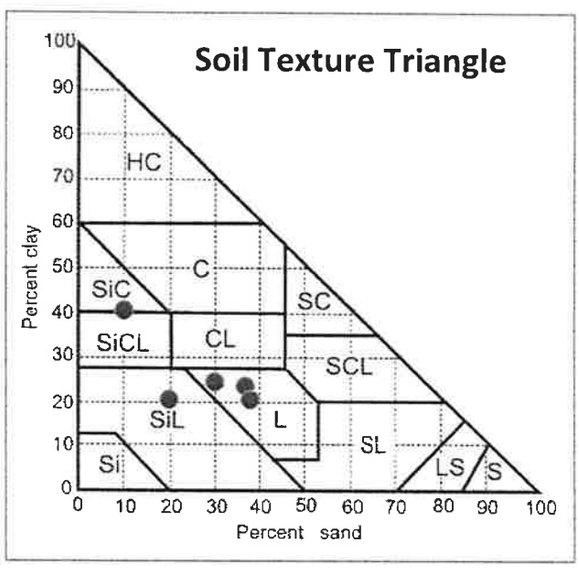
Report #: 151488
Report Date: 2023-05-19
Received: 2023-05-17
Completed: 2023-05-19
Test Done: ST

Project :

PO:

3510 6th Ave North
Lethbridge, AB T1H 5C3
403-328-1133
www.downtoearthlabs.com
info@downtoearthlabs.com

Analyte	Units	Sample ID: 230517O009 Cust. Sample ID: TP23-01/S1	230517O010 TP23-01/S2	230517O011 TP23-01/S3	230517O012 TP23-02/S1	230517O013 TP23-02/S2
Sand	%	37.2	10.3	20.3	30.4	38.2
Silt	%	39.8	49.7	59.7	45.6	41.8
Clay	%	23.0	40.0	20.0	24.0	20.0
Soil Texture	-	Loam	Silty Clay	Silt Loam	Loam	Loam



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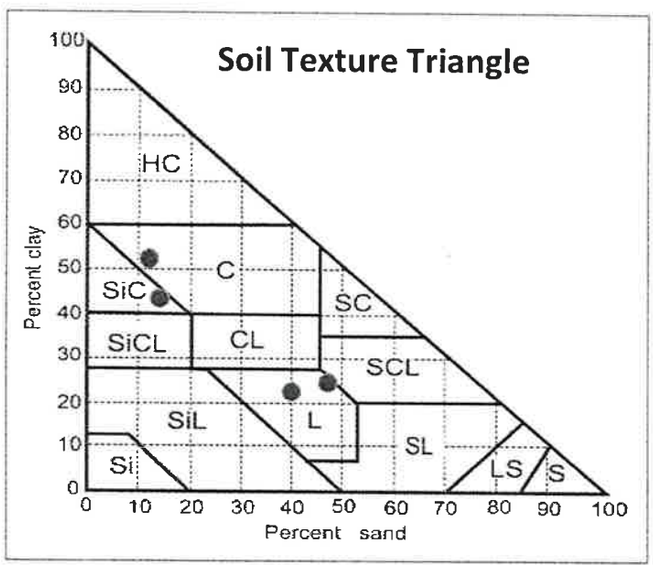
Analyte	Units	Sample ID: 230517O014 Cust. Sample ID: TP23-02/S3	230517O015 TP23-03/S1	230517O016 TP23-03/S2	230517O017 TP23-03/S3
Sand	%	12.2	40.2	14.3	47.3
Silt	%	35.8	37.8	42.7	28.7
Clay	%	52.0	22.0	43.0	24.0
Soil Texture	-	Clay	Loam	Silty Clay	Loam



Raygan Boyce - Chemist

IDF parameters (City of Lethbridge)

	5 year	100 Year
A	440.69	1019.2
B	0	0
C	0.696	0.731

ALLOWABLE RELEASE RATE DETERMINATION (PRE-DEVELOPMENT)

Weighted Runoff Coefficient

	Area	C value	Weighted C Value	Weighted C Value +25%
Road/Road	0	0.9		
Landscaping	3.4966	0.15		
Total	3.4966		0.15	0.1875

Td	= time of duration=	1440	mins
I	= A / (Td + B)^C =	5.006064412	mm/hr
Q	=2.78 x C x I x A =	9.124066764	l/s (allowable release rate

POST DEVELOPMENT RUNOFF

Weighted Runoff Coefficient

	Area	C value	Weighted C Value	Weighted C Value +25%
Road/Road	0.5245	0.9		
Landscaping	2.972	0.15		
Total	3.4965		0.262505363	0.328131703

Area (ha)	3.497
C_{wtd}	0.33
Release Rate (l/s)	9.12
Max Storage (m^3)	764.00

Duration (min)	I 100 yr (mm/hr)	Flow (m^3/s)	Volume (m^3)	Volume Released (m^3)	Storage Required (m^3)
10.00	189.35	0.60	362.36	5.47	356.88
20.00	114.08	0.36	436.63	10.95	425.68
30.00	84.82	0.27	486.95	16.42	470.52
40.00	68.73	0.22	526.13	21.90	504.23
50.00	58.39	0.19	558.68	27.37	531.30
60.00	51.10	0.16	586.76	32.85	553.91
120.00	30.79	0.10	707.03	65.69	641.34
180.00	22.89	0.07	788.51	98.54	689.97
240.00	18.55	0.06	851.95	131.39	720.56
300.00	15.76	0.05	904.65	164.23	740.42
360.00	13.79	0.04	950.13	197.08	753.05
420.00	12.32	0.04	990.36	229.93	760.43
480.00	11.18	0.04	1026.58	262.77	763.80
540.00	10.25	0.03	1059.62	295.62	764.00
600.00	9.49	0.03	1090.08	328.47	761.62
660.00	8.85	0.03	1118.39	361.31	757.08
720.00	8.31	0.03	1144.88	394.16	750.72
780.00	7.84	0.02	1169.80	427.01	742.79
840.00	7.42	0.02	1193.35	459.85	733.50
900.00	7.06	0.02	1215.71	492.70	723.01
960.00	6.73	0.02	1237.00	525.55	711.45
1020.00	6.44	0.02	1257.33	558.39	698.94
1080.00	6.18	0.02	1276.82	591.24	685.58
1140.00	5.94	0.02	1295.52	624.09	671.44
1200.00	5.72	0.02	1313.52	656.93	656.59
1260.00	5.52	0.02	1330.87	689.78	641.09
1320.00	5.33	0.02	1347.63	722.63	625.01
1380.00	5.16	0.02	1363.84	755.47	608.37
1440.00	5.01	0.02	1379.55	788.32	591.23
2880.00	3.02	0.01	1662.32	1576.64	85.68
4320.00	2.24	0.01	1853.88	2364.96	-511.08
4380.00	2.22	0.01	1860.77	2397.80	-537.03
4426.69	2.20	0.01	1866.09	2423.36	-557.28

HYDROLOGY CALCULATIONS (RATIONAL METHOD)

REVISION

REV	DATE	DESCRIPTION	BY
2	08-25-2023	ISSUED FOR APPROVAL	MH
1	06-12-2023	RE-ISSUED FOR REVIEW	MH
0	07-26-2023	ISSUED FOR REVIEW	MH

REVISION

REV	DATE	DESCRIPTION	BY

SEAL: PROFESSIONAL ENGINEER PROVINCE OF ALBERTA 08-25-2023 M54264

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ORIGINAL SCALE: ISO (A1) | DATE: JULY 2023
APPROVED BY: MH
PREPARED BY: MK
DRAWN BY: MH
DESIGNED BY: MH
REVIEWED BY: -
DISCIPLINE: CIVIL

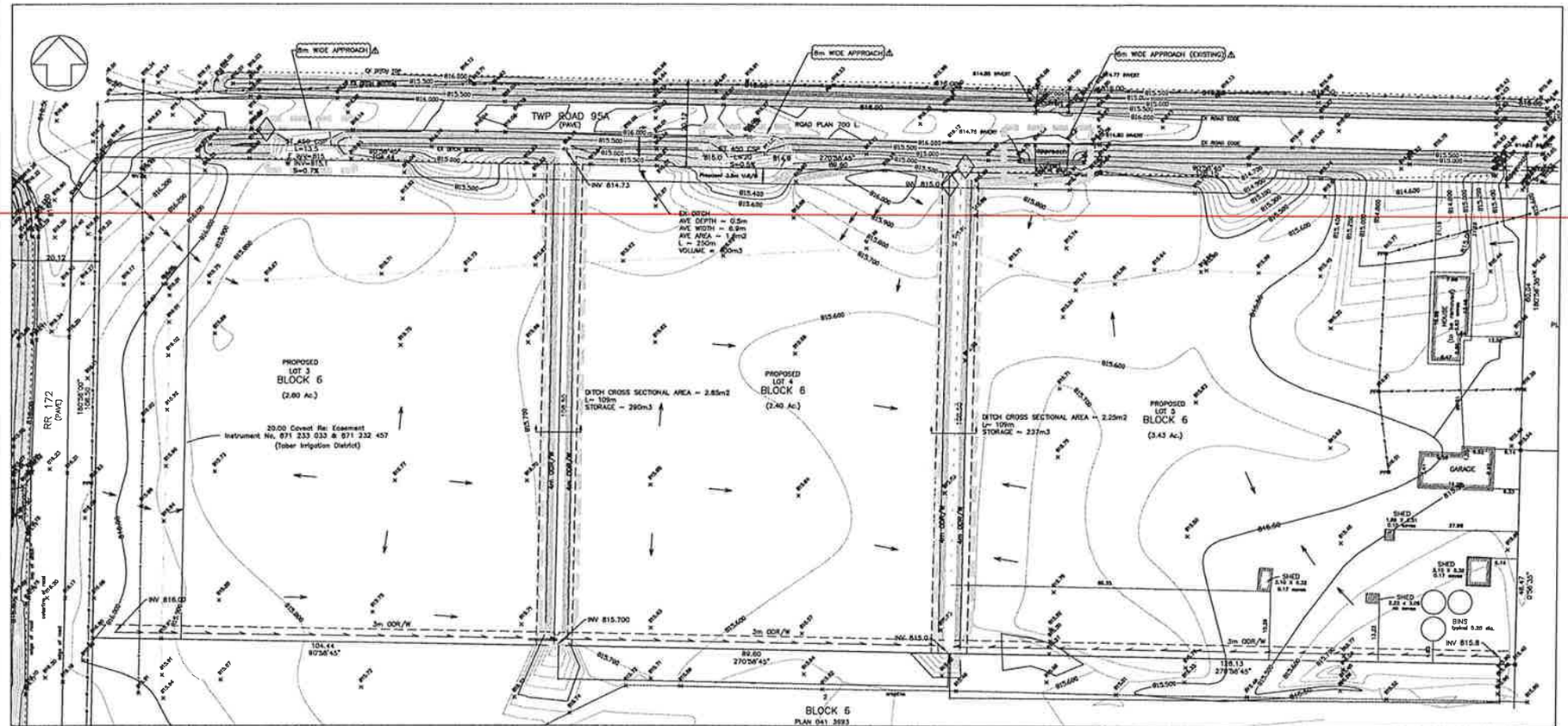
IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE. 25mm

WSP Canada Inc
3509 6th AVENUE NORTH, LETHBRIDGE, ALBERTA, T1J 0C1
T: 403-327-7746 | www.wsp.com

PROJECT NUMBER: CA-NOF-221-13911
CLIENT: LAYNE JOHNSON
CLIENT REF #:

TITLE: GRADING PLAN
PROJECT: LAYNE JOHNSON ASP
DRAWING NUMBER: C101A
REV: 2

c:\projects\layne johnson asp\5 technical\02 dwg\221-13911-00_layne_08-25-2023.dwg



DRAWING BASEPLAN & SURVEY FROM BOA DRAWING 23-15983S (JULY 20, 2023)

SCALE (1:2000 ANSI D)

0 5 10 20

LEGEND

X 815.78	EXISTING ELEVATION
815.78	FINISHED GRADE CONTOUR
GAS LINE	EX GAS LINE
TELUS LINE	EX TELUS LINE
WV	EX WATER VALVE
W	EX WATER LINE
	DRAINAGE DIRECTION
OH	EX OVERHEAD POWER
PP	EX POWER POLE
	GRADING LIMIT
	V-DITCH

NOTES

1. SWALES TO BE 2m WIDE FLAT BOTTOM WITH 3H:1V SIDESLOPES
2. V-DITCH TO BE 0.5m DEEP WITH 3H:1V SIDESLOPES
3. DITCHES TO BE TOPPED WITH 75mm TOPSOIL AND SEEDED WITH NATIVE GRASS SEED MIX (ALBERTA TRANSPORTATION DESIGN BULLETIN No. 25 SEED MIX ZONE 4, OR APPROVED EQUIVALENT)
4. VERY FLAT SWALES TO ACT IN PART AS INFILTRATION TRENCH
5. STRIPPED TOPSOIL TO BE RE-USED AS FRONTAGE LANDSCAPED BERMS, OR DISPOSED OFFSITE

I:\projects\Layne Johnson asp\5 technical\03 dwg\221-1281-00_base_08-25-2023.dwg

REVISION				REVISION			
2	08-25-2023	ISSUED FOR APPROVAL	BM				
1	08-17-2023	RE-ISSUED FOR REVIEW	BM				
0	07-25-2023	ISSUED FOR REVIEW	BM				
REV	DATE	DESCRIPTION	BY	REV	DATE	DESCRIPTION	BY

SEAL

PROFESSIONAL ENGINEER — PROVINCE OF ALBERTA — 08-25-2023 — M54264

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CLIENT REF #

TITLE: DETAILS

PROJECT: LAYNE JOHNSON ASP

DRAWING NUMBER: C101

REV: 2

PART 4

Site and Servicing Requirements

PART 4: SITE AND SERVICING REQUIREMENTS

Unless specified otherwise in this Bylaw, the provisions of this Part apply within all land use districts.

ACCESS REQUIREMENTS

1 ACCESS TO PUBLIC ROADWAYS

1.1 No subdivision or development shall be allowed without provision for congruent legal and physical access. Every lot shall have at least one means of access to a public roadway acceptable to the Subdivision Authority and Development Authority, as applicable.

1.2 All newly created lots shall have frontage on a public roadway which provides direct physical and legal access onto that public road unless allowed otherwise by the Subdivision Authority. Minimum frontage requirements are as follows:

(a)	Within rural land use districts:	65.6 ft (20.00 m) or greater as may be required by the Subdivision Authority
(b)	Within hamlet land use districts:	minimum lot width within the applicable land use district or greater as may be required by the Subdivision Authority

1.3 All new development shall have frontage on a maintained public roadway which provides direct physical and legal access onto that public road to the satisfaction of the Development Authority, except for:

(a) development internal to a registered condominium plan containing private roadways approved by the Development Authority;

(b) development internal to a manufactured home community or multi-use developments containing internal roadways approved by the Development Authority;

(c) limited circumstances where legal access by easement is allowed in accordance with section 1.4.

1.4 Access by easement may be allowed at the discretion of the Municipal Planning Commission if deemed appropriate and only in circumstances where the Municipal Planning Commission is satisfied there is no other viable means of access. Access by easement shall be evaluated on a site-specific basis and, if allowed, may be subject to any conditions determined necessary by the Municipal Planning Commission, including registration of an access easement or right-of-way plan and associated agreement on title containing provisions acceptable to the Municipal Planning Commission which shall not be discharged without the authorization of the Development Authority.

1.5 Shared access between lots and/or developments may be required at the discretion of the Subdivision Authority and Development Authority, as applicable.

1.6 A Traffic Impact Assessment or other trip generation reports may be required to be provided by an applicant for any proposed subdivision or development to determine sufficiency of access and impacts to public roadways at the discretion of the Subdivision Authority and/or Development Authority, as applicable. An applicant may be required to construct and/or pay for the construction of required improvements.

1.7 An applicant may be required to dedicate right-of-way for municipal roads and construct or pay for the construction of municipal roads.

2 ACCESS TO AND DEVELOPMENT NEAR PROVINCIAL HIGHWAYS

2.1 All accesses onto provincial highways require approval by Alberta Transportation.

2.2 A Roadside Development Permit issued by Alberta Transportation may be required when development takes place in proximity of the provincial highway system (any development within 984 ft (300 m) from a provincial road right-of-way or 0.5 miles (800 m) of the centreline of a highway and public road intersection).

2.3 A Traffic Impact Assessment or other trip generation reports may be required to be prepared by an applicant. An applicant may be required to construct and/or pay for the construction of required improvements.

2.4 An applicant may be required to dedicate right-of-way for service roads and construct or pay for the construction of service roads.

3 APPROACHES AND DRIVEWAYS

Approaches

3.1 The location and number of approaches (access points) to a lot is at the discretion of the Municipal District of Taber or, where applicable, Alberta Transportation. Existing approaches may be required to be upgraded or removed.

3.2 Approaches may be required to be located such that they can be shared with an adjoining lot or development.

3.3 Approaches for a corner lot may be restricted within the intersection sight triangle.

3.4 Approaches for a corner lot within a designated hamlet or locality will typically be limited to locations along the minor street unless site specific considerations require otherwise.

3.5 The construction/upgrade of approaches within a road right-of-way under the jurisdiction of the Municipal District of Taber shall be in accordance with any applicable Municipal District of Taber standards and to the satisfaction of Public Works.

3.6 A Road Approach Approval issued by Public Works may be required prior to installation and/or upgrade of an approach as a condition of development approval.

Driveways

3.7 Design standards for driveways may be prescribed at the discretion of the Development Authority, including but not limited to, minimum/maximum width; shoulder/side slopes; drainage/erosion control; surface type; setbacks from adjacent lots, easements, and infrastructure; setbacks from roadways; and access and turn-around areas for emergency vehicles and other vehicles accessing the parcel; as a condition of development approval.

3.8 Driveways shall be constructed in a manner which will permit suitable year-round (all-season) access, adequate drainage, snow removal, and maintenance.

3.9 Driveways within the Hamlet Residential District in a designated hamlet or locality are subject to the following additional standards:

(a)	Minimum width:	10 feet (3.05 m)
(b)	Maximum width:	As required by Development Authority
(c)	Minimum length:	18 feet (5.49 m)
(d)	Setback from lane:	10 feet (3.05 m)
(e)	Setback from intersection of a public roadway measured along property line:	25 feet (7.62 m)

3.10 Driveway width, length, and setbacks from lanes and public roadway intersections within any designated hamlet or locality within land use districts other than the Hamlet Residential are as required by the Development Authority.

PUBLIC ROADWAY SETBACKS AND INTERSECTION SIGHT TRIANGLE REQUIREMENTS

4 SETBACK FROM PUBLIC ROADS - RURAL

4.1 In order to facilitate future widening/service road dedication and reduce potential snow drifting/sight restrictions, nothing shall be constructed (e.g. buildings), placed (e.g. haystacks and temporary commodity storage), excavated (e.g. dugouts), or allowed to grow (e.g. shelterbelts) within the following setback distances from a rural public road (incudes developed and undeveloped road rights-of-way/road allowances) except by Municipal Planning Commission approval.

4.2 Unless otherwise specified in this Bylaw, the following minimum setback distances from a rural public road (road right-of-way/road allowance) shall apply:

Use	Rural Roadway Setback[1]
Buildings, Structures Dugouts[2], Haystacks and Temporary Commodity Storage, Excavations[2]	100 ft. (30.48 m)
Fencing	In accordance with Part 5, Section 6 Fences
Shelterbelts (Trees/Bushes)	50 ft. (15.24 m)
All other	100 ft. (30.48 m)

[1] Setback measured from property line fronting road right-of-way (includes developed and undeveloped road rights-of-way/road allowances) to nearest part of development. See Figure 1.

[2] All portions of a dugout and excavation, including berms measured from toe of slope, must meet setback.

4.3 Extensive Agriculture (cultivation and grazing of land), bee hives, and irrigation systems within the Rural Agricultural and Rural/Urban Fringe Districts are exempted from section 4.2 provided snow drifting/sight restrictions are not created on adjacent roadways.

4.4 The Development Authority may require a greater setback distance from a public road (including developed and undeveloped road rights-of-way/road allowances) at its discretion.

4.5 Development within 984 ft (300 m) of a provincial highway right-of-way or 0.5 miles (800 m) from the centreline of a provincial highway and a public road intersection may be subject to additional setbacks and approvals as required by Alberta Transportation.

4.6 Despite any approvals granted by Alberta Transportation under section 4.5, in circumstances where this Section or the Development Authority stipulates a greater setback requirement than Alberta Transportation, the greater setback shall prevail.

5 SETBACK FROM LOCAL INTERNAL SUBDIVISION ROADS - RURAL

5.1 The setback distances for all development, including buildings, structures, dugouts, shelterbelts, etc., from a local public road (developed or undeveloped) internal to a subdivision deemed as such by the Development Authority within land zoned Grouped Rural Industrial, Grouped Country Residential, Grouped Country Mixed Use, Rural Highway Commercial, and Private Commercial Recreational, are as prescribed within the district standards. Refer to Figure 2 for illustration.

6 SETBACK FROM PUBLIC ROADS WITHIN HAMLETS AND LOCALITIES

6.1 The setback distances of all development, including buildings, structures, landscaping, etc., from a public road (developed or undeveloped) within a designated hamlet and locality are as prescribed within the district standards.

7 INTERSECTION SIGHT TRIANGLE SETBACKS - RURAL

7.1 Unless otherwise specified in this Bylaw, no buildings, structures, dugouts, excavations, shelterbelts, haystacks and temporary commodity storage, fences, or other visual obstruction more than 2 feet above a rural road grade are allowed within the 280 ft (85.4 m) intersection sight triangle setback, measured along the property line, and illustrated in Figure 1, except by Municipal Planning Commission approval.

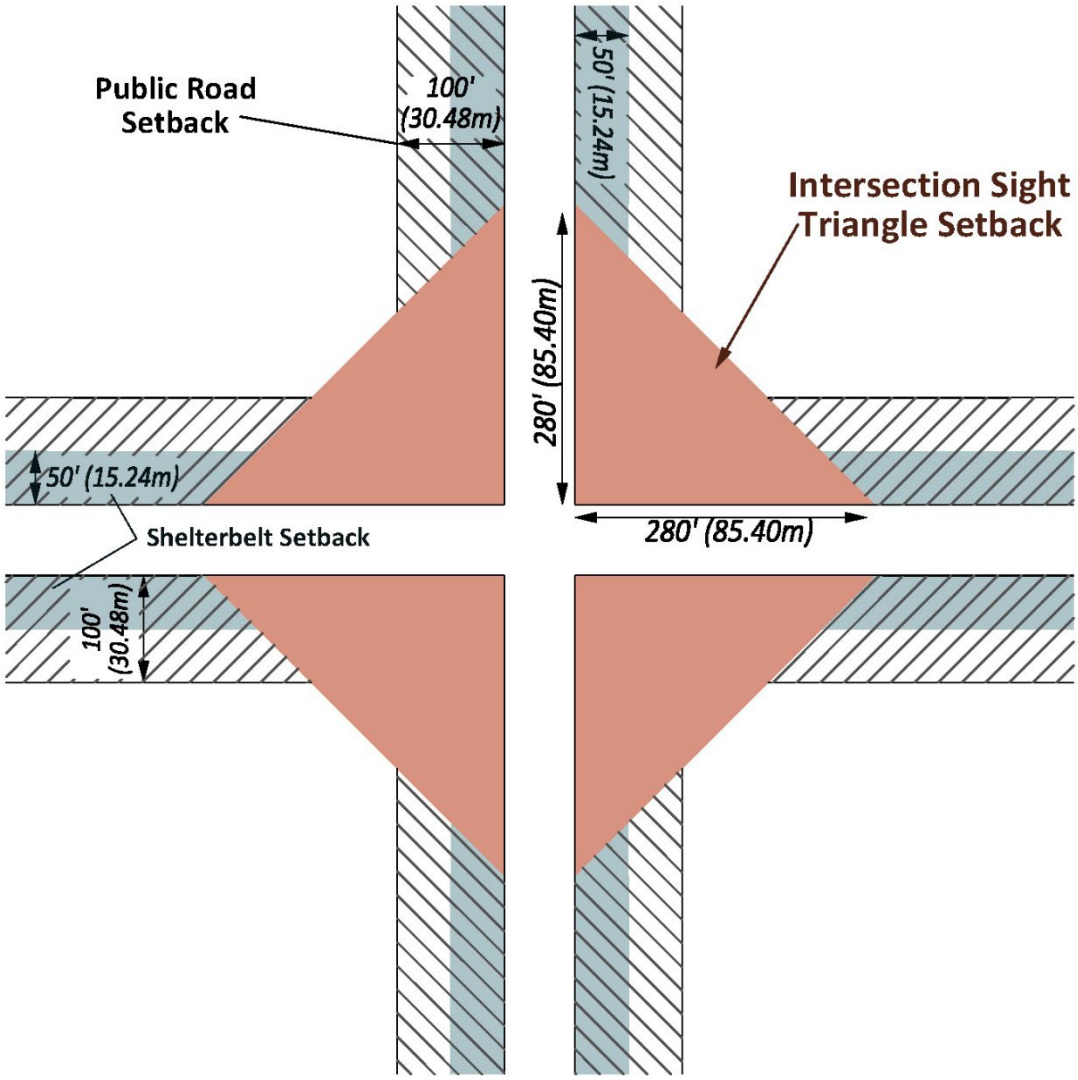
7.2 The following are exempted from section 7.1:

(a) fences in accordance with Part 5, Section 6 Fences; and

(b) Extensive Agriculture (cultivation and grazing of land), bee hives, and irrigation systems within the Rural Agricultural and Rural/Urban Fringe Districts provided snow drifting/sight restrictions are not created on adjacent roadways.

7.3 Intersection sight triangle setback requirements for local roads internal to a subdivision deemed as such by the Development Authority on land zoned Grouped Rural Industrial, Grouped Country Residential, Grouped Country Mixed Use, Highway Commercial, and Private Commercial Recreational, are as prescribed within the district standards, and illustrated in Figure 2.

Figure 1 – Public Road and Intersection Sight Triangle Setbacks - Rural Roads

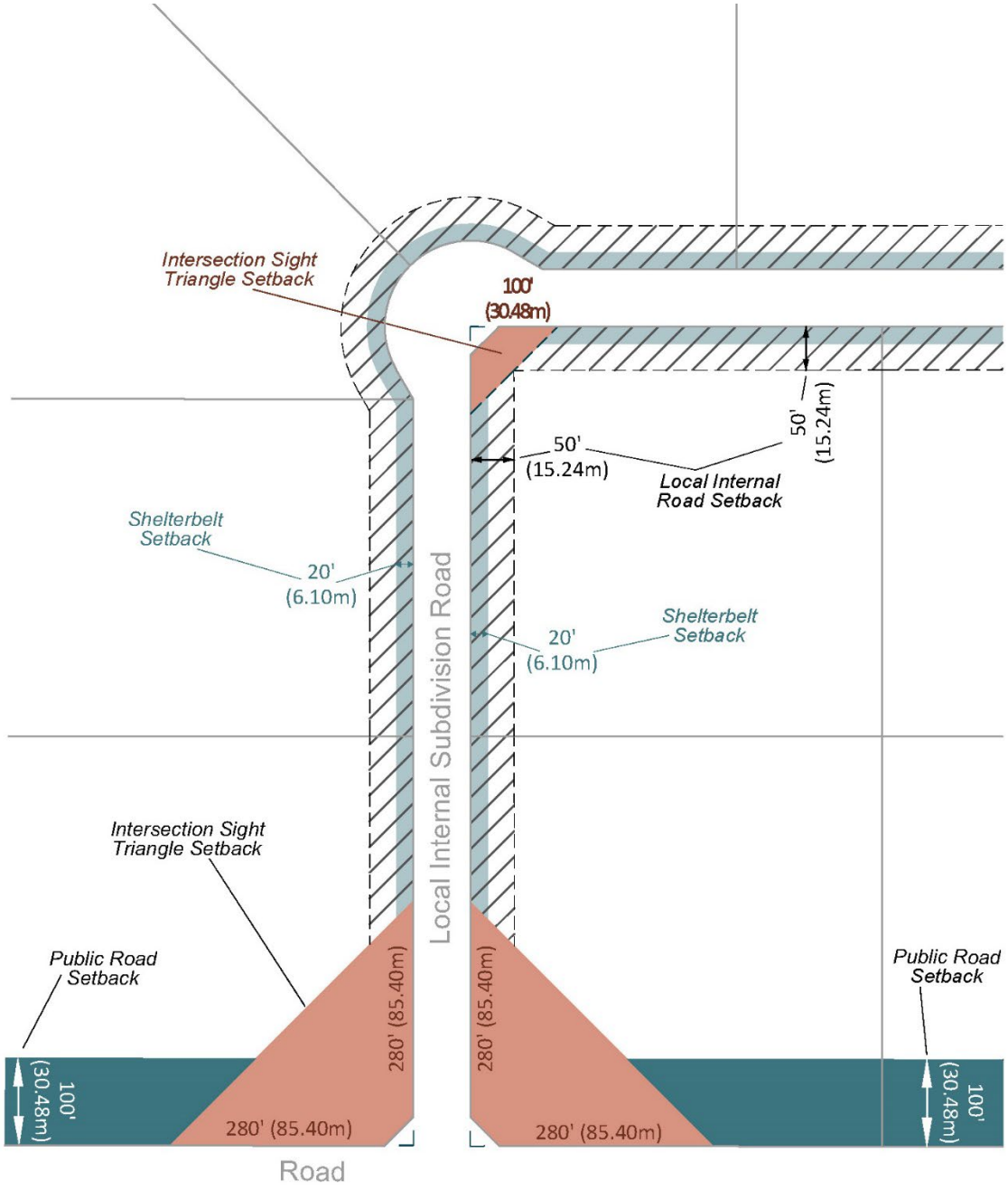


Public Road Setback – measured from property line

Intersection Sight Triangle Setback – measured along property line

Figure 2 – Local Internal Subdivision Road and Intersection Sight Triangle Setbacks

Grouped Country Residential, Grouped Country Mixed-Use, Grouped Rural Industrial, Highway Commercial, Private Commercial Recreation Land Use Districts



Public Road Setback – measured from property line

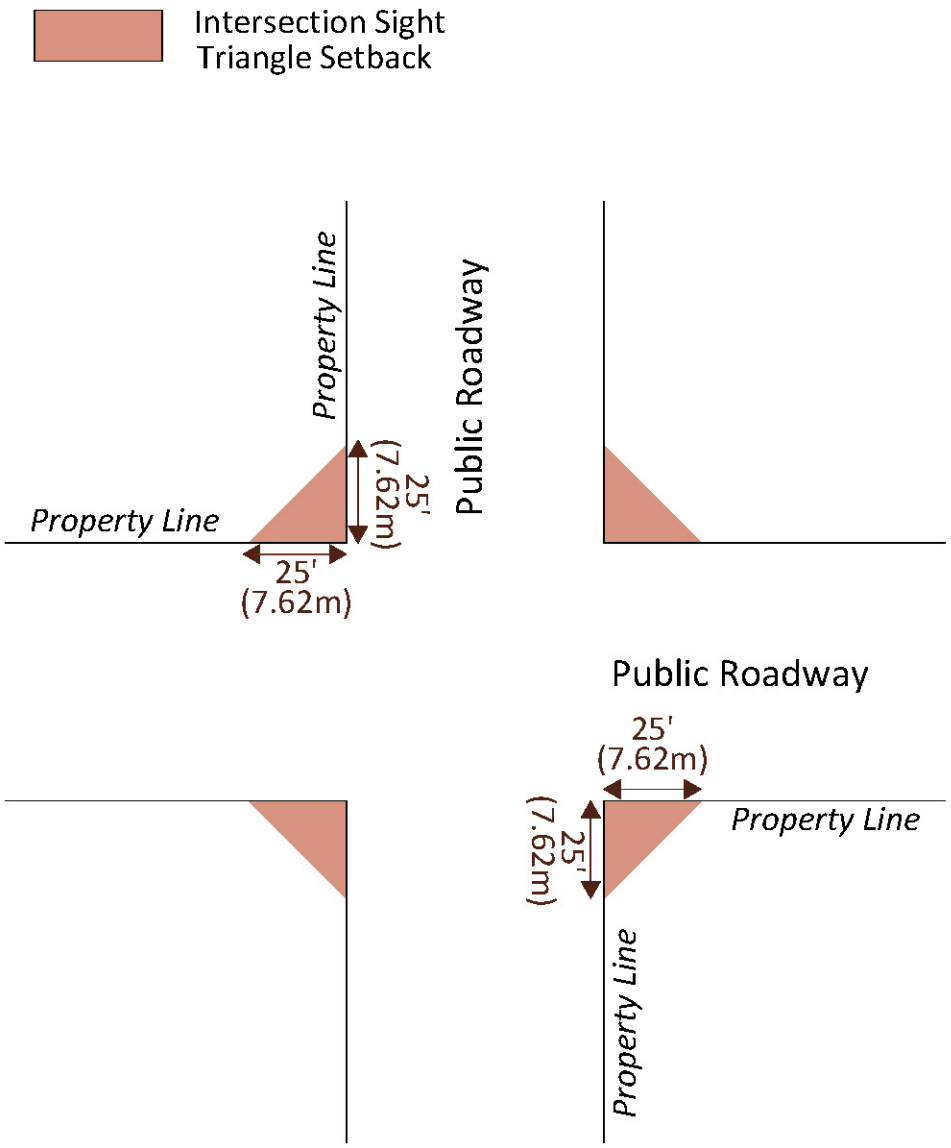
Local Internal Subdivision Road Setback – measure from property line

Intersection Sight Triangle Setback – measured along property line

8 INTERSECTION SIGHT TRIANGLE SETBACKS - URBAN

8.1 Within a designated hamlet with hamlet zoning, on a corner lot nothing shall be erected, placed, planted, or allowed to grow, in such a manner as to materially impede vision between a height of 3 feet (0.91 m) and 10 feet (3.05 m) above the centre-line grades of the intersecting streets in the area bounded by the property lines of such corner lots and a line joining points along the said property line 25 feet (7.62 m) from the point of intersection (Figure 3).

Figure 3 – Intersection Sight Triangle Setback – Urban



9 ADDITIONAL YARD SETBACKS

9.1 In addition to setbacks prescribed within the applicable land use district, special setbacks may be required by the Development Authority as front, side, and rear yards to provide for the development of suitably landscaped areas, parking and vehicle circulation areas, loading areas, adequate separation, buffering or screening between uses, and to mitigate any potential impacts of development.

9.2 The Development Authority may require increased building setbacks in any land use district if, in its opinion, such setbacks are necessary to accommodate the proposed development and/or mitigate potential impacts of development.

10 SETBACKS FROM COULEES, STEEP SLOPES AND WATERBODIES

10.1 No development shall occur within the setback distances calculated using the General Guidelines for Setbacks on Land Adjacent to Steep Valley Banks (>15%) indicated in Table 1 and Figures 4 and 4.1. The development setback distance and its sufficiency, including any specific building requirements, shall be confirmed by a geotechnical report or other acceptable soils analysis prepared by an engineer qualified in the field of soils analysis, submitted prior to issuance of a decision on the development permit application.

10.2 Notwithstanding section 10.1, development within the setback distances calculated using the General Guidelines for Setbacks on Land Adjacent to Steep Valley Banks (>15%) indicated in Table 1 and Figures 4 and 4.1 may be allowed on the basis of a geotechnical report or other acceptable soils studies prepared by an engineer qualified in the field of soils analysis which defines a safe development setback at the discretion of the Development Authority.

Figure 4 – Idealized Cross Section of River Valley

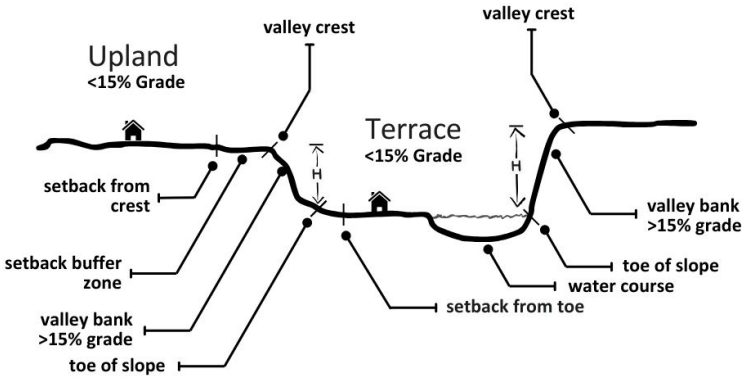
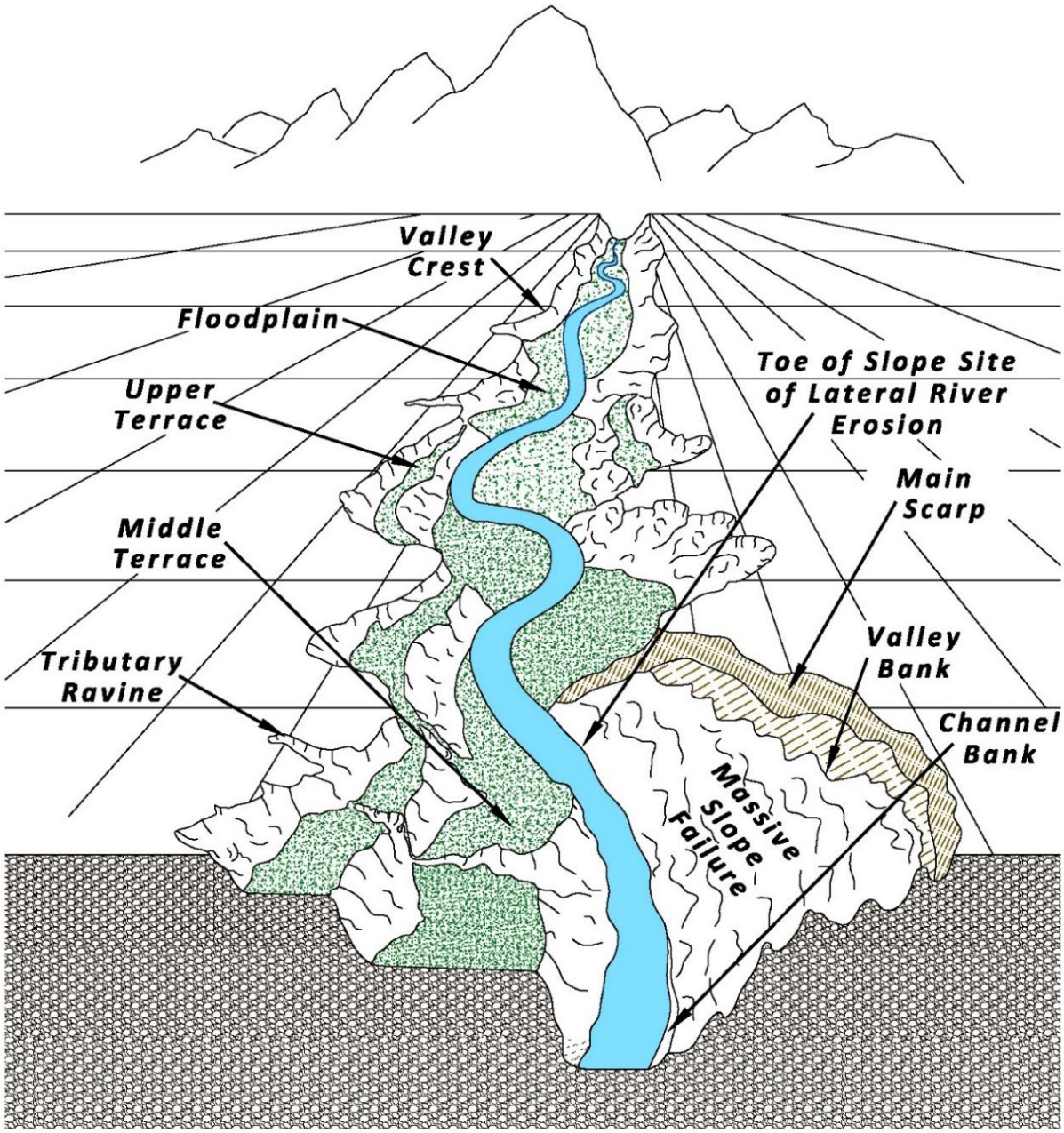


Table 1 - General Guidelines for Setbacks on Land Adjacent to Steep Valley Banks (>15%)

MINIMUM SETBACK GUIDELINE			
Slope Factor	H[1] x 1.0	H x 1.5	H x 2.0
Lateral River Erosion of Top Slope	No Erosion[2]	Minor Active Erosion	Major Active Erosion[3]
Slope Steepness	>15 to 50% (>8.5 to 26.6 degrees)	51 to 100% (27.0 to 45 degrees)	More than 100%
Slope Failure on Bank	No Failure, Minor[4] Inactive	Minor Active, Major[5] Inactive	Major Active Failure
Past & Existing Anthropogenic Disturbance[6]	No Disturbance to Moderate	Major Disturbance	
Proposed Anthropogenic Disturbance	Minor to Moderate Disturbance	Major Disturbance	

[1] The valley bank height, H is defined as the vertical distance from the valley crest to the toe of slope. The toe of slope may be found either where the valley bank meets a terrace or where it directly enters the water course.
[2] An abandoned slope with the toe protected by a terrace
[3] Occurs on an outside bend of a river meander or opposite an island
[4] Minor refers to shallow slope failures, surface sloughing
[5] Major refers to deep seated slope failures involving the entire valley bank
[6] Human-induced disturbance such as excavating, filling, recontouring, drainage works, reservoirs, mining and tunnelling, utilities and roads

Figure 4.1 – Idealized Drawing of River Valley



10.3 Regardless of slopes contained within a proposed development site, the Development Authority and Subdivision Authority may require soils tests, a geotechnical report, other analyses and reports, and recommendations prepared by a qualified professional to be provided in support of any development permit application or subdivision application where they are of the opinion there is a potential risk for soil failures of any type, including subsidence and erosion.

10.4 Notwithstanding that a use of land may be permitted or discretionary in a land use district, where in the opinion of the Development Authority there is a potential risk for soil failures of any type, including subsidence and erosion, the Development Authority may require any conditions as deemed appropriate on a development permit approval, including but not limited to:

(a) limiting or restricting development on the parcel or applying special setbacks to address the location of improvements on the site;

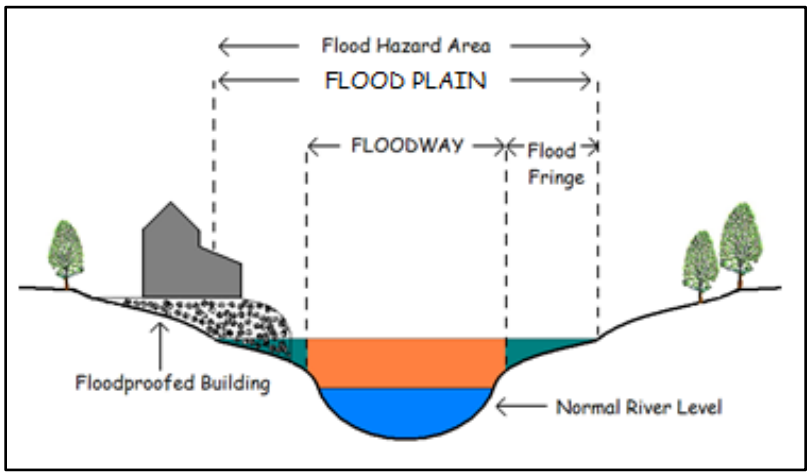
(b) requiring certifications from qualified professionals verifying any aspects of the proposal or conditions of approval, such as top and toe of slope, setback buffer zones, and compliance with building setback requirements and structural building plans;

(c) other conditions to ensure the development is safe as reasonably possible.

10.5 The Development Authority and Subdivision Authority may require a flood risk analysis, flood mapping, structural building and flood proofing plans, and/or other reports, analysis and plans prepared by a qualified professional to determine feasibility, suitability, and potential mitigation measures for development permit applications or subdivision applications for properties located in any river valley, drainage course, or within 100 feet (30.48 m) of the high water mark of other waterbodies, both natural and man-made, or in any circumstance where in the opinion of the applicable Authority there is potential risk for flooding.

10.6 Notwithstanding that a use may be permitted or discretionary in a land use district, a proposed development within an area determined to be a Flood Hazard Area (see Figure 5 for illustration) by the Development Authority shall be considered a discretionary use.

Figure 5 – Flood Hazard Area



10.7 Notwithstanding that a use of land may be permitted or discretionary in a land use district, where in the opinion of the Development Authority there is a potential risk for flooding, the Development Authority may require any conditions as deemed appropriate on a development permit approval, including but not limited to:

(a) limiting or restricting development on the parcel or applying special setbacks to address the location of improvements on the site;

(b) floodproofing and other mitigating measures;

(c) requiring certifications from qualified professionals verifying any aspects of the proposal or conditions of approval, such as elevations, compliance with building setback requirements and structural building requirements, and compliance with any applicable provincial requirements;

(d) other conditions to ensure the development is safe as reasonably possible.

11 SETBACKS FROM IRRIGATION CANALS, DRAINS AND RESERVOIRS

11.1 A minimum setback distance from irrigation canals, drains, and reservoir rights-of-way may be required as a condition of approval if deemed appropriate by the Development Authority.

12 SETBACKS FROM LANDFILLS AND WASTEWATER TREATMENT PLANTS

12.1 Setbacks for a school, hospital or residential use from landfills, hazardous waste management facilities, storage sites, and wastewater treatment plants and vice versa shall be in accordance with the *Matters Related to Subdivision and Development Regulation* or subsequent regulation.

12.2 Variance to the requirements of section 12.1 shall be in accordance with the *Matters Related to Subdivision and Development Regulation*. An applicant requesting consideration of variance to the setback standards shall be required to submit applicable documentation that addresses the criteria for a variance.

13 SETBACKS FROM SOUR GAS FACILITIES AND OIL AND GAS PIPELINES AND WELLS

13.1 Setbacks from sour gas facilities and oil and gas pipelines and wells, including abandoned oil and gas wells, shall be in accordance with the applicable provincial legislation and directives as prescribed in the *Matters Related to Subdivision and Development Regulation* or subsequent regulation.

13.2 It is the responsibility of the landowner to take measures to identify any oil and gas pipelines and wells, including abandoned wells, within the property and comply with the required setbacks.

SERVICING REQUIREMENTS

14 SERVICING STANDARDS

14.1 Urban Areas (Designated Hamlets)

(a) All development shall be required to connect to municipal water and sewer, except where in the opinion of the Development Authority, such services cannot be made available, or the type of development is such that it does not require water and sewer.

(b) Notwithstanding subsection (a), all dwellings in Hamlets where municipal services are available to serve the development are required to connect to municipal services.

(c) Where the Development Authority has determined that municipal water and/or sewer cannot be made available, the Development Authority may approve use of an alternative system in accordance with section 14.2.

14.2 Rural Area

(a) The applicant shall be responsible for demonstrating, to the satisfaction of the Development Authority or Subdivision Authority, as applicable, adequate provisions for potable water and sewer to serve the development.

(b) The municipality or the Development or Subdivision Authority, as applicable, may require the applicant to provide a professional soils analysis and report, prepared at the applicant's cost prior to making a decision on a subdivision or development application, to determine the suitability of the site for a private sewage system (in accordance with the *Alberta Private Sewage Systems Standard of Practice* or subsequent legislation) in relation to a subdivision or development proposal.

(c) The use of a sewage holding tank as a method of private sewage disposal requires the approval of the municipality and may only be considered where in the opinion of the Development Authority, no other reasonable alternative is available, and the volume of effluent produced by the development is limited, or where the use is approved in an adopted Area Structure Plan. An applicant may be required to submit documentation to the satisfaction of the Development Authority demonstrating no other reasonable alternative is available and estimates of the volume of effluent produced by the development prior to issuance of a decision by the Development Authority.

(d) The type of private sewage disposal system serving the development will be a consideration of subdivision approval. The use of a holding tank, an open discharge system, or lagoon may result in refusal of a subdivision application for residential purposes, as these methods of private sewage management systems are not generally considered sustainable. For non-residential uses, the method of private sewage management system will be evaluated on an individual basis, based on consideration of applicable Municipal Development Plan policies and the type and location of development.

(e) A private sewage disposal system must be setback from the various attributes and property lines as stipulated in the *Alberta Private Sewage Systems Standard of Practice* or subsequent legislation (unless a private sewage system variance has been granted by a Safety Codes Officer in accordance with provincial requirements) or such greater distance as required by the Development Authority.

PART 5

General Standards of Development

PART 5: GENERAL STANDARDS OF DEVELOPMENT

Unless specified otherwise in this Bylaw, the provisions of this Part apply to all land use districts.

GENERAL STANDARDS

1 AREA STRUCTURE PLAN AND CONCEPTUAL DESIGN SCHEME REQUIREMENTS

1.1 An applicant may be required to submit an Area Structure Plan or Conceptual Design Scheme prior to the designation of or consideration for development or subdivision within any land use district, or as required by an adopted Intermunicipal Development Plan and/or the Municipal Development Plan. Area Structure Plan requirements are as prescribed in the Municipal Development Plan. Conceptual Design Schemes shall address the following concerns, as applicable, to the satisfaction of the Development Authority and/or Subdivision Authority:

(a) lot design, servicing, access and sequence of development;

(b) undevelopable on-site areas subject to flooding, groundwater inundation, slumping and erosion;

(c) on site areas of historical or archaeological significance;

(d) impact on the urban expansion strategies of any neighbouring municipality;

(e) impact on the safe, efficient operation of nearby highways, secondary or rural roads;

(f) impact on future resource development of the area;

(g) impact on, access to or development of the areas existing or potential recreation amenities;

(h) impact on vicinity wildlife habitats, natural areas and ecological reserves;

(i) potential conflicts with adjacent or surrounding land uses, particularly agricultural operations and irrigation systems;

(j) construction and financial responsibilities of the developer (development agreement);

(k) if within 1 mile (1.6 km) of a provincial highway, any requirements of Alberta Transportation;

(l) if the proposal would result in six parcels or more in a quarter section, a certified report may be required that meets the requirements of Section 23 of the *Water Act*. The costs of preparation, evaluation, interpretation and/or distribution of the said report shall be borne by the applicant and the results shall be forwarded to the Regional Director for the *Water Act* for interpretation, evaluation and comment. At its sole discretion, the municipality may charge additional fees to ensure that any certified report is referred to the appropriate authorities for evaluation and interpretation pursuant to section 61 of the *Municipal Government Act*. Upon the preparation and subsequent adoption of a water management plan within the municipality, this policy shall be reviewed and modified if necessary;

(m) any other matters as required in accordance with the Municipal Development Plan, an adopted Intermunicipal Development Plan, and/or considered necessary by the municipality.

2 DESIGN, FINISH AND ORIENTATION OF BUILDINGS, STRUCTURES AND SIGNS

2.1 The design, character and appearance of buildings, structures, and signs shall be consistent with the intent of the land use district in which the building, structure or sign is located and compatible with surrounding development.

2.2 The Development Authority may impose conditions to ensure:

(a) that the design, character and appearance of a building, structure or sign is compatible with other buildings in the vicinity and is of a suitable quality;

(b) that the design, character and appearance of the building, structure, or sign is consistent with the purpose of the land use district in which the building is located;

(c) that a development complies with any provision of a statutory plan applicable to the design, character and appearance of the building or structure in the district.

2.3 The Development Authority may regulate the exterior finish and colour of buildings, structures, and signs to improve the quality and/or ensure a suitable minimum standard.

2.4 The foundation type of any building and the maximum allowable height above the average finished surface level of the surrounding ground of the exposed portion of a foundation may be regulated by the Development Authority.

2.5 The orientation of buildings, structures, and signs may be regulated by the Development Authority to ensure suitability and compatibility of proposed development.

2.6 Placement and screening of exterior mechanical equipment may be regulated by the Development Authority to ensure suitability and compatibility of proposed development.

3 DEMOLITION OR REMOVAL OF BUILDINGS OR STRUCTURES

3.1 While a development permit is not required for demolition or removal of buildings or structures, demolition or removal of buildings or structures must comply with this Section.

3.2 No person shall commence or cause to be commenced the demolition or removal of any building or structure, or portion thereof, until all applicable Safety Codes approvals have been obtained and utility service disconnections have occurred.

3.3 Whenever a demolition or removal of a building or structure is carried out, the property owner shall, at their own expense, protect any wall, structure, sidewalk, roadway, utility or other public or private infrastructure liable to be affected by such demolition or removal, including those on neighbouring properties, from damage or displacement. Further, the property owner shall ensure that adequate measures are undertaken to ensure public safety.

3.4 Demolition or removal of buildings or structures may be a requirement of a development permit.

3.5 Whenever demolition or removal of a building or structure is required under section 3.4, it shall be a condition of the permit that the lot shall be cleared, with all debris removed, and left in a condition upon completion of the demolition or removal to the satisfaction of the Development Authority.

3.6 Whenever demolition or removal of a building or structure is required under section 3.4, the Development Authority may require the applicant to provide a cash deposit, irrevocable letter of credit or other acceptable form of security in such amount as to cover the costs of reclamation to any public utility or municipal infrastructure.

4 DEVELOPMENT IN PROXIMITY OF HAZARD LANDS, CONTAMINATED LANDS AND ENVIRONMENTALLY SIGNIFICANT OR SENSITIVE LANDS

4.1 Any application for development that is proposed on lands or in an area known or deemed to potentially contain a hazard, contaminated lands, or environmentally significant or sensitive lands, may be subjected to special information requirements, including but not limited to, professional engineering and geotechnical studies, environmental assessments, water reports and soils analysis in addition to any other applicable requirements.

4.2 Notwithstanding that a use of land may be permitted or discretionary in a land use district, the Development Authority may at its discretion, require any conditions deemed necessary to ensure site suitability and compatibility, mitigate/minimize potential impacts, and/or restrict development, including prescribing development setbacks and buffers.

5 DRAINAGE AND SITE GRADING

5.1 An applicant of a development or subdivision may be required to provide at their cost, a storm water management plan, site grading plan, finished elevation plan, drainage plan and/or any other plans, studies and reports prepared by a licensed professional, as part of the information requirements in considering an application or as a condition of approval.

5.2 When a *Water Act* approval for a stormwater management plan is required under provincial legislation, the applicant shall be responsible for obtaining the necessary approval and filing a copy of the decision with the municipality once the decision has been issued. Stormwater facilities adjacent to provincial highways may also require stormwater management approval from Alberta Transportation and other applicable provincial or municipal regulatory departments or agencies which are obligations of the applicant and shall be filed with the municipality once the decision has been issued.

5.3 Conditions to ensure appropriate grading and other measures to control surface drainage, reduce or eliminate grade differences between adjacent lots, and minimize erosion or slope instability, construction of retaining walls, special grading/and or paving or surface types, adherence to grading and drainage plans and final grades, and any other conditions considered necessary to address drainage and grading by the Development Authority may be required.

5.4 Where no specific engineered grading and drainage plan is requested for a development, the Development Authority may establish and specify building grades at its discretion.

5.5 Any person who alters approved grading, drainage and/or stormwater management requirements without consent of the municipality and Alberta Environment, as applicable, shall be responsible for corrective measures to restore the site conditions consistent with the original approval.

6 FENCES

General

6.1 No fence, wall, vegetation, or any combination thereof shall be constructed or placed within any developed or undeveloped roadway or laneway road allowance without approval of the Municipal District of Taber. Removal of such shall be at the property owner's expense.

6.2 Fencing may be required as a condition of development permit approval for any permitted or discretionary use as determined appropriate by the Development Authority.

6.3 The material types, finish, and colour of a fence, wall, or other means of enclosure in any land use district may be regulated by the Development Authority as a condition of approval.

Hamlets and Localities

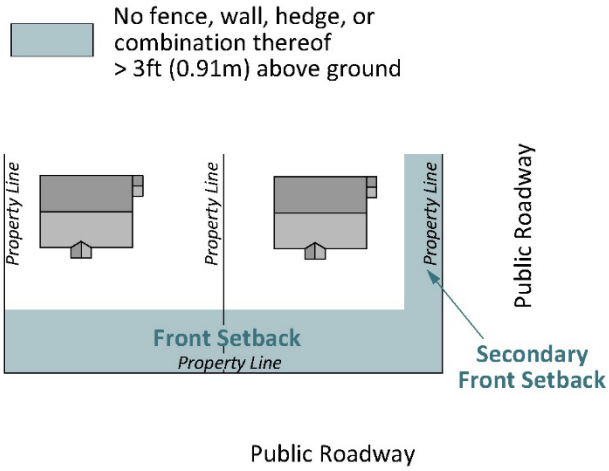
6.4 Within **Hamlets and Localities**:

(a) No fence, wall, vegetation, or any combination thereof in any front yard or secondary front yard as illustrated in Figure 6 shall extend more than 3 feet (0.91m) above the ground without an approved development permit.

(b) Fences in rear and side yards shall be limited to 6 feet (1.83 m) in height.

(c) Within the Hamlet Residential District, fences shall not be constructed of barbed wire, razor wire, or other materials incompatible with a residential aesthetic as determined by the Development Authority.

Figure 6 – Height Restriction for Fences, Walls, and Vegetation in Front and Secondary Front Yard – Hamlets and Localities



Grouped Country Residential, Grouped Country Mixed-Use, Grouped Rural Industrial, Rural Highway Commercial and Private Commercial Recreation Districts

6.5 Within **Grouped Country Residential, Grouped Country Mixed-Use, Grouped Rural Industrial Districts, Rural Highway Commercial, and Private Commercial Recreation Districts**:

(a) No fence, wall, or other means of enclosure shall be allowed within the following setback distances as illustrated in Part 4, Figure 1, without an approved development permit:

(i) 50 feet (15.24m) from the right-of-way of a local internal subdivision roadway;

(ii) 100 feet (30.48 m) from the right-of-way of a public roadway that is not internal to the subdivision;

(iii) within the clear sight triangle.

(b) Fences in rear and side yards shall be limited to 6 feet (1.83 m) in height.

(c) Wind screen fences require a development permit approval.

(d) Agricultural open strand/barbed wire fencing to a maximum of 6 feet (1.83 m) in height, which does not unduly restrict vision of approaching vehicles is exempted from the requirements of subsection (a) and may be located on the property line without a development permit approval.

Rural Agricultural and Rural/Urban Fringe Districts

6.6 Within **Rural Agricultural and Rural/Urban Fringe Districts**:

(a) No fence, wall, or other means of enclosure shall be located within the following setback distances, as illustrated in Part 4, Figure 1, without an approved development permit:

(i) 100 feet (30.48 m) from the right-of-way of a public roadway;

(ii) within the clear sight triangle.

(b) Wind screen fences that comply with requirements in subsection (a) do not require a development permit.

(c) Agricultural open strand/barbed wire fencing to a maximum of 6 feet (1.83 m) in height which does not unduly restrict vision of approaching vehicles is exempted from the requirements of this section and may be located on the property line without a development permit approval.

7 LANDSCAPING, SCREENING AND BUFFERING

7.1 Landscaping, screening, and/or buffering may be required as a condition of development permit approval as determined appropriate by Development Authority.

7.2 The Development Authority may require a landscape, screening, and/or buffering plan prepared by a qualified professional be submitted for review and approval by the municipality as part of the development permit application and/or as a condition of development permit approval.

7.3 Within the **Hamlet Residential District**, the front and secondary front yard shall be landscaped to the satisfaction of the Development Authority within 1 year after occupancy of the dwelling for which a development permit has been approved.

8 LIGHTING

8.1 Where artificial outdoor lighting is provided to illuminate any lot, building, site, or use the lighting shall be located, oriented or shielded to:

(a) avoid direct illumination of the neighbouring properties;

(b) not adversely affect the use, enjoyment and privacy of any dwelling; and

(c) not interfere with traffic safety on public roadways.

8.2 Site lighting may be required as a condition of development permit approval and any such lighting shall be located, oriented, and shielded so as not to adversely affect neighbouring properties or traffic safety on public roadways.

9 OUTDOOR STORAGE

See Part 6, Section 17

10 REFUSE COLLECTION AND STORAGE

10.1 Refuse and garbage shall be kept in a suitably sized enclosure for each use or shall be effectively screened until such time as collection or disposal is possible.

OFF-STREET PARKING AND LOADING

11 OFF-STREET PARKING AND LOADING AREA REQUIREMENTS – RURAL AREA

11.1 Off-street parking and loading area requirements for all development located within the rural area shall be as required by the Development Authority.

11.2 The Development Authority may require a parking study to be prepared by a qualified professional at the applicant's cost to determine parking requirements.

11.3 The Development Authority may require that driveways and parking and loading areas or portions thereof be properly gravelled or hard surfaced.

11.4 Off-street parking and loading areas shall be accessible and laid out and delineated in a manner that will provide for orderly parking, adequate drainage, snow removal and maintenance, emergency access, and sufficient traffic circulation and turnaround areas for the use(s). An applicant may be required to submit a professionally prepare parking plan as an application requirement or condition of development approval at the discretion of the Development Authority.

11.5 The Development Authority may regulate the location, require special setbacks, and/or buffering of designated off-street parking and loading areas.

11.6 The Development Authority may require that driveways and parking and loading areas or portions thereof be gravelled or hard surfaced, that parking and loading stalls and driving aisles be painted or demarcated and include sufficient provisions for safety such as bumper blocks, curbing and other similar measures, and prescribe any other design requirements to ensure sufficiency of driveways and parking and loading areas.

12 OFF-STREET PARKING AND LOADING AREA REQUIREMENTS – URBAN AREAS

General

12.1 Except as otherwise authorized by the Municipal Planning Commission, all development within designated hamlets shall provide designated off-street parking and loading areas, as applicable in accordance with this section.

12.2 No parking shall be permitted in any front yard area except driveways and designated off-street parking and loading areas.

12.3 Driveways shall not be used for parking or storage of construction equipment, farm machinery, school buses, semi-truck cabs and/or trailers, or other similar machinery, equipment, or vehicles in the Hamlet Residential District.

12.4 Off-street parking and loading areas shall be accessible and laid out and delineated in a manner which will provide for orderly parking, adequate drainage, snow removal and maintenance, emergency access, and sufficient traffic circulation and turnaround areas for the use(s). An applicant may be required to submit a professionally prepared parking plan as an application requirement or condition of development approval at the discretion of the Development Authority.

12.5 The Development Authority may require special setbacks and/or buffering of designated off-street parking and loading areas.

12.6 The Development Authority may require that driveways and parking and loading areas or portions thereof be gravelled or hard surfaced, that parking and loading stalls and driving aisles be painted or demarcated and include sufficient provisions for safety such as bumper blocks, curbing and other similar measures, and prescribe any other design requirements to ensure sufficiency of driveways and parking and loading areas.

Off-Street Parking Requirements

12.7 The off-street parking requirements of this section apply within designated hamlets to:

(a) all new buildings and uses;

(b) the expansion or enlargement of existing buildings or uses; and

(c) a change of use.

12.8 Off-street parking requirements based on floor area are to be computed on the gross floor area (GFA) of the building. Table 1, Minimum Required Off-Street Parking, shall be used to calculate the minimum number of off-street parking spaces a use is required to provide. Calculation of off-street parking requirements resulting in a fractional number shall be rounded up.

12.9 Off-street loading area(s) to serve buildings may be required if deemed necessary by the Development Authority.

12.10 The minimum off-street parking requirements may be decreased at the discretion of the Municipal Planning Commission, who may also take into account the number of parking spaces adjacent to the lot frontage on a public roadway or those in a designated vicinity public parking lot.

12.13 Where a use is not listed, minimum required off-street parking shall be provided as required by the Development Authority. The Development Authority may require a parking study to be prepared by a qualified professional at the applicant's cost to determine the parking requirements for a use not listed in Table 1.

12.14 A multiple use development must provide parking in an amount equal to the number of spaces for all uses, except where a shared parking provision is approved by the Development Authority.

12.15 A shared parking provision based upon the proposed sharing of parking spaces between two or more uses must include a written agreement between the owners on record. Where such off-site parking is approved, a caveat may be required to be registered against the lot to guarantee the continuous use of the site for parking.

12.16 Barrier-free parking areas and stalls shall be provided for those with disabilities in accordance with Safety Codes requirements. Refer to the applicable Barrier-Free Design Guideline, Safety Codes Council, for barrier-free requirements.

Table 1 – Minimum Required Off-street Parking

USE	MINIMUM PARKING SPACES
Dwellings:	
Single-detached (all types)	2 per dwelling unit
Duplex, Semi-detached and Secondary Suite	2 per dwelling unit
Multi-unit	1.5 per dwelling unit + visitor parking as may be required by Development Authority
Garden suite	1 per dwelling unit
Professional, Financial and Office Support Services	1 space per 500 ft^2 (46.5 m^2) GFA
Churches	1 per each 4 seating places
Convenience Store	1 per 300 ft^2 (27.9 m^2) GFA
Hospitals	1 per employee and 1 per 3 beds
Hotels, Motels and Lodging and Boarding Houses	1 per guest room and 1 per each 2 seating places
Industrial	1 per employee
Medical Clinics	1 per employee and 1 per each 600 ft^2 (55.74 m^2) GFA
Public Assembly Buildings (e.g., halls and clubs, auditoriums, arenas)	1 per each 4 seating places
Restaurants	1 per employee and 1 per each 4 seats
Retail Store and Personal Service	1 per employee and 1 per each 600 ft^2 (55.74 m^2) GFA
Educational Facility	1 per employee, or more, as required by the Development Authority
Service Stations	1 per employee and 2 per service bays
Theatres	1 per each 2 seating spaces
All Others	As required by the Development Authority

PART 6

Use-Specific Standards of Development

PART 6: USE-SPECIFIC STANDARDS OF DEVELOPMENT

The standards in this Part establish additional requirements applicable to specific uses. For uses not listed within this Part, use-specific standards are as required by the Development Authority. All other Parts of this Bylaw, including Administration, Land Use Districts, Site and Servicing Requirements, General Standards of Development and Definitions apply to the specific uses within this Part unless specifically stated otherwise. This Part does not preclude the Development Authority from requiring additional information, standards, and/or conditions of approval for the specific uses listed herein in accordance with this Bylaw, including the requirement to provide financial security to ensure the conditions of the development are carried out.

USE-SPECIFIC STANDARDS

1 ANCILLARY BUILDINGS, STRUCTURES, AND USES

1.1 No ancillary building, structure, or use shall be allowed on a lot without an approved principal structure or use, unless specified otherwise in this Bylaw.

1.2 Specific ancillary buildings, structures and uses that may be exempt from the requirement of obtaining a development permit are specified in Part 2 Development Not Requiring a Development Permit.

1.3 In the **Hamlet Residential** land use district, ancillary buildings shall not be constructed within the front yard or secondary front yard unless allowed otherwise by the Municipal Planning Commission.

2 ANHYDROUS AMMONIA BULK STORAGE FACILITY

2.1 For a development application for an Anhydrous Ammonia Bulk Storage Facility or a residential dwelling in proximity to an existing bulk anhydrous ammonia storage facility the Development Authority:

(a) shall consider the location of neighbouring residential uses and apply the "Guidelines for the Location of Stationary Bulk Ammonia Facilities", or subsequent guidelines, prepared by Alberta Environment before making a decision on a development application for an anhydrous ammonia bulk storage facility; and

(b) in all instances, a development application for a residential dwelling shall not be approved if it is located within 500 metres (1,640 ft.) of an established anhydrous ammonia bulk storage facility.

3 ANIMAL CARE AND BOARDING

3.1 The following additional information shall be submitted with a development permit application for Animal Care and Boarding:

(a) a business plan with information on the number of animals, type of facility proposed, description of how waste (feces) will be managed; and,

(b) if a breeding kennel, the type (breed), ratio of females to males, and anticipated litters.

3.2 The maximum number of adult dogs that may be kept at any one time by the operator of a private or commercial kennel may be regulated.

3.3 All pens, rooms, exercise runs, and holding stalls may be required to be soundproofed and the times at which animals are allowed outdoors may be regulated as a condition of approval.

3.4 Kenneling facilities shall be operated in accordance with any applicable health regulations and excrement and similar waste shall be disposed of in an acceptable manner, which may be regulated as a condition of approval.

3.5 All animal food stored on-site must be securely stored inside buildings and no outdoor storage is allowed.

4 CANNABIS - PRODUCTION FACILITY, CULTIVATION, AND RETAIL STORE

Cannabis Production Facility and Cannabis Cultivation

4.1 The owner or applicant must provide as a condition of development a copy of the current license for all activities associated with the Cannabis Production Facility or Cannabis Cultivation as issued by Health Canada.

4.2 The owner or applicant of a Cannabis Production Facility or Cannabis Cultivation must obtain any other approval, permit, authorization, consent or licence that may be required to ensure compliance with applicable federal, provincial and other municipal legislation prior to operation.

4.3 For Cannabis Production Facilities, the development must be undertaken in a manner such that all of the processes and functions are fully enclosed within a building, including waste materials.

4.4 For Cannabis Production Facilities, the development must include equipment designed and intended to remove odours from the air where it is discharged from the building as part of the ventilation system.

4.5 For outdoor Cannabis Cultivation, the development must include security and fencing as per the Federal regulations and as required by the Municipal Planning Commission.

4.6 A public utility and waste management plan shall be submitted with a development permit application for a Cannabis Production Facility or Cannabis Cultivation that describes:

(a) estimated volume of monthly water usage and source of water;

(b) incineration of waste products and airborne emissions, including smell;

(c) the quantity and characteristics of liquid and waste material discharged by the facility; and

(d) the method and location of collection and disposal of liquid and waste material.

Retail Cannabis Store

4.7 The following additional information shall be submitted with a development permit application for a Retail Cannabis Store:

(a) documentation demonstrating how the Retail Cannabis Store complies with the Conditions Governing Cannabis Store Premises under the Alberta Gaming, Liquor and Cannabis Regulation;

(b) proposed exterior business signage and information demonstrating compliance with the Alberta Gaming Liquor and Cannabis store names requirements; and

(c) a list of surrounding land uses within 492 feet (150 m) of the subject property.

4.8 A Retail Cannabis Store shall not be approved if any portion of an exterior wall of the store is located within 328 feet (100 metres) of:

(a) the boundary of a parcel of land on which a provincial health care facility is located, including any associated grounds;

(b) the boundary of a parcel of land containing a school (as defined in the *Education Act,* excluding a home education program), including any associated school grounds;

(c) the boundary of a parcel of land that is designated as school reserve (SR) or municipal and school reserve (MSR) under the *Municipal Government Act*;

(d) the boundary of a municipal or provincial owned parcel of land on which a park, playground, campground, or recreation area is located.

4.9 A Retail Cannabis Store shall not be approved if any portion of the exterior wall of the store is located within 492 feet (150 metres) of another retail cannabis store (measured to the exterior wall).

4.10 All retail cannabis stores shall be subject to the condition that the applicant is responsible for obtaining all applicable approvals from Alberta Gaming, Liquor and Cannabis with a copy of such approvals submitted to the MD of Taber prior to operation of a retail cannabis store.

4.11 The owner or applicant of a Retail Cannabis Store must obtain any other approval, permit, authorization, consent, or licence that may be required to ensure compliance with applicable federal, provincial and other municipal legislation prior to operation.

5 COVERALL/FABRIC BUILDINGS AND STRUCTURES

5.1 Engineering reports, schematic drawings, and other similar design drawings in consideration of approving a development permit for a Coverall/Fabric Building may be required prior to issuance of a development permit and/or as a condition of approval for any coverall/fabric building or structure.

5.2 All coverall/fabric buildings and structures must be securely tethered and anchored to the ground in accordance with provincial Safety Codes requirements and all fabric covers must be securely tethered to the structures' frame.

5.3 Architectural standards and specific requirements for the type of fastening or tie-down system and fabric material and colour to be applied to the fabric building or structure may be stipulated as a condition of development approval.

5.4 The exterior of a coverall/fabric building or structure shall be maintained in a state of good repair and shall be free of rips, tears, and other signs of disrepair.

5.5 In the **Hamlet Residential** land use district, coverall/fabric buildings and structures shall not be placed within the front yard or secondary front yard unless allowed otherwise by the Municipal Planning Commission.

6 DUGOUTS

Dugouts

6.1 Dugouts shall be designed in a manner to prevent drainage, erosion, and/or seepage issues on neighbouring parcels of land, including municipal road allowances.

6.2 A development permit application for a dugout requesting a variance to any setback standard may be required to be accompanied by professionally prepared soils analyses and reports and/or engineered designs, and/or design details to demonstrate drainage, erosion, and seepage will not be an issue.

6.3 It is recommended that security and safety measures such as fencing, ladders, signage and floatation devices, are considered in the design of a dugout, and incorporated as deemed appropriate by a landowner.

6.4 Where a development permit is required, a dugout may be required to be fenced, barricaded, or otherwise armoured and include other safety measures as deemed appropriate by the Development Authority.

6.5 It shall be the responsibility of the landowner to determine and obtain any applicable *Water Act* approvals and/or other provincial approvals for a Dugout.

7 DWELLING: SECONDARY DWELLING AND ADDITIONAL DWELLINGS/DWELLING UNITS

7.1 Secondary Dwelling and Additional Dwellings/Dwelling Units within the **Rural Agricultural and Rural Urban Fringe** land use districts are subject to the following:

(a) On a parcel less than 80 acres (32.4 ha) in size, a maximum of one dwelling in addition to the Primary Single-detached Dwelling may be approved as a Secondary Dwelling at the discretion of the Municipal Planning Commission, subject to the following:

Secondary Dwelling and Additional Dwellings/Dwelling Units[1]		
Parcel Size	**Permitted**	**Discretionary**
< 80 Acres	1 Primary Single-detached Dwelling	1 Secondary Dwelling
≥80 Acres	1 Primary Single-detached Dwelling and 1 Secondary Single-detached Dwelling	Any Additional Dwellings/Dwelling Units
[1]These limitations do not apply to Employee Housing, which is classified as a separate use.		

(i) the Secondary Dwelling shall be a:

i. Secondary Suite located within the existing Primary Single-detached Dwelling; or

ii. a separate Single-detached Dwelling; or

iii. a Garden Suite.

(ii) if the Secondary Dwelling is a Single-detached Dwelling or a Garden Suite, the following shall apply unless approved otherwise by the Municipal Planning Commission upon consideration of site-specific circumstances:

i. the Secondary Dwelling is located within proximity of the Primary Single-detached Dwelling within the defined farmstead and in a manner that does not encourage further subdivision;

ii. if allowed outside of the defined farmstead, the Secondary Dwelling is located upon the portion of the parcel which has the lowest capability for extensive agricultural use.

(b) On a parcel 80 acres (32.4 ha) or greater in size:

(i) A maximum of one Secondary Single-detached Dwelling may be approved on the parcel as a permitted use. Note, Single-detached prefabricated used and moved-in dwelling types are discretionary.

(ii) The maximum number, type, and location of Additional Dwellings/Dwelling Units in addition to the Secondary Single-detached Dwelling approved under subsection (i) is at the discretion of the Municipal Planning Commission.

8 DWELLING: SITE BUILT DWELLINGS

8.1 **Site Built Dwellings** including Earthship homes, shipping container homes, and other site built dwellings using non-conventional building materials shall be processed as a discretionary use and:

(a) must demonstrate ability to comply with the applicable Alberta Safety Codes standards;

(b) must include engineered drawings prepared by a qualified professional with the development permit application unless determined otherwise by the Development Authority.

8.2 The design, character and appearance of site built dwellings shall be compatible with other buildings in the vicinity in the opinion of the Development Authority.

9 DWELLING: PREFABRICATED DWELLINGS (MANUFACTURED, MODULAR, AND READY-TO-MOVE)

9.1 Eligible Prefabricated Dwellings are:

(a) new factory-built dwelling units (single-wide manufactured dwelling, double-wide manufactured dwelling, modular dwelling units) that have not been previously occupied and are built in conformity to the current Alberta Safety Codes standards and CSA certification for a year-round permanent dwelling;

(b) new Ready-to-Move dwelling units that have not been previously occupied and would normally be constructed on the site intended for occupancy, but for various reasons, are constructed off-site and are built in conformity with the current Alberta Safety Codes standards for a year-round permanent dwelling and then transported to the site intended for occupancy;

(c) previously occupied factory-built dwelling units (single-wide manufactured dwellings, double-wide manufactured dwellings, and modular dwelling units) built as a year-round permanent dwelling in a good state of repair to the satisfaction of the Municipal Planning Commission.

9.2 A development permit application for a New Prefabricated Dwelling under section 9.1(a) and (c) shall be accompanied by the following additional information:

(a) recent colour photographs or renderings showing each elevation of the building;

(b) a set of professional building plans illustrating the exterior design, floor plan, elevations, and foundation type of the home unless determined otherwise by the Development Authority;

(c) any proposed additions, including porches, steps, decks, garages, or other similar features; and

(d) the proposed foundation or footing type.

9.3 A development permit application for a Used (Previously Occupied) Prefabricated Dwelling under section 9.1(c) shall be accompanied by the following additional information:

(a) recent colour photographs showing each elevation of the building;

(b) drawing of the floor plan, or if available, professional building plans illustrating the exterior design, floor plan, elevations, and foundation type of the home;

(c) any proposed additions, including porches, steps, decks, garages, or other similar features;

(d) a description of any proposed improvements to the exterior of the dwelling (e.g. replace shingles, windows, doors, repaint or replace siding);

(e) the proposed foundation or footing type; and

(f) documentation prepared by a qualified Safety Codes inspector, demonstrating that the dwelling meets the requirements of the current Alberta Safety Codes standards (building and fire) or other comparable documentation deemed acceptable by the Development Authority. If the dwelling does not meet the requirements of the current Alberta Safety Codes standards, the application shall also include the following:

(i) information indicating how the dwelling will be brought up to meet the current requirements of the *Alberta Safety Codes*; and

(ii) the proposed timeframe for completing the improvements.

9.4 Within the **Hamlet Residential District**, **Grouped Country Residential District** and the **Grouped Country Mixed-Use District,** Prefabricated Dwellings are subject to the following additional requirements:

(a) the design, character and appearance of a prefabricated dwelling must be compatible with the surrounding dwellings with other dwellings in the vicinity in the opinion of the Development Authority;

(b) the compatibility of a proposed single-wide prefabricated dwelling or a proposed previously occupied prefabricated dwelling with existing dwelling types will be considered prior to issuance of a decision on a development application;

(c) roof-pitches and variation of rooflines may be regulated to ensure compatibility with existing dwellings;

(d) any wheels, hitches, or running gears shall be removed immediately upon placement of the prefabricated dwelling;

(e) all prefabricated dwellings not placed on permanent foundations of continuous concrete or continuous concrete block foundations, shall be skirted to the satisfaction of the Development Authority;

(f) additions to a Prefabricated Dwelling shall be of a complementary design and finish to that of the dwelling; and

(g) all development permit approvals for a previously occupied Prefabricated Dwelling shall be subject to a condition specifying a time limit for completion of the development, including all exterior finishes.

9.5 At the discretion of the Development Authority, Prefabricated Dwellings in any other land use district may also be subject to the additional standards in section 9.4.

10 DWELLING: MOVED-IN DWELLINGS

10.1 A development permit application for a Moved-in Dwelling (previously occupied dwelling), shall be accompanied by the following additional information:

(a) recent colour photographs showing each elevation of the building;

(b) drawing of the floor plan, or if available, professional building plans illustrating the exterior design, floor plan, elevations, and foundation type of the home;

(c) any proposed additions, including porches, steps, decks, garages, or other similar features;

(d) a description of any proposed improvements to the exterior of the dwelling (e.g. replace shingles, windows, doors, repaint or replace siding);

(e) the proposed foundation type;

(f) documentation prepared by a qualified Safety Codes inspector, demonstrating that the dwelling meets the requirements of the current Alberta Safety Codes standards (building and fire) or other comparable documentation deemed acceptable by the Development Authority. If the dwelling does not meet the requirements of the current Alberta Safety Codes, the application shall also include the following:

(i) information indicating how the dwelling will be brought up to meet the current *Alberta Safety Codes* requirements; and

(ii) a proposed timeframe for completing the improvements.

10.2 The maximum foundation elevation, exterior finish, and orientation of a Moved-in Dwelling shall be as required by the Municipal Planning Commission.

10.3 Moved-in Dwellings shall be placed on a permanent foundation.

10.4 All development permit approvals for a Moved-In Dwelling shall be subject to a condition specifying a time limit for completion of the development, including all exterior finishes.

11 DWELLING: GARDEN SUITES

11.1 A Garden Suite shall not be approved unless the lot contains a habitable Single-detached Dwelling (i.e., the single-detached dwelling must be constructed and habitable before approval of a garden suite may be approved).

11.2 A Garden Suite shall be incidental and subordinate to the Single-detached Dwelling.

11.3 The minimum and maximum floor area of a Garden Suite is as follows:

(a) minimum floor area: As required by the Municipal Planning Commission

(b) maximum floor area: 800 ft^2 (74.32 m^2)

11.4 A Garden Suite shall be required to connect to municipal sewer and water services as a condition of approval when located in a Hamlet where municipal water and sewer services are available.

11.5 The building design, maximum foundation elevation, exterior finish, and orientation of a Garden Suite shall be as required by the Municipal Planning Commission.

11.6 A Garden Suite shall be constructed on a permanent foundation.

11.7 The development of a Garden Suite shall meet all applicable *Alberta Safety Codes* standards for a dwelling unit as a condition of approval and shall be designed for year-round (all season) residential occupancy.

11.8 Off-street parking requirements for a Garden Suite are as stipulated in Part 5, Sections 11 and 12.

11.9 A Garden Suite within the **Hamlet Residential District, Grouped Country Residential District** and **Grouped Country Mixed-Use District** is subject to the following additional standards:

(a) A Garden Suite shall not be approved on a lot that contains a duplex, row or townhouse, semi-detached dwelling, multi-unit dwelling, or a single-detached dwelling (all types) containing a Secondary Suite.

(b) A maximum of one Garden Suite may be allowed.

(c) A Garden Suite shall not be permitted in the front yard.

(d) The exterior finish and style of the building containing a Garden Suite must complement or reflect the design of the single-detached dwelling incorporating similar or complementary features such as window and door detailing, exterior cladding materials, colours, and roof lines.

(e) Requirements for ancillary buildings stipulated within the land use district are applicable to a Garden Suite.

12 DWELLING: SECONDARY SUITES

12.1 A Secondary Suite shall not be permitted within a manufactured home, duplex, row or townhouse, semi-detached dwelling, multi-unit dwelling, garden suite, or surveillance suite.

12.2 A maximum of one Secondary Suite may be approved within a single-detached dwelling.

12.3 Within the **Hamlet Residential District, Grouped Country Residential District and Grouped Country Mixed-Use District**, a Secondary Suite shall not be approved on a lot that contains a Garden Suite.

12.4 Off-street parking requirements are as stipulated in Part 5, Sections 11 and 12.

12.5 Development of a Secondary Suite shall meet all applicable *Alberta Safety Codes* standards for a dwelling unit as a condition of approval.

12.6 A Secondary Suite shall not be subject to separation from the principal dwelling through a condominium conversion or subdivision, except if eligible for a semi-detached dwelling subdivision.

13 EMPLOYEE HOUSING

13.1 The maximum density per lot for Employee Housing is at the discretion of the Municipal Planning Commission.

13.2 Permissible Employee Housing dwelling types are at the discretion of the Municipal Planning Commission and may include but are not limited to: site built dwellings, prefabricated dwellings, moved-in dwellings, workforce relocatable trailers, duplexes, multi-unit dwellings, and row and townhouses.

13.3 Development of Employee Housing shall meet all applicable *Alberta Safety Codes* standards as a condition of approval.

14 HOME OCCUPATIONS

Home Occupation Standards - Hamlet Residential, Grouped Country Residential and Grouped Country Mixed-Use Districts

14.1 Home Occupations Class A and B within the **Hamlet Residential, Grouped Country Residential and Grouped Country Mixed-Use** land use districts are subject to the following:

(a) The business operator must be a full-time resident of the home:

(i) Home Occupation Class A:

no person other than the residents of the home shall be engaged in such occupations on the premises.

(ii) Home Occupation Class B:

no person other than the residents of the home and 1 non-resident employee shall be engaged in such occupations on the premises.

(b) 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.

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

(d) The use shall not generate substantially more vehicular and/or pedestrian traffic and vehicular parking than normal within the district.

(e) No offensive noise, vibration, electrical interference, smoke, dust, odours, heat, or glare shall be produced by the use.

(f) No use shall cause an increase in the demand placed on any one or more utilities (water, sewer, electricity, telephone, garbage, etc.) such that the combined total consumption for a dwelling and its home occupation substantially exceeds the average for residences in the area.

(g) 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.

(h) No advertising sign shall be permitted except a small name plate attached to the building, not exceeding 4 ft^2 (0.37 m^2) and approved by the Development Authority.

(i) Parking requirements for Class B Home Occupations shall be as required by the Municipal Planning Commission.

(j) The maximum number of home occupations allowable shall be determined by the Development Authority having regard to the scale and intensity of the home occupation(s), the potential impacts to the area, and any other matters deemed relevant by the Development Authority.

(k) All permits issued for home occupations shall be subject to the condition that the permit is renewed annually and may be revoked at any time if, in the opinion of the Development Authority, the use is or has become detrimental to the residential character and amenities of the neighbourhood.

Home Occupation Standards - Rural Agricultural and Rural Urban Fringe Districts

14.2 Home Occupations Class A and B within the **Rural Agricultural** and **Rural Urban Fringe** land use districts are subject to the following:

(a) The business operator must be a full-time resident of the home:

(i) Home Occupation Class A:

no person other than the residents of the home shall be engaged in such occupations on the premises.

(ii) Home Occupation Class B:

no person other than the residents of the home and one non-resident employee shall be engaged in such occupations on the premises, unless allowed otherwise by the Municipal Planning Commission.

(b) The use may involve the display or storage of goods or equipment, upon or inside the premises, in such a manner that these items are exposed to public view from the exterior in accordance with limitations established by the Development Authority.

(c) The variation in the rural residential character and appearance of the dwelling and ancillary buildings or land may be limited by the Development Authority.

(d) The use shall not generate volumes of traffic which, in the opinion of the Development Authority, could have a negative impact on vicinity residences or the safe, efficient operation of roads.

(e) No offensive noise, vibration, electrical interference, noise, dust or odours, heat or glare shall be produced by the use.

(f) One on-premises advertising sign of up to 32 ft^2 (3.0 m^2) and one off-premises (directional) sign of up to 16 ft^2 (1.50 m^2) may be approved by the Development Authority.

(g) Parking requirements for Class B Home Occupations shall be as required by the Municipal Planning Commission.

(h) The maximum number of home occupations allowable shall be determined by the Development Authority having regard to the scale and intensity of the home occupation(s), the potential impacts to the area, and any other matters deemed relevant by the Development Authority.

(i) All permits issued for rural home occupations shall be subject to the condition that the permit is renewed annually and may be revoked at any time if, in the opinion of the Development Authority, the use is or has become detrimental to the area.

15 MANUFACTURED HOME PARK

15.1 All applications for Manufactured Home Parks shall be considered on the basis of an adopted Area Structure Plan or an approved Conceptual Design Scheme.

16 METEOROLOGICAL (MET) TOWERS

16.1 Meteorological (MET) Towers are subject to the following:

(a) The tower shall be set back a minimum distance equal to the total height of the tower from all property lines unless otherwise approved by the Municipal Planning Commission.

(b) The placement of the tower's guy wire anchors are subject to the setback requirements of the applicable land use district.

(c) The tower shall comply with all required setbacks to public roadways including intersection sight triangle requirements unless a variance has been approved by the Municipal Planning Commission.

(d) The tower may be required to be marked with aviation paint (e.g., banding in orange and white or otherwise conspicuous colour combination) and marker balls (in solid orange) installed on the top of guy wires, and/or lighted in accordance with Transport Canada requirements and guidelines as required by the Municipal Planning Commission.

16.2 Bat and bird monitoring towers are considered to be a similar use to MET Towers and subject to the standards of this Section.

17 OUTDOOR STORAGE

17.1 Rural:

(a) Where any parcel, or part thereof, adjacent to a rural road, provincial highway, designated scenic, tourist or recreational access road, special scenic area, historical or archaeological site, public park or recreation area, or transportation route identified as a community gateway, is used for the commercial outdoor storage of goods, machinery, vehicles, or building or waste materials, the Development Authority may require screening by buildings, fences, hedges, trees, earth berms or other landscaping features, to its satisfaction.

(b) Regardless of location, outdoor storage as an independent use or associated with any isolated industrial or commercial use may be subject to requirements for fencing, screening, and buffering as required by the Development Authority.

17.2 Urban (Designated Hamlets):

(a) No outdoor storage shall be permitted in the required residential front yard setback in hamlets, nor in any other required yard setback area of any other land use district unless approved by the Development Authority.

(b) Outdoor storage of goods, machinery, or building/waste materials shall be kept effectively screened from view by buildings, fences, trees, hedges, earth berms, and other landscaped features, or combinations thereof, unless approved otherwise by the Development Authority, and be maintained in a state of good repair.

18 PERSONAL WORKSHOP AND STORAGE BUILDING

18.1 The Personal Workshop and Storage Building use is intended for application on a vacant parcel of land where a principal use has not been established and the building is not ancillary to an established principal use.

18.2 A Personal Workshop and Storage Building shall be for personal use only and not associated with or part of a commercial, industrial, or other business use.

18.3 The maximum floor area of a Personal Workshop and Storage Building may be regulated by the Municipal Planning Commission.

18.4 Approval of a Personal Workshop and Storage Building shall take into consideration the suitability of the land and compatibility with adjacent uses.

19 RESIDENTIAL USE OF AGRICULTURAL AND OTHER NON-RESIDENTIAL BUILDINGS

19.1 Agricultural buildings, regardless of size, shall require a development permit and all applicable *Safety Codes* permits where one or more dwelling units or living quarters are proposed to be included in the building or attached to the building.

19.2 The maximum number of dwelling units or living quarters within or attached to an agricultural or other non-residential building shall be determined by the Municipal Planning Commission.

19.3 Construction of a dwelling unit or living quarters within or attached to an agricultural building or other non-residential building shall meet all applicable *Alberta Safety Codes* standards for year-round (all season) residential occupancy as a condition of approval.

20 SHIPPING CONTAINERS

20.1 The following additional information shall be submitted with a development permit application for a Shipping Container:

(a) colour photographs of all sides of the shipping container; and

(b) if repainting of the exterior is proposed, the finished paint colour.

General Standards

20.2 The following General Standards apply to **Class A (Temporary) and Class B (Permanent) Shipping Containers** in all land use districts where the use is listed as a permitted or discretionary use:

(a) There shall be a primary use on the property where the shipping container is proposed, except as provided in section 20.5.

(b) The maximum number of shipping containers approved on a lot shall be as regulated by the Development Authority, unless stipulated otherwise in this Section.

(c) Where multiple shipping containers are approved on a lot they shall be stacked no more than two containers high, except where stacking of containers is prohibited as stipulated in sections 20.3 and 20.4.

(d) The exterior of all shipping containers must be kept clean and regularly painted.

(e) Class B Shipping Containers shall not display advertising, company logos, names trademarks, or other branding without approval of the Municipal Planning Commission, except where such is prohibited as stipulated in sections 20.3 and 20.4.

(f) The Development Authority may require as a condition of approval that any shipping container be sandblasted and/or painted to the satisfaction of the Development Authority.

(g) The Development Authority may require as a condition of approval that any shipping container be screened from view or landscaped to make it aesthetically pleasing.

(h) The Development Authority 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.

(i) Where a shipping container is proposed for use as a building material or conversion to use as a building or structure for a different use, the following shall apply:

(i) the proposed use must be listed as a permitted or discretionary use within the land use district and shall be processed as a discretionary use regardless of whether the use is listed as a permitted;

(ii) the shipping container conversion will be able to meet all applicable Safety Codes requirements;

(iii) engineered drawings prepared by a qualified professional shall be submitted with the development permit application unless determined otherwise by the Development Authority;

(iv) the Municipal Planning Commission is of the opinion the design, character and appearance of the finished building is compatible with other buildings in the vicinity and consistent with the purpose of the land use district.

20.3 Within the **Hamlet land use districts**, in addition to section 20.2, a Class B Shipping Container:

(a) is subject to the maximum lot coverage and setback requirements for ancillary structures where such standards are prescribed in the applicable land use district; where not prescribed the standards are as required by the Development Authority.

(b) shall not be located in the front yard, except as may be allowed in non-residential districts at the discretion of the Municipal Planning Commission.

(c) shall not display any advertising, company logos, names, trademarks, or branding, except as may be allowed in non-residential districts at the discretion of the Municipal Planning Commission; and

(d) shall not be permitted to be stacked upon one another where more than one shipping container is approved on a lot, except as may be allowed in the Hamlet Industrial District at the discretion of the Municipal Planning Commission.

20.4 Within the **Grouped Country Mixed-Use District**, in addition to section 20.2, a Class B Shipping Container:

(a) is subject to the setback requirements for ancillary buildings and structures;

(b) counts toward the maximum number of ancillary buildings and square footage allowances stipulated in the district;

(c) shall not display any advertising, company logos, names, trademarks, or branding; and

(d) shall not be permitted to be stacked upon one another where more than one shipping container is approved on a lot.

Shipping Containers Not Requiring A Development Permit

20.5 **Temporary Shipping Containers – Class A Shipping Container**

(a) A shipping container may be placed temporarily on a construction 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 1 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 is required for additional shipping containers on a construction site);

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

(v) in hamlet land use districts, the shipping container shall be located a minimum of 10 ft. (3.05 m) from the front property line and 5 ft. (1.52 m) from the side and rear property lines. On corner lots, placement of the container shall also comply with the corner lot restrictions in Part 4, Section 8;

(vi) in rural land use districts, the placement of the shipping container shall comply with public road setback requirements and intersection sight triangle setback requirements in Part 4, Sections 4 and 7 and shall be located a minimum of 20 ft (6.10 m) from the side and rear property lines.

(vii) the shipping container shall be removed within 14 days of the completion of construction or sooner as may be required by the Development Authority.

(b) A maximum of one shipping container may be placed temporarily on a parcel of land in any land use district for a maximum of 30 days without obtaining a development permit, where the shipping container is required for:

(viii) emergency purposes to temporarily accommodate storage of goods on a property where a building has been damaged by a fire, flood, sewer backup, or other ruin; or

(ix) renovation work is being done to a building on a property which does not require a development permit; and

(x) the shipping container is located entirely on the property and:

i. within rural land use districts, complies with the public road setback requirements and intersection sight triangle requirements in Part 4, Sections 4 and 7 and is located a minimum of 20 ft (6.10 m) from the side and rear property lines;

ii. within hamlet land use districts complies with the intersection sight triangle requirements in Part 4, Section 8, if applicable, and is located a minimum of 10 ft. (3.05 m) from the front property line and 5 ft. (1.52 m) from the side and rear property lines.

(c) A development permit approval for a temporary shipping container shall not exceed a period of 1 year.

20.6 **Shipping Containers Associated with Extensive Agriculture and/or Primary Agricultural Operations**

(a) Within the **Rural Agricultural and Rural Urban Fringe** land use districts a maximum of two shipping containers are permitted without obtaining a development permit subject to the following provisions:

(i) the shipping containers are associated with Extensive Agriculture or Primary Agricultural Operations as defined in Part 11 Definitions;

(ii) the lot upon which the containers are placed is 5 acres (2 ha) or greater in size;

(iii) the location of the containers complies with the public road setback requirements and intersection sight triangle requirements, Part 4, Section 4 and Section 7 and the setbacks from property lines for permitted uses in the applicable land use district.

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

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

21 SIGNS

Refer to Part 7.

22 SURVEILLANCE SUITES

22.1 A development permit for a Surveillance Suite may only be issued if the surveillance suite is compatible with and subordinate to the principal use of the parcel in the opinion of the Municipal Planning Commission.

22.2 A Surveillance Suite shall be used solely to provide living accommodations for occupancy by the owner, operator, caretaker, or other essential administrative or operational personnel whose function it is to provide on-site surveillance, maintenance and/or security in conjunction with an approved non-residential principal use of the parcel.

22.3 A Surveillance Suite is not intended for permanent occupancy by multiple residents simultaneously. Occupancy may be regulated as a condition of development permit approval.

22.4 The minimum and maximum floor area of a Surveillance Suite is as follows:

(a) minimum floor area: As required by the Municipal Planning Commission

(b) maximum floor area: 625 ft^2 (58.10 m^2)

22.5 The following are prohibited for use as a Surveillance Suite:

(a) any buildings not classified for year-round residential occupancy.

23 ANTENNA SYSTEMS SITING PROTOCOL (TELECOMMUNICATION, RADIOCOMMUNICATION AND BROADCASTING ANTENNA SYSTEMS)

Refer to Part 10.

24 WIND ENERGY CONVERSION SYSTEMS

Refer to Part 8.

25 SOLAR ENERGY SYSTEMS

Refer to Part 9.

26 WORK CAMP

26.1 The following additional information shall be submitted with a development permit application for a Work Camp:

(a) description of purpose and proposed duration of the work camp;

(b) maximum number of persons proposed to live in the camp;

(c) description of proposed:

(i) accommodations, common ancillary uses and services, such as washrooms, laundromats, recreational buildings, retail stores, food concessions, fire pits, outdoor storage;

(ii) lighting;

(iii) water supply;

(iv) wastewater disposal facilities;

(v) solid waste collection facilities;

(vi) power source; and

(vii) any other similar uses or services that may be associated or required for the development of a work camp.

(d) emergency response plan; and

(e) reclamation measures upon conclusion of the work camp.

26.2 All Work Camps shall be developed in compliance with the *Work Camps Regulation*, *Public Health Act*, Alberta Regulation 218/2002 as amended, or any subsequent regulation.

26.3 A development permit for a Work Camp may be approved only as a temporary use in accordance with Part 1, Section 23 Temporary Use.

PART 7

Sign Standards

PART 7: SIGN STANDARDS

1 PURPOSE

1.1 This Part establishes standards for outdoor advertising in the interest of ensuring compatibility with surrounding land uses, traffic and pedestrian safety, and minimizing the proliferation of signage within the municipality.

2 DEFINITIONS

2.1 The following definitions apply to this Part:

(a) **Sign** means any word, letter, model, picture, symbol, device, or representation used as, or which is in the nature of, wholly or in part, an advertisement, announcement, or direction. Any structure, or portion thereof, which is used primarily to carry, hold, maintain, support, or sustain a sign is construed as being part of the sign and, except as hereinafter provided, is subject to all regulations governing signs. Without restricting the generality of the foregoing, a sign includes posters, notices, boarding, and banners.

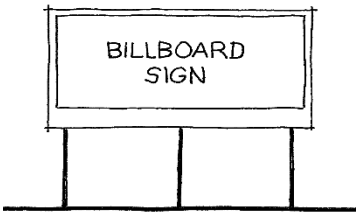
(b) **Area of sign** means the total surface area within the outer periphery of the said sign, and, in the case of a sign comprised of individual letters or symbols, shall be calculated as the area of a rectangle enclosing the letters or symbols. Frames and structural members not bearing advertising matter shall not be included in computation of surface area.

(c) **A-board** sign means a portable sign which is set on the ground, built of 2 similar pieces of material 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 a person.



(d) **Banner sign** means a temporary sign that is made of lightweight material intended to be secured to a flat surface of a building or structure, at the top and the bottom on all corners, excluding official flags and emblems.

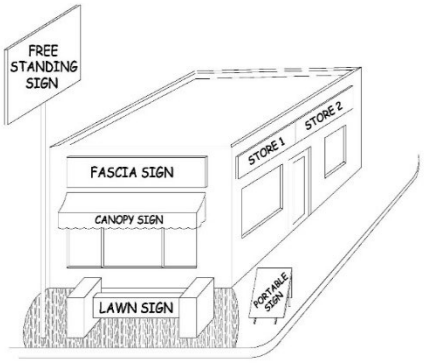
(e) **Billboard** means a structure, primarily self-supporting, which is used for the display of general advertising, the subject matter of which is not necessarily related to the use or ownership of the property on which the structure is located.



(f) **Canopy sign** means a sign placed on a permanent projection from the exterior wall of a building.

(g) **Directional and informational sign** means a sign the message of which is typically limited to providing directional guidance, distance, or similar information and which may contain a company name or logo and may be located off-premises.

(h) **Electronic or Digital Sign** means sign content which changes automatically through electronic and/or mechanical means. Electronic display includes technologies such as but not limited to electronic screens, televisions, computer video monitors, liquid crystal displays, and light emitting diode displays.



(i) **Fascia sign** means a sign placed flat and parallel to the face of the building so that no part projects more than 1 foot (0.30 m) from the building.

(j) **Free-standing sign** means a sign on a standard or column permanently attached to the ground, and which is not connected in any way to any building or other structures.

(k) **Illuminated sign** means any sign lighted by or exposed to artificial lighting either by lights on or in the sign or directed towards the sign but does not include an electronic or digital sign.

(l) **Lawn sign** means a low-lying freestanding sign which is permanently attached to the ground, which is not connected to any building or other structure.

(m) **Merchandising aids** means devices used for the display of merchandise and related advertising material.

(n) **Point-of-sale advertising** means advertising which is related to the name of the occupier or firm, the nature of the business conducted and/or the goods produced, and/or the main products and services sold or obtainable on the premises at which the advertising is displayed.

(o) **Portable sign** means a sign that is not permanently affixed to a building, structure or the ground and is supported on a structure allowing it to be readily moved from one location to another and which may be located off-premises.



(p) **Temporary sales sign** means a sign other than a portable sign which is not permanently attached to a supporting structure or building and is not intended to be displayed for an extended period of time, such as garage sale signs, banner signs, and other similar signs.

3 SIGN APPLICATION REQUIREMENTS

3.1 Unless otherwise indicated in Section 4 Signs Not Requiring a Permit, no one shall erect, place or alter a sign, including a temporary sign, without having first obtained a development permit approval from the Development Authority.

3.2 Routine maintenance, painting or change in copy or lettering of a lawful sign that does not result in modification of the sign structure, location, dimensions or sign type does not require a development permit.

3.3 A development permit application for a sign shall be accompanied by the following additional information unless determine otherwise by the Development Authority:

(a) a description of the proposed sign and a plan drawn to a suitable scale;

(b) photographs or illustration if available;

(c) location of all existing and proposed sign(s) on the site;

(d) the size, height, and other dimensions of the proposed and existing signs, including any supporting structures;

(e) the message content and dimensions of the sign face;

(f) the materials and finish of the proposed sign;

(g) any proposed illumination;

(h) if a sign is to be attached to a building, wall or roof, details regarding the extent of the projection and height.

4 SIGNS NOT REQUIRING A PERMIT

4.1 The following signs, excluding electronic/digital signs and portable signs, do not require a development permit unless determined otherwise by the Development Authority based upon case-specific circumstances:

(a) **Building Contractor Signs** relating to construction in progress on land on which the sign is located, provided all such signs:

(i) are removed within 14 days of the completion of construction;

(ii) do not exceed 32 ft^2 (2.97 m^2) in size;

(iii) do not exceed 1 sign per road frontage.

(b) **Community Service Bulletin Board** erected by the Municipal District of Taber and any notices posted on the bulletin board.

(c) **Election Signs** relating to an upcoming election provided all such signs are removed within 14 days after the completion of the election.

(d) **Incidental Signs** internal to a development relating to parking and loading signage, on-site traffic circulation signage, trespass, safety, instruction, and other similar signage.

(e) **Temporary Sales Signs** (excludes portable signs) relating to sales or events which are displayed upon the premises provided all such signs are:

(i) constructed of paper, canvas, carboard, or other light materials;

(ii) displayed for a period not to exceed 15 consecutive days;

(f) **Real Estate Sales, Lease or Rental Signs** relating to buildings or land to which they are attached, provided all such signs:

(i) are removed within 14 days after the sale or lease of the building or land;

(ii) do not exceed 1 sign per road frontage.

(g) **Statutory and Other Official Notices and Signs** required by the municipal, provincial or federal government.

(h) **Signs** erected by the Municipal District of Taber or the provincial or federal governments.

(i) **Signs on Merchandising Aids** displayed upon the premises provided such signs:

(i) are associated with a commercial or industrial use for which a development permit has been issued, but does not include Home Occupations;

(ii) are not greater than 8 feet (2.44 m) above ground level;

(iii) do not exceed 9 ft^2 (2.74 m^2) in area.

(j) **Signs on extensive agricultural parcels, farm buildings and structures** provided such signs:

(i) identify on-premises agricultural operations or on-premises farm products for sale which do not require a development permit;

(ii) do not exceed 32 ft^2 (3.0 m^2) in area;

(iii) are located within the Rural Agricultural or Rural/Urban Fringe land use districts.

(k) **Warning and Instructional Signs** posted on a fence post relating to trespass, hunting, safety, instruction, or other similar message.

(l) **Window Signs** posted on the interior of the premises of an approved commercial, industrial, or public and institutional use.

(m) **Any other signs** as may be determined by the Development Authority to not require a development permit.

4.2 Notwithstanding section 4.1, signs within 984 ft (300 m) of a provincial highway right-of-way or 0.5 miles (800 m) from the centreline of a provincial highway and a public road intersection may require approval from Alberta Transportation.

5 GENERAL SIGN STANDARDS

5.1 Unless otherwise indicated, all signs shall be located on the premises and limited to advertising or identifying the principal use of the premises and the products and services sold or obtainable on the premises (point-of-sale advertising).

5.2 The location and setbacks of any sign on a parcel of land shall be as required by the Development Authority, except where Alberta Transportation has required a greater standard which shall prevail.

5.3 No sign shall be placed or project within a public roadway or be attached to any object in a public roadway except as may be allowed by the Municipal District of Taber or Alberta Transportation.

5.4 Signs within 984 ft (300 m) of a provincial highway right-of-way or 0.5 miles (800 m) from the centreline of a provincial highway and a public road intersection may require approval from Alberta Transportation in addition to the Development Authority. Notwithstanding approval of a sign by the Development Authority, it shall be the applicant's responsibility to obtain any applicable approvals from Alberta Transportation prior to installation of a sign.

5.5 The location of any sign shall not create a visual of physical obstruction to vehicular or pedestrian traffic, obstruct the vision of or cause confusion with any traffic control sign, signal or device, or create a potential hazard or conflict with rights-of way, easements or routing of any public utility.

5.6 No sign shall be illuminated unless the source of light is steady and does not create a nuisance or a traffic safety hazard.

5.7 Signs shall not be permitted to emit amplified sound or music or employ revolving, flashing or intermittent lights, motion picture, or holography.

5.8 Signs shall be compatible with the general character of the area and surrounding development.

5.9 All signs, including the area around sign structures, shall be maintained in good repair and a safe and tidy manner to the satisfaction of the Development Authority.

5.10 As a condition of approval, the Development Authority may regulate the materials and design of the sign and any other matter to ensure that the sign is suitable in its proposed location.

5.11 When a sign cannot be clearly categorized as one of the sign types as defined in this Bylaw, the Development Authority shall determine the sign type and any and all applicable controls.

5.12 While the Municipal Planning Commission may issue waivers to the sign standards in this Part based upon the merits of the application and/or determine a sign type in accordance with section 5.11, in no circumstance may a prohibited sign be approved.

6 SPECIFIC SIGN LIMITATIONS

6.1 Sign allowances for **Home Occupations** are limited to the provisions in Part 6, Section 14.

6.2 Sign allowances for a **Rural Industrial Class C Use within the Grouped Country Mixed Use District** are at the discretion of the Municipal Planning Commission. Electronic and digital signs are prohibited.

6.3 Signage within the **Hamlet Residential District** is limited to signage associated with an approved home occupation, lodging and boarding house, multi-unit dwelling, row-housing, manufactured home park, parks and open space, places of worship, recreational facilities, supportive housing, and community entrance features. Sign allowances, excepting Home Occupations, are at the discretion of the Municipal Planning Commission and shall be compatible with residential uses.

6.4 Sign allowances for **parks and open space, public recreational facilities, and other similar municipal uses** are at the discretion of the Development Authority in keeping with the intent of the land use district in which the use is located and the surrounding uses.

6.5 **Electronic or digital signs are generally discouraged** but may be approved at the discretion of the Municipal Planning Commission in limited circumstances, except where prohibited. The Municipal Planning Commission may apply standards and regulate such signs as it determines necessary, including luminosity, transition time, interval of operation, and any other matters.

7 USE SPECIFIC SIGN REQUIREMENTS

7.1 **Billboards** are prohibited in all land use districts.

7.2 **Fascia, Canopy, Lawn, and Free-Standing (Class A Signs)** signs are subject to the following unless a waiver is granted by the Municipal Planning Commission:

(a) not more than two Class A signs (combined total) may be allowed on the premises.

(b) Fascia sign:

(i)	maximum sign area:	64 ft^2 (5.95 m^2)

(c) Canopy sign:

(i)	maximum sign area:	limited to extent of window or door
(ii)	minimum vertical clearance:	8 feet (2.44 m) from grade to lowest point of canopy
(iii)	maximum height:	As required by Development Authority
(iv)	maximum projection:	As required by the Development Authority

(v) A canopy sign shall be clad with textile material (e.g., fabric, cloth, vinyl, PVC, canvas).

(vi) Approval of any canopy or awning signage overhanging public land under the sign regulations is conditional upon the owners and/or occupiers of the premises upon which said sign is located entering into an encroachment and hold harmless agreement with the municipality. The agreement may be registered on title.

(d) Lawn sign:

(i)	maximum sign area:	64 ft^2 (5.95 m^2)
(ii)	maximum height:	5 feet (1.52 m)

(e) Freestanding sign:

(i) maximum sign area: 64 ft^2 (5.95 m^2)

(ii) maximum height: 20 ft (6.10 m)

7.3 **Directional and Informational** signs of a permanent or temporary nature may be approved at the discretion of the Development Authority based on the merits of each application in accordance with the standards of this Part.

7.4 **Band Signs** for cluster and comprehensive mall like-development may be approved at the discretion of the Municipal Planning Commission based on the merits of each application and subject to the standards prescribed by the Municipal Planning Commission.

7.5 **Portable Signs** for business, directional and informational, and/or notice purposes may be approved at the discretion of the Development Authority based on the merits of each application providing:

(a) **Portable signs** are **prohibited** in **Grouped Country Residential, Grouped Country Mixed-Use, and Hamlet Residential** land use districts. Portable signs placed by the Municipal District of Taber, the provincial government, or the federal government are exempted.

(b) Portable signs may only be approved on a temporary basis for a period of not more than 60 days in one calendar year, except where the portable sign is being used to advertise the business located on the same parcel the portable sign is located, in which case it may be approved on a permanent basis at the discretion of the Municipal Planning Commission.

(c) The Development Officer may approve a portable sign on a temporary basis in accordance with subsection (b) and not to exceed 1 temporary portable sign per premises.

(d) A portable sign approved on a permanent basis under subsection (b) is subject to the maximum number of signs stipulated under section 7.2 (a).

(e) The copy area, maximum height and maximum width of portable signs are as prescribed by the Development Authority.

7.6 **Other Sign Types** for business, directional and informational, and/or notice purposes may be approved at the discretion of the Municipal Planning Commission as authorized in sections 5.11 and 5.12.

PART 8
Wind Energy Conversion Systems

PART 8: WIND ENERGY CONVERSION SYSTEMS

1 DEFINITIONS

1.1 The following definitions apply to this Part:

(a) **Blade** means an element of a Wind Energy Conversion Systems' (WECS) rotor which acts as a single airfoil, thereby extracting kinetic energy directly from the wind.

(b) **Blade Clearance** is in reference to a horizontal axis rotor, the distance from grade to the bottom of the rotor's arc.

(c) **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.

(d) **Over Speed Control** means a device which prevents excessive rotor speed.

(e) **Rotor's Arc** means the largest circumferential path traveled by a WECS' blade.

(f) **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.

(g) **Towers** means the structure which supports the rotor above grade.

(h) **Vertical Axis Rotor** means a wind energy conversion system where the rotor is mounted on an axis perpendicular to the earth's surface.

2 GENERAL REQUIREMENTS

Information Requirements

2.1 All development applications for a WECS may be required to be accompanied by the following additional information if determined necessary by the Development Authority:

(a) an accurate site plan showing and labeling the information outlined in this section, the location of overhead utilities on or abutting the subject lot or parcel, setbacks from nearest dwellings, and setbacks to property lines;

(b) an analysis of the visual impact of the project, especially with respect to the scenic qualities of the MD of Taber landscape. The analysis will include the cumulative impact if other WECS are in the area and the impact of overhead transmission lines;

(c) scale elevations or photographs of the proposed WECS showing total height, tower height, rotor diameter, and colour;

(d) the manufacturer's specifications indicating:

(i) the WECS rated output in megawatts;

(ii) safety features and sound characteristics;

(iii) type of material used in tower, blade, and/or rotor construction;

(e) an analysis of the potential for noise, both at the site of the installation and at the boundary of the property containing the development – Provincial Noise Standards must be met;

(f) specifications on the foundations and/or anchor design, including location and anchoring of any guy wires;

(g) the results of the public consultation process undertaken by the developer;

(h) the status of the applicant's circulation to Nav Can, Transport Canada, Alberta Utilities Commission and any other government departments required for provincial approval;

(i) any information regarding general public safety;

(j) any impacts to the local road system including required approaches from public roads having regard to MD of Taber standard;

(k) a plan outlining how the site will be decommissioned and reclaimed;

(l) identification of any sensitive, environmental, historical, or topographical features which may be present on the parcel and accompanying professional reports and proposed mitigating measures, as applicable;

(m) preliminary site grading/drainage plan and site construction/grading plan;

(n) construction traffic management plan, including proposed materials haul route, estimated employee trips (types and duration during construction and post-construction), parking/staging areas;

(o) emergency management plan, including fire response plan and landowner and neighbour emergency response plan;

(p) revegetation and weed management plan that addresses both the construction period and the projected life span of the development;

(q) soils management/conservation and erosion control plan during the period of construction and post-construction;

(r) environmental assessment review prepared by a qualified professional and/or other studies and reports to demonstrate site suitability;

(s) any additional information deemed necessary by the Development Authority to assess suitability of the proposed development.

2.2 A separate development permit application shall be submitted for each titled parcel upon which a WECS is proposed unless determined otherwise by the Development Authority.

Setbacks

2.3 A WECS shall comply with all the setbacks that govern the principal use in the district in which it is located and the setbacks stipulated in this section.

2.4 A WECS shall be located so that the horizontal distance measured at grade from the tower to any property boundary, including a property boundary fronting a public road (both developed and undeveloped road allowances) is at least the total height of the WECS measured from the ground to the highest point of the rotor's arc.

2.5 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.

2.6 Where, in the opinion of the Municipal Planning Commission the setbacks referred to in section 2.4 and 2.5 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.

2.7 In the case of multiple WECS, setbacks may be increased depending upon the number of WECS in a group and the prominence of the location.

2.8 Meteorological (MET) towers associated with a wind energy conversion system project are subject to the setback requirements in Part 6, Section 16.

Minimum Blade Clearance

2.9 The minimum vertical blade clearance from grade shall be 25 feet (7.62 m) for a WECS employing a horizontal axis rotor unless otherwise required by the Municipal Planning Commission.

Tower Access and Safety

2.10 To ensure public safety, the Municipal Planning Commission may require that:

(a) a security fence with a lockable gate shall surround a WECS tower not less than 6 feet (1.83 m) in height if the tower is climbable or subject to vandalism that could threaten tower integrity;

(b) no ladder or permanent tower access device shall be located less than 12 feet (3.66 m) from grade;

(c) a locked device shall be installed on the tower to preclude access to the top of the tower;

(d) all of the above be provided or such additional safety mechanisms or procedures be provided as the Municipal Planning Commission considers reasonable and appropriate;

(e) the use of tubular towers, with locked door access, will preclude the above requirements.

Transmission Lines

2.11 All powerlines on the site of the approval to the substation or grid shall be underground except where the Municipal Planning Commission approves overhead installation.

Colour and Finish

2.12 Unless otherwise required by the Municipal Planning Commission, 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 Development Authority.

2.13 No lettering or advertising shall appear on the towers or blades. In other parts of the WECS, the only lettering will be the manufacturer's identification or municipal symbol.

Number of WECS

2.14 Two or more WECS on a parcel or lot will be considered a multiple WECS (multi-WECS) for the purposes of this Bylaw.

2.15 The Municipal Planning Commission may approve multi-WECS on a case-by-case basis having regard for:

(a) proximity to other immediate land uses;

(b) density of WECS;

(c) underlying utilities;

(d) information received through the circulation process and at the development hearing; and

(e) any other matters deemed relevant by the Municipal Planning Commission.

2.16 Prior to the Municipal Planning Commission making a decision on a development application for a multi-WECS, the applicant shall provide copies of any responses, reports, comments, and approvals as requested by the Development Authority from:

(a) Alberta Utilities Commission

(b) Transport Canada

(c) Navigation Canada

(d) Alberta Culture

(e) Alberta Environment

(f) Alberta Transportation

(g) STARS

(h) HALO

(i) Any others as requested by the Development Authority

3 DECOMMISSIONING

3.1 When a decommissioning plan is required, the applicant shall provide a plan outlining how the site will be decommissioned and reclaimed to the site's predevelopment state. The decommissioning plan shall address and include:

(a) decommissioning/reclamation of footings, pads, wires; and other associated equipment and infrastructure;

(b) decommissioning/reclamation of roads, driveways, pathways, and other similar disturbances;

(c) containment of hazardous materials;

(d) haul routes for disposal of materials;

(e) timeline for completion of decommissioning plan;

(f) financial security for implementation of decommissioning; and

(g) any other matters required by the Municipal Planning Commission.

4 CONDITIONS OF APPROVAL FOR MULTI-WECS

4.1 As a condition of development permit approval for a multi-WECS, the Municipal Planning Commission should consider, in addition to any other conditions either stipulated or as authorized under this Part or any other Parts of this Bylaw, conditions as deemed appropriate related to the following:

(a) require a pre-disturbance site assessment to be filed with the municipality prior to commencement of construction of the project;

(b) require that the applicant, developer, operator, and/or landowner be responsible for controlling invasive plants and vegetation in accordance with the *Alberta Weed Control Act* and any applicable municipal bylaws and shall be responsible for implementing and complying with approved weed control and management measures during construction and post-construction to the satisfaction of the Municipal District of Taber in accordance with a vegetation and weed management plan approved by the municipality;

(c) stipulate grading, stripping, stockpile, and soil erosion control measures, including the requirement to establish an approved ground cover prior to construction, and require that the applicant, developer, operator, and/or landowner be responsible for preventing soil loss and deterioration from taking place in accordance with the *Alberta Soil Conservation Act* and shall be responsible for adhering to approved soils management and erosion control measures during construction and post-construction to the satisfaction of the Municipal District of Taber in accordance with a soils management and erosion control plan approved by the municipality.

(d) require that surface drainage be adequately addressed and accounts for impacts associated with the development, including any access roads within the development area;

(e) require that, should the developer propose alteration, retooling or repowering of an existing multi-WECS project where the equipment has changed from the original approval, the developer shall apply for a new development permit;

(f) require that a proximity warning system be installed which will reduce the extent of light pollution emanating from the project, including but not limited to, a passive radar sensor system that is able to use radio frequencies to determine if there is an aircraft in the vicinity, its distance, position, and velocity; and

(g) require a security deposit be posted during the construction period in a form and amount determined appropriate by the Municipal Planning Commission to ensure that soil management/conservation and erosion and weed control are adequately provided in accordance with the municipally approved revegetation and weed management plan and soils management/conservation/erosion control plan:

(i) Upon notification by the developer, operator, and/or landowner to the municipality that the completion of construction has occurred and a request for return of the security deposit has been made, the municipality will conduct a site inspection of the lands and may hire a professional consultant at the developer, operator, and/or landowner's cost, to verify the establishment of a suitable ground cover that will prevent further erosion of the lands subject to the development and the soils management/conservation/erosion plan and weed control plan have been implemented accordingly.

(ii) The security deposit funds will be released with no interest paid upon confirmation that the soils management/conservation/erosion control and weed conditions have been completed to the satisfaction of the municipality and there are no soil or erosion issues, mitigation orders, remedial measure orders, notices or violations that are outstanding or unresolved.

(h) any other measures to ensure suitability, compatibility and to mitigate potential impacts.

PART 9

Solar Energy Systems

PART 9: SOLAR ENERGY SYSTEMS

1 DEFINITIONS

1.1 Definitions

(a) **Solar Energy System Class A** means a photovoltaic system using solar panels to collect solar energy from the sun and convert it to electrical, mechanical, thermal, or chemical energy with a total generating capacity of less than 150 kw. This use includes both stand-alone systems not connected to the interconnected electric system and systems connected to the interconnected electric system.

(b) **Solar Energy System Class B** means a photovoltaic system using solar panels to collect solar energy from the sun and convert it to electrical, mechanical, thermal, or chemical energy with a total generating capacity of at least 150 kw but no greater than 5 MW. This use includes both stand-alone systems not connected to the interconnected electric system and systems connected to the interconnected electric system.

(c) **Solar Energy System Class C** means a system using solar technology to collect energy from the sun and convert it to electrical, mechanical, thermal, or chemical energy that is directed into the provincial electrical grid transmission or distribution system primarily intended for off-site consumption or commercial sale, or a solar energy system that does not meet the definition of Class A Solar Energy System or Class B Solar Energy System.

2 SOLAR ENERGY SYSTEM CLASS A

2.1 Development permit applications for a Class A Solar Energy System shall be accompanied by the following additional information:

(a) manufacturer's specifications for system design and rated output (total generating capacity);

(b) orientation of the solar panels;

(c) for panels mounted to the roof of a building or ancillary structure or affixed to the wall of a building or ancillary structure, a description of how the panels are to be mounted or affixed, maximum projection from roof or wall, and structural capacity of the building/wall to support the proposed development;

(d) for free-standing solar panels, a description of the proposed ground mount design and minimum clearance and maximum height from existing grade.

2.2 Solar panel installations may be affixed to a principal and/or ancillary building wall (wall-mount), mounted to the roof of a principal and/or ancillary building (roof-mount), or mounted to the ground as a free-standing structure (ground-mount). The maximum number of solar panel installations per parcel may be regulated by the Development Authority.

2.3 All solar panel installations must be located such that they do not create undue glare on neighbouring parcels or public roadways.

2.4 Setback requirements are as prescribed in the applicable land use district. In the Hamlet land use districts, ground-mount solar panels are subject to ancillary building and structure setbacks.

2.5 Solar panels mounted to a roof:

(a) may project a maximum of 5 feet (1.52 m) from the surface of the roof subject to the maximum height requirements of the applicable land use district; and

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

2.6 Solar panels mounted to a wall:

(a) may project a maximum of 5 feet (1.52 m) 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

(b) may project a maximum of 2 feet (0.61 m) from the surface of the wall when the wall faces the front, secondary front or side property line, subject to the setback requirements of the applicable land use district.

2.7 Solar panels mounted to the ground:

(a) must provide sufficient minimum clearance from grade for vegetation and weed management and erosion control measures;

(b) are subject to the ancillary building height requirements where prescribed within a district, or 20 feet (6.10 m) where an ancillary building height requirement is not prescribed.

3 SOLAR ENERGY SYSTEM CLASS B

3.1 Development permit applications for a Class B solar energy system shall be accompanied by the following additional information:

(a) manufacturer's specifications for system design and rated output (total generating capacity);

(b) orientation of the solar panels;

(c) for panels mounted to the roof of a building or ancillary structure or affixed to the wall of a building or ancillary structure, a description of how the panels are to be mounted or affixed, maximum projection from roof or wall, and structural capacity of the building/wall to support the proposed development;

(d) for ground-mount solar panels, a description of the proposed ground mount design and minimum clearance and maximum height from existing grade;

(e) any additional information deemed necessary by the Development Authority to assess suitability of the proposed development, including any additional information requirements prescribed in section 4.2 for a Class C Solar Energy System.

3.2 Solar panel installations may be affixed to a principal and/or ancillary building wall (wall-mount), mounted to the roof of a principal and/or ancillary building (roof-mount), or mounted to the ground as a free-standing structure (ground-mount). The maximum number of solar panel installations per parcel may be regulated by the Development Authority.

3.3 Roof-mount and wall-mount solar panel installations are subject to the standards in section 2.5 and 2.6 - Solar Energy System Class A.

3.4 Setbacks for ground-mount solar panels are as follows:

(a)	Public Roadway Setback:	As prescribed in the applicable land use district
(b)	Setbacks from all other property lines:	20 feet (6.1 m) or as may be required by the Municipal Planning Commission

3.5 The minimum clearance from grade and the maximum height of ground-mount solar panels may be regulated by the Municipal Planning Commission.

3.6 Ground-mount Class B Solar Energy Systems are also subject to the use-specific development standards in sections 4.4 and 4.8, Section 5 Solar Energy System Decommissioning – Class B and Class C, and Section 6 Solar Energy System Conditions of Approval Class B and Class C.

4 SOLAR ENERGY SYSTEM CLASS C

Preapplication Requirement

4.1 Prior to submitting a development permit application for a Solar Energy System Class C development, the applicant shall:

(a) Schedule a pre-application meeting with the MD of Taber Planning and Development Department to discuss the proposed development and review municipal requirements. Applicants are encouraged to schedule the pre-application meeting prior to submitting an application to the Alberta Utilities Commission.

(b) Host a public information meeting to solicit the views of the public regarding the proposed development, which meets the following criteria:

(i) direct notification of the meeting is provided to landowners within a 2 mile (3.2 km) radius of the project boundary;

(ii) direct notification of the meeting is provided to the Municipal District of Taber;

(iii) notification is provided at least 21 days prior to the meeting.

Development Permit Application Requirements

4.2 Development permit applications for a Solar Energy System Class C, shall be accompanied by the following additional information, unless determined otherwise in accordance with section 4.3:

(a) 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, operations and pursuits, including irrigation operations; potential visual impacts, including the estimated reflection value of solar collectors; and consistency with the policies of the Municipal Development Plan;

(b) a detailed site plan including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 985 feet (300 m) of the property line of the proposed development;

(c) detailed information about the system type, number of structures, height of structures, minimum clearance from grade, anchor structures (e.g., screw piles, concrete footings, etc), the energy process and rated output;

(d) identification of any sensitive, environmental, historical, or topographical features which may be present on the parcel and accompanying professional reports and proposed mitigating measures, as applicable;

(f) preliminary site grading/drainage plan and a site construction/grading plan;

(g) information regarding general public safety and security measures, including site fencing;

(h) construction traffic management plan, including proposed materials haul route, estimated employee vehicle trips, (types and duration during construction and post-construction), parking/staging areas, and any potential impacts to public roads;

(i) emergency management plan, including fire response plan and landowner and neighbour emergency response;

(j) revegetation and weed management plan that addresses both the construction period and the projected lifespan of the development;

(k) soils management/conservation and erosion control plan including:

  (i) a detailed description of any proposal to disturb, displace, remove, relocate, move, strip, undermine, affect, stockpile, etc., topsoil or ground cover on the site during the construction period and the rationale or need for doing so,

  (ii) site plan delineating areas of topsoil or groundcover to be disturbed, displaced, removed, relocated, moved, stripped, undermined, affected, stockpiled, etc., during the period of construction, including estimated acreage of affected areas and stockpile volumes and detailed information on how and where stripped soils will be stockpiled, and

  (iii) detailed description of the soil management/conservation practices and erosion control measures proposed to mitigate the impacts associated with wind and water for the period of both construction and post-construction, including specifics on how blowing soil will be managed during winds which are prevalent in the MD of Taber.

(l) decommissioning and reclamation plan;

(m) a summary of public consultation completed to date, including a detailed report of the comments received at the public information meeting required under section 4.1(b).

(n) if required by the Development Authority, an Environmental Assessment Review prepared by a qualified professional and/or other studies and reports to demonstrate site suitability and impact mitigation; and

(o) any additional information deemed necessary by the Development Authority to assess suitability of the proposed development.

4.3 The Development Authority may exempt an applicant from one or more of the application requirements in section 4.2 where the applicant can demonstrate the solar energy system does not exceed 10 MW and qualifies for a Checklist Application in accordance with applicable AUC legislation, or where the Development Authority is satisfied that a decision can be properly made without such information.

Use-Specific Development Standards

4.4 The applicant shall comply with the following criteria when selecting a proposed site for a Class B Solar Energy System and Class C Solar Energy System development:

(a) use of poor agricultural land, cut-off parcels, and dry corners is desired;

(b) use of irrigated land (land with irrigation rights that has, or could contain, irrigation system infrastructure) and high quality agricultural land shall be avoided unless determined otherwise by the Municipal Planning Commission;

(c) environmentally sensitive and environmentally significant areas, including wetlands, should be avoided.

4.5 Class C Solar Energy Systems shall not be located within 985 feet (300 m) of:

(a) a dwelling; or

(b) land zoned Grouped Country Residential, Grouped Country Mixed-Use, or Hamlet Residential;

unless the impacted landowner(s) consents to a lesser setback distance in writing. A copy of the written consent(s) shall be submitted with the development permit application.

4.6 The setback requirement in section 4.5:

(a) is measured from the proposed solar energy system development area, including any access roads and buildings, to:

(i) the closest point of the dwelling; or

(ii) the nearest property line for land zoned Grouped Country Residential, Grouped Country Mixed-Use, or Designated Hamlet Residential.

(b) does not apply to approval of a dwelling or designation of land to Grouped Country Residential, Grouped Country Mixed-Use, or Designated Hamlet Residential within 985 feet (300 m) of an approved Class C Solar Energy System, as the setback provision is not reciprocal for residential development.

4.7 Setbacks for a Class C Solar Energy System are as follows:

(a)	Public Roadway Setback:	As prescribed in the applicable land use district
(b)	Setbacks from all other property lines:	100 feet (30.48 m)

(c) A greater setback than that prescribed in subsections (a) and (b) may be required depending on site specific circumstances to mitigate the impact to a residence, building, public roadway, adjacent land use, drainage, regionally significant areas, or other considerations at the discretion of the Municipal Planning Commission.

(d) Consolidation of parcels as a condition of development approval where panels and infrastructure are proposed to cross parcel boundaries or quarter section lines will be required.

4.8 In addition to the site and servicing requirements, development standards and other criteria of the applicable land use district, and any other relevant provisions of the Land Use Bylaw, the following development standards are applicable to Class B Solar Energy Systems and Class C Solar Energy Systems:

(a) surface drainage and erosion control must be adequately addressed and account for impacts associated with the impervious nature of the collectors;

(b) screening and/or increased setbacks should be considered in the site design to minimize visual impacts of the proposed development;

(c) spacing between solar collectors must provide adequate access for firefighting of both vegetation and electrical fires;

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

5 SOLAR ENERGY SYSTEM DECOMMISSIONING – CLASS B AND CLASS C

5.1 When a decommissioning plan is required, the applicant shall provide a plan outlining how the site will be decommissioned and reclaimed to the site's predevelopment state. The decommissioning plan shall address and include:

(a) decommissioning/reclamation of racking, solar collectors, footings, pads, wires, and other associated equipment and infrastructure;

(b) decommissioning/reclamation of roads, driveways, pathways, and other similar disturbances;

(c) containment of hazardous materials;

(d) haul routes for disposal of materials;

(e) timeline for completion of decommissioning plan;

(f) financial security for implementation of decommissioning; and

(g) any other matters required by the Municipal Planning Commission.

6 SOLAR ENERGY SYSTEM CONDITIONS OF APPROVAL CLASS B AND CLASS C

6.1 In addition to any other conditions either stipulated or as authorized in this Part or any other Part of this Bylaw, a development proposal for any Class B Solar Energy System or Class C Solar Energy System may be subject to conditions of development permit approval, at the discretion of the Development Authority, which:

(a) require a pre-disturbance site assessment to be filed with the municipality prior to commencement of construction of the project;

(b) require that the applicant, developer, operator, and/or landowner be responsible for controlling invasive plants and vegetation in accordance with the *Alberta Weed Control Act* and any applicable municipal bylaws and shall be responsible for implementing and complying with approved weed control and management measures during construction and post-construction to the satisfaction of the Municipal District of Taber in accordance with a vegetation and weed management plan approved by the municipality;

(c) stipulate grading, stripping, stockpile, and soil erosion control measures, including the requirement to establish an approved ground cover prior to construction, and require that the applicant, developer, operator, and/or landowner be responsible for preventing soil loss and deterioration from taking place in accordance with the *Alberta Soil Conservation Act* and shall be responsible for adhering to approved soils management and erosion control measures during construction and post-construction to the satisfaction of the Municipal District of Taber in accordance with a soils management and erosion control plan approved by the municipality;

(d) ensure surface drainage and erosion control adequately address and account for impacts associated with the impervious nature of the solar collectors;

(e) require that surface drainage shall be adequately addressed and accounts for impacts associated with the development, including any access roads within the development area and impervious surface of solar panels;

(f) regulate the minimum clearance of solar collectors from grade to facilitate and maintain growth of perennial vegetation to prevent soil erosion;

(g) regulate spacing between solar collectors to provide adequate access for firefighting of both vegetation and electrical fires;

(h) restrict the location, height and type of fencing used for the site;

(i) require a security deposit be posted during the construction period for a Class B Solar Energy System in a form and amount determined appropriate by the Municipal Planning Commission, and for a Class C Solar Energy System in a form and amount no less than $50,000 per quarter section to a maximum amount determined appropriate by the Municipal Planning Commission, to ensure that soil management/conservation and erosion and weed control are adequately provided in accordance with the municipally approved revegetation and weed management plan and soils management/conservation/erosion control plan:

    (i) Upon notification by the developer, operator, and/or landowner to the municipality that the completion of construction has occurred and a request for return of the security deposit has been made, the municipality will conduct a site inspection of the lands and may hire a professional consultant at the developer, operator, and/or landowner's cost, to verify the establishment of a suitable ground cover that will prevent further erosion of the lands subject to the development and the soils management/conservation/erosion plan and weed control plan have been implemented accordingly.

(ii) The security deposit funds will be released with no interest paid upon confirmation that the soils management/conservation/erosion control and weed conditions have been completed to the satisfaction of the municipality and there are no soil or erosion issues, mitigation orders, remedial measure orders, notices or violations that are outstanding or unresolved.

(j) any other measures to ensure suitability, compatibility and to mitigate potential impacts.

PART 10

Antenna Systems Siting Protocol

PART 10:
ANTENNA SYSTEMS SITING PROTOCOL (TELECOMMUNICATION, RADIOCOMMUNICATION AND BROADCASTING ANTENNA SYSTEMS)

1 PURPOSE

This Part serves as the protocol for the installation and modification of telecommunication, radiocommunication, and broadcasting antenna systems (antenna systems) in the Municipal District of Taber. The protocol establishes the procedural standard for public participation and consultation that applies to proponents of antenna systems and identifies the Municipal District of Taber's preferred development and design standards.

2 APPLICABILITY

The federal Minister of Innovation, Science and Economic Development Canada (ISED) is the approval authority for the development and operation of antenna systems, pursuant to the *Radiocommunication Act*. ISED 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 ISED.

The local protocol established in this Part applies to any proposal to install or modify a telecommunication, radiocommunication or broadcast antenna system (antenna systems) within the Municipal District of Taber which is not excluded from the consultation requirements established by ISED in Client Procedures Circular CPC-2-0-03 [or subsequent/amended publications]. Proponents of excluded antenna systems are nevertheless encouraged to contact the Municipal District of Taber 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 Part.

2.1 **Antenna Systems Siting Protocol Exclusion List**:

(a) ISED 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. ISED'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 Part 10 Telecommunication, Radiocommunication and Broadcasting Antenna Systems Siting Protocol of the Municipal District of Taber Land Use Bylaw No. 2011. The excluded installations currently are:

(i) **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.

(ii) **Existing antenna systems:** maintenance of an existing antenna system; and 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. 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. 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 49 feet (15 m) above ground level operated by telecommunications carriers, broadcasting undertakings or third party tower owners.

(iii) **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%.

(iv) **Temporary antenna systems:** used for special events or emergency operations and must be removed within three months after the start of the emergency or special event.

(b) Proponents, who are not certain if their proposed structure is excluded, or whether consultation may still be prudent, are advised to contact the Municipal District of Taber or ISED for guidance.

3 MUNICIPAL REVIEW AND ISSUANCE OF CONCURRENCE OR NON-CONCURRENCE

3.1 The Municipal District of Taber's Municipal Planning Commission shall be responsible for reviewing and issuing municipal concurrence or non-concurrence for all antenna systems proposals within the Municipal District of Taber which are not excluded under section 2.1 of this Part.

3.2 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 Part, applicable policies of the Municipal District of Taber Municipal Development Plan, and consideration of comment received during the public consultation process (Section 7 of this Part) 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 Municipal Planning Commission 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 Municipal Planning Commission describing the reasons for the decision.

3.3 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

4.1 Except as provided in section 4.2, the Municipal Planning Commission will issue a decision of either concurrence or non-concurrence within 40 days of receiving a complete application package.

4.2 The 40 day processing time period may be extended by the proponent or the Municipal District of Taber, through mutual consent.

5 DEVELOPMENT AND DESIGN STANDARDS

5.1 The Municipal District of Taber requests that the following antenna systems development and design standards be adhered to:

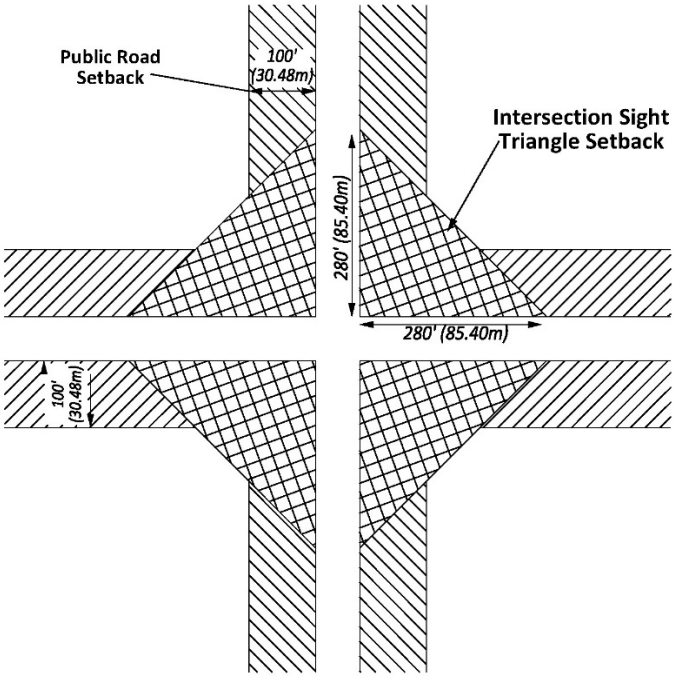
(a) Co-utilization of existing antenna systems is the preferred option within the Municipal District of Taber and is encouraged whenever feasible. The Municipal District of Taber recognizes that while this is the preferred option, co-utilization of existing antenna systems is not always possible.

(b) Public Roadway Setbacks

(i) Rural:

In order to facilitate future widening/service road dedication and reduce potential snow drifting/sight restrictions, an antenna system, excluding any guy wires or other similar support mechanisms, will be placed no closer than 100 ft (30.48m) from the property line abutting a rural road (includes undeveloped road allowances) and outside of the 280 ft (85.4 m) intersection sight triangle, as illustrated in the Figure 7. A lesser setback may be considered at the discretion of the Municipal Planning Commission on a site-specific basis. A greater setback may be required based upon site specific conditions.

Figure 7 – Rural Roadway Setbacks



(ii) Hamlet:

An antenna system, including any guy wires or other similar support mechanisms, proposed within a hamlet will be placed no closer than 25 feet (7.62 m) from the property line abutting a public road (includes undeveloped road allowances). A lesser setback may be considered at the discretion of the Municipal Planning Commission on a site-specific basis. A greater setback may be required based upon site specific conditions.

(iii) Localities:

An antenna system proposed within a Locality may be subject to the rural or hamlet public road setback requirements as determined appropriate by the Municipal Planning Commission.

(c) Locational Criteria

(i) Antenna systems will maintain an adequate setback from coulees and steep slopes, consistent with the setback requirements in Part 4, Section 10 Setbacks from Coulees, Steep Slopes and Waterbodies.

(ii) Proponents will consult the Municipal District of Taber Municipal Development Plan, to determine whether the proposed location of the antenna system is within an identified environmentally significant area. If the proposed site of the antenna system is located within an identified environmentally significant area the proponent will submit documentation to the Development Authority demonstrating site suitability.

(iii) Antenna system setbacks from internal property lines not fronting a public road are as determined by the Municipal Planning Commission.

(d) Lighting and Signage

(i) Aerial crop spraying is a regular occurrence in the Municipal District of Taber and vital to the Municipal Development Plan goal of supporting agricultural pursuits. While aerial crop sprayers are encouraged to undertake comprehensive site reconnaissance, it is the preference of the Municipal District of Taber that all antenna systems be lighted and marked as follows, regardless of any Transport Canada or Nav Canada exemptions, to help minimize aeronautical hazard:

i. the antenna be marked with alternating bands of aviation orange and white paint or other approved Transport Canada colour combinations;

ii. the top of the antenna be lit with a flashing strobe light or other Transport Canada approved lighting; consideration may be given to lighting alternatives where the proposed development is within proximity of higher density residential development or other developed areas including towns, hamlets and localities;

iii. the antenna guy wires (or other similar support cables, lines or wire) be marked with aviation balls or other Transport Canada approved markers.

(ii) Proponents for antenna structures which are visible from higher density residential or other developed areas, including towns, hamlets and localities may be requested to employ innovative design measures to mitigate the visual impact of these structures, including stealth structure options for compatibility with surrounding development and/or lands.

(iii) The placement of signage on antenna systems is not permitted, except where required by applicable federal agencies.

(e) Site Security

(i) Proponents for antenna structures will incorporate appropriate site security measures to prevent public access to the structure.

6 APPLICATION SUBMITTAL REQUIREMENTS

6.1 Proponents are encouraged to contact the Municipal District of Taber in advance of making their submission to obtain information about the Municipal District's Antenna Systems Siting Protocol and identify any preliminary issues or concerns.

6.2 The following application package shall be submitted to the Municipal District of Taber for consideration of a proposed antenna system:

(a) a completed development permit application, including site plan (refer to Appendix A);

(b) the prescribed fee;

(c) a description of the type and height of the proposed antenna system and any guy wires or other similar support mechanisms (e.g., support cables, lines, wires, bracing);

(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 1,640 feet (500 metres) 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.

6.3 Where buildings, structures or uses are proposed in addition to the antenna system, the requirements of Part 1, Section 35 Development Permit Application Requirements are applicable.

7 NOTIFICATION AND PUBLIC CONSULTATION PROCESS

7.1 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 hearing to be held during a meeting of 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 hearing date;

(c) post a notice of the development hearing in a newspaper in accordance with Part 1, Section 45 Development Hearing Notification Requirements of the Land Use Bylaw; and

(d) notify persons likely to be affected by the proposal of the development hearing date in accordance with Part 1, Section 45 Development Hearing Notification Requirements of the Land Use Bylaw, including:

(i) landowners within half a mile (805 m), or other distance as may be determined by the Municipal Planning Commission, of the proposed antenna system;

(ii) any review agencies deemed affected, as determined by the Development Authority, and affected municipalities in accordance with an applicable Intermunicipal Development Plan;

(iii) any other persons deemed affected, as determined by the Development Authority.

7.2 The proponent or a representative 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.

PART 11
Defintions

PART 11: DEFINITIONS

A

Abattoir and Animal Processing Plants means a development where animals are slaughtered and prepared for distribution. The use may include the confinement and slaughtering of live animals, processing, packing, treating, storage, and sale of the product on the premises.

Addition means any construction that increases the size of a building or structure in terms of site coverage, height, length, width, or gross floor area. Additions to existing buildings are classified based on the proposed use of the addition and/or existing use of the building, as applicable and subject to the applicable standards of this Bylaw.

Agricultural Buildings and Structures, Class A means a building or structure located on a parcel greater than 40 acres and associated with and generally essential to a Primary Agricultural Operation and/or Extensive Agriculture. Such buildings and structures may include but are not limited to the following: machine sheds, storage sheds, granaries, grain bins, silos, shops, corrals, pens, and other accessory farm structures. This use does not include Apiaries, Grain Elevators, sugar beet loading stations, and Commodity Storage Buildings - Agricultural Produce (e.g., potato storage warehouses, onion storage warehouses), which are separately classified as Primary Agriculture Class A.

Agricultural Buildings and Structures, Class B means a building or structure located on a parcel that is 40 acres or less in area and associated with and generally essential to a Primary Agricultural Operation and/or Extensive Agriculture. Such buildings and structures may include but are not limited to the following: machine sheds, storage sheds, granaries, grain bins, silos, shops, corrals, pens, and other accessory farm structures. This use does not include Apiaries, Grain Elevators, sugar beet loading stations, and Commodity Storage Buildings (e.g., potato storage warehouses, onion storage warehouses) which are separately classified as Primary Agriculture Class A.

Agricultural Labour Housing means one or more Dwelling Units which, in the opinion of the Development Authority, is provided by an agricultural employer for the purposes of occupancy by a person, and their relations, who is employed in the employer's agricultural operation. See also Employee Housing.

Agricultural Land – see Land, Agricultural

Agriculture, Extensive means the production of crops and/or livestock by the extensive cultivation or open grazing of existing titles or proposed parcels usually greater than 160 acres (64.8 ha) on dryland or 80 acres (32.4 ha) on irrigated land.

Agritourism means a development for a tourist-oriented activity, event, service and/or facility that is part of an agricultural operation that promotes the products grown, raised and/or processed on that agricultural operation. Agritourism may include wineries, micro-distilleries, or microbreweries.

Airport means any areas of land designed or set aside for the landing and take off of commercial and private aircraft, including all necessary facilities for the housing and maintenance of aircraft.

Airstrip means the use of land where airplanes operate without regular airport facilities to accommodate private airplane use.

Alberta Safety Codes means the code, regulations, standards, and body of rules applicable within Alberta regulating among other things building, electrical systems, elevating devices, gas systems, plumbing or private sewage disposal systems, pressure equipment, fire protection systems and equipment, barrier free design and access in accordance with the *Safety Codes Act*.

Ancillary Buildings and Structures means a building or structure which is separate from the principal building on the lot on which both are located, and the use of which the Development Authority decides is normally subordinate and incidental to that of the principal building. Also called an accessory building or structure.

Ancillary Residential Buildings and Structures, Class A means a building or structure 2,400 ft^2 (222.97 m^2) or less, in size, which is separate from the principal building on the lot on which both are located, and the use of which the Development Authority decides is normally subordinate and incidental to and customarily found in connection with a residential use.

Ancillary Residential Buildings and Structures, Class B means a building or structure greater than 2,400 ft^2 (222.97 m^2) in size, which is separate from the principal building on the lot on which both are located, and the use of which the Development Authority decides is normally subordinate and incidental to and customarily found in connection with a residential use.

Ancillary Use means a use of a building, structure, or land which the Development Authority determines is normally subordinate or incidental to the principal use of land or buildings the site on which it is located.

Animal Care and Boarding means a development for the boarding, breeding, care, temporary accommodation, and/or medical treatment of animals including domestic animals and livestock. This use may include kennels, veterinary clinics, animal shelters, animal training facilities, and domestic pet animal breeding.

Antenna System(s) means telecommunication, radiocommunication or broadcasting antenna and the mast, tower or other antenna supporting structure (such as, but not limited to, a building, streetlight, spire, or utility pole) to which the antenna is attached and includes any guy wires or other similar mechanisms used to support the antenna systems (e.g. support lines, cables, wires or braces).

Antenna, Telecommunication, Radiocommunication or Broadcasting means a device regulated pursuant to the *Radiocommunication Act* requiring approval by the federal government, which is used to receive and/or transmit radio-frequency signals, microwave signals or other communications energy transmitted from or to be received.

Apiary means a collection of beehives, which are permanent structures related to the raising and keeping of bees for commercial purposes.

Approach means the area of the public road right-of-way located between the roadway and the property adjacent to the public right-of-way that is intended to provide access for vehicles from the roadway to the adjacent property.

Approved Use means a use of land and/or buildings for which a development permit has been issued.

Area Structure Plan means a framework adopted by bylaw in accordance with MGA, as a statutory plan, for the subsequent subdivision and development of an area of land which typically describes the sequence of development, land uses proposed, population density, location of major transportation routes, and public utilities and other matters Council considers necessary.

B

Brewery/Distillery means a development where beer, wine, spirits, and other alcoholic beverages are commercially manufactured and may have areas and facilities for the storage, packaging, bottling, canning, and shipping of the products. The retail sale and consumption of products on the premise is not permitted. See also Industrial Class B, Rural.

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 the average natural grade of a lot, as determined by the Development Authority, 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 smokestack, a fire wall or other similar structure as determined by the Development Authority.

Building, Moved-In means a previously occupied/used conventional, site-built building, which is physically removed from one site, transported, and re-established on another site for use, but does not include Moved-In Dwellings.

Building, Principal means a building which, in the opinion of the Development Authority:

(a) occupies the major or central portion of a lot;
(b) is the chief or main building on a lot; or
(c) constitutes, by reason of its use, the primary purpose for which the lot is used.

Bus Depot means a transit terminal for the loading and unloading of passengers, and the accessory transportation of limited goods.

Bylaw means the Land Use Bylaw of the Municipal District of Taber.

Bylaw Enforcement Officer means the person or persons appointed as a bylaw enforcement officer for the Municipal District of Taber under the provisions of the *Municipal Government Act*, a member of the Royal Canadian Mounted Police, and a sworn police officer of the Taber Police Service.

C

Campground means a development of land for a range of overnight accommodation, from tenting to serviced trailer sites, including accessory facilities which support the use, such as administration offices, laundry facilities, washrooms, support recreational facilities, but not including the use of Manufactured Homes, trailers or other forms of moveable shelter on a permanent year-round basis.

Cannabis means cannabis as defined om the *Cannabis Act* (Canada) and its regulations, as amended from time to time.

Cannabis Accessory means cannabis accessory as defined in the *Cannabis Act* (Canada) and its regulations, as amended from time to time.

Cannabis Cultivation means the use of land outdoors for the growing and harvesting of cannabis as licensed by Health Canada.

Cannabis Production Facility means the use of one or more buildings where federally licensed cannabis is grown, processed, packaged, tested, researched, destroyed, stored, or loaded for shipping. This use does not include Retail Cannabis Store.

Cemeteries means a development for the entombment of the dead, including crematoriums, cinerariums, columbariums, mausoleums, memorial parks, burial grounds, gardens of remembrance, maintenance facilities, and other similar development. Note: Cemeteries is listed both as an exclusive use in certain districts and a use within Public and Institutional.

Commercial means the use of land and/or buildings for the purpose of public sales, display and storage of goods and/or services on the premises. Any on-premises manufacturing, processing, or refining of materials shall be incidental to the sales operation.

Commercial, Highway means a use which provides goods and/or services essential to the traveling public and residents such as, but not necessarily limited to, Service Stations/Gas Bars, Restaurants, Drive-thru/Drive-in Uses, Motel/Hotels, and Rest Stops and other developments deemed similar at the discretion of the Development Authority.

Commercial Sales and Service in Conjunction with an Approved Rural Industrial Use means a development for the purpose of commercial sale, display, and storage of goods and/or services on the premises and supplementary to an approved industrial use.

Commodity Storage Building - Agricultural Produce means a building for the storage of raw, unprocessed agricultural produce requiring proximate location to the source of the agricultural produce and may include the washing and packaging of produce. This includes but is not limited to potato storage warehouses, onion storage warehouses, and hay storage, but does not include the storage of fertilizer. See Primary Agriculture Class A.

Compatible Use – see Use, Compatible

Conceptual Design Scheme means a detailed site layout which provides for the orderly subdivision and/or development of one or more parcels of land which typically addresses the same requirements of an Area Structure Plan, but which is not adopted by bylaw.

Confined Feeding Operation As defined within the *Agricultural Operation Practices Act*.

Contractors and Trade Shop means a development for use by a carpenter, mill worker, cabinet maker, plumber, electrician, welder, machinist, or other trades persons producing and/or assembling materials or products, and may include storing tools, materials, trailers, and supplies related to the business and may also include commercial sales on the premises. Examples include but are not limited to welding and fabrication shops, machine shops, trailer assembly, oilfield maintenance and instrumentation, plumbing and electrical shops, cabinetry, and woodworking shops.

Convenience Store means a development for the commercial sale of a limited line of convenience items, such as prepackaged food products, household items, newspapers, magazines, sandwiches, and other freshly prepared foods for off-site consumption.

Corner Lot – see Lot, Corner

Council means the Council of the Municipal District of Taber.

Coverall/Fabric Building means a structure, truss, or tube-frame building system, which is covered with fabric, generally of canvas, vinyl, plastic, or cotton material, which is typically used as an accessory building or for storage. For use purposes, a coverall/fabric building is not classified as an Accessory Building and is an exclusive use listed within certain districts.

Cultural Facility means a development for the preservation and/or provision of cultural amenities to the public, such as but not limited to museums, historical sites, and art galleries by a public, private, or non-profit service provider.

D

Day Care means a development for the provision of care, maintenance, and supervision of seven or more children, by persons unrelated to the children by blood or marriage, for periods not exceeding 24 consecutive hours and includes all day-care centres, nurseries, and after-school or baby-sitting programs which meet the conditions of this definition or are required to be licensed by the Provincial Government. This use does not include a Day Home, which is classified as a Home Occupation Class B.

Day Home means a development within a private residence where care, and supervision are provided for a maximum of six children clients between the ages of 0-12 years, by persons unrelated to the children by blood or marriage, including children under the age of 12 who reside in the home, for periods not exceeding 24 consecutive hours. This use is classified as a Home Occupation Class B.

Density means a measure of intensity and when used in reference to a residential or residential related development, refers to the number of dwellings on a site.

Developable Area means the area of land within a lot that can be developed or constructed upon once the setback requirements for the applicable land use district and site specific limitations such as steep slopes, floodplains, and other land that could not be otherwise developed are deducted from the area of the lot.

Development has the same meaning as in the *Municipal Government Act* and 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 in, on, 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 Authority means the Development Authority established in accordance with the *Municipal Government Act* which is authorized to exercise development powers and duties on behalf of the MD of Taber. For the purposes of this Bylaw, the Development Authority is comprised of the Development Officer and the Municipal Planning Commission.

Development Hearing means a public meeting which is convened by the Development Authority in accordance with the requirements of the Land Use Bylaw, to obtain comment and information on a proposed development prior to the Development Authority's issuance of a decision on a development permit application or other development matter requiring municipal review, such as an antenna system proposal.

Development Officer means the person or persons appointed to the office of Development Officer, pursuant to Part 1 of this Bylaw and authorized to administer the provisions of this Bylaw and act as a Development Authority and Designated Officer in accordance with this Bylaw and the municipality's development authority bylaw.

Designated Officer means a person, or persons appointed to a position of designated officer established under section 210(1) of the *Municipal Government Act*. In addition to any other person or persons appointed to the position of designated officer, the position of Development Officer is an authorized Designated Officer for the municipality as established under the Land Use Bylaw.

Development Permit means a permit issued pursuant to this Bylaw authorizing a development. A development permit does not constitute a building permit.

Discretionary Use – see Use, Discretionary

District (Land Use Designation) means a defined area of the municipality as set out in Part 3: Land Use Districts and Regulations and indicated on the land use bylaw districts maps. Also called zoning or zoning district.

Drive-in Theatre means a development for the commercial showing of films on outdoor screens to customers who remain in their motor vehicle.

Drive-thru/Drive-in means development which is designed so that customers can use the services provided while staying in their cars. This use includes Drive-in Theater and drive-in and drive-thru restaurants, banks, and other similar examples.

Driveway means a private drive located on a lot providing physical access for vehicles to a lot, parking area, garage, dwelling or other building, use or facility in conformance with the Land Use Bylaw, and may be used for the off-street parking of vehicles where designed to accommodate such.

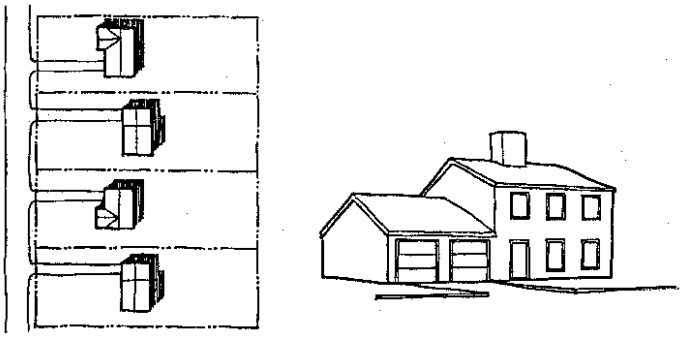
Dry Land – see Land, Dry

Dugout means a development specifically sited and constructed for the purpose of containment and storage of a water supply typically for agricultural use, private household use, or other such uses.

Dwelling means a building designed and used exclusively for human habitation which is or has been constructed in compliance with provincial Safety Codes for year round occupancy and located upon an acceptable foundation, and is intended to be used as a residence for one or more individuals and contains cooking, sleeping and sanitary facilities, but does not include Park Model Trailers, Recreational Vehicles, Motel/Hotel, or other buildings and structures deemed not to be suitable as a Dwelling by the Development Authority.

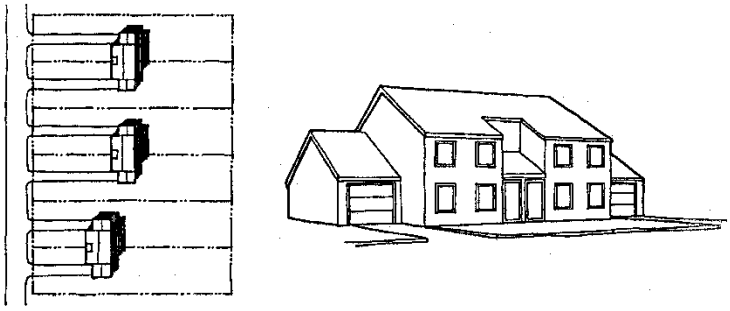
Dwelling Types include:

Single-detached Dwelling means a building containing a single (one) dwelling unit as the principal use which is not attached to another dwelling by any other means. Single-detached dwellings may be Site Built, Prefabricated, or Moved-In.



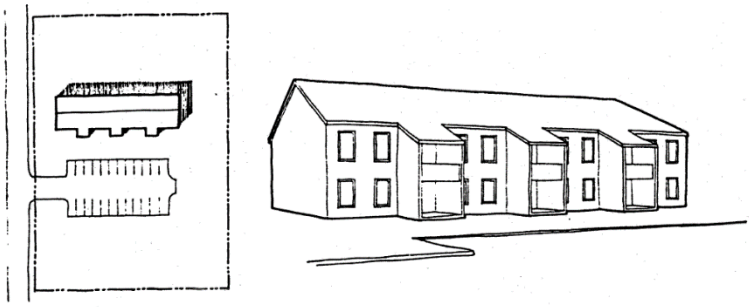
Duplex means a building containing two separate dwelling units connected by a common floor/ceiling or wall, but not legally subdivided by a property line.

Semi-detached means a building containing two separate dwelling units connected by a common wall, but legally subdivided by a property line.



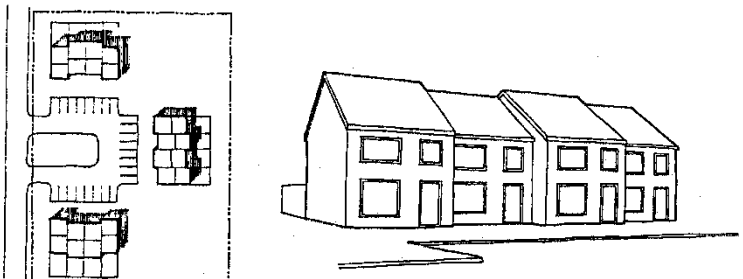
DWELLING, SEMIDETACHED

Multi – unit means a building other than a Row or Town House containing three or more separate Dwelling Units.



DWELLING, MULTI-UNIT

Row or Town House means a building containing three or more separate dwelling units with each unit placed side by side and each having a separate front and rear entrance.



DWELLING, TOWNHOUSE/ROW HOUSE

Secondary Suite means a self-contained dwelling unit located within a Single-detached Dwelling. This does not include a Manufactured Home, Garden Suite, or Surveillance Suite.

Garden Suite means an Ancillary Building containing a Dwelling Unit, which is located on the same lot as the principal dwelling and is detached and separate from the principal dwelling.

Moved-in means a conventional, preconstructed, previously occupied building which is physically removed from one site, transported, and re-established on another site for use as a Dwelling. This use does not include a Prefabricated Dwelling, which is a separate use.

Prefabricated means a Dwelling that is built at an off-site manufacturing facility or location other than the lot intended for occupancy. The units are built in conformance with CSA standards and/or *Alberta Safety Codes*. Prefabricated dwellings include Ready-to-Move, Panelized, Modular, and Manufactured dwellings but does not include Workforce Relocatable Trailers and Mobile Office Trailers.

Prefabricated New means a new prefabricated dwelling that has not been previously occupied.

Prefabricated Used means a prefabricated dwelling that has been previously occupied.

Prefabricated Dwelling Types include:

Manufactured means a prefabricated dwelling unit built at an off-site manufacturing facility in conformance with CSA standards. The unit is typically constructed with an integrated frame for placement on a permanent surface foundation in conformance with CSA A277 or prior standard and designed in one or two sections for transport, whether on its own wheels or a transport trailer. The unit arrives at the site where it is to be occupied complete and ready for occupancy, except for incidental operations such as placement on an acceptable foundation and removal of any hitch and/or wheels, and skirting. Also know as Single-wide Manufactured Home and Double-wide Manufactured Home.

Modular means a prefabricated dwelling unit built at an off-site manufacturing facility in conformance with CSA standards designed in two or more modules or sections. The dwelling is transported by transport trailer in sections and delivered to the size where it is typically assembled over a conventional, permanent concrete foundation.

Panelized means a dwelling unit constructed at the site intended for occupancy using prebuilt exterior/interior wall panels and building components that are delivered to the site as a package ready for assembly typically over a conventional, permanent concrete foundation.

Ready-to-Move means a prefabricated dwelling unit built to the current CSA Standards and/or Alberta Safety Codes that would normally be constructed on the site intended for occupancy, but for various reasons, is constructed at an off-site manufacturing facility, construction site, plant site or building yard. It is then transported as one unit and delivered to the site intended for occupancy and typically placed on a conventional, permanent concrete foundation.

Primary Single Detached Dwelling means the first (primary) Single-detached dwelling located on a lot.

Secondary Single-detached Dwelling means the second (secondary) Single-detached dwelling located on a lot.

Secondary Dwelling/ Additional Dwellings and Dwelling Units means the second and subsequent dwellings/dwelling units located on a lot or located within a building.

Site Built means a Dwelling that is constructed from individual parts and materials into a whole and complete formation on the lot on which it is intended and does not include prefabricated parts other than floor joists and roof trusses. This does not include Panelized Dwellings which are classified as a Prefabricated Dwellings.

Dwelling Unit means a building or portion thereof that contains one or more self-contained rooms designed to be used as a Dwelling and that includes sleeping, cooking, living and sanitary facilities for a single household and having an independent entrance either directly from the outside of the building or through a common area within the building.

E

Easement means a right held by one party on land owned by another party (a dominant and servient tenement) for a certain purpose (e.g. drainage easement, access easement, passage of pedestrians).

Educational Facility means a development for the purpose of offering training, instruction, education, courses, or studies to persons and may include adult education, advanced learning, languages, and other similar programming. This use includes public, private and commercial institutions and may also include associated dormitory housing. Note: Educational Facility is listed both as an exclusive use in certain districts and a use within Public and Institutional.

Employee Housing means one or more Dwelling Units which, in the opinion of the Development Authority, is provided by an employer and intended for use exclusively as the residence of employees and their relations, typically located on, or in proximity to, the parcel within which the business is located and may include Agricultural Labour Housing. Employee Housing allowances are not applicable to Home Occupations.

Entertainment Facility means a development for the purpose of providing indoor and/or outdoor entertainment and amusement to patrons. Examples include but are not limited to miniature golf, go-cart tracks, bumper boats, batting cages, amusement/theme parks, video game arcade, waterparks, game rooms, arcades, bowling alleys, and other similar uses and may include minor retail sales and services customarily associated with and accessory to such facilities but does not include adult entertainment use.

Environmental Impact Assessment means a comprehensive report professionally prepared by a qualified professional (e.g., engineer, biologist) assessing the impacts a proposed development may have on the environment.

Equipment, Machinery, and Vehicle Sales Rental and Service means development for the commercial sale, rental, and/or repair of new or used vehicles, machinery, and/or equipment. This use may also include the sale of parts and accessories. Note: Equipment, Machinery and Vehicle Sales, Rental and Service is listed both as an exclusive use in certain districts and a use within Rural Industrial Class C.

Exhibition Grounds means a development for conventions, conferences, seminars, product displays, recreation activities, and entertainment functions, and may include accessory functions such as temporary outdoor displays, and food and beverage preparation and service typically for on-premise consumption.

Extensive Agriculture means the production of crops and/or livestock by the extensive cultivation or open grazing of existing titles or proposed parcels usually greater than 160 acres (64.8 ha) on dryland or 80 acres (32.4 ha) on irrigated land.

F

Farmer's Market means a development for the recurring sale primarily of fresh or processed farm or garden products by a group of vendors to the public and may include craft vendors, and other goods, services, and wares vendor's booths. Entertainment and food service may also be allowed ancillary to the use.

Farmstead means the ancillary part of an agricultural parcel developed with a dwelling, and ancillary buildings, structures, shelter belts, dugouts, storage areas for farm equipment, produce, and fertilizer, etc., necessary to the extensive cultivation and/or grazing use of the major portion of land.

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. Basement floor areas shall be included only where the building contains a Secondary Suite.

Foundation means the supporting base structure of a building which has been designed and engineered to support the associated weight of the building.

Frontage means the portion of a lot abutting a public roadway.

Front Yard – see Yard, Front

Funeral and Related Services means a development for the arrangement of funerals, the preparation of the deceased for burial or cremation, the holding of funeral services and the carrying out of cremation.

G

Garden Centre means a development for the commercial retail sales of vegetables, plants, flowers, shrubs, trees, or other plants for transplanting or sale and may include retail sales accessory to the use.

Golf Course and Clubhouse means a use where land is developed primarily to accommodate the game of golf and may include ancillary uses such as clubhouses, pro shops, food service, and other commercial uses typically associated with a golf course and clubhouse facility.

Government Service means a development providing municipal, provincial, or federal government services directly to the public or the community at large. This includes, but is not limited to municipal, provincial, and federal buildings, fire stations, police stations, post offices, distribution centres, and social services offices. Note: Government Service is listed both as an exclusive use in certain districts and a use within Public and Institutional.

Grain Bin means a cylindrical structure affixed to the ground and used for the bulk storage of raw, unprocessed agricultural commodities. This includes silos and does not include the storage of fertilizer.

Grain Elevator means a development for the collection, grading, processing, storage, and shipping and receiving of crops. See Primary Agriculture Class A.

Group Care Facility means a development which provides residential accommodation and rehabilitative services to persons who are handicapped, aged, disabled or undergoing rehabilitation and in which supervisory, educational, developmental, daily living and/or personal care services may be provided or made available. This use includes Supportive Housing, group homes, and shelters but shall not include a Hospital, sanatorium, jail, prison, reformatory, or hostel.

Guest Ranch/Lodge means a development providing accommodations and activities wholly or partly for recreational purposes. This includes but is not limited to trail riding ranches, rural experience camps and retreats, and fishing and hunting camps.

H

Hay Plant means a development for the processing and storage of hay and the wholesale distribution of the same. See Industrial Class B, Rural.

Health Service means a development where physical or mental health services are provided on an out-patient basis and may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature. This includes, but is not limited to medical, chiropractic, and dental offices, health clinics, physiotherapy, and counseling services. An ancillary use to this development may include medical supply stores and pharmacies.

Highway means a public road that is designated as a provincial highway and is under provincial jurisdiction.

Highway Commercial – see Commercial, Highway

High Quality Agricultural Land – see Land, High Quality Agricultural

Home Occupation Class A means the secondary use of a dwelling by a fulltime occupant of the dwelling for a small-scale home business which is incidental to the residential use of the dwelling, such that the use, location, and operation is not readily apparent under normal scrutiny from the adjacent lands, and does not involve:

(a) non-resident employees;
(b) outdoor storage;
(c) customer visits to the residence.

This use does not include sale of cannabis and cannabis accessories, which is classified as a Retail Cannabis Store.

Home Occupation Class B means the secondary use of a dwelling and/or its ancillary buildings by a fulltime occupant of the dwelling for a small-scale home business which is incidental to the residential use of the dwelling, buildings, and land such that the use, location, and operation is not readily apparent under normal scrutiny from the adjacent lands but may involve, in accordance with the Home Occupation B Standards:

(a) non-resident employees;
(b) outdoor storage;
(c) customer visits.

Examples include, but are not necessarily limited to: Day Homes, tutorial services, consulting services, music lessons, small animal grooming, bed and breakfast, arts and crafts sales, hair salon, spa, massage, and off-site business. This use does not include sale of cannabis and cannabis accessories, which is classified as a Retail Cannabis Store.

Horticultural Operations/Facilities means a development for the commercial production and sales (on or off-site) of specialty crops grown by high yield production or density techniques, and/or the hatching, raising, and breeding of fish or other aquatic plants or animals. Examples include, but are not necessarily limited to, greenhouses, nurseries, hydroponics, aquaponics, aquaculture, and mushroom farms. This use does not include the growing, producing, cultivating, testing, processing, researching, destroying, storing, packaging, or shipping of cannabis, which is classified as a Cannabis Production Facility or Cannabis Cultivation.

Hospital means a development providing medical treatment on both an in-patient and an out-patient basis and may include provisions for outdoor amenity areas, laundry facilities, maintenance buildings, and air transport facilities.

Household Repair Service means a development for the repair and servicing of goods, furniture, equipment, and appliances normally used within and around the home with associated retail sales of such repaired goods as an ancillary use. Note: Household Repair Service is listed both as an exclusive use in certain districts and a use within Rural Industrial Class C.

I

Industrial means the use of land and/or buildings for the purpose of manufacturing, processing, refining, storing, and/or distributing materials or products for sale or application elsewhere. Any on-premises sales shall be incidental to the operation of the industry except where permitted otherwise under a Rural Industrial Class C use which permits on-premises sales as a principal use, such as Equipment, Machinery, and Vehicle Sales, Rental and Service.

Industrial Class B, Rural means:

(a) a resource extractive use or use involved in on-site processing of an extractive resource; or
(b) a use involved in the manufacturing and/or processing of produce, raw materials, or goods; or
(c) a non-labour intensive exterior storage use requiring relatively large areas of land but minimal on-site improvements, services and public amenities, which is hazardous, noxious, unsightly or offensive.

Examples include, but are not necessarily limited to:, anhydrous ammonia bulk storage, Abattoirs and Animal Processing Plants, rendering plants and incinerators, oil and gas plants, livestock sales yards, gravel/sand pits or stone quarries, asphalt plants, alfalfa dehydrating plants, fertilizer plants, Hay Plants, seed cleaning plants, bio-gas and bio-fuel plants, food processing and chemical processing, Salvage/Wrecking Yards:, Manufacturing and Processing Industries, Breweries/Distilleries, data warehousing (cryptocurrency mining) and other such uses determined by the Development Authority to be similar in nature.

Industrial Class C, Rural means limited manufacturing, warehousing, and business uses which can be compatibly located with surrounding uses and involve:

(a) manufacturing and assembly of predominantly previously prepared materials, finished products or parts, including packaging and incidental storage of the product; or
(b) agricultural, industrial, and construction support services, including Equipment, Machinery, and Vehicle Sales, Rental and Service; or
(c) a non-labour-intensive interior storage or warehousing use requiring a relatively large area of land but minimal on-site improvements, which does not include retail sale of warehouse goods to the public.

Examples include but are not necessarily limited to: bulk fuel depot (does not include anhydrous ammonia bulk storage which is classified as Rural Industrial Class B), Contractors and Trade Shops, mechanical repair, water hauling, Equipment, Machinery, and Vehicle Sales, Rental, and Service, Household Repair Service, trucking and transport service, Mini-Storage, and other such uses determined by the Development Authority to be similar in nature.

Interior Lot – see Lot, Interior

Intersection Sight Triangle means the triangular area formed by a straight line drawn between two points starting at the point of intersection of the property lines of a corner lot, measured along the property lines, and extending from their point of intersection for the distance prescribed in this Bylaw.

Irrigated Land – see Land, Irrigated

L

Land, Agricultural means rural land having a Canada Land Inventory (CLI) soil classification of 1 to 6 for agricultural use.

Land, High Quality Agricultural means existing titles or proposed parcels of rural land having:

(a) a CLI soil classification of numbers 1 through 4 inclusive (excluding 10 acre cut-offs and fragmented areas as defined in the Municipal Development Plan) which are capable of producing crops and/or livestock by extensive farm cultivation or open grazing methods;
(b) a CLI soil classification of number 5 or 6 (excluding 20 acre cut-offs and fragmented areas as defined in the Municipal Development Plan) which have a minimum carrying capacity of 1 animal unit per 40 acres for open grazing purposes.

Land, Poor Agricultural means existing titles or proposed parcels of rural land which, in spite of their better soil classifications or carrying capabilities, have been determined by the municipality to have a low productive capability for agriculture as:

(a) cut-off areas (as defined in the Municipal Development Plan) containing less than 10 acres (CLI 1 to 4) or 20 acres (CLI 5 and 6) land that cannot be logically and economically farmed or grazed separately or as part of a larger, nearby extensive operation; or
(b) areas comprised of 20 acre or smaller lots so badly fragmented by use or ownership that the land cannot be logically used for extensive agricultural purposes; or
(c) developed portions of abandoned or operational farmsteads that cannot be economically rehabilitated and returned to extensive agricultural use.

Land, Rural (Rural or Rural Area) means all land in the Municipal District of Taber excepting that which is contained within the designated boundaries of a hamlet.

Land, Urban (Urban or Urban Areas) means all land in the Municipal District of Taber located within the designated boundaries of a hamlet.

Land, Irrigated means an existing title or proposed parcel in which more than 75% of the total acreage contained is classified by an irrigation district as "to be irrigated".

Land, Dry means an existing title or proposed parcel in which less than 75% of the total acreage contained is classified by an irrigation district as "to be irrigated".

Land Use Districts, Hamlet means the Hamlet Residential, Hamlet Commercial, Hamlet Industrial, Hamlet Public/Institutional, and Hamlet Transitional/Agricultural land use districts.

Land Use Districts, Rural means the Rural Agricultural, Rural/Urban Fringe, Rural Highway Commercial, Grouped Country Residential, Grouped Country Mixed-Use, Grouped Industrial and the Private Commercial Recreation land use districts.

Lane means a public road typically not exceeding 30 feet (9.14 m) in width which provides a secondary means of access to a lot (site).

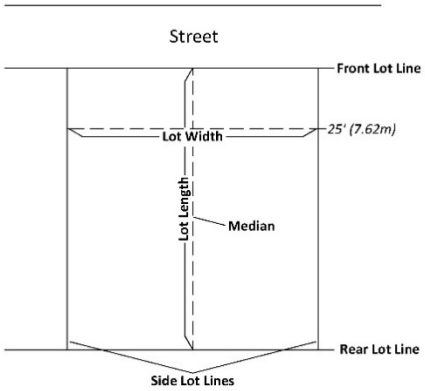
Licensed Premises means a development licensed and regulated pursuant to provincial legislation where alcoholic beverages are served for consumption on the premises and includes, but is not limited to, a bar, pub, tap-house, lounge, micro-brewery, or micro-distillery.

Loading Space, Off-street means an open area designed expressly for the parking of haulage vehicles while loading or unloading.

Local Internal Subdivision Road means a public road deemed to be a local road internal to a subdivision by the Municipal District of Taber.

Lodging and Boarding House means a development within a building, other than a Motel/Hotel, containing not more than fifteen (15) sleeping rooms where means or lodging for five (5) or more persons are provided for compensation pursuant to previous arrangements or agreement.

Lot has the same meaning as Parcel of Land.



Lot Area means the total area of a lot.

Lot Lines means the legally defined limits of any lot.

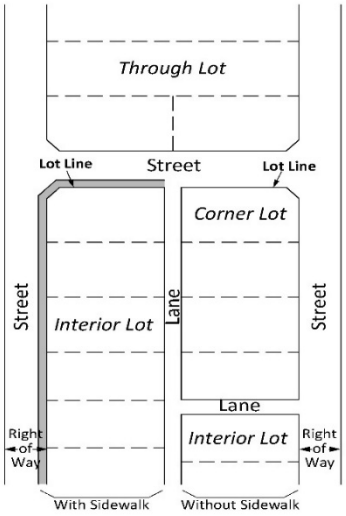
Lot Length means the horizontal distance between the front and rear lot lines vertically projected and measured along the median between the side lot lines.

Lot Width means the horizontal measurement between the side lot lines measured at a point 25 feet (7.62 m) perpendicularly distant from the front boundary of the lot.

Lot, Corner means a lot located at the intersection or junction of two or more streets.

Lot, Interior means any lot other than a corner lot.

Lot, Through means a lot other than a corner lot with frontage on more than one street.



M

Manufactured Home Park means a comprehensively planned development for the placement and occupancy of new and previously occupied manufactured dwellings as residences which is managed by an operator and may include amenity areas and accessory facilities for use and maintenance of the residents. Manufactured Home Park does not include transient uses such as campgrounds.

Manufactured Home Sales and Service means a development for the sale of new and used manufactured homes, and includes on-site display and storage of the homes, supplementary maintenance services, and the sale of parts and accessories.

Manufacturing and Processing Industries means a development principally associated with manufacturing, assembling, fabrication, and processing. Examples include but are not limited to plants involved with natural gas or its derivatives, pulp and paper products, stone, clay, glass, plastic, wood, rubber or metal products, cement or lime products, automotive assembly or fabrication. This use does not include Cannabis Processing Facility. Note: Manufacturing and Processing Industries is listed both as an exclusive use in certain districts and a use within Rural Industrial Class B.

Matters Related to Subdivision and Development means regulations established by the order of the Lieutenant Governor in Council pursuant to the *Municipal Government Act.*

Meteorological (MET) Tower means a structure used for the collection and analysis of wind, temperature, precipitation, air pressure, or other atmospheric data, and may include an anemometer, wind direction vane, temperature and pressure sensors, and other measurement devices attached to it at various levels above the ground.

Mini-Storage means a development which includes a series of enclosed storage bays or lockers which are intended for rental or lease to the public for storage of personal property and may include outside storage areas for items such as vehicles, machinery, and equipment. Note: Mini-Storage is listed both as an exclusive use in certain districts and a use within Rural Industrial Class C.

Mixed Use means a development with more than one type of use (such as a mix of office, retail, residential, entertainment, cultural, recreation, etc.) all of which are physically and functionally integrated and are mutually supporting and developed in a comprehensive manner.

Motel/Hotel means a development within a building or group of buildings on a site providing separate sleeping units complete with washing and sanitary facilities and typically with adjoining conveniently located parking space, designed or operated primarily for the purpose of temporary accommodation. Restaurants, dining rooms, room service, retail stores, convention rooms, and other similar guest services may be included within a Motel/Hotel as ancillary uses. Examples include hotels, motels, and inns.

Motor Sports Park means a development involving the driving and/or racing of motor vehicles and/or off-road vehicles as defined by provincial statute, on off-road circuits or open courses and may include ancillary uses such as food and beverage establishments and areas or structures used for spectators.

Moved-in Building – see Building, Moved-in

Municipal Government Act (MGA) means the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, as amended.

Municipal Planning Commission means the Municipal District of Taber Municipal Planning Commission appointed by Council and authorized to act as a Development Authority and Subdivision Authority in accordance with this Bylaw and the municipality's development and subdivision authority bylaw.

Municipality means the Municipal District of Taber.

Municipal District Taber means the Municipal District of Taber, either as a whole, with reference to its geographic extent, or as a corporate body, including its administration and elected Council as the context applies.

N

Non-conforming Use – see Use, Non-conforming

O

Off-street Parking Space – see Parking Space, Off-street

Orientation means the arranging or facing of a building or other structure with respect to the points of the compass.

Outdoor Storage means the open storage of goods, merchandise, materials, vehicles, or equipment outside a building on a parcel of land. This does not include the open storage of goods or materials which are noxious or hazardous. Note: Outdoor Storage is listed both as an exclusive use in certain districts and a use within Primary Agriculture Class A.

P

Parcel of Land (Parcel) means:

(a) where there has been a subdivision, any lot or block shown on a plan of subdivision that has been registered in a land titles office;
(b) a quarter section of land according to the system of surveys under the *Surveys Act* or any other area of land described on a certificate of title.

Note: A certificate of title containing more than one lot described in a plan of subdivision registered in a land titles office before July 1, 1950, constitutes a single parcel of land.

Park Model Trailers means a Recreational Vehicle that is either:

(a) built on a single chassis mounted on wheels designed for infrequent towing by a heavy-duty tow vehicle but is restricted in size and weight so that it does not require a special highway movement permit and conforms to the CSA-Z-240 standard for recreational vehicles; or
(b) intended for temporary residence or seasonal use built on a single chassis mounted on wheels, which may be removed and returned to the factory, requiring a special tow vehicle and highway permit to move on the road and conforms to the CSA-Z-241 standard for recreational vehicles.

A Park Model Trailer shall not be used as a permanent dwelling.

Parking Facility means a development on 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 road and may include buildings or structures necessary for the operation for the parking area. 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, parking is considered an ancillary use to a principal use.

Parking Space, Off-street means an off-street area available for the parking of one motor vehicle. Every off-street parking space shall be accessible from a street, lane, or other public roadway.

Parks and Open Space Areas means land developed for public recreational activities that do not require major buildings or facilities, and includes amenities such as picnic areas, playgrounds, benches, open green space, pedestrian and bicycle paths, outdoor courts, landscaped areas, and associated public washrooms, play equipment, and other associated structures and uses. Note: Parks and Open Space is listed both as an exclusive use in certain districts and a use within Public and Institutional.

Performance and Events Centre means a development for performance and/or events that involves bringing in outside performers to entertain an audience by means of singing and/or playing music, acting, dancing, comedy, reciting poetry, or other types of oral presentations.

Permanent Foundation means a foundation installed to provide structural support for a building or structure in accordance with the current *Alberta Safety Codes*.

Permitted Use – see Use, Permitted

Personal Service means a development used for the provision of services related to personal care and appearance or the cleaning and repair of personal effects and may include the retail sale of associated products. Typical uses include but are not limited to beauty salons, barber shops, health spas, dog grooming, tailors and dressmakers, dry cleaners, laundromats, shoe repair shops, and post office.

Personal Workshop and Storage Buildings means a building which is to be used, or intended to be used, for the private, non-commercial personal storage or shop use of the property owner. The primary purpose is to provide private shop or storage space to store personal belongings with the workshop space allowing for limited small-scale associated hobby work, crafting, assembly, and personal auto care type uses that are non-commercial in nature.

Place of Worship means a development including any meeting halls used for spiritual worship and related religious, charitable, or social activities, but does not include an Educational Facility. This includes, but is not limited to churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries. These developments may include ancillary uses such as administration, meeting rooms and food preparation facilities. Note: Place of Worship is listed both as an exclusive use in certain districts and a use within Public and Institutional.

Poor Quality Agricultural Land – see Land, Poor Agricultural

Premises means a parcel of land and buildings thereon.

Principal Use – see Use, Principal

Primary Agricultural Operations means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward including: the cultivation of land; the raising of livestock, but excluding 'Confined Feeding Operations' as defined by the *Agricultural Operations and Practices Act* (AOPA); the production of agricultural field crops; the production of fruit, berries, vegetables, sod, trees, shrubs, and other specialty crops; the production of milk and eggs; the production of honey; and the operation of agricultural machinery and equipment including irrigation pumps and the application of fertilizers, manure, insecticides, pesticides, fungicides, and herbicides, including application by ground and aerial spraying for agricultural purposes. This use does not include Horticultural Operations/Facilities, which is classified as a separate use.

Primary Agriculture Class A means:

(a) a use involved in storage of agriculture produce and goods requiring proximate location to the source of the agricultural produce; or

(b) a non-labour intensive exterior storage use requiring a relatively large area of land but minimal on-site improvements, services and public amenities.

Examples include, but are not necessarily limited to, apiaries, Grain Elevators, sugar beet loading stations, Commodity Storage Buildings (e.g., potato storage warehouses, onion storage warehouses), machinery, vehicle and equipment storage, Outdoor Storage, and other uses determined by the Development Authority to be similar in nature.

Principal Building – see Building, Principal

Professional, Financial, and Office Support Services means a development that provides professional, management, administrative, consulting, and financial services to consumers. This includes, but is not limited to accountants, architects, engineers, lawyers, banks, insurance companies, and real estate firms.

Prohibited Use – see Use, Prohibited

Provincial Health Care Facility means a hospital as defined in the *Hospitals Act*.

Public and Institutional means public or quasi-public uses, areas or facilities such as, but not necessarily limited to: churches (Place of Worship), schools (Educational Facilities), community halls, Cemeteries, weigh scales, Government Service, Public Assembly, public utility facilities and structures, designated federal, provincial or municipal parks (Parks and Open Space), recreation, recreational facilities, and camping areas, and other uses determined by the Development Authority to be similar in nature.

Public Assembly means the use of a building, or a portion thereof, for the gathering together of persons for purposes such as civic or social functions, recreation, food or drink consumption. Examples include but are not limited to community halls, legions, and fraternal organizations but does not include Place of Worship which is a separately defined use. Note: Public Assembly is listed both as an exclusive use in certain districts and a use within Public and Institutional.

Public Roadway/Road (Street) means the land (road right-of-way/road allowance):

(a) shown as a road on a plan of survey that has been filed or registered in a land titles office whether or not it has been constructed to the municipal standard (undeveloped road); or
(b) established as a statutory roadway (road allowance) whether or not it has been constructed to the municipal standard (undeveloped road allowance); or
(c) determined to be a public roadway by the municipality;

and includes a bridge forming part of a public road and any structure incidental to a public road.
For the purposes of access and frontage requirements of this Bylaw, public road does not include a lane.

R

Railway Installations means a development for purposes directly connected with rail transportation and may include such facilities as tracks, sidings, signal devices, shops and yards for storage and maintenance, loading platforms, and freight terminals.

Rear Yard – see Yard, Rear

Recreational Facilities means a development for active and/or passive recreational uses, buildings, and structures and may be privately operated, non-profit, or owned and/or administered by any level of government. Examples include but are not limited to picnic areas, swimming pools, spray parks, athletics clubs, sports fields, indoor or outdoor rinks, gymnasium, gymnastic or dance facilities, mini-golf, and racquet clubs. The facility may also include eating and retail areas if suitable for the site and land use district.

Recreational Vehicle means a vehicle, trailer or other similar unit designed for and intended to provide temporary accommodation for travel and recreational purposes, which either has its own motor power or is mounted onto or drawn by another vehicle. Examples include but are not limited to motor homes, campers, holiday trailers, travel trailers, fifth wheel trailers, tent trailers, park model trailers, sleeping quarters or living quarters mounted on trailers, and any other vehicle, trailer, or unit determined to be a Recreational Vehicle by the Development Authority.

Recycling Depot means development used for the collection and temporary storage of bottles, cans, tetra-packs, newspapers, and similar household goods for reuse, where all storage is contained within an enclosed building. Note: Recycling Facility is listed both as an exclusive use in certain districts and a use within Waste Management Facility Minor.

Regionally Significant Area means a public park, historic or archaeological site, environmentally sensitive area, forest reserve or any similar facility owned and/or administered by any level of government, including primary highways, and any area identified as a Regionally Significant Area identified in the MD of Taber Environmentally Significant Areas in the Oldman River Region Cottonwood Consultants Ltd Report.

Research and Development Facility means a development for scientific research, investigation, and testing.

Residential, Grouped Country means three or more contiguous country residential lots not including a farmstead containing a dwelling that may have been subdivided as the first parcel from a quarter section or 80 acre parcel.

Residential Accommodation in Conjunction with an Approved Commercial Use means a dwelling unit that is physically part or detached from a building containing a commercial use for which a development permit has been issued so that the dwelling unit is supplementary use to the principal use.

Residential Use of Agricultural and Other Non-Residential Buildings means a Dwelling Unit or living quarters of any type located within or attached to a building associated with agriculture or a building associated with a principal use which, in the opinion of the Development Authority, is classified as non-residential, such as Agricultural Buildings and Structures Class A and B, Horticultural Operations/Facilities, Public and Institutional, Personal Workshop and Storage Buildings, Primary Agriculture Class A, and Rural Industrial Class B, and C, in accordance with the Land Use Bylaw.

Restaurant means a development where food is prepared and served on the premises for sale to the public and may include supplementary alcoholic beverage service and supplementary on-or-off premises catering services. This use includes restaurants, cafes, coffee shops, lunch and tea rooms, fast food establishments, sandwich shops, ice cream parlours, banquet facilities, take-out restaurants, and other uses similar in character and nature to any of these.

Rest Stop means a place for vehicles to pull off a public roadway which may or may not include public restrooms and picnic areas and other similar amenities but does not include Campgrounds.

Retail Store means a commercial development where small quantities of goods or commodities for personal or household consumption are sold, which includes but is not limited to grocery stores, bakeries, clothing stores, sporting goods stores, hardware stores, and liquor stores but does not include Retail Cannabis Stores.

Retail Cannabis Store means the use of a building where cannabis and cannabis accessories, licensed by the Province of Alberta, are offered for sale to individuals who attend the premises for off-site consumption, and may include storage within the premises of cannabis and cannabis accessories sufficient only to service such a 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 the general public may hire horses for riding.

Riding Stables and Rodeo Grounds means an agricultural/recreation-oriented facility for the exhibition or competition of an animal's bloodline, behaviour, quality, or other trait and which may also include facilities (arena, chutes, grandstand, corrals, stables, concession booths, etc.) to carry out such a purpose.

Rural Industrial Class B – see Industrial Class B, Rural

Rural Industrial Class C – see Industrial Class C, Rural

Rural or Rural Area – see Land, Rural

Rural Land – see Land, Rural

S

Safety Codes means a code, regulations, standard, or body of rules regulating such things as buildings, electrical systems, elevating devices, gas systems, plumbing and private sewage disposal systems, pressure equipment, fire protection systems and equipment, barrier-free design and access, in accordance with the *Safety Codes Act, RSA 2000, Chapter S-1, as amended.*

Salvage/Wrecking Yard means a development for the receiving, dismantling, resale or transportation of inoperable motor vehicles, machinery, equipment, parts metals, construction material or other similar materials. Such uses include, but are not limited to, junkyards, auto wreckers, and salvage and scrap yards. See Industrial Class B, Rural.

Secondary Front Yard – see Yard, Secondary Front

Seed Cleaning means a building or facility used for the storage, cleaning, bagging and preparation of seeds, for agricultural purposes. See Industrial Class B, Rural.

Serviceable Use – see Use, Serviceable

Service Station/Gas Bar means a development for the retail sale of motor accessories, gasoline, or other fuels, and the supply of washing, greasing, cleaning, and repair services for motor vehicles.

Setback means the minimum distance required between the property line of a lot and the nearest part of any development/use on the lot.

Shipping Container means any container that was used for transport of goods by means of rail, air, truck or by sea. 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.

Shipping Container Class A means a shipping container placed on a lot as a temporary use.

Shipping Container Class B means a shipping container placed on a lot as a permanent use.

Shooting Range Facility means a development for private open air recreation facilities that occur on man-made sites and are operated for profit; includes rifle ranges, pistol ranges, archery ranges, and minor retail sales and services customarily associated with and accessory to such facilities.

Shopping Centre means comprehensively planned development comprising one or more buildings irrespective of the time of construction, located on a single lot primarily occupied or intended to be occupied by Retail Stores, Personal Services outlets, Restaurants, and Service Station/Gas Bars.

Side Yard – see Yard, Side

Sign - See Part 7 Sign Standards

Sign Class A means a fascia, canopy, lawn, or free-standing sign.

Similar Use(s) - see Use, Similar

Site means Lot.

Site Coverage means the percentage of the area of a lot which is covered by all principal and ancillary buildings on a lot, including any structures attached to a building by an open or enclosed roofed structure, including but not limited to attached garages, carports, verandahs, porches, and covered decks.

Solar Energy System Class A - See Part 9 Solar Energy Systems.

Solar Energy System Class B - See Part 9 Solar Energy Systems.

Solar Energy System Class C - See Part 9 Solar Energy Systems.

Street means Public Roadway/Road.

Structure means anything constructed or erected or excavated with a fixed location on the ground. Among other things, structures may include buildings, walls, fences, stockpiles, open sheds, and signs.

Subdivision Authority means the body established in accordance with the *Municipal Government Act* by bylaw to act as the subdivision authority for the municipality.

Subdivision and Development Appeal Board means the body established in accordance with the *Municipal Government Act*, and the municipality's Subdivision and Development Appeal Board Bylaw to which certain development and subdivision decisions of the Municipal District of Taber Development Authority and Subdivision Authority may be appealed in accordance with the *Municipal Government Act* and this Bylaw.

Such As means includes but is not limited to the list of items provided.

Suitable Use – see Use, Suitable

Supportive Housing means a residential development for elderly, disabled persons and/or persons that require additional care, with on-site or off-site supports to ensure their daily needs are met. This includes but is not limited to seniors' housing, independent living, supportive living, long-term care facilities, and complex care. Note: Supportive Housing is listed both as an exclusive use in certain districts and a use within Group Care Facility.

Surveillance Suite means a development providing living accommodations (kitchen, sleeping and washroom facilities) that may contain an office, and is intended for occupancy by the owner, operator, caretaker, or other essential administrative or operational personnel whose function it is to provide on-site surveillance, maintenance, and/or security in conjunction with an approved non-residential principal use of the parcel. A surveillance suite is not intended for permanent occupation of multiple residents simultaneously. The surveillance suite is a secondary use to an approved non-residential principal use, therefore requiring the principal use to be in operation while the suite is located on the premises.

T

Temporary Uses means a development which may be approved for a limited and fixed period of time and shall be discontinued upon expiration of a permit in accordance with Part 1, Section 23 of this Bylaw.

Through Lot – see Lot, Through

Tourist Centre means a development used to provide local information and/or directions primarily to travelers.

Truck/Car Wash means development for the commercial washing and cleaning of vehicles. This use does not include ancillary car washes for dealerships, farms, and vehicle repair.

U

Urban or Urban Areas – see Land, Urban

Urban Land – see Land, Urban

Use means the purpose or function to which land, buildings, or structures are put.

Use, Ancillary - see Ancillary Use

Use, Principal means development deemed by the Development Authority to be the main or primary use of land or buildings.

Use, Non-conforming in accordance with the *Municipal Government Act*, means a lawful specific use being made of land or a building or intended to be made of a building lawfully under construction at the date a land use bylaw affecting the land or building becomes effective, and that on the date the land use bylaw becomes effective does not, or in the case of a building under construction will not, comply with the land use bylaw.

Use, Discretionary means the one or more uses listed as discretionary uses in Part 3 of this Bylaw for which a development permit may be issued at the discretion of the Municipal Planning Commission in accordance with this Bylaw.

Use, Permitted means the one or more uses listed as permitted uses in Part 3 of this Bylaw for which a development permit shall be issued with or without conditions by the Development Authority provided the development conforms in entirety to applicable provisions of this Bylaw.

Use, Prohibited means the one or more uses of land or buildings that are either described in a land use district as prohibited uses or are not listed as either permitted or discretionary uses and are not deemed to be similar in nature to either a permitted or discretionary use in accordance with the procedures established in this Bylaw.

Use, Similar means a use which is not specifically listed within the particular district, but which may, by Development Authority ruling, be deemed comparable to a permitted, discretionary or prohibited use listed, and, therefore, be decided according to Section 22 of this Bylaw.

Use, Compatible means a development which, in the opinion of the approving authority, is capable of existing together with or nearby another development(s), without discord or disharmony.

Use, Suitable means a development which, in the opinion of the approving authority, is appropriate and in accordance with established requirements.

Use, Serviceable means a development which can be provided with a potable water supply, sewage disposal system and electrical utilities in accordance with *Public Health Act* standards and any other applicable statutes and regulations.

V

Variance means a relaxation in whole or in part of a requirement of this Bylaw and which has been allowed by the Development Authority authorized to grant it pursuant to this Bylaw. A variance cannot be granted for use.

W

Waiver - see Variance

Warehousing means a development for the indoor storage of goods and merchandise and may include offices related to the administration of the warehouse facility and/or the retail sale of goods stored in the warehouse.

Waste Management Facility Major means a development primarily for the storage, processing, treatment, burial, and disposal of solid and/or liquid wastes, and/or hazardous materials. Typical uses include sanitary landfills, landfarming (bioremediation), incinerators, wastewater treatment plants, and similar uses.

Waste Management Facility Minor means a development for the storage, disposal and filling of clean clay, waste concrete and paving materials, non-noxious scrap building materials, aggregate, and similar non-hazardous wastes. This use includes dry-waste sites, Waste Transfer Stations, and Recycling Depots.

Waste Transfer Station means a development where nonhazardous solid waste materials are taken from a collection vehicle, temporarily stored or stockpiled, and ultimately placed in a transportation unit for movement to another facility. See Waste Management Facility Minor.

Wastewater Treatment Facility means a Wastewater Treatment Plant as defined in the Matters Related to Subdivision and Development Regulation. See Waste Management Facility Major.

Waterbody means any natural or artificial stream, river, lake, reservoir, marsh, creek, ditch, channel, canal, lateral conduit drain, gully, ravine or wash in which water flows or is contained either continuously or intermittently including any bed, shore, banks or areas subject to inundation by overflow or flood water.

Water Treatment Facility means a development involving the collection, treatment, testing, storage, pumping, and distribution of water through a public water system.

Wind Energy Conversion System (WECS) means one or more structures designed to convert wind energy into mechanical or electrical energy. See Part 8 Wind Energy Conversion Systems

Work Camp means a development for the temporary accommodation of construction or resource industry workers. The site may include on-site buildings, trailers or other acceptable means of accommodation used to house and feed workers and/or store project construction materials, and/or provide office space for contractors and sub-contractors.

Workforce Relocatable Trailers and Mobile Office Trailers means a relocatable building built in conformance with CSA A277 or a prior standard, for the temporary use as a dwelling, office, lunchroom, storage room, workshop, or other such use deemed to be compatible by the Development Authority. Manufactured Home is a separate use (See Dwelling, Prefabricated, Manufactured). Use of a Workforce Relocatable Trailer for Agricultural Labour Housing is not restricted to temporary use at the discretion of the Municipal Planning Commission.

Y

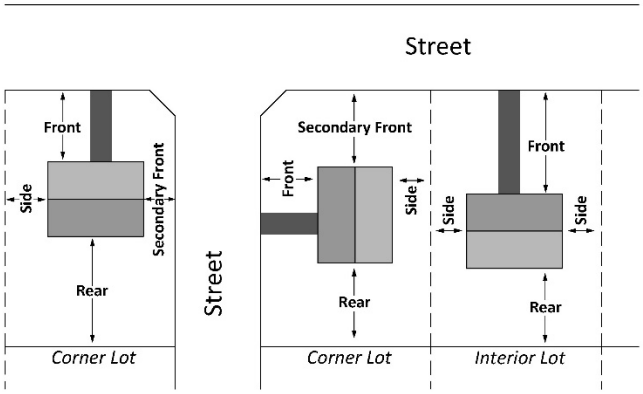
Yard means a part of a lot upon or over which no building, development, or structure other than a boundary fence is erected, unless otherwise hereinafter permitted in accordance with this Bylaw.

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 building.

Yard, Rear means a yard extending across the full width of a lot and situated between the rear lot line and the nearest portion of the principal building.

Yard, Secondary Front means a yard on a corner lot with street frontage, but which is not the frontage where the main entrance to the building or development is oriented or is the yard which is designated the secondary front by the Development Authority.

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 principal building.



Z

Zoning - see District

PART 12

Land Use Districts Maps

APPENDIX A

Applications

Municipal District of Taber
4900B - 50th Street
Taber, Alberta T1G 1T2
403-223-3541

DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

Pursuant to Land Use Bylaw No. 2011

Development Permit Application Requirements

The following must be provided to process a development permit:

- ☑ **Application Form** – completed in full and signed by the applicant and registered owner(s) if different from the applicant.
- ☑ **Application Fee** – refer to the M.D. of Taber Schedule of Fees for applicable fee.
- ☑ **Site Plan** – provide a legible plan identifying the existing and proposed development; refer to the Site Plan Requirements attached.
- ☑ **Abandoned Well Information** – provide documentation from the Alberta Energy Regulator (AER) identifying the presence or absence of abandoned wells for all development permits proposing buildings that are larger than 500 ft^2 (47 m^2) and for additions to buildings that will as a result of the addition become larger than 500 ft^2 (47 m^2). If an abandoned well is identified on the property, development shall comply with the setback directed by AER Directive 079. The Development Authority may require a professionally prepared map showing the actual location of the abandoned well in the field and the required AER setback in relation to building sites prior to issuance of a decision.
- ☑ **Floor/Building Plan** – a full set of building plans (min. 11X17) or floor plan drawings for all levels of the building (for all buildings including new, previously owned, and additions); note, plans become part of the application and are not returned to the applicant.
- ☑ **Colour Photographs** – provide recent colour photographs of each elevation of the structure where application is for a moved-in-dwelling or previously occupied prefabricated dwelling and at least two recent colour photographs of the end and side views of any proposed shipping container.
- ☑ **Safety Codes Report** – provide documentation prepared by a qualified Safety Codes inspector where application is for a previously occupied dwelling (moved-in, prefabricated used, etc.) demonstrating that dwelling meets Alberta Safety Code requirements. If dwelling does not meet requirements, provide information indicating how the dwelling will be brought up to meet the Alberta Safety Codes and a proposed timeframe for completing improvements.

The following additional information may be required at the discretion of the Development Authority and the M.D. of Taber in order to process your application:

- ☐ Landscaping Plan
- ☐ Grading/Drainage Plan
- ☐ Traffic Impact Analysis
- ☐ Soils Analysis for septic feasibility
- ☐ Geotechnical and/or engineering reports
- ☐ Provincial and/or federal approvals
- ☐ Any other information as required by the Development Authority

Important Advisory

1. The Development Authority may deem an application incomplete if any of the application requirements are incomplete or if the quality of the information is deemed inadequate to properly evaluate the application. The applicant will be issued a written notice if the application has been deemed incomplete.
2. A pre-application meeting is not required prior to submitting a development permit application except for a Solar Energy System Class C development. Applicants are encouraged to contact the M.D. of Taber Office with any questions about the application process and to review land use bylaw requirements prior to submitting an application.
3. Any development started on the property prior to the issuance of a development permit and expiration of the appeal period is at the applicant's risk.
4. A development permit does not constitute a building permit or approval from any applicable provincial or federal department. The applicant is responsible for determining and obtaining any permits required under AB Safety Codes, AB Transportation and any other applicable provincial and federal approvals prior to commencement.

Municipal District of Taber
4900B - 50th Street
Taber, Alberta T1G 1T2
403-223-3541

DEVELOPMENT PERMIT APPLICATION REQUIRMENTS

Pursuant to Land Use Bylaw No. 2011

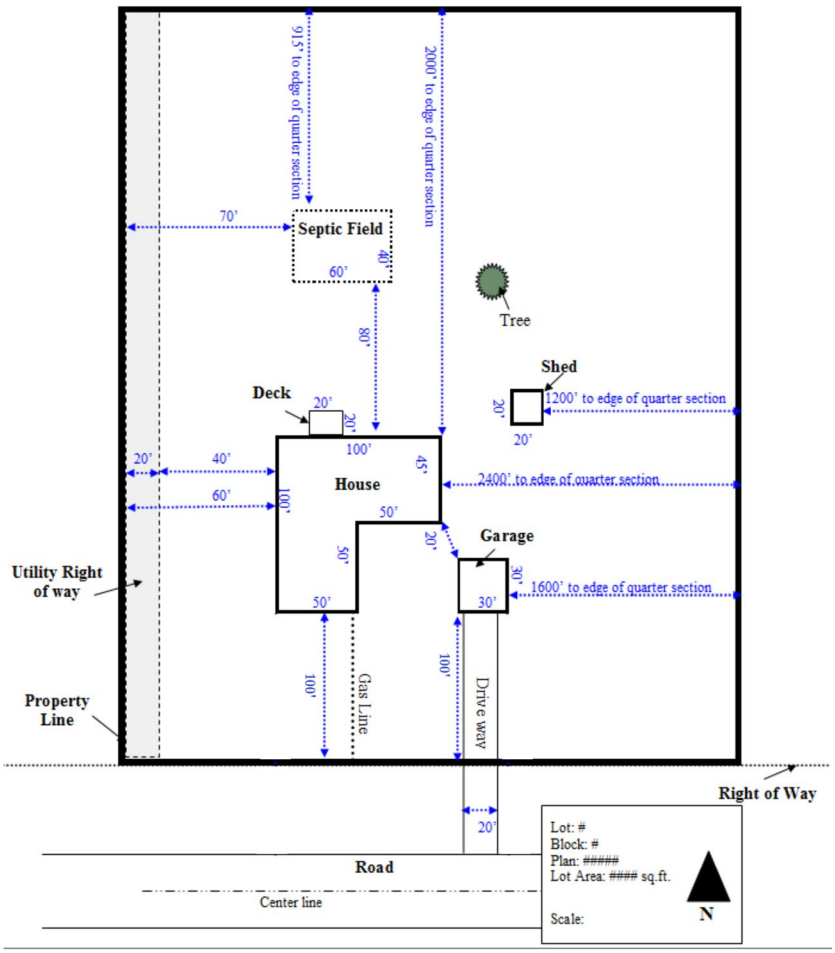
Site Plan Requirements

A site plan identifies the existing and proposed uses and structures on the subject parcel. It is desirable that the site plan and any accompanying drawings are on a scale appropriate to the development. If you are not submitting a professionally prepared site plan, please ensure that the plan is drawn on graph paper or on the grid paper provided in the development permit application.

Please identify the following on the site plan:

- ☐ North arrow, scale
- ☐ Legal description and address, if applicable
- ☐ Lot dimensions and area
- ☐ Adjacent roadways and lanes and proposed access
- ☐ All existing and proposed buildings, structures and uses with dimensions
- ☐ Setbacks from property lines of all existing and proposed buildings, structures and uses
- ☐ Water wells, cisterns, dugouts, if applicable
- ☐ Septic system, tank and field, if applicable
- ☐ Proposed and existing landscaping and fencing
- ☐ Any easements and utility right of ways
- ☐ Any pipelines and wells, including abandoned wells and required setbacks
- ☐ Any drainage and water courses, irrigation canals/ditches/reservoirs, water bodies
- ☐ Location and dimension of off-street parking and loading areas (for hamlets, home occupations and commercial and industrial development)

Sample Site Plan



Municipal District of Taber
4900B - 50th Street
Taber, Alberta T1G 1T2
403-223-3541

FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 2011

OFFICE USE		
Application No:	Roll No:	Use: ☐ Permitted ☐ Discretionary ☐ Similar ☐ Prohibited
Application Fee: $	Date Received:	☐ Abandoned Well Information
Application Deemed Complete:		Land Use District: ☐ Rural Agricultural ☐ Rural/Urban Fringe ☐ Grouped Country Residential ☐ Grouped Country Mixed-Use ☐ Grouped Rural Industrial ☐ Rural Highway Commercial ☐ Hamlet Residential ☐ Hamlet Commercial ☐ Hamlet Industrial ☐ Hamlet Public/Institutional ☐ Hamlet Transitional/Agricultural ☐ Private Commercial Recreation ☐ Locality of Retlaw Direct Control ☐ Linear Parcel Direct Control ☐ Direct Control
20-Day Completeness Period:	40-Day Time Period:	
IDP Referral: ☐ Yes ☐ No		

1. APPLICANT & LAND INFORMATION

Applicant's Name: _____ Phone: _____

Mailing Address: _____

E-mail Address: _____

Landowner's Name: _____ Phone: _____

Mailing Address: _____

Applicant's interest in the proposed development if not the landowner:

☐ Agent ☐ Contractor ☐ Tenant ☐ Other: _____

Quarter: _____ Section: _____ Township: _____ Range: _____ W4

Lot(s) _____ Block: _____ Plan: _____

Street or Rural address: _____

Titled Area of Parcel: _____ Acres _____ Hectares Land Use District: _____

Are any of the following within a ½ mile of the proposed development? ☐ Provincial Highway

☐ Confined Feeding Operation ☐ Sour gas well or pipeline ☐ Sewage treatment plant or Landfill

2. DEVELOPMENT INFORMATION

Existing Development

Please list the existing buildings, structures and use(s) of the land and indicate whether any are to be removed or relocated.

_____

_____

_____

Municipal District of Taber
4900B - 50th Street
Taber, Alberta T1G 1T2
403-223-3541

FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 2011

Proposed Development

Please describe the proposed development including uses, buildings, structures, and any planned renovations and additions that are to be constructed on the lot; including the dimensions of each.

_____

_____

_____

_____

Please check the applicable box below:

☐ Single Detached Dwelling (site built)

☐ Manufactured Dwelling: ☐ New ☐ Used

☐ Moved-in Dwelling (previously occupied)

☐ Ancillary Structure/Building (e.g., deck/garage/shop)

☐ Other Building Type: _____

☐ Addition: _____

FOR NON-RESIDENTIAL DEVELOPMENT ONLY please check the applicable box below if the proposed development is for one of the following **AND** complete the supplementary form:

☐ Commercial (Form A1) ☐ Industrial (Form A1) ☐ Public & Institutional (Form A1) ☐ Home Occupation (Form A2) ☐ Sign(s) (Form A3)

Building Details

Dimensions	Principal Building or Addition	Ancillary Building or Addition	Office Use
Building/Addition Size	☐ m^2 ☐ sq. ft	☐ m^2 ☐ sq. ft	
Height of Building	☐ m ☐ ft	☐ m ☐ ft	
Wall Height		☐ m ☐ ft	
Proposed Setbacks from Property Lines	Principal Building	Ancillary Building	
Front	☐ m ☐ ft	☐ m ☐ ft	
Rear	☐ m ☐ ft	☐ m ☐ ft	
Side	☐ m ☐ ft	☐ m ☐ ft	
Side	☐ m ☐ ft	☐ m ☐ ft	
Parcel Type:	☐ Interior Lot	☐ Corner Lot	
Development Details			
Is a new/additional driveway proposed to access the development? ☐ No ☐ Yes (specify)			
For Solar or Wind Development: Do you currently possess an Alberta Utilities Commission approval under Rule 24 (net-zero contract), or is approval pending? Please ✓ one: ☐ Yes ☐ No ☐ Pending			
Please provide the estimated total cost of development: $			

Municipal District of Taber
4900B - 50th Street
Taber, Alberta T1G 1T2
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FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 2011

Exterior Finish, Fencing & Landscaping

Describe generally the types, colors, and materials, as applicable, of:

Exterior finishes of the proposed building(s): _____

Proposed fencing and height:_____

Proposed landscaping: _____

Describe any proposed improvements to the exterior of the dwelling where application is for a previously occupied dwelling (moved-in, manufactured used home): _____

_____

Services

Indicate the proposed sewer system and potable water supply:

Sewer System:

☐ Septic field ☐ Holding Tank ☐ Municipal

☐ Other(specify): _____

Water Supply:

☐ Cistern ☐ Water well ☐ Dugout ☐ Municipal/Regional/Co-op

☐ Other(specify): _____

Waivers

Is a waiver to one or more standards in the Land Use Bylaw being requested? ☐ No ☐ Yes

If yes, please specify which standard(s) and reason waiver is requested: _____

_____

3. DECLARATION OF APPLICANT/OWNER

I/We have read and understand the terms noted below and hereby apply for a development permit to carry out the development described within this application including any attached supplementary forms, plans, and documents. **I/We hereby certify that the registered owner of the land is aware of, and in agreement with this application.**

Further I/We hereby give my/our consent to allow authorized persons the **right to enter** *upon the subject land and/or building(s) for the purpose of an inspection with respect to this application only.*

Date: _____ **Applicant's Signature:**_____

Landowner's Signature:_____
(if different from applicant)

IMPORTANT: This information may also be shared with appropriate government/ other agencies and may also be kept on file by the agencies. This information may also be used by and for any or all municipal programs and services. The application and related file content will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact the Municipal District of Taber.

Municipal District of Taber
4900B - 50th Street
Taber, Alberta T1G 1T2
403-223-3541

FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 2011

4. TERMS

1. Subject to the provisions of the Land Use Bylaw No. 2011 of the Municipal District of Taber, the term "development" includes any change in the use, or intensity of use, of buildings or land.

2. The Development Authority may deem a development permit application incomplete if any of the application requirements are incomplete or the quality of the information is deemed inadequate to properly evaluate the application. If an application is determined to be incomplete, the applicant will be issued a written notice, delivered by hand, postal service, or electronic means, stating that the application is incomplete and listing the outstanding documents and information that must be provided within a date set out in the notice in order for the application to be considered complete.

3. Pursuant to Part 1, section 35.2, subsections (i) and (j) of the Land Use Bylaw No. 2011, the Development Authority may require any additional information in accordance with an adopted Intermunicipal Development plan, Municipal District of Taber Municipal Development Plan, or other adopted statutory plan; and, any such other information as may be required at the discretion of the Development Authority to accurately evaluate an application, determine compliance with the Land Use Bylaw, and/or other government regulations.

4. Although the Development Officer is in a position to advise applicants of the process and requirements of the development application, such advice must not be taken as official consent and is without prejudice to the decision in connection with the formal application.

5. Any development started before the issuance of a development permit and expiration of the appeal period is at the applicant's own risk.

6. **If a decision is not made within 40 days** from the date the application is deemed complete, or within such longer period as the applicant may approve in writing, **the applicant may deem the application to be refused** and the applicant may exercise the right of appeal as though the applicant had been mailed a refusal at the end of the 40-day period.

7. A development permit does not constitute a building permit or approval from any provincial or federal department. Construction undertaken subsequent to approval of this development permit application may be regulated by the **Alberta Safety Codes.** The applicant/owner/developer assumes all responsibilities pertaining to construction plan submissions, approval and inspections as may be required by the appropriate provincial body. The applicant is responsible for determining and obtaining any other applicable provincial and federal approvals prior to commencement.

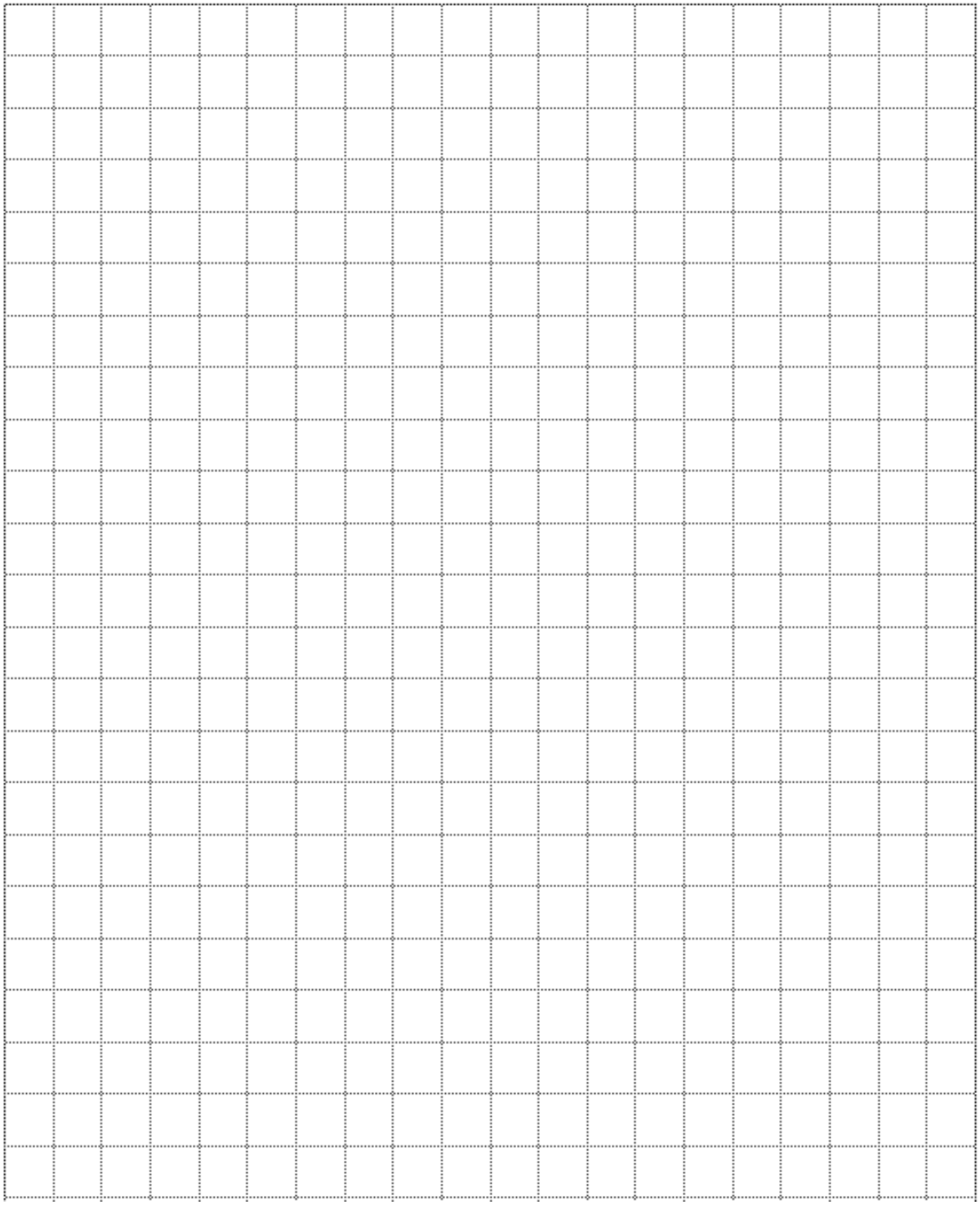
Municipal District of Taber
4900B - 50th Street
Taber, Alberta T1G 1T2
403-223-3541

FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 2011

Site Plan

(Or attach separate site plan)



Municipal District of Taber
4900B - 50th Street
Taber, Alberta T1G 1T2
403-223-3541

FORM A1: COMMERCIAL/INDUSTRIAL/ PUBLIC & INSTITUTIONAL APPLICATION

Supplement to Development Permit Application
Pursuant to Land Use Bylaw No. 2011

OFFICE USE	
Application No:	Roll No:

This supplementary Form A1 must be completed in addition to Form A: Development Permit Application if you are applying for a development permit for a commercial, industrial or public & institutional use.

Applicant's Name: _____ Phone:_____

Applicant's Mailing Address: _____

Legal Land Description of Proposed Development: _____

1. This business will be an: ☐ On-site Business ☐ Off-site/Mobile Business

Please attach a site plan or floor plan for the proposed business: ☐ Attached Site Plan/Floor plan

Please describe the proposed business including any goods, services and/or activities provided:

_____

_____

_____

_____

_____

_____

2. Hours of operation:_____

Number of employees: _____ Number of estimated clients/customers per day: _____

How many off-street parking spaces for clients, employees, and deliveries will be available?_____

3. Describe the use, number, and size, of all commercial vehicles visiting the site:

_____

_____

_____

4. Describe how vehicles will access the site and the proposed internal circulation/parking plan and identify on an attached site plan:

_____

_____

_____

Municipal District of Taber
4900B - 50th Street
Taber, Alberta T1G 1T2
403-223-3541

FORM A1: COMMERCIAL/INDUSTRIAL/ PUBLIC & INSTITUTIONAL APPLICATION

Supplement to Development Permit Application
Pursuant to Land Use Bylaw No. 2011

5. Describe the proposed grading and drainage plan and identify on an attached site plan (please be advised, an engineered grading and drainage plan may be required):

_____

_____

_____

_____

6. Are any outdoor storage areas proposed? ☐ No ☐ Yes

Please describe the type (i.e., what is to be stored) and amount of items to be stored and identify area(s) on an attached site plan:

_____

_____

_____

_____

7. Will there be any flammable or hazardous materials on the premises as a result of the business?

☐ No ☐ Yes (please list materials and estimated quantity) _____

8. Are there any potential environmental impacts or nuisance effects associated with the business (e.g., processing by-products, fluids, noise, vibration, odour, unsightliness)?

☐ No ☐ Yes (please describe the potential impacts and the proposed mitigation plan): _____

_____

_____

_____

9. Is outdoor lighting proposed? ☐ No ☐ Yes

Please specify type and amount and identify on an attached site plan:

_____

_____

10. Are any signs proposed for the business? ☐ No ☐ Yes

Please specify number, type, and size and indicate on an attached site plan:

_____

_____

Municipal District of Taber
4900B - 50th Street
Taber, Alberta T1G 1T2
403-223-3541

FORM A1: COMMERCIAL/INDUSTRIAL/ PUBLIC & INSTITUTIONAL APPLICATION

Supplement to Development Permit Application
Pursuant to Land Use Bylaw No. 2011

DECLARATION OF APPLICANT/OWNER

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 the proposed use.

Date: _____ **Applicant's Signature:**_____

Landowner's Signature:_____
(if different from applicant)

IMPORTANT: This information may also be shared with appropriate government/ other agencies and may also be kept on file by the agencies. This information may also be used by and for any or all municipal programs and services. The application and related file content will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact the Municipal District of Taber.

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FORM A2: HOME OCCUPATION APPLICATION

Supplement to Development Permit Application
Pursuant to Land Use Bylaw No. 2011

OFFICE USE	
Application No:	Roll No:

This supplementary Form A2 must be completed in addition to Form A: Development Permit Application if you are applying for a development permit for a home occupation use.

Applicant's Name: _____ Phone:_____

Applicant's Mailing Address: _____

Legal Land Description of Proposed Development: _____

1. This business will be an: ☐ On-site Business ☐ Off-site/Mobile Business

Please attach a site plan or floor plan for the proposed business: ☐ Attached Site Plan/Floor Plan

Please describe the proposed business including any goods and/or services provided:

_____

_____

_____

_____

_____

2. Hours of operation:_____

Number of employees: _____ Do all of the employees live on the premises: ☐ No ☐ Yes

If no, please specify how many of the employees do not live on the premises:_____

Number of estimated clients/customers per day:_____

How many off-street parking spaces for clients, employees, and deliveries will be available?_____

3. Describe the use, number, and size, of all commercial vehicles visiting the site:

_____

_____

_____

4. Are any outdoor storage or display areas proposed? ☐ No ☐ Yes

Please describe type and number of items to be stored and indicate location and proposed screening on an attached site plan (Note: outdoor storage or display exposed to public view not permitted in HR, GCR and GCM Districts):

_____

_____

_____

Municipal District of Taber
4900B - 50th Street
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FORM A2: HOME OCCUPATION APPLICATION

Supplement to Development Permit Application
Pursuant to Land Use Bylaw No. 2011

5. Will there be any flammable or hazardous materials on the premises as a result of the business?

☐ No ☐ Yes (please list materials and estimated quantity) _____

6. Are any signs proposed for the business? ☐ No ☐ Yes

Please specify number, type, and size and indicate on an attached site plan:

_____

_____

_____

DECLARATION OF APPLICANT/OWNER

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 Home Occupation.

Date: _____ **Applicant's Signature:**_____

Landowner's Signature:_____
(if different from applicant)

IMPORTANT: This information may also be shared with appropriate government/ other agencies and may also be kept on file by the agencies. This information may also be used by and for any or all municipal programs and services. The application and related file content will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact the Municipal District of Taber.

Municipal District of Taber
4900B - 50th Street
Taber, Alberta T1G 1T2
403-223-3541

FORM A3: SIGN APPLICATION

Supplement to Development Permit Application
Pursuant to Land Use Bylaw No. 2011

OFFICE USE	
Application No:	Roll No:

This supplementary form A3 must be completed in addition to Form A: Development Permit Application if you are applying for a development permit for a sign.

Applicant's Name: _____ Phone: _____

Applicant's Mailing Address: _____

Legal Land Description of Proposed Development: _____

1. Type of sign proposed: ☐ Permanent ☐ Temporary ☐ Changes to an existing sign

If temporary:

Date sign will be displayed: _____ Date sign will be removed: _____

2. Sign type: ☐ Freestanding ☐ Canopy ☐ Fascia ☐ Other (specify): _____

Sign dimensions: _____ Length _____ Width Sign Height from Ground: _____

Square footage of proposed sign: _____

Sign materials: _____

Please attach a site plan identifying the location(s) of the proposed sign(s): ☐ Attached Site Plan

3. Will the sign be illuminated or animated or contain changeable copy? ☐ No ☐ Yes

If yes, describe the type of illumination or animation or changeable copy format:

_____

4. 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:

_____

_____

_____

_____

_____

Municipal District of Taber
4900B - 50th Street
Taber, Alberta T1G 1T2
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FORM A3: SIGN APPLICATION

Supplement to Development Permit Application
Pursuant to Land Use Bylaw No. 2011

DECLARATION OF APPLICANT/OWNER

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.

Date: _____ **Applicant's Signature:**_____

Landowner's Signature:_____
(if different from applicant)

IMPORTANT: This information may also be shared with appropriate government/ other agencies and may also be kept on file by the agencies. This information may also be used by and for any or all municipal programs and services. The application and related file content will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact the Municipal District of Taber.

Municipal District of Taber
4900B - 50th Street
Taber, Alberta T1G 1T2
403-223-3541

APPLICATION FOR LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 2011

OFFICE USE		
Proposed Bylaw No:	Roll No:	Proposed Amendment: ☐ Rezoning ☐ Text Amendment
Application Fee: $	Date Received:	Proposed Land Use District: ☐ Rural Agricultural ☐ Rural/Urban Fringe ☐ Grouped Country Residential ☐ Grouped Country Mixed-Use ☐ Grouped Rural Industrial ☐ Rural Highway Commercial ☐ Hamlet Residential ☐ Hamlet Commercial ☐ Hamlet Industrial ☐ Hamlet Public/Institutional ☐ Hamlet Transitional/Agricultural ☐ Private Commercial Recreation ☐ Locality of Retlaw Direct Control ☐ Linear Parcel Direct Control ☐ Direct Control
Application Deemed Complete:		
Copy of Certificate of Title: ☐ Yes ☐ No		
IDP Referral: ☐ Yes ☐ No		

1. General Information

Applicant's Name: _____ Phone: _____

Mailing Address: _____

E-mail Address: _____

Landowner's Name: _____ Phone: _____

Mailing Address: _____

E-mail Address: _____

Applicant's interest in the proposed development if not the landowner:

☐ Agent ☐ Contractor ☐ Tenant ☐ Other: _____

2. Amendment Information

What is the proposed amendment?

❑ Land Use Redesignation (Rezoning)

❑ Text Amendment (Amend/Add to Land Use Bylaw)

For Land Use Redesignation, please indicate:

Quarter: _____ Section: _____ Township: _____ Range:_____W4

Lot(s) _____ Block: _____ Plan: _____

Street or Rural address: _____

Titled Area of Parcel: _____ Acres _____ Hectares

Municipal District of Taber
4900B - 50th Street
Taber, Alberta T1G 1T2
403-223-3541

APPLICATION FOR LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 2011

For Land Use Redesignation, please indicate:

Current Land Use Designation: _____

Proposed Land Use Designation: _____

Reason for Amendment Request: _____

_____

_____

_____

For Land Use Redesignation, please attach the following additional information:

☐ Conceptual Design Scheme, if applicable

☐ Area Structure Plan, if applicable

☐ Written narrative in accordance with Part 1, Section 65 of the Land Use Bylaw describing:

- Future uses proposed
- Consistency of the proposed amendment with the applicable statutory plans (e.g., Municipal Development Plan, Area Structure Plan)
- Compatibility of the proposal with surrounding uses and zoning
- Suitability of the site, including identification of any constraints and/or hazard areas (e.g. easements, soil conditions, topography, drainage, etc.)
- Availability of facilities and services (sewage disposal, domestic water, gas, electricity, fire and police protection, schools, etc.) to serve the subject property
- Access considerations including potential impacts on public roads
- Any other information deemed necessary be the Development Authority or Council to property evaluate the proposal

☐ Supporting studies, reports, or plans, if applicable

☐ Other information as deemed necessary by the Development Authority or Council

Municipal District of Taber
4900B - 50th Street
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APPLICATION FOR LAND USE BYLAW AMENDMENT

Pursuant to Land Use Bylaw No. 2011

For Text Amendment, please attach:

- ☐ Description of the proposed amendment including:
  - Section(s) of Land Use Bylaw to be amended or added
  - Change(s) to or additional text proposed to be included within the Land Use Bylaw
  - Reason for Amendment Request
- ☐ Any other information deemed necessary by the Development Authority or Council to properly evaluate the proposal and/or understand the impacts and/or merits of the application

3. DECLARATION OF APPLICANT/OWNER

I/We have read and understand the terms noted below and confirm 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. **I/We hereby certify that the registered owner of the land is aware of, and in agreement with this application.**

Further I/We hereby give my/our consent to allow authorized persons the **right to enter** *upon the subject land and/or building(s) for the purpose of an inspection with respect to this application only.*

Date: _____ **Applicant's Signature:**_____

Landowner's Signature:_____
(if different from applicant)

IMPORTANT: This information may also be shared with appropriate government/ other agencies and may also be kept on file by the agencies. This information may also be used by and for any or all municipal programs and services. The application and related file content will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact the Municipal District of Taber.

4. TERMS

1. An Area Structure Plan shall be a requirement for redesignation to the Grouped Country Residential District and the Grouped Country Mixed-Use District in accordance with the Land Use Bylaw. For redesignation to any other district, an Area Structure Plan or Conceptual Design Scheme may be a requirement in accordance with the policies of the Municipal Development Plan or as required in accordance with Part 5, Section 1 of the Land Use Bylaw.

2. Although the Development Officer is in a position to advise applicants of the process and requirements of an application for a Land Use Bylaw amendment, such advice must not be taken as official consent and is without prejudice to the decision in connection with the formal application.

3. Where a proposed amendment to the Land Use Bylaw has been defeated by Council, another application that is the same or similar in nature shall not be submitted until at least 6 months after the date of refusal, unless otherwise authorized by Council.



APPENDIX B

Fee Schedule

Municipal District of Taber Land Use Bylaw No. 2011

MUNICIPAL DISTRICT OF TABER

BYLAW NO. 2025

BEING A BYLAW OF THE MUNICIPAL DISTRICT OF TABER IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ESTABLISHING A SCHEDULE OF FEES AND CHARGES

WHEREAS the Municipal District of Taber deems it expedient to set and review, as necessary, from time-to-time various fees and charges of the Municipality, and

AND WHEREAS in accordance with the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26, and amendments thereto, the Municipality may set fees for goods and services provided;

NOW THEREFORE, the Council of the Municipal District of Taber, in the Province of Alberta, duly assembled enacts and adopts the Schedule of Fees and Charges, attached to and forming Schedule "A" of this Bylaw and;

1. **TITLE**
   a. This Bylaw may be referred to as the "2026 Fees and Charges Bylaw"

2. **GENERAL PROVISIONS**
   a. The fees, rates and charges contained in the attached Schedule "A" are hereby established.
   b. Where this Bylaw establishes a fee that also exists in another Bylaw and Policy that predates the effective date of this Bylaw, the fee in this Bylaw shall be the applicable fee and the other Bylaw or Policy is hereby effectively amended.
   c. Where the required fee is not specified in Schedule "A", such fees shall be determined by Council in a manner consistent with those fees listed in Schedule "A".

3. **SCHEDULE**
   a. Schedule "A" forms part of this Bylaw.

4. **EFFECTIVE DATE AND REPEAL**
   a. That Bylaw No. 2012 – Fees and Charges Bylaw, is hereby repealed upon enactment of Bylaw No. 2025.
   b. That this Bylaw shall come into force and effect January 1, 2026, having received third and final reading.

Read a first time this 23 day of September, A.D., 2025

Read a second time this 27 day of January, A.D., 2026

Read a third time and finally passed this 27 day of January, A.D., 2026

MUNICIPAL DISTRICT OF TABER

Tamara Mijanovich
Reeve

Chief Administrative Officer

SCHEDULE "A"
FEES AND CHARGES BYLAW No 2025

E-Exem
I-Includ
T-Taxal

			Tax
ADMINISTRATION			
Certificate	$ 40.00	per parcel	E
Tax Search	$ 20.00	per parcel	E
Tax and Assessment Search	$ 20.00	per parcel	E
Reproduction of Tax Notice*	$ 5.00	per page	I
Reproduction of Assessment Notice*	$ 5.00	per page	I
Reproduction of Utility Bill*	$ 5.00	per page	I
**Only to be charged once a citizen portal is accessible and these documents can be accessed through it.*			
ACCESS TO INFORMATION REQUESTS			
Access to Information Fees & Charges		as per the current *Access to Information Act* Regulation	E
ASSESSMENT			
Sales list for any 12-month period	$ 150.00	per list	T
Sales list for any 6-month period	$ 80.00	per list	T
Assessment Detail Information Request (MGA Sec 299 or 300)			
Farmland	$ 25.00	per Roll Number	E
Residential (3 or fewer dwellings)	$ 25.00	per Roll Number	E
Residential (4 or more dwellings)	$ 75.00	per Roll Number	E
Non-Residential (including M & E)	$ 250.00	per Roll Number	E
Assessment Appeal Fees			
Farmland	$ 50.00	per Roll Number	E
Residential (3 or less dwellings)	$ 50.00	per Roll Number	E
dential (4 or more dwellings)	$ 325.00	per Roll Number	E
Non-Residential (including M & E)	$ 650.00	per Roll Number	E
G.I.S. MAPPING			
Land Ownership and Road Network Maps			
Wall Map (large print format)	$ 25.00	per Map	I
Wall Map Style Also Available Free Online at https://www.mdtaber.ab.ca/p/mapping-services			
Book Map (small print format)	$ 30.00	per Book	I
Custom Map Printing			
Custom Map Design and Production	$ 70.00	per hour (minimum charge 1hr)	I
Large Sheet Format (18" to 36" width x 40" length)	$ 20.00	per print sheet	T
Small Sheet Format (up to 17" width)	$ 5.00	per print sheet	T
Product shipping	As per current postage rates		E
Additional charges will be applied for any product shipping based on current postage rates. Costs related to map materials and services are based on cost recovery and fees include GST.			
Rural Addressing and Farm Name Signage			
Rural Address Replacement Signage (12 x 24")	At cost plus shipping		T
Rural Address Unit Sign Replacement Signage (8 x 8")	At cost plus shipping		T
Rural Address or Farm Name Replacement Post (9' light gauge U Flange)	At cost plus shipping		T
Optional Farm Name Signage (12 x 24")	At cost plus shipping		T
Installation of Signage and Posts	No Charge	*Responsibility of the MD of Taber	
acement signage cost and installation remains in alignment with Municipal Address Bylaw 1982 and Addressing Guidelines. M.D. of Taber remains responsible for Installation of signage and posts related to Rural Addressing.			

SCHEDULE "A"
FEES AND CHARGES BYLAW No 2025

E-Exem
I-Includ
T-Taxal

PLANNING AND DEVELOPMENT			
elopment Permit Applications Residential Uses			
Single Detached Dwelling	$ 150.00		E
Home Occupations	$ 50.00		E
Duplex/Semi Detached Dwellings	$ 150.00	per dwelling unit	E
Row or Townhouse Dwellings	$ 150.00		
Multi-unit Dwellings	$ 150.00	per dwelling unit	E
Additions to Dwellings	$ 150.00		E
Accessory Buildings less than 500 square metres (5,400 sq feet)	$ 150.00		E
Development Permit Applications for Commercial and Industrial Uses			
Change of Use or Additional Use	$ 150.00		E
Wind	$ 1,000.00	per turbine tower	E
Solar Energy System Class A	$ 150.00	per application	
Solar Energy System Class B	$ 200.00	per application	
Solar Energy System Class C	$ 2,500.00	per parcel	
New Buildings/Structure or Additions with an area of			
less than 500 square metres (5400 ft^2)	$ 150.00		E
500 to 2,000 square metres (21,500 ft^2)	$ 500.00		E
2,001 to 5,000 square metres (53,800 ft^2)	$1,000.00		E
over 5,000 square metres	$1,500.00		E
...authorized Development-When an application is made after development has commenced or occurred, the above fee may be doubled.			
Certificate of Compliance	$ 50.00	per certificate	E
Land Use Bylaw Amendment Application	$ 800.00		E
Municipal Development Plan Amendment Application	$ 800.00		
Intermunicipal Development Plan Amendment Application	$ 800.00		
Area Structure Plan Application	$1,000.00		E
Area Structure Plan Amendment Application	$ 800.00		
Statutory Plan Amendment Application	$ 500.00		E
Applications that require Public Notice	$ 400.00	*As per Council Policy	E
Development Agreement	$1,000.00		
Land Use Bylaw	$ 25.00	per book	I
Joint Intermunicipal Development Plan	$ 20.00	per book	I
Subdivision and Development Appeal Hearings	$ 400.00	*Upon a successful appeal $300.00 to be refunded	E
Special Meeting Fee	$ 750.00		E
Signs (if independent from development permit application)	$ 150.00		
AIRPORT			
Annual Lot Rental Fee		Per linear foot of apron frontage	

SCHEDULE "A"
FEES AND CHARGES BYLAW No 2025

E-Exem
I-Includ
T-Taxal

$20.00

PUBLIC WORKS			
t Suppressant	$ 1.42	per linear foot *minimum treatment of 400m	E
Travis MJ Road Permit	$ 20.00	per permit issued	E
Right of Way Crossings, Proximity and Approach Permits			
Texas Gate Permit (application)	$ 200.00		E
Detour/Haul Route Road Use Agreement	$ 300.00		
Road Crossings (irrigation, sewer, electrical, oil & gas)	$ 300.00		E
Approaches (New)	$ 300.00		E
Approaches (Existing - widen or move)	$ 100.00		E
Utility Consents	$ 100.00		E
Access & Proximity Consents	$ 100.00		E
Seismic Consents	$ 50.00	per road crossing	E
Application for Approved Contractor Status	$ 100.00		E
Crushed Aggregate	As per current cost		T
Sand	$ 3.00	per ton	T
Culverts	As per current cost		T
Grader Blades	As per current cost		T
UTILITIES			
Hamlet Water Utility Charges			
Fixed Water Rate	$ 73.90	per 15.0 m^3 per month	E
Overage Water Rate	$ 2.75	per m^3 for water exceeding 15.0 m3 /month	E
Fixed Sewer Rate	$ 24.70	per month	E
ssy Lake Garbage Collection	$ 11.00	per month per cart	E
Bulk Water Charge	$ 2.78	per m^3	E
Water Service Shut Off	$ 100.00		E
Water Service Turn On	$ 100.00		E
Water Meters - New and Replacement	Invoiced as per current cost		T
Water Meter Calibration Check	$ 150.00	*Refundable if meter found to be defective	E
New Water and Sewer Service Connection Fee	Invoiced as per Construction Estimate (with pavement repair, without pavement repair and frozen condition surcharge)		E
Garbage Cart - Replacement/Additional	Invoiced as per current cost		E
AGRICULTURE SERVICES			
Spraying			
Herbicide Spraying - Road Top	$ 60.00	per hectare plus cost of chemical	T
Herbicide Spraying - Spot Spraying	$ 65.00	per hour plus cost of chemical	T
Insecticide Spraying	$ 40.00	per day - *3-day limit	T
Potato Bin Disinfecting	$ 40.00	per day - *3-day limit	T
Grass Seeding			
Tractor with Drill and Operator	$ 100.00	per hour	T
10-foot pan drill	$ 125.00	per day	T
Mowing			
Tractor with 15-foot Rotary Mower and Operator	$ 100.00	per hour	T
oval of Vegetation and Trees Outside Municipal Right of Way	$ 150.00	per hour	T
Traps	$ 100.00	per trap	T
Tree Planter	No Charge	*2-day limit in busy season	
Bran Bait Spreader	No Charge	*Bait not provided	
Pickup Fee for Rental Equipment Not Returned	$ 200.00		E

Equipment Cleaning Fee	$ 100.00	per piece of equipment returned uncleaned	E
ner Pesticide Course	$ 80.00	per person	E
Grass Seed	Invoiced as per current cost		T
Shelter Belt Trees	Invoiced as per current cost		T
**Success Applicants of the MD of Taber Shelterbelt Program will be invoiced as per the 50/50 cost share between the MD of Taber and the landowner.*			
PARKS AND RECREATION			
Municipal District of Taber Municipal Park			
Tenting site in tenting area	$ 20.00	per night	I
Per 15 Amp Site (RV or tent)	$ 35.00	per night	I
Per 30 Amp Site (RV or tent)	$ 40.00	per night	I
Group Use Area "A" and "B" - Overnight	$ 160.00	per night (12pm-11am the following day)	I
Group Use Area "A" and "B" - Afternoon	$ 100.00	per afternoon (2pm to 10pm the same day)	I
Group Use "C" Day Use	$ 40.00	per day (8am to 10pm the same day)	I
Locked Site Reservation Fee	$ 10.00	per site reservation	I
FIRE OPERATIONS			
Open Fire Permits	No Charge		
Volunteer Firefighter Response on Large Scale Events (Resource sharing or Mutual aid calls where the mutual aid agreement does not provide for unpaid response)	Follow applicable Provincial Guidelines such as the Alberta Wildland Urban Interface Guideline		
Fire Department Response Fees to Properties located within the Municipal District of Taber (excluding calls for service on . vincial Highways, or fires caused by CP Rail equipment, or by Power Distribution Equipment)*)*	First four hours of calls for service - No Charge, billed for consumables only (including water hauling and mutual aid response if applicable)		
	After the first four free hours - Invoiced as per applicable rates		
**Fire Department Response Fees begin from the time of dispatch for motor vehicle incidents on MD of Taber managed roads where charges have been issued by the RCMP or Peace Officers for violations such as stunting, speeding, impaired driving, reckless driving and distracted driving that resulted in an incident.* Response fees also begin from the time of dispatch for calls involving CP Rail equipment or Fires caused by Power Distribution Equipment.			
Pumper, Engine, Tanker or Rescue Unit	Invoiced as per current Alberta Transportation Rates		E
Command Unit	Invoiced as per current Alberta Transportation Rates		E
Wildland Fire Unit	Invoiced as per current Alberta Transportation Rates		E
Incident Command Trailer/ Mobile Washroom	Invoiced as per current Alberta Transportation Rates		E
Response for Calls on any Provincial Numbered Highways			
Pumper, Engine, Tanker or Rescue Unit	Invoiced as per current Alberta Transportation Rates		E
Command Unit	Invoiced as per current Alberta Transportation Rates		E
Wildland Fire Unit	Invoiced as per current Alberta Transportation Rates		E
Incident Command Trailer/ Mobile Washroom	Invoiced as per current Alberta Transportation Rates		E
Response Fees for Calls on Provincial Numbered Highways or fires caused by CP Rail equipment or by Power Distribution e uipment.	The response fees begin from the time of Dispatch. Invoiced as per current Alberta Transportation Rates		E
C sumables used such as Fire foam and HazMat supplies	Invoiced as per cost		E
Commercial Water Delivery to Incident	Invoiced as per cost		E
MD Public Works Water Delivery to Incident	Invoiced as per current Alberta Construction Rates		E
Heavy Equipment	Invoiced as per current Alberta Construction Rates		E
Fire Inspection / Investigation Fees			

SCHEDULE "A"
FEES AND CHARGES BYLAW No 2025

E-Exem
I-Includ
T-Taxal

Fees in this category are intended for insurance companies only			
Search (Fire Inspections and Investigations)	$ 35.00	per search	E
Fire Investigation Services (per Investigations)	$ 75.00	per hour	E
Fire Investigation Photos (Printed)	$ 3.00	per copy	T
Fire Investigation Photos (Digital)	$ 35.00	per digital copy	T
Drone Photos or Drone Video	$ 125.00	per hour or as per cost	T
Fire Inspections requested by Owner or Insurance Company	$ 75.00	per hour	E
Research, Preparation and Service of Orders	$ 75.00	per hour	E
Follow up Inspections with Outstanding Fire Code Violations			
Fees in this category are intended for the owner of the inspected facility			
First Re-Inspection	$ 50.00	per inspection	E
Second Re-Inspection	$ 100.00	per inspection	E
Third Re-Inspection	$ 200.00	per inspection	E
Fourth Re-Inspection	$ 400.00	per inspection	E
BYLAW ENFORCEMENT			
Responsible Dog Ownership Fees			
Dog Impound Fee	$ 45.00		E
Boarding Fees Per Day	$ 35.00	per day	E
Veterinarian Fees	Invoiced as per charges by Veterinarian		E



APPENDIX C

Subdivision and Development Authority and Appeal Board Bylaws

Municipal District of Taber Land Use Bylaw No. 2011

MUNICIPAL DISTRICT OF TABER

Bylaw No. 2015

A BYLAW OF THE MUNICIPAL DISTRICT OF TABER IN THE PROVINCE OF ALBERTA FOR THE PURPOSES OF ESTABLISHING A SUBDIVISION AUTHORITY, DEVELOPMENT AUTHORITY AND MUNICIPAL PLANNING COMMISSION.

Whereas the Council of the Municipal District of Taber intends to foster orderly growth and development in the municipal district; and

Whereas the Council of the Municipal District of Taber has established a rationale for sound land use decisions in the municipal district through the Municipal District of Taber Municipal Development Plan; and

Whereas the Council of the Municipal District of Taber recognizes that municipal development plans and other statutory plans of the municipal district may be implemented through a land use bylaw; and

Whereas, section 623 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, requires the Council of the Municipal District of Taber, by bylaw, to provide for a subdivision authority to exercise subdivision powers and duties on behalf of the municipal district and a development authority to exercise development powers and duties on behalf of the municipal district; and

Whereas section 625(1)(a) of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, authorizes the Council of the Municipal District of Taber to establish a Municipal Planning Commission; and

NOW 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 of the Municipal District of Taber in the Province of Alberta duly assembled does hereby enact as follows:

1. TITLE

1.1 This Bylaw shall be known as the "Municipal District of Taber Subdivision and Development Authority Bylaw".

2. DEFINITIONS

In this Bylaw:

2.1 "Agreement" means the agreement or contract between the Municipal District of Taber and the Oldman River Regional Services Commission as amended or replaced from time to time;

2.2 "Authorized Person" means a person, organization, or regional services commission authorized by Council to which the municipality may delegate any of its Subdivision Authority or Development Authority powers, duties and functions;

2.3 "CAO" means the Municipal Administrator of the Municipal District of Taber or their designate;

2.4 "Council" means the Council of the Municipal District of Taber;

2.5 "Designated Officer" means the person or persons authorized to act as a designated officer for the municipality as established by bylaw pursuant to section 210 of the MGA;

2.6 "Development Authority" means the development authority established by the Municipal District of Taber herein which is authorized to exercise development powers and duties on behalf of the M.D. as specified.

2.7 "Development Officer" means the person or persons appointed by Council or the CAO to the position of Development Officer and who is authorized to act in the capacity of designated officer for the purposes authorized in this Bylaw and the Land Use Bylaw and exercise development powers and duties on behalf of the M.D. as specified.

2.8 "Land Use Bylaw" means the Municipal District of Taber Land Use Bylaw, as amended or repealed and replaced from time to time;

2.9 "Members" means the Council members appointed to the Municipal Planning Commission annually at the Municipal District of Taber Organizational Meeting;

2.10 "MGA" means the Municipal Government Act, R.S.A. 2000, c. M-26, as amended or repealed and replaced from time to time;

2.11 "Municipal Development Plan" means the Municipal District of Taber Municipal Development Plan as amended or repealed and replaced from time to time;

2.12 "Municipal District", "Municipality" or "M.D." means the Municipal District of Taber;

2.13 "Municipal Planning Commission" means the Municipal Planning Commission of the Municipal District of Taber as established herein;

2.14 "Regional Services Commission" means the Oldman River Regional Services Commission.

2.15 "Planner" shall be the person assigned to act as the planning and development advisor by the Oldman River Regional Services Commission;

2.16 "Secretary" means the person or persons authorized to act as secretary for the Municipal Planning Commission.

2.17 "Subdivision Authority" means the subdivision authority established by the Municipal District of Taber herein which is authorized to exercise subdivision powers and duties on behalf of the M.D. as specified.

2.18 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. SUBDIVISION AUTHORITY

3.1 A Subdivision Authority of the Municipal District of Taber is hereby established in accordance with the MGA.

3.2 The Municipal Planning Commission shall serve as the Subdivision Authority for the Municipal District of Taber and is authorized to exercise subdivision powers and duties on behalf of the M.D. as specified.

3.3 The Municipal Planning Commission, acting as the Subdivision Authority, has those powers and duties as are specified in the MGA and any regulations made thereunder, the Land Use Bylaw, this Bylaw, or by resolution of Council.

3.4 Council may delegate or authorize the CAO to delegate any of the subdivision authority powers, duties or functions to an Authorized Person.

3.5 Council hereby delegates to the Planner and Regional Services Commission, as an Authorized Person, the authority to exercise subdivision powers, duties or functions as outlined in the Agreement, this Bylaw, the Land Use Bylaw, or as delegated by the M.D., including:

3.5.1 providing of advice to applicants for subdivision processing and seeking approvals;

3.5.2 processing of applications for subdivision, including deeming applications complete as per section 653.1 of the Municipal Government Act, Statutes of Alberta 2000, Chapter M-26, as amended;

3.5.3 collecting of all pertinent subdivision application fees;

3.5.4 undertaking the requirements for notification of applicants, pertinent agencies, government departments and adjacent landowners;

3.5.5 preparation of draft resolutions for consideration by the Subdivision Authority;

3.5.6 attendance at meetings of the Subdivision Authority as requested to do so;

3.5.7 compilation and documentation of all pertinent comments of those persons and local authorities to which the notice of application was given;

3.5.8 conducting a site inspection (where feasible to do so) at the location of the proposed application for subdivision approval;

3.5.9 finalization and required signed endorsement of final subdivision approvals, plans of survey or other instruments for registration purposes at Land Titles Office;

3.5.10 conveyance of notification of final subdivision approval to the registered owner and/or the authorized agent;

3.5.11 maintenance of a subdivision file and corresponding archival information relating to the application for subdivision approval on behalf of the municipality;

3.5.12 providing of all pertinent information for consideration at a hearing of the appropriate subdivision appeal board;

3.5.13 attending, for the purpose of providing pertinent information, at an appeal hearing of a Subdivision and Development Appeal Board or Land and Property Rights Tribunal; and

3.5.14 performing of any other duties or functions as requested, by resolution of council, as agreed to by the designated Planner and Regional Services Commission.

4. DEVELOPMENT AUTHORITY

4.1 A Development Authority of the Municipal District of Taber is hereby established in accordance with the MGA.

4.2 The Municipal Planning Commission and the Development Officer, as prescribed in the Land Use Bylaw, shall serve as the Development Authority for the Municipal District of Taber and are authorized to exercise development powers and duties on behalf of the M.D. as specified.

4.3 The Municipal Planning Commission and the Development Officer, acting as the Development Authority, have those powers and duties as are specified in the MGA and any regulations made thereunder, the Land Use Bylaw, this Bylaw, or by resolution of Council.

4.4 Council may delegate or authorize the CAO to delegate any of the development authority powers, duties or functions to an Authorized Person.

5. DEVELOPMENT OFFICER

5.1 The CAO is hereby delegated the authority to appoint one or more persons to the position of Development Officer.

5.2 The position of Development Officer for the M.D. shall be filled by one or more persons as appointed by the CAO or by resolution of Council.

5.3 The Development Officer is hereby authorized to act as a Designated Officer for the M.D only for the purposes as specified in the Land Use Bylaw.

5.4 The Development Officer shall not be a member of the Subdivision and Development Appeal Board.

6. MUNICIPAL PLANNING COMMISSION

6.1 The Municipal District of Taber Municipal Planning Commission is hereby established in accordance with the MGA.

6.2 The Municipal Planning Commission shall be comprised of five (5) members of Council appointed by a resolution of Council during the annual Municipal District of Taber Organizational meeting.

6.3 Three (3) voting members of the Municipal Planning Commission shall constitute a quorum for any meeting.

6.4 The Municipal Planning Commission Chairperson and Vice Chairperson shall be appointed by Council at their annual Organizational Meeting from amongst the members of the Municipal Planning Commission.

6.5 Members of the Municipal Planning Commission shall not be members of the Subdivision and Development Appeal Board.

6.6 The Development Officer or their designate shall serve as a non-voting advisor to the Municipal Planning Commission, shall attend all Municipal Planning Commission meetings, and carry out other duties as may be specified by the Municipal Planning Commission.

6.7 The Planner or their designate shall serve as a non-voting advisor to the Municipal Planning Commission and shall attend all Municipal Planning Commission meetings, as availability allows.

6.8 The CAO or their designate shall serve as a non-voting advisor to the Municipal Planning Commission and as the Secretary to the Municipal Planning Commission and shall attend all meetings and shall;

6.8.1 Notify all members of the Municipal Planning Commission of meeting dates and times and shall produce an agenda for each meeting.

6.8.2 Prepare and maintain a file of the written minutes of the business transacted at all meetings.

6.8.3 Carry Out other duties as the Municipal Planning Commission may specify.

6.9 The Council at their annual Organizational Meeting shall schedule the regular meetings of the Municipal Planning Commission. The Municipal Planning Commission may reschedule regular meetings where necessary to accommodate Members attendance or ensure quorum. The Municipal Planning Commission may hold special meetings at the call of the Chairperson or Vice Chairperson, as required.

6.10 Members may attend meetings and hearings by electronic means provided that notice is provided in accordance with Section 199 of the Act.

6.11 Only those Members of the Municipal Planning Commission who are present at a meeting shall be present to vote on any matter before it.

6.12 The decision of the majority of the Members present at a meeting duly convened shall be deemed to be the decision of the Municipal Planning Commission. In the event of a tie vote, any motion of the MPC shall be deemed to be defeated, whereupon a subsequent motion(s) may be made and a decision issued to refuse the application with reasons or approve the application with or without conditions or, where a tie vote persists, a determination made of a failure to make a decision.

6.13 The Municipal Planning Commission may make rules as are necessary for the conduct of its meetings and its business that are consistent with the MGA, applicable provincial legislation, applicable Bylaws of the M.D. including the Procedural Bylaw, the Code of Conduct Bylaw, the Land Use Bylaw, the Municipal Development Plan, the Advertising Bylaw, Public Participation Policy and other policies and bylaws of the M.D. as may be adopted or amended from time to time.

7. OTHER PROVISIONS

7.1 The Municipal Planning Commission and the Development Officer, as applicable, shall ensure that any decision on any application for subdivision or development is consistent with the Municipal Government Act, applicable provincial laws, statutes

and regulations, Regional plans, Intermunicipal Development Plans the Municipal Development Plan, the Land Use Bylaw and Area Structure Plans.

7.2 The Municipal Planning Commission and the Development Officer, as applicable, may make orders, decisions and issue notices of decisions with or without conditions as prescribed within the MGA and any regulations thereunder, the M.D. Municipal Development Plan and Land Use Bylaw.

7.3 Neither the Municipal Planning Commission nor the Development Officer has the authority to make financial decisions on behalf of the M.D. Any matter before the Municipal Planning Commission or the Development Officer that contemplates financial considerations must be presented to Council for decision.

7.3.1 Notwithstanding Section 7.3 the Municipal Planning Commission may waive a development permit application fee.

8. SEVERABILITY

8.1 If any portion of this Bylaw is deemed invalid by a court of competent jurisdiction, then the invalid portion must be severed and the remainder of the Bylaw is deemed valid.

9. REPEAL

9.1 Municipal District of Taber Subdivision and Development Authority Bylaw No. 1942 is hereby repealed upon third reading of this Bylaw.

10. IN FORCE

10.1 This Bylaw shall come into force and takes effect upon the date of third reading and signing in accordance with the MGA.

READ a First time this 11th day of March, 2025.

READ a Second time this 11th day of March, 2025.

READ a Third time this 11th day of March, 2025.

SIGNED AND PASSED this 11th day of March, 2025.

Reeve

Chief Administrative Officer

MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA

CHINOOK INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD BYLAW NO. 1945

A BYLAW OF THE MUNICIPAL DISTRICT OF TABER 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 Taber 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 Taber 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 Taber.

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 Taber 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. 1628, being the former municipal Subdivision and Development Appeal Board Bylaw, and any amendments thereto.

READ a **first** time this 12 day of March, 2019.

Reeve – *Merrill Harris*

Chief Administrative Officer – *Derrick Krizsan*

READ a **second** time this 12 day of March, 2019.

Reeve – *Merrill Harris*

Chief Administrative Officer – *Derrick Krizsan*

READ a **third** time and finally PASSED this 12 day of March, 2019.

Reeve – *Merrill Harris*

Chief Administrative Officer – *Derrick Krizsan*