VULCAN COUNTY

Vulcan - Alberta

BYLAW 2022-005

BEING a bylaw of Vulcan County in the Province of Alberta, to amend Bylaw No. 2020-028 being the municipality's Land Use Bylaw.

WHEREAS the Council of Vulcan County wishes to redesignate a portion of NE¼ SEC 9-15-19-W4M, containing approximately 3.25± ha (8.03± ac) as shown on Schedule 'A', from "Rural General – RG" to "Single Lot Country Residential – SCR".

AND WHEREAS the purpose of the proposed amendment is to provide for the opportunity to subdivide the parcel in accordance with the provisions of the Single Lot Country Residential Land Use District.

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

1. The Land Use District Map be amended to redesignate a portion of NE¼ SEC 9-15-19-W4M as shown on Schedule 'A' from "Rural General – RG" to "Single Lot Country Residential – SCR".

2. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.

3. This bylaw comes into effect upon third and final reading hereof.

Received first reading this 2 day of February 2022

Jason Schneider, Reeve

Nels Petersen, CAO

Received second reading this 9 day of March, 2022

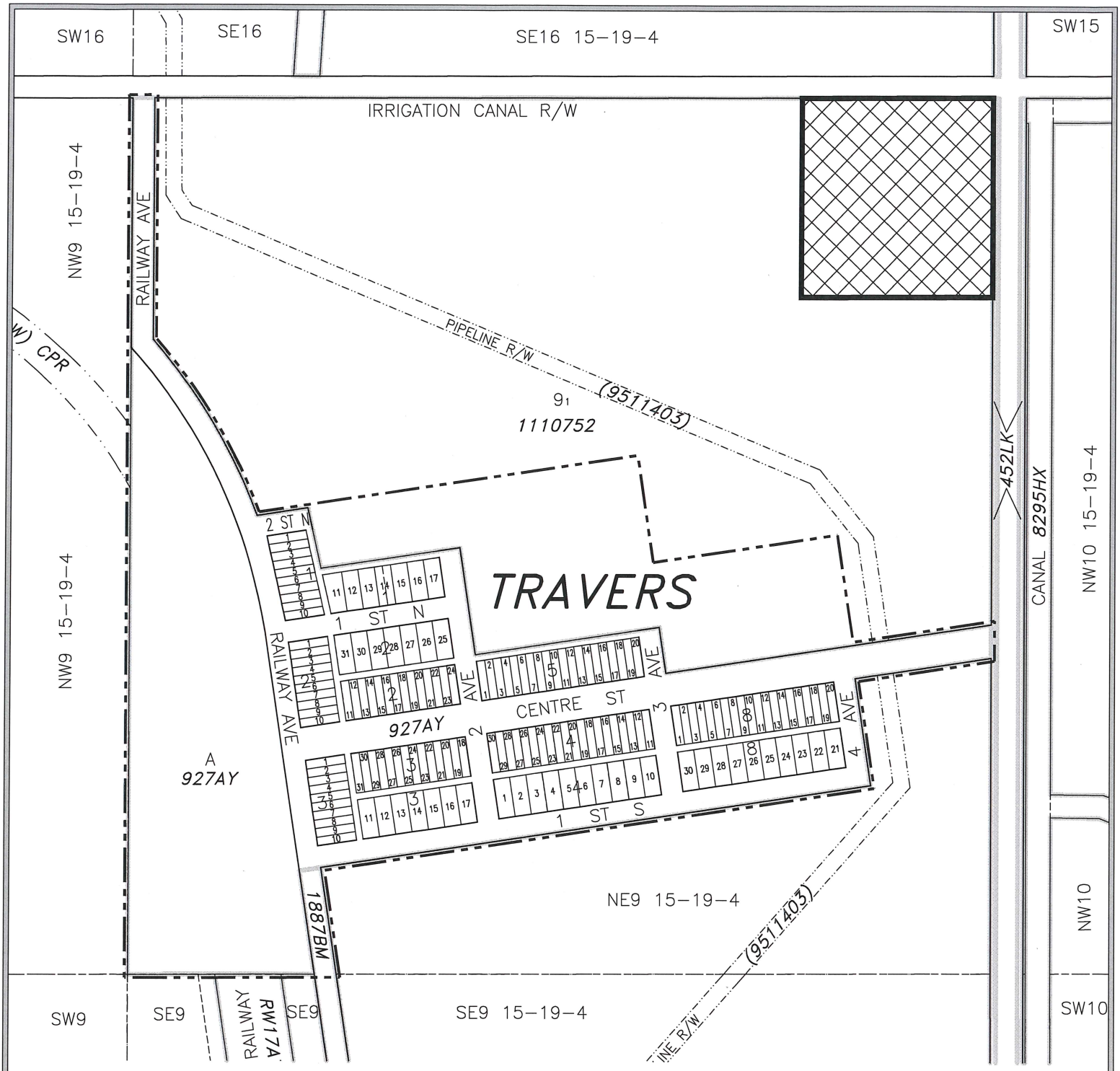
Jason Schneider, Reeve

Nels Petersen, CAO

Received third reading and finally passed this 9 day of March, 2022

Jason Schneider, Reeve

Nels Petersen, CAO



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'

FROM: Rural General - RG

TO: Single Lot Country Residential - SCR

PORTION OF NE 1/4 SEC 9, TWP 15, RGE 19, W 4 M

MUNICIPALITY: VULCAN COUNTY

DATE:FEBRUARY 2, 2022

Bylaw #: 2022-005

Date: March 9, 2022

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"

February 02, 2022 N:\Vulcan–County\Vulcan–County LUD & Land Use Redesignations\Vulcan County – Portion of NE9–15–19–4.dwg

D M

Schedule A, Bylaw 2022-005



1/26/2022, 4:16:24 PM

1:2,257

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Residences

Road_Network

County Gravel Road

Landowners (January 16, 2022)

AB County, Newell County No. 4, Vulcan County

Vulcan County

VULCAN COUNTY

Vulcan - Alberta

BYLAW 2022-021

BEING a bylaw of Vulcan County in the Province of Alberta, to amend Bylaw No. 2020-028 being the municipality's Land Use Bylaw.

WHEREAS Section 639 of the Municipal Government Act requires that a municipality must pass a land use bylaw.

AND WHEREAS the purpose of the proposed amendment is for an omnibus text amendment to update the Land Use Bylaw.

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

1. Add the following provisions to Section 61 of the Administration Section:

    a. 61.10 Where an application for an amendment to this Bylaw has been refused 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.

    b. 61.11 Where an application has been significantly changed, Council may accept an application prior to the end of the 6-month period specified in subsection 61.10.

2. Add definitions for floor area to the Administrative Definitions Section:

    a. **Floor Area** means the sum of the gross horizontal area of the floors and passageways of a building.

    b. **Floor Area, Livable** means the heated floor area of a building, measured from the outside dimensions of the exterior walls, used for dwelling purposes, and excluding all non-dwelling areas such as attics, carports, and attached garages. Developed basements may be included in this calculation.

    c. Floor Area, Minimum means a required amount of livable floor area within a dwelling.

3. Add a minimum floor area requirement to the GCR and GRR districts within Schedule 2:

a. The minimum floor area of the principal dwelling shall not be less than 74.3 m² (800 ft²), not including multi-unit dwellings.

4. Add "Abattoir" as a discretionary use in the VIP District within Schedule 2 along with the following standards for abattoirs in the VIP District.

    a. Use Restrictions & Development Standards for Abattoirs
        i. An Abattoir shall only be approved where the use is of a size and intensity compatible with adjacent land uses and where it has been demonstrated that nuisance generated from the use has been mitigated to the extent that the use is compatible with adjacent land uses.
        ii. The Development Authority may establish a size threshold on the number of animals being stored and/or processed, along with any other conditions to ensure the suitability of the use.

5. Add a provision regarding secondary front yard setbacks in Section 3 of the VIP District:

    a. In the case of corner lots, a front yard setback of at least 9.1 m (30 ft.) shall be provided on one frontage and a secondary front yard setback of at least 3.8 m (12.5 ft.) shall be provided on the other frontage. Accessory buildings located to the rear of the principal building shall be setback at least 3.0 m (10 ft.) from a secondary front yard line.

6. Amend the fencing provisions in Section 14 of the VIP District:

    a. Add the following sentence to Section 14.1: A fence that exceeds 0.9 m (3 ft.) in a front yard may be approved by the Development Officer.

    b. Change the reference to 7.6 m (25 ft.) to 9.1 m (30 ft.) in Section 14.1 as well as in the corresponding diagrams.

    c. Add the following provision: The use of barbed wire below a height of 1.8 m (6 ft.) is not permitted. A maximum of 0.6 m (2 ft.) of barbed wire above the 2.4 m (8 ft.) fence height may be permitted at the discretion of the Development Officer. The use of razor wire is not permitted.

7. Add definitions for data processing operations to Administrative Definitions Section:

    a. **Data Processing Operation** means a heavy industrial facility consisting of a building or group of buildings housing powerful, highly specialized computers that are used to verify digital

transactions and require 24/7 climate control. This use may include an on-site power plant. Data processing includes data storage, crypto mining, and other similar uses.

b. **Noise Impact Assessment** means an evaluation prepared by a qualified professional which measures noise and noise impacts.

8. Add "Data Processing Operation" as a discretionary use in the RI (Rural Industrial) District within Schedule 2.

9. Add a standards section for data processing operations to Schedule 5, attached as Schedule A.

10. That Bylaw No. 2020-028 be consolidated to incorporate the amendments listed above.

11. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.

12. This bylaw comes into effect upon third and final reading hereof.

This Bylaw shall take effect on

Received first reading this 15 day of June, 2022

Jason Schneider, Reeve

Nels Petersen, CAO

Received second reading this 3 day of August, 2022

Jason Schneider, Reeve

Nels Petersen, CAO

Received third reading and finally passed this 3 day of August, 2022

Jason Schneider, Reeve

Nels Petersen, CAO

SCHEDULE "A"

SECTION 44 DATA PROCESSING OPERATION

44.1 An application for a data processing operation shall be accompanied by the following additional information:

(a) floor plans, elevations and renderings conveying all proposed buildings and structures that will form part of the facility including trailers, shipping containers, semi-trucks and related storage buildings;

(b) a breakdown of the number of computer units, fans and any pertinent information concerning their anticipated noise impacts;

(c) noise impact assessment (NIA) completed by a qualified professional which measures sound from the proposed facility to the nearest dwelling/ or building. The assessment shall be undertaken in accordance with the principles specified in AUC Rule 012 or a comparable standard, regardless of whether the proposed operation involves the on-site generation of electric energy.

(d) a fire protection plan; and

(e) any other information that may be required by the Development Authority.

44.2 Proposals for data processing operations integrating an on-site power plant or backup power source shall indicate the total MW at full build-out, and any pertinent information concerning their anticipated noise impacts. All structures related to energy generation shall be indicated on the site plan.

44.3 An application for a data processing operation that draws its power from the electricity grid shall be accompanied by verification in writing from the electrical service provider that the projected electrical consumption of the proposed use can be accommodated and that the utility supply equipment and related infrastructure is sufficiently sized to accommodate the proposal.

44.4 The applicant utilizing on-site power plant generation shall submit:

(a) a proof of exemption of an approval for applications utilizing an on-site power plant generating less than 10 megawatts (MW)

(a) a copy of any approvals required for applications utilizing an on-site power plant generating 10 MW or more.

44.5 At all times during the operation of the data processing operation noise compliance shall be:

	Dwelling density per quarter section of land					
Proximity to Transportation	**1 to 8 dwellings**		**9 to 160 dwellings**		**Greater than 160 dwellings**	
	Daytime	Nighttime	Daytime	Nighttime	Daytime	Nighttime
Category 1	50 dB	40 dB	53 dB	43 dB	56 dB	46 dB
Category 2	55 dB	45 dB	58 dB	48 dB	61 dB	51 dB
Category 3	60 dB	50 dB	63 dB	53 dB	66 dB	56 dB

Category 1: dwelling(s) distance is more than or equal to 500 metres (m) from heavily travelled roads or rail lines and not subject to frequent aircraft flyovers from proposed development.

Category 2: dwelling(s) distance is more than or equal to 30 m, but less than 500 m from heavily travelled roads or rail lines and not subject to frequent aircraft flyovers from proposed development.

Category 3: dwelling(s) distance is less than 30 m from heavily travelled roads, or rail lines or subject to frequent aircraft flyovers from proposed development.

	Daytime	Nighttime
Other parcels zoned for Industrial purposes	75 dB	70 dB

44.6 Facilities used in conjunction with data processing operations shall integrate noise management strategies to achieve noise compliance, including but not limited to exhaust baffles, roof and side extensions on the exhaust side of buildings, sound-absorbent padding, and fire-resistant sound-absorbing walls. Where the above measures do not adequately mitigate sound to achieve noise compliance specified in section 44.5, more sophisticated sound mitigation solutions shall be required prior to commencement of operations.

44.7 In response to noise complaints:

(a) by residents, the data processing operation that is the subject of those complaints may, at the discretion of the Development Authority, be required to undertake sound level testing at the location of the most affected dwelling to demonstrate that the noise threshold in is not exceeded.

(b) by operators of other properties within an industrial or other adjacent land use district, the Development Authority may determine that noise compliance testing is required to demonstrate compliance.

(c) any required compliance testing shall be undertaken at the expense of the applicant.

VULCAN COUNTY

Vulcan - Alberta

BYLAW 2022-022

BEING a bylaw of Vulcan County in the Province of Alberta, to amend Bylaw No. 2020-028 being the municipality's Land Use Bylaw.

WHEREAS the Council of Vulcan County wishes to redesignate a portion of SW¼ SEC 11-16-20-W4M, containing approximately 3.14 ha (7.76 acres) as shown on Schedule 'A', from "Urban Fringe - UF" to "Rural General - RG".

AND WHEREAS the purpose of the proposed amendment is to provide for the opportunity to develop the parcel in accordance with the provisions of the Rural General Land Use District.

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

1. The Land Use District Map be amended to redesignate a portion of SW¼ SEC 11-16-20-W4M as shown on Schedule 'A' from "Urban Fringe - UF" to "Rural General - RG".

2. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.

3. This bylaw comes into effect upon third and final reading hereof.

Received first reading this 15 day of June, 2022

Jason Schneider, Reeve

Nels Petersen, CAO

Received second reading this 13 day of July, 2022

Jason Schneider, Reeve

Nels Petersen, CAO

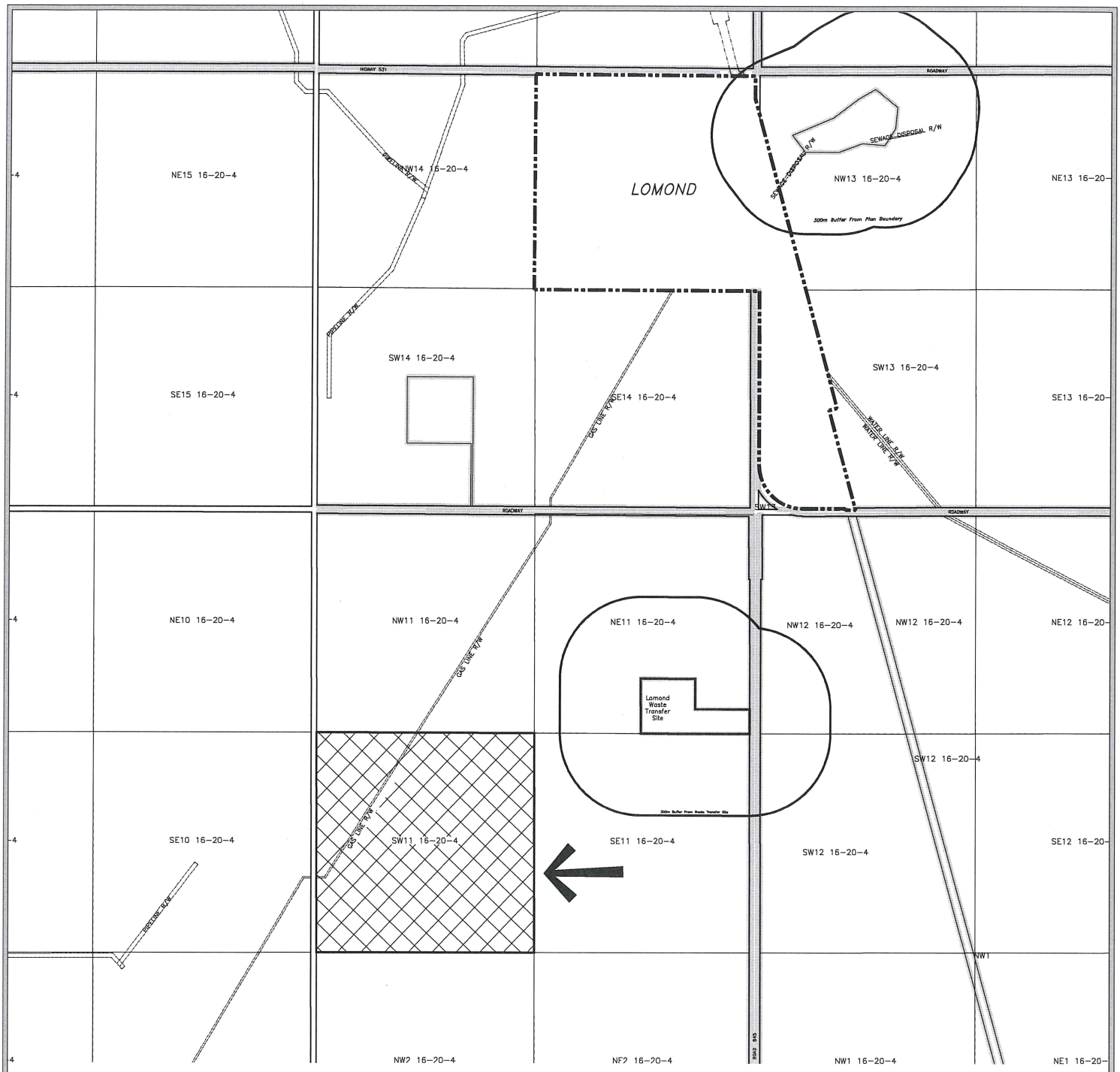
Received third reading and finally passed this 13 day of July, 2022

Jason Schneider, Reeve

Nels Petersen, CAO

Schedule "A"


NW 11-16-20W4M
255 m
355 m
387 m
487 m
319 m
219 m
T-13
SW 11-16-20W4M
SE 10-16-20W4M
SE 11-16-20W4M
450 m
350 m
NW 2-16-20W4M



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: URBAN FRINGE UF
TO: RURAL GENERAL RG

SW 1/4 SEC 11, TWP 16, RGE 20, W 4 M
MUNICIPALITY: VULCAN COUNTY
DATE: JUNE 8, 2022

Bylaw #: 2022-022
Date: July 13, 2022

OLDMAN RIVER REGIONAL SERVICES COMMISSION

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 08, 2022 N:\Vulcan-County\Vulcan-County LUD & Land Use Redesignations\Vulcan County - SW11-16-20-4 ABO Wind.dwg

VULCAN COUNTY

Vulcan - Alberta

BYLAW 2023-008

BEING a bylaw of Vulcan County in the Province of Alberta, to amend Bylaw No. 2020-028 being the municipality's Land Use Bylaw.

WHEREAS the Council of Vulcan County wishes to redesignate a portion of SE¼ 29-16-26 W4 containing approximately 2.02± ha (5.00± acres) as shown on Schedule 'A', from "Rural General - RG" to "Small Holdings - SH".

AND WHEREAS the purpose of the proposed amendment is to provide for the opportunity to further develop the parcel in accordance with the provisions of the Small Holdings Land Use District.

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

1. The Land Use District Map be amended to redesignate a portion of SE¼ 29-16-26 W4 as shown on Schedule 'A' from "Rural General - RG" to "Small Holdings - SH".

2. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.

3. This bylaw comes into effect upon third and final reading hereof.

READ a first time on this 15th day of March, 2023.
READ a second time on this 5th day of April, 2023.
READ a third time and passed on this 5th day of April, 2023.

Jason Schneider, Reeve

Nels Petersen, CAO



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: RURAL GENERAL - RG
TO: SMALL HOLDINGS - SH

PORTION OF SE 1/4 SEC 29, TWP 16, RGE 26, W 4 M
MUNICIPALITY: VULCAN COUNTY
DATE: MARCH 14, 2023

Bylaw #: 2023-008
Date: April 5, 2023

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 15, 2023 N:\Vulcan-County\Vulcan-County LUD & Land Use Redesignations\Vulcan County - SE 29-16-26-W4M - Bylaw 2023-008.dwg

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VULCAN COUNTY

Vulcan - Alberta

BYLAW 2023-009

BEING a bylaw of Vulcan County in the Province of Alberta, to amend Bylaw No. 2020-028 being the municipality's Land Use Bylaw.

WHEREAS the Council of Vulcan County wishes to redesignate a portion of NE¼ 20-16-26 W4 containing approximately 2.02± ha (5.00± acres) as shown on Schedule 'A', from "Rural General - RG" to "Small Holdings - SH".

AND WHEREAS the purpose of the proposed amendment is to provide for the opportunity to further develop the parcel in accordance with the provisions of the Small Holdings Land Use District.

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

1. The Land Use District Map be amended to redesignate a portion of NE¼ 20-16-26 W4 as shown on Schedule 'A' from "Rural General - RG" to "Small Holdings - SH".

2. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.

3. This bylaw comes into effect upon third and final reading hereof.

READ a first time on this 15th day of March, 2023.
READ a second time on this 5th day of April, 2023.
READ a third time and passed on this 5th day of April, 2023.

Jason Schneider, Reeve

Nels Petersen, CAO



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: RURAL GENERAL - RG
TO: SMALL HOLDINGS - SH

PORTION OF NE 1/4 SEC 20, TWP 16, RGE 26, W 4 M
MUNICIPALITY: VULCAN COUNTY
DATE: MARCH 14, 2023

Bylaw #: 2023-009
Date: April 5, 2023

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

March 15, 2023 N:\Vulcan-County\Vulcan-County LUD & Land Use Redesignations\Vulcan County - NE 220-16-26-W4M - Bylaw 2023-009.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"

VULCAN COUNTY

Vulcan - Alberta

BYLAW 2022-023

BEING a bylaw of Vulcan County in the Province of Alberta, to amend Bylaw No. 2020-028 being the municipality's Land Use Bylaw.

WHEREAS the Council of Vulcan County wishes to redesignate a portion of SE¼ SEC 11-16-20-W4M, containing approximately 3.14 ha (7.76 acres) as shown on Schedule 'A', from "Urban Fringe - UF" to "Rural General - RG".

AND WHEREAS the purpose of the proposed amendment is to provide for the opportunity to develop the parcel in accordance with the provisions of the Rural General Land Use District.

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

1. The Land Use District Map be amended to redesignate a portion of SE¼ SEC 11-16-20-W4M as shown on Schedule 'A' from "Urban Fringe - UF" to "Rural General - RG".

2. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.

3. This bylaw comes into effect upon third and final reading hereof.

Received first reading this 15 day of June, 2022

Jason Schneider, Reeve

Nels Petersen, CAO

Received second reading this 13 day of July, 2022

Jason Schneider, Reeve

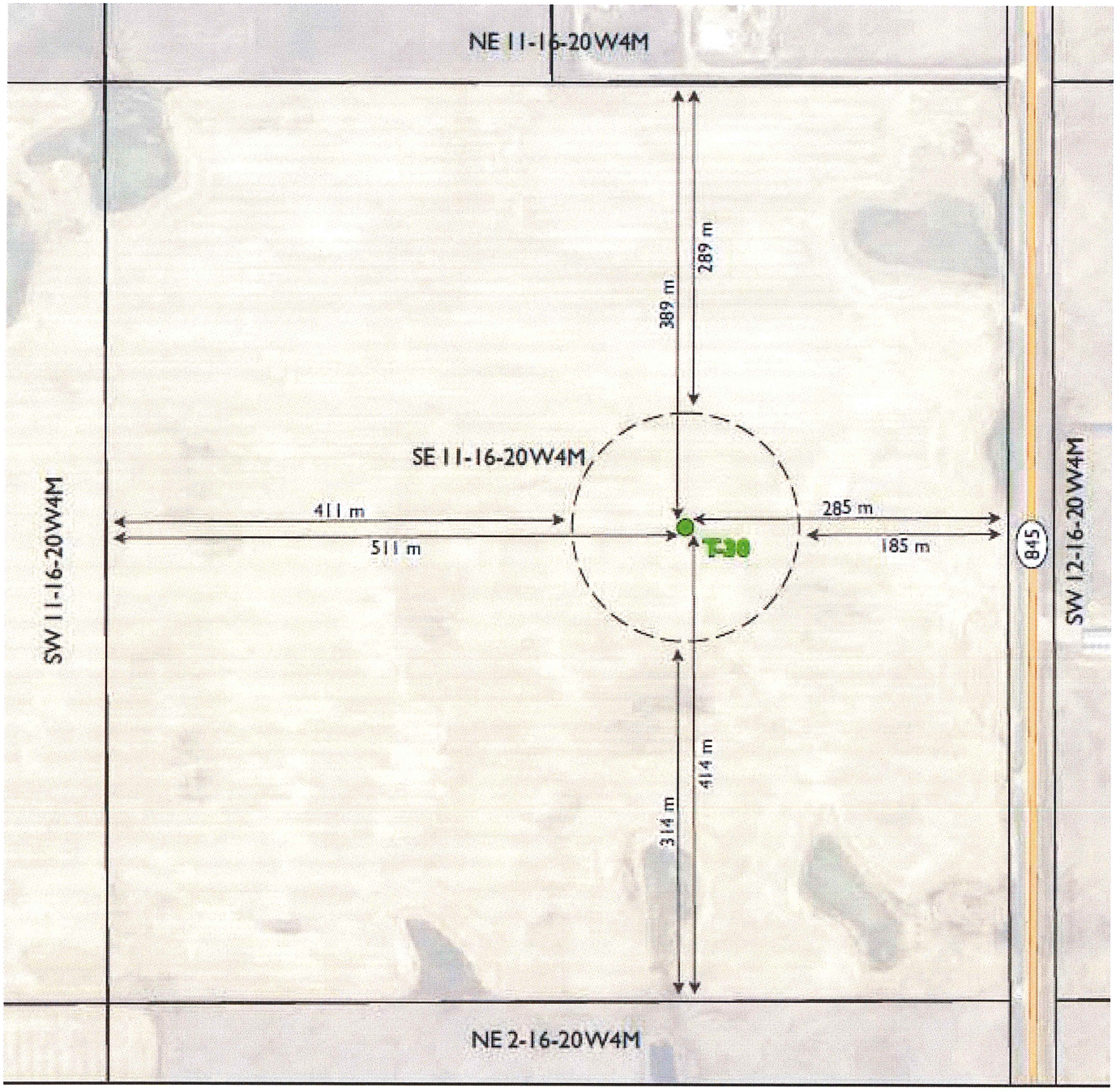
Nels Petersen, CAO

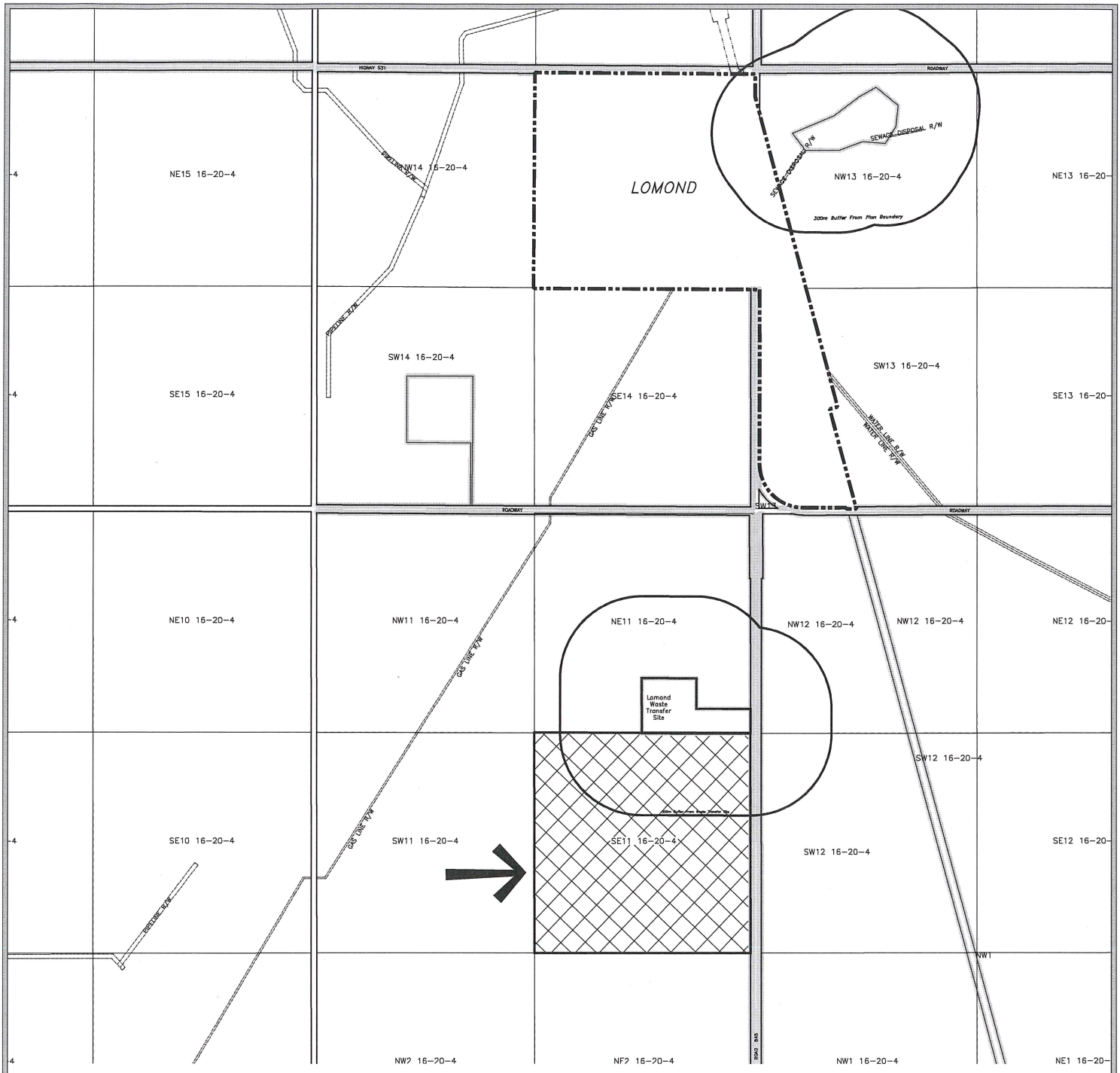
Received third reading and finally passed this 13 day of July, 2022

Jason Schneider, Reeve

Nels Petersen, CAO

Schedule "A"


NE 11-16-20W4M
389 m
289 m
SE 11-16-20W4M
411 m
511 m
285 m
185 m
T30
845
SW 11-16-20W4M
SW 12-16-20W4M
314 m
414 m
NE 2-16-20W4M



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: URBAN FRINGE UF
TO: RURAL GENERAL RG

SE 1/4 SEC 11, TWP 16, RGE 20, W 4 M
MUNICIPALITY: VULCAN COUNTY
DATE: JUNE 8, 2022

Bylaw #: 2022-023
Date: July 13, 2022

OLDMAN RIVER REGIONAL SERVICES COMMISSION

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 08, 2022 N:\Vulcan-County\Vulcan-County LUD & Land Use Redesignations\Vulcan County - SE11-16-20-4 ABO Wind.dwg

VULCAN COUNTY

Vulcan - Alberta

BYLAW 2022-024

BEING a bylaw of Vulcan County in the Province of Alberta, to amend Bylaw No. 2020-028 being the municipality's Land Use Bylaw.

WHEREAS the Council of Vulcan County wishes to redesignate a portion of SW¼ SEC 34-16-21-W4M, containing approximately 3.04 ha (7.52 acres) as shown on Schedule 'A', from "Reservoir Vicinity - RV" to "Rural General - RG".

AND WHEREAS the purpose of the proposed amendment is to provide for the opportunity to develop the parcel in accordance with the provisions of the Rural General Land Use District.

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

1. The Land Use District Map be amended to redesignate a portion of SW¼ SEC 34-16-21-W4M as shown on Schedule 'A' from "Reservoir Vicinity - RV" to "Rural General - RG".

2. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.

3. This bylaw comes into effect upon third and final reading hereof.

Received first reading this 15 day of June, 2022

Jason Schneider, Reeve

Nels Petersen, CAO

Received second reading this 15 day of June, 2022

Jason Schneider, Reeve

Nels Petersen, CAO

Presented for unanimous consent of Council to proceed to third reading

this 15 day of June, 2022

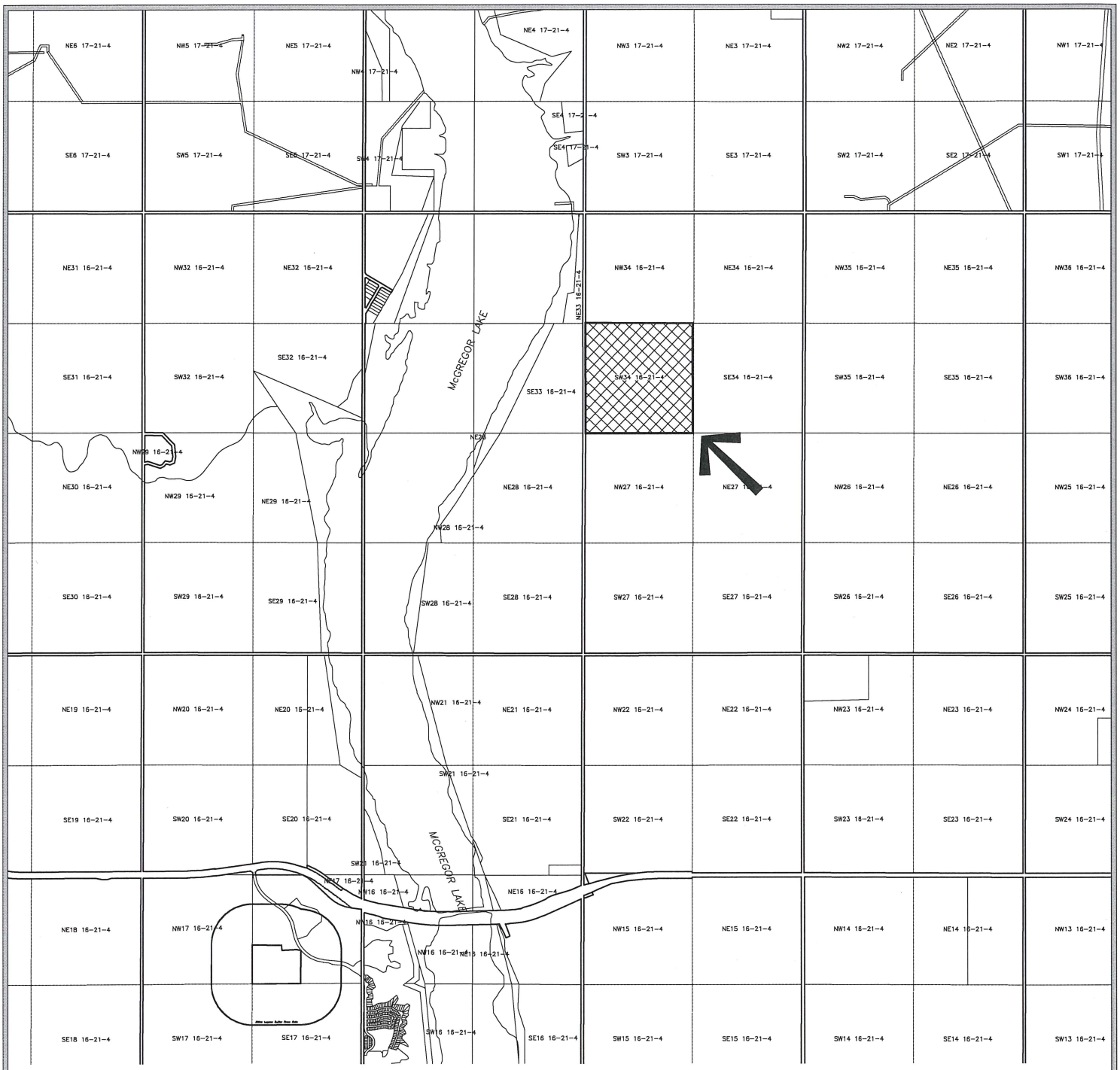
Jason Schneider, Reeve

Nels Petersen, CAO

Received third reading and finally passed this 15 day of June, 2022

Jason Schneider, Reeve

Nels Petersen, CAO



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: RESERVOIR VICINITY RV
TO: RURAL GENERAL RG

SW 1/4 SEC 34, TWP 16, RGE 21, W 4 M
MUNICIPALITY: VULCAN COUNTY
DATE: JUNE 8, 2022

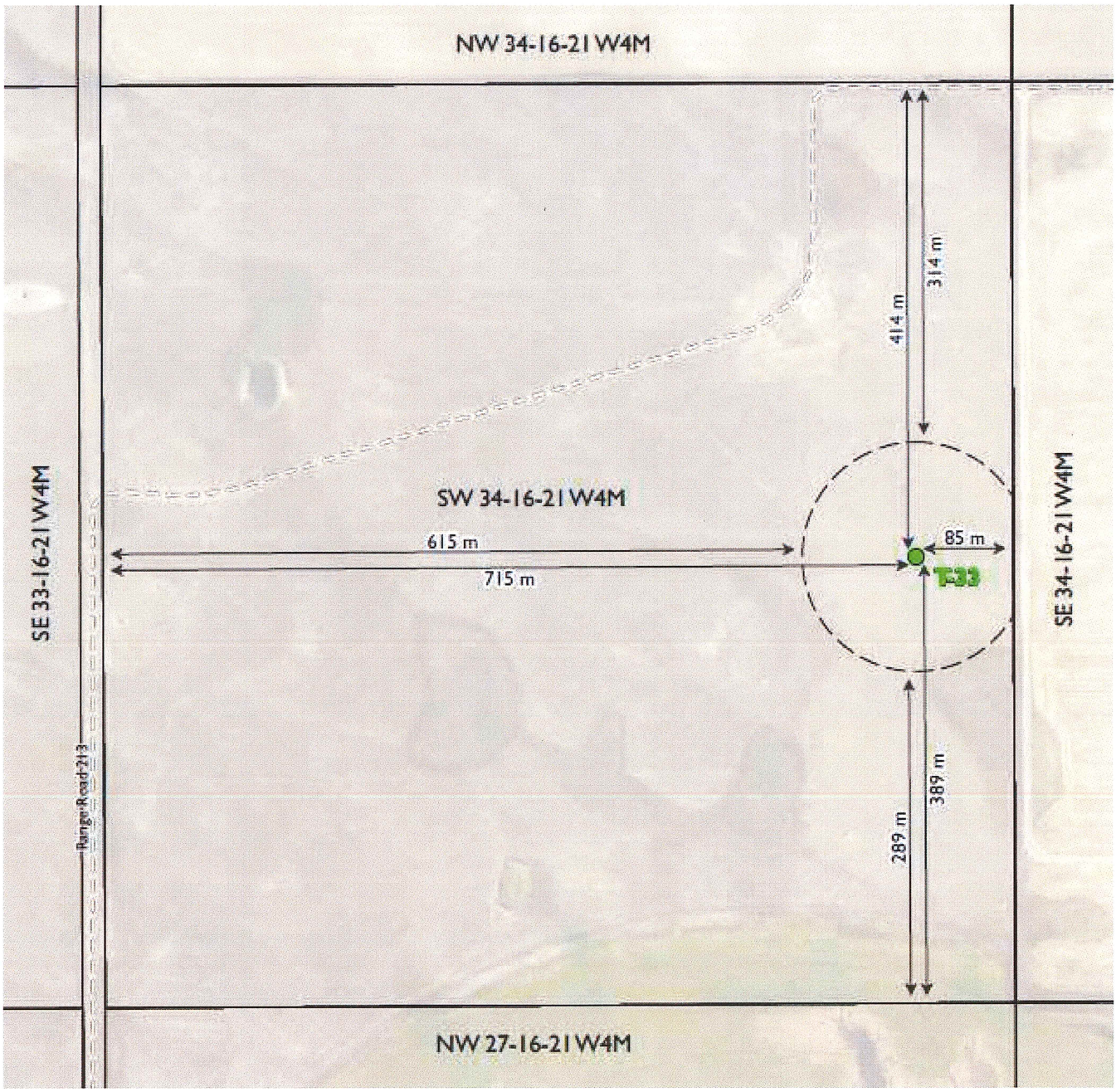
Bylaw #: 2022-024
Date: June 15, 2022

OLDMAN RIVER REGIONAL SERVICES COMMISSION

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 08, 2022 N:\Vulcan-County\Vulcan-County LUD & Land Use Redesignations\Vulcan County - SW34-16-21-4 ABO Wind.dwg

Schedule "A"


NW 34-16-21 W4M
SW 34-16-21 W4M
NW 27-16-21 W4M
SE 33-16-21 W4M
SE 34-16-21 W4M
Range Road 213
615 m
715 m
414 m
314 m
85 m
T-33
289 m
389 m

VULCAN COUNTY

BYLAW 2022-026

Being a bylaw of Vulcan County in the Province of Alberta, to amend Bylaw No. 2020-028 being the municipality's Land Use Bylaw.

WHEREAS the Council of Vulcan County wishes to redesignate a portion of SW¼ SEC 12-17-25-W4, containing approximately 4.54 ha (11.21 acres) as shown on Schedule 'A', from "Rural General – RG" to "Small Holdings - SH".

AND WHEREAS the purpose of the proposed amendment is to provide for the opportunity to subdivide the parcel in accordance with the provisions of the Small Holdings Land Use District.

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

1. The Land Use District Map be amended to redesignate a portion of SW¼ SEC 12-17-25-W4 as shown on Schedule 'A' from "Rural General – RG" to "Small Holdings - SH".

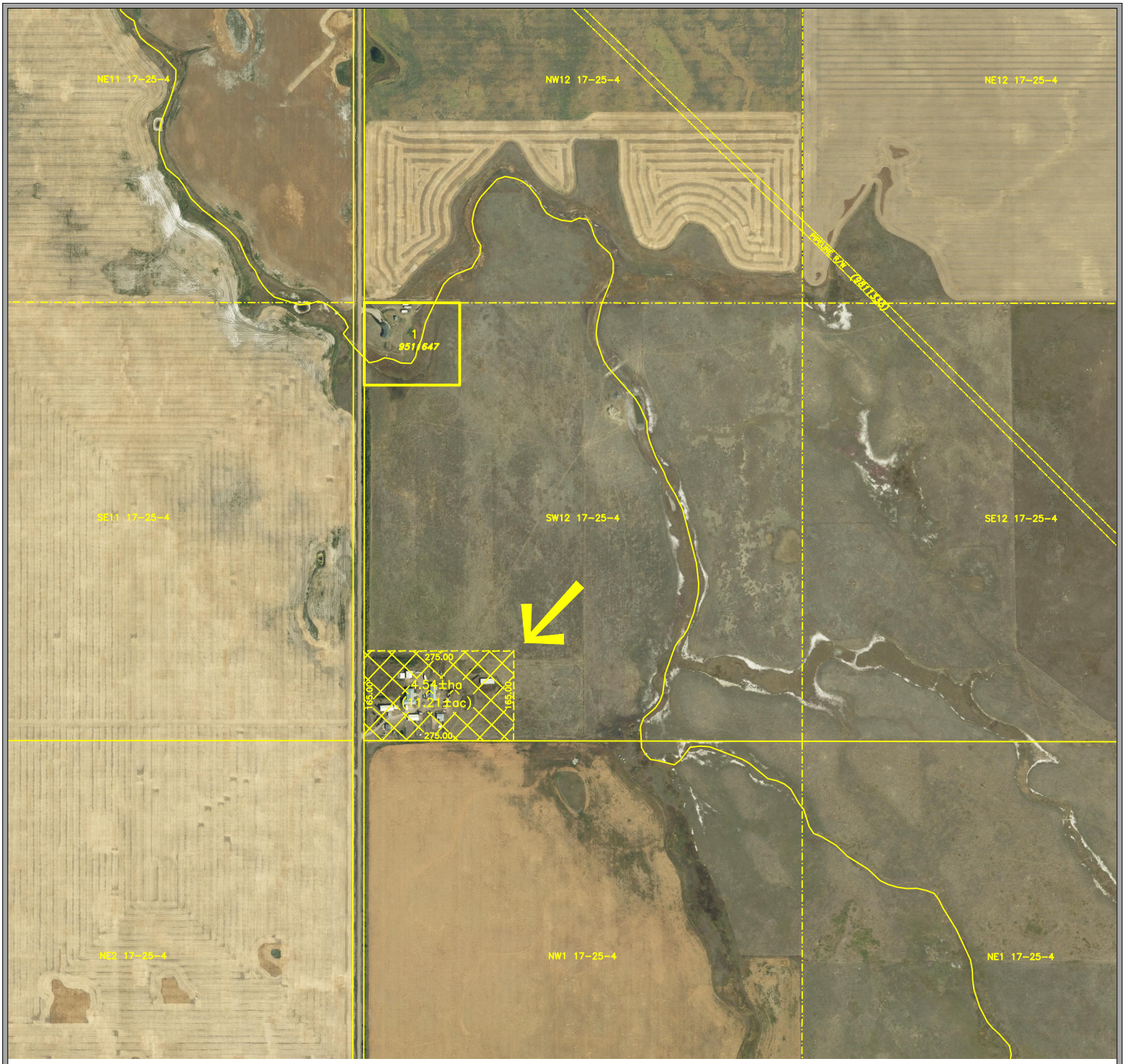
2. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.

3. This bylaw comes into effect upon third and final reading hereof.

Read a first time on this 3rd day of August, 2022.
Read a second time on this 7th day of September, 2022.
Read a third time and finally passed on this 7th day of September, 2022.

Jason Schneider, Reeve

Nels Petersen, Chief Administrative Officer



Aerial Photo Date: 2018

LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: RURAL GENERAL (RG)
TO: SMALL HOLDINGS (SH)

PORTION OF SW 1/4 SEC 12, TWP 17, RGE 25, W 4 M
MUNICIPALITY: VULCAN COUNTY
DATE: JULY 20, 2022

Bylaw #: _____
Date: _____

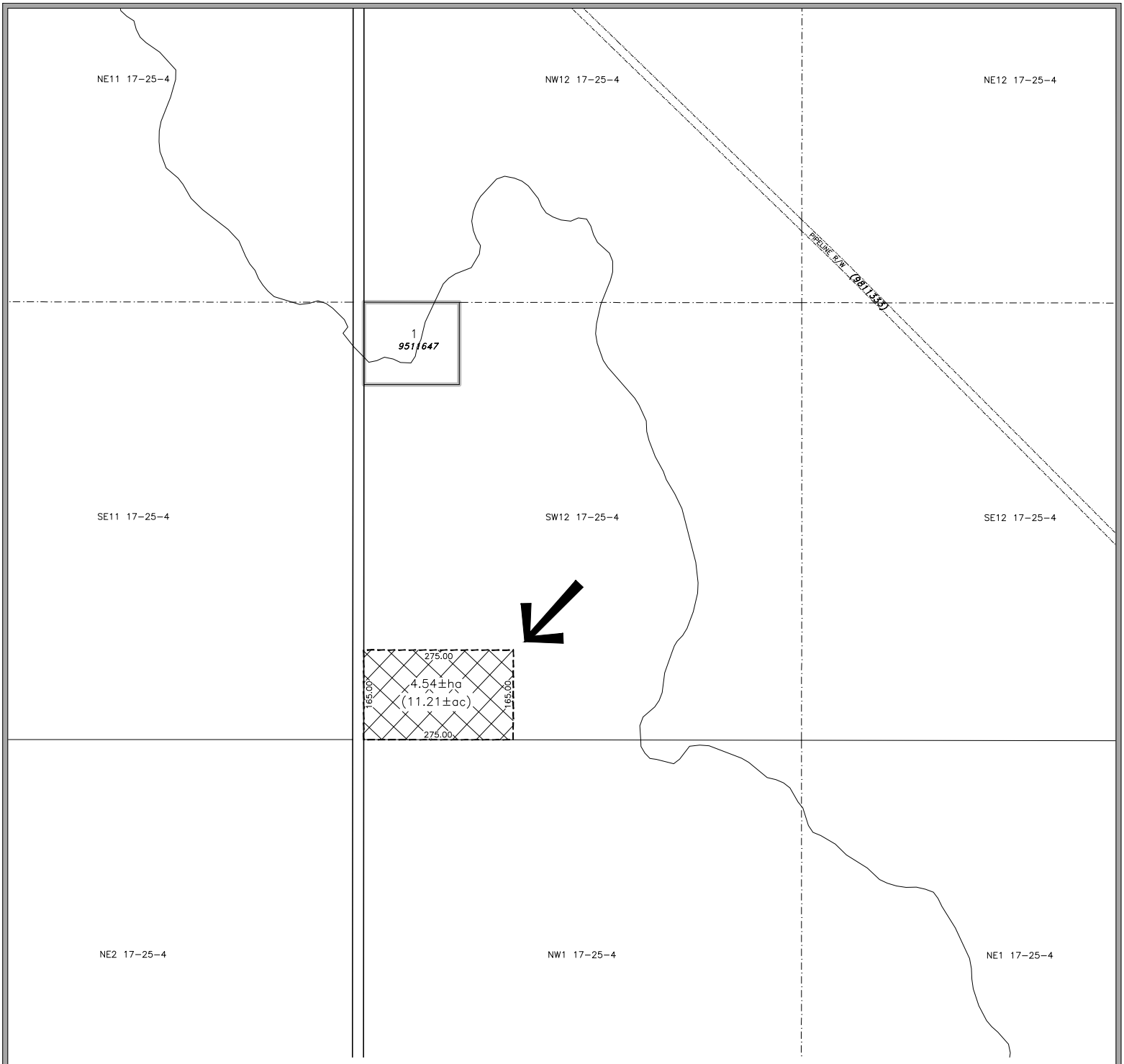
OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

July 20, 2022 N:\Vulcan-County\Vulcan-County LUD & Land Use Redesignations\Vulcan County - SW12-17-25-4.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"



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: RURAL GENERAL (RG)
TO: SMALL HOLDINGS (SH)

PORTION OF SW 1/4 SEC 12, TWP 17, RGE 25, W 4 M
MUNICIPALITY: VULCAN COUNTY
DATE: JULY 20, 2022

Bylaw #: _____
Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

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"

July 20, 2022 N:\Vulcan-County\Vulcan-County LUD & Land Use Redesignations\Vulcan County - SW12-17-25-4.dwg

VULCAN COUNTY

Vulcan - Alberta

BYLAW 2022-034

BEING a bylaw of Vulcan County in the Province of Alberta, to amend Bylaw No. 2020-028 being the municipality's Land Use Bylaw.

WHEREAS Section 639 of the Municipal Government Act requires that a municipality must pass a land use bylaw.

AND WHEREAS the purpose of the proposed amendment is for an omnibus text amendment to make various updates to the Land Use Bylaw.

AND WHEREAS the text amendments include but are not limited to defining and allocating uses for Short-Term Rentals, adding Agricultural Processing as a use in Rural General, establishing fencing requirements, establishing standards for modular home foundations, regulating recreational vehicles in Hamlet Residential and other non-material textual amendments.

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

1. That the textual revisions listed in "Schedule A" (attached) form part of this Bylaw and shall be made to Land Use Bylaw No. 2020-028.

2. That Bylaw No. 2020-028 be consolidated to incorporate the amendments listed in "Schedule A" with the necessary formatting and numbering required to align the amendments with Bylaw No. 2020-028.

3. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.

4. This bylaw comes into effect upon third and final reading hereof.

This Bylaw shall take effect on

Received first reading this 21st day of December, 2022

Jason Schneider, Reeve

Nels Petersen, CAO

Received second reading this 1st day of February, 2023

Jason Schneider, Reeve

Nels Petersen, CAO

Received third reading and finally passed this 1st day of February, 2023

Jason Schneider, Reeve

Nels Petersen, CAO

SCHEDULE "A"

1. Amend (red text) the definition for *Motor Sports Park* in Schedule 2 – Use Definitions:
    a. **Motor Sports Park** means a development or facility to allow a form of motorized ~~motorcycle~~ racing held on enclosed off-road circuits or open courses consisting of trials, lanes, or racetracks, and also may consist of artificially made dirt tracks consisting of steep jumps and obstacles. Accessory uses to a motorcross/motor sports park may include a pit-paddock, text track, mechanics area, concession or food sales, bleachers/viewing areas and public washroom facilities.

2. Add the following definitions for *Short-Term Rental* to Schedule 2 – Use Definitions:
    a. **Short-Term Rental 1** means the operation of commercial accommodation within all or a portion of a dwelling unit, including a Secondary Suite(s) or a room(s) in or a portion of a dwelling unit and the owner or property manager of the property is required to occupy the dwelling (within the same suite or an attached suite), or an adjacent dwelling on the same parcel, as their primary residence and be present on the premises during the majority of the operation of the Short-Term Rental. For the purposes of this Bylaw a Short-Term Rental 1 includes a Bed and Breakfast.
    b. **Short-Term Rental 2** means the operation of short-term commercial accommodation within all or a portion of a dwelling unit, including a Secondary Suite(s), or a room(s) in or a portion of a dwelling unit and the owner of the property is not required to occupy the dwelling unit as their primary residence.

3. That *Short-Term Rental 1* be added as a Permitted Use in the Rural General, Single Lot Country Residential, Small Holdings, Reservoir Vicinity, and Urban Fringe land use districts.

4. That *Short-Term Rental 1* be added as a Discretionary Use – DO in the Grouped Country Residential, Grouped Reservoir Residential and Hamlet Residential land use districts.

5. That *Short-Term Rental 2* be added as a Discretionary Use - MPC in the Rural General, Single Lot Country Residential, Small Holdings, Grouped Country Residential, Grouped Reservoir Residential, Hamlet Residential, Reservoir Vicinity and Urban Fringe land use districts.

6. That *Bed & Breakfast* be removed from all land use districts in Schedule 2.

7. That Section 9 of Schedule 5 be amended (red text) as follows:

SECTION 9 SHORT-TERM RENTALS ~~BED AND BREAKFAST OPERATIONS~~

More than one (1) Short-Term Rental unit may be developed on the same property at the discretion of the Development Authority. Accessory buildings may be considered to be part of a Short-Term Rental use at the discretion of the Development Authority provided they are shown to be suitable for the intended purpose.

The Development Authority may establish the maximum number of occupants for a Short-Term Rental as a condition of approval.

The owner of a Short-Term Rental 2 shall provide the name and phone number of a local representative who can respond readily to any complaints received with respect to the use.

The Short-Term Rental shall post its development permit and the approved number of rental units and maximum occupancy in a conspicuous place within the unit.

~~9.1 A bed and breakfast operation shall only provide breakfast meals to registered overnight guests prepared in the common kitchen of the principal residence.~~

~~9.2 A bed and breakfast operation shall be operated out of the primary residence and may also include the use of supplementary buildings, being either:~~

~~(a) existing agricultural buildings or other buildings that are proposed to be converted into temporary sleeping quarters and used in conjunction with an existing residence for a bed and breakfast; or~~

~~(b) an authorized supplementary residence.~~

~~9.3 No cooking facilities are allowed in sleeping rooms or suites~~.

~~9.4 In addition to the off-street parking requirements for the dwelling/accessory building units, one off-street parking space per rented guest room shall be required for a bed and breakfast operation.~~

9.5 Alterations to the principal building for the purposes of a Short-Term Rental may be permitted but shall not change the principal character or external appearance of the principal building.

8. That Table 1, Section 30, Schedule 5 be amended to require off-street parking spaces for *Short-Term Rentals* at one off-street parking space

(up to two guest rooms) and two off-street parking spaces (more than two guest rooms).

9. That *Agricultural Processing* be added as a discretionary Use – MPC in the Rural General District.

10. That Section 27 of Schedule 5 be amended (red text) as follows:

27. MANUFACTURED / MODULAR / READY-TO-MOVE / MOVED-IN DWELLING STANDARDS

27.3 Modular Dwelling 1:
(f) must be placed on a contiguous concrete ~~basement~~ foundation.

11. That the following provision be added to the Hamlet Residential District:

a. Recreational Vehicles
   i. A Recreational Vehicle is not allowed to be used or stored on undeveloped residential parcels.
   ii. One Recreational Vehicle may be stored, in a rear or side yard, on a developed residential parcel containing a habitable dwelling but is not to be used as a permanent dwelling unit. For the purposes of this provision, permanent means exceeding, 72 hours, consecutively or cumulatively within a 7 day period.

12. Amend (red text) the definition for Recreational Vehicle in Schedule 2 – Use Definitions:

a. **Recreational Vehicle** means a transportable living unit, designed to be moved on its own wheels or by other means (including units permanently mounted on trucks), designed or constructed to be used for sleeping or living purposes on a short-term, temporary basis. Such living units are subject to highway safety standards rather than housing standards. Typical units include, but are not limited to motor homes, a campers, holiday trailers, travel trailers, fifth wheel trailers, and tent trailers. These units are not allowable as a ~~either temporary or~~ permanent **DWELLING~~S~~** (see definition).

13. That the following section be added to the Small Holdings, Grouped Country Residential and Single Lot Country Residential Districts and that the text in red be added/replaced in the corresponding section in the Rural General, Reservoir Vicinity and Urban Fringe Districts:

FENCES AND SHELTERBELTS

1.1 Agricultural fences constructed of rails, stakes, strung wire, or similar material with more than 85 percent of their surface area open for free passage of light and air may be located along the property boundaries of

any agricultural parcel and are not subject to the 38.1 m (125 ft) setback from municipal roads or the required setbacks for the land use district.

1.2 Fences used as an enclosure, barrier, boundary, means of protection, privacy screening or confinement constructed of any allowable material (wood, stone/brick, metal, or plastic) with less than 85 percent of their surface area open for free passage of light must be located outside the required setbacks for the land use district and shall not exceed 2.4m (8 ft.) in height.

1.3 In rural areas along municipal roads, the construction or erection of a fence, hedge or shelterbelt shall comply with the following:

(a) no fence, hedge, tree or shelterbelt shall be erected which would unduly restrict the vision of approaching traffic; and

(b) no fence, hedge, tree or shelterbelt under Section 1.2 shall be erected closer than 7.6 m (25 ft) of the right-of-way of a municipal road. This provision shall not apply to existing yardsites developed before the passing of this Bylaw.

14. That Section 3 (Accessory Building Preceding Principal Building Or Use) of Schedule 5 be deleted and that *Accessory Building, Structure or Use (Prior to principal building or use)* be removed from all land use districts in Schedule 2.

15. That the legal descriptions in Section 7.2 of the Grouped Reservoir Residential District be amended as follows:

MINIMUM SETBACK FROM PROPERTY LINES IN LAKE MCGREGOR RESORT

7.2 The minimum setback for any building or structure ~~located~~ for Lots 41 to 84, Block 2; Lots 1 to 33, Block 3; Lots 1 to 7, Block 4; and Lots 1 to 9, Block 5, in Plan 001 2103 within Lake McGregor Resort (including any subsequent legal description), shall be:

Use	Front Yard		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.
All uses	4.0	13	1.2	4	4.0	13

VULCAN COUNTY

Vulcan - Alberta

BYLAW 2022-038

BEING a bylaw of Vulcan County in the Province of Alberta, to amend Bylaw No. 2020-028 being the municipality's Land Use Bylaw.

WHEREAS the Council of Vulcan County wishes to redesignate a portion of NE¼ SEC 36-20-25-W4, containing approximately 3.8± ha (9.4± acres) as shown on Schedule 'A', from "Rural General – RG" to "Rural Commercial - RC".

AND WHEREAS the purpose of the proposed amendment is to provide for the opportunity to subdivide the parcel in accordance with the provisions of the Rural Commercial Land Use District.

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

1. The Land Use District Map be amended to redesignate a portion of NE¼ SEC 36-20-25-W4 as shown on Schedule 'A' from "Rural General – RG" to "Rural Commercial - RC".

2. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.

3. This bylaw comes into effect upon third and final reading hereof.

Received first reading this 12 day of December, 2022

Jason Schneider, Reeve

Nels Petersen, CAO

Received second reading this 11 day of January, 2023

Jason Schneider, Reeve

Nels Petersen, CAO

Received third reading and finally passed this 11 day of January, 2023

Jason Schneider, Reeve

Nels Petersen, CAO

VULCAN COUNTY
BYLAW 2023-017

Being a bylaw of Vulcan County in the Province of Alberta to amend Bylaw No. 2020-028 being the municipality's Land Use Bylaw.

WHEREAS Section 639 of the Municipal Government Act requires that a municipality must pass a land use bylaw.

AND WHEREAS the purpose of the proposed amendment is for a textual amendment to the Land Use Bylaw to include a public information meeting for renewable energy projects.

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

1. Amend the Notification and Consultation provisions of Section 33.2 in Schedule 5;

   (d) the developer shall host a public information meeting, within 60 days prior to submitting a development permit application, which meets the following criteria;
      i. notification of the meeting is sent to landowners 21 days prior and is provided to landowners within a 2km radius of the project boundary as well as those landowners who are situated along the proposed construction haul route and;
      ii. the County is notified 21 days prior to the meeting and;
      iii. an in-depth summary is provided to County administration, that includes but is not limited to, an outline of the impacts and benefits relayed by attendees, and how the proponent intends on addressing the matters and;
      iv. the meeting summary is included in the development permit application.

2. That Bylaw No. 2020-028 be consolidated to incorporate the amendment listed above.

3. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.

4. This bylaw comes into effect upon third and final reading hereof.

READ a first time on this 17th day of May, 2023.
READ a second time on this 21st day of June, 2023.
READ a third time and passed on this 21st day of June, 2023.

Jason Schneider, Reeve

Nels Petersen, CAO

VULCAN COUNTY
BYLAW 2023-026

Being a bylaw of Vulcan County in the Province of Alberta to amend Bylaw No. 2020-028 being the municipality's Land Use Bylaw.

WHEREAS Section 639 of the Municipal Government Act requires that a municipality must pass a land use bylaw.

AND WHEREAS the purpose of the proposed amendment is for a textual amendment to the Land Use Bylaw to include a public information meeting for industrial/commercial energy projects.

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

1. Amend the Notification and Consultation provisions of Section 32.27 in Schedule 5;

   (d) the developer shall host a public information meeting, within 60 days prior to submitting a development permit application, which meets the following criteria;
      i. notification of the meeting is sent to landowners 21 days prior and is provided to landowners within a 2km radius of the project boundary as well as those landowners who are situated along the proposed construction haul route and;
      ii. the County is notified 21 days prior to the meeting and;
      iii. a detailed summary is provided to County administration, that includes an outline of the impacts and benefits relayed by attendees
      iv. the meeting summary is included in the development permit application.

2. That Bylaw No. 2020-028 be consolidated to incorporate the amendment listed above.

3. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.

4. This bylaw comes into effect upon third and final reading hereof.

READ a first time on this 20th day of September, 2023.
READ a second time on this 18th day of October, 2023.
READ a third time and passed on this 18th day of October, 2023.

Jason Schneider, Reeve

Nels Petersen, CAO

VULCAN COUNTY
BYLAW 2023-027

Being a bylaw of Vulcan County in the Province of Alberta to amend Bylaw No. 2020-028 being the municipality's Land Use Bylaw.

WHEREAS Section 639 of the Municipal Government Act requires that a municipality must pass a land use bylaw.

AND WHEREAS the purpose of the proposed amendment is for a textual amendment to the Land Use Bylaw to include a minimum floor area requirement in the Hamlet Residential (HR), Urban Fringe (UF) and Reservoir Vicinity (RV) land use districts.

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

1. Add a minimum floor area requirement to the HR, UF, and RV districts within Schedule 2:

    a. The minimum floor area of the principal dwelling shall not be less than 74.3 m^2 (800 ft^2), not including multi-unit dwellings.

2. That Bylaw No. 2020-028 be consolidated to incorporate the amendment listed above.

3. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.

4. This bylaw comes into effect upon third and final reading hereof.

READ a first time on this 20th day of September, 2023.
READ a second time on this 18th day of October, 2023.
READ a third time and passed on this 18th day of October, 2023.

Jason Schneider, Reeve

Nels Petersen, CAO

VULCAN COUNTY

Vulcan - Alberta

BYLAW 2023-029

BEING a bylaw of Vulcan County in the Province of Alberta, to amend Bylaw No. 2020-028 being the municipality's Land Use Bylaw.

WHEREAS the Council of Vulcan County wishes to redesignate a portion of Plan 8810587, Block 3, containing approximately 20.83± ha (51.47± acres) as shown on Schedule 'A', from "Urban Fringe - UF" to "Rural Recreational - RR".

AND WHEREAS the purpose of the proposed amendment is to provide for the opportunity to further develop the parcel in accordance with the provisions of the Rural Recreational Land Use District.

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

1. The Land Use District Map be amended to redesignate a portion of Plan 8810587, Block 3, as shown on Schedule 'A' from "Urban Fringe - UF" to "Rural Recreational - RR".

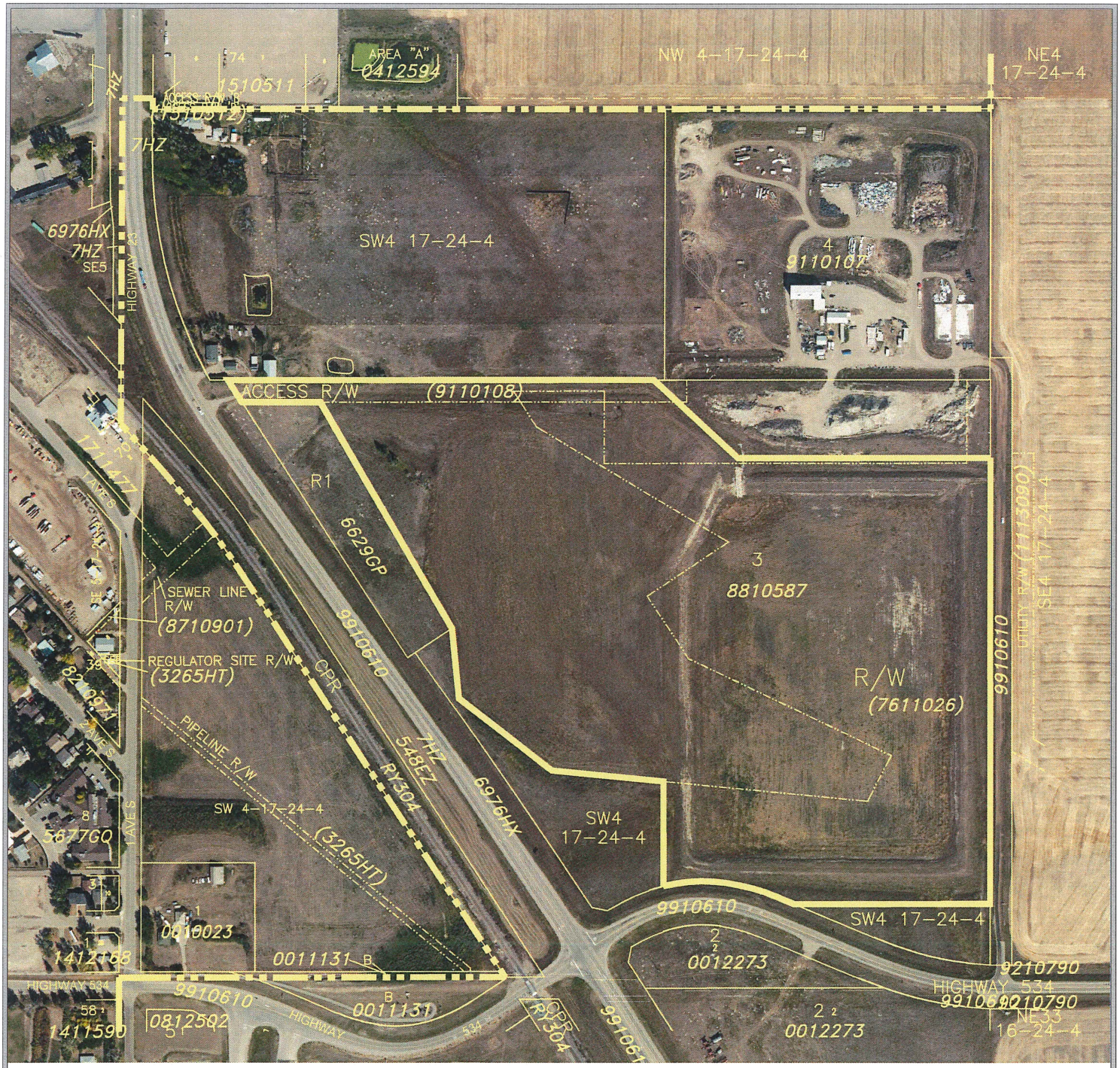
2. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.

3. This bylaw comes into effect upon third and final reading hereof.

READ a first time on this 6th day of December, 2023.
READ a second time on this 7th day of February, 2024.
READ a third time and passed on this 7th day of February, 2024.

Jason Schneider, Reeve

Nels Petersen, CAO



Aerial Photo Date: 2018

LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Urban Fringe UF

TO: Rural Recreational RR

PORTION OF BLOCK 3, PLAN 8810587 CONTAINING 20.83±ha(51.47±ac)
WITHIN SW 1/4 SEC 4, TWP 17, RGE 24, W 4 M
MUNICIPALITY: VULCAN COUNTY
DATE: NOVEMBER 20, 2023

Bylaw #: 2023-029

Date: February 7, 2024

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

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

November 21, 2023 N:\Vulcan-County\Vulcan-County LUD & Land Use Redesignations\Vulcan County - Portion of Block 3, Plan 8810587.dwg

VULCAN COUNTY

Vulcan - Alberta

BYLAW 2024-015

BEING a bylaw of Vulcan County in the Province of Alberta, to amend Bylaw No. 2020-028 being the municipality's Land Use Bylaw.

WHEREAS the Council of Vulcan County wishes to redesignate a portion of NE 32-19-25 W4 PT, containing approximately 4.79± ha (11.85± acres) as shown on Schedule 'A', from "Rural General - RG" to "Grouped Country Residential - GCR".

AND WHEREAS the purpose of the proposed amendment is to provide for the opportunity to subdivide the parcel in accordance with the provisions of the Grouped Country Residential Land Use District.

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

1. The Land Use District Map be amended to redesignate a portion of NE 32-19-25 W4 PT as shown on Schedule 'A' from "Rural General - RG" to "Grouped Country Residential - GCR".

2. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.

3. This bylaw comes into effect upon third and final reading hereof.

READ a first time on this 10th day of July, 2024.
READ a second time on this 21st day of August, 2024.
READ a third time and passed on this 21st day of August, 2024.

Jason Schneider, Reeve

Nels Petersen, CAO



Aerial Photo Date: 2018

LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Rural General RG

TO: Grouped Country Residential GCR

PORTION OF NE 1/4 SEC 32, TWP 19, RGE 25, W 4 M

MUNICIPALITY: VULCAN COUNTY

DATE: JUNE 26, 2024

Bylaw #: 2024-015

Date: August 21, 2024

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

N

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
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"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

June 26, 2024 N:\Vulcan-County\Vulcan-County LUD & Land Use Redesignations\Vulcan County - Bylaw 2024-015 Portion of NE32 19-25-4.dwg

VULCAN COUNTY

Vulcan - Alberta

BYLAW 2024-020

BEING a bylaw of Vulcan County in the Province of Alberta, to amend Bylaw No. 2020-028 being the municipality's Land Use Bylaw.

WHEREAS the Council of Vulcan County wishes to redesignate a portion of SE 28-20-23 W4, containing approximately 3.55± ha (8.77± acres) as shown on Schedule 'A', from "Urban Fringe - UF" to "Small Holdings - SH".

AND WHEREAS the purpose of the proposed amendment is to provide for the opportunity to subdivide and develop the parcel in accordance with the provisions of the Small Holdings Land Use District.

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

1. The Land Use District Map be amended to redesignate a portion of SE 28-20-23 W4 as shown on Schedule 'A' from "Urban Fringe - UF" to "Small Holdings - SH".

2. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.

3. This bylaw comes into effect upon third and final reading hereof.

READ a first time on this 21st day of August, 2024.
READ a second time on this 2nd day of October, 2024.
READ a third time and passed on this 2nd day of October, 2024.

Jason Schneider, Reeve

Nels Petersen, CAO



Aerial Photo Date: 2018

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'

FROM: Urban Fringe UF

TO: Small Holdings SH

PORTION OF SE 1/4 SEC 28, TWP 20, RGE 23, W 4 M

CONTAINING 3.55±ha(8.77±acres)

MUNICIPALITY: VULCAN COUNTY

DATE: AUGUST 9, 2024

Bylaw #: 2024-020

Date: October 2, 2024

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
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August 09, 2024 N:\Vulcan-County\Vulcan-County LUD & Land Use Redesignations\Vulcan County - Bylaw 2024-020 Portion of SE28 20-23-4.dwg

VULCAN COUNTY

Vulcan - Alberta

BYLAW 2024-021

BEING a bylaw of Vulcan County in the Province of Alberta, to amend Bylaw No. 2020-028 being the municipality's Land Use Bylaw.

WHEREAS the Council of Vulcan County wishes to redesignate a portion of SE 12-21-26 W4, containing approximately 6.22± ha (15.38± acres) as shown on Schedule 'A', from "Rural General - RG" to "Small Holdings - SH".

AND WHEREAS the purpose of the proposed amendment is to provide for the opportunity to subdivide the parcel in accordance with the provisions of the Small Holdings Land Use District.

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

1. The Land Use District Map be amended to redesignate a portion of SE 12-21-26 W4 as shown on Schedule 'A' from "Rural General - RG" to "Small Holdings - SH".

2. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.

3. This bylaw comes into effect upon third and final reading hereof.

READ a first time on this 21st day of August, 2024.
READ a second time on this 2nd day of October, 2024.
READ a third time and passed on this 2nd day of October, 2024.

Jason Schneider, Reeve

Nels Petersen, CAO



Aerial Photo Date: 2018

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'

FROM: Rural General RG

TO: Small Holdings SH

PORTION OF SE 1/4 SEC 12, TWP 21, RGE 26, W 4 M

CONTAINING 6.22±ha(15.38±ac)

MUNICIPALITY: VULCAN COUNTY

DATE: AUGUST 9, 2024

Bylaw #: 2024-021

Date: October 2, 2024

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
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August 09, 2024 N:\Vulcan-County\Vulcan-County LUD & Land Use Redesignations\Vulcan County – Bylaw 2024-021 Portion of SE12 21-26-4.dwg

VULCAN COUNTY

Vulcan - Alberta

BYLAW 2024-022

BEING a bylaw of Vulcan County in the Province of Alberta, to amend Bylaw No. 2020-028 being the municipality's Land Use Bylaw.

WHEREAS Section 639 of the Municipal Government Act requires that a municipality must pass a land use bylaw.

AND WHEREAS the purpose of the proposed amendment is for an omnibus text amendment to update the Land Use Bylaw.

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

1. Add, amend or remove the following provisions of the Administration Section as outlined in red text:

    A. Section 19(k) – Suitability of Sites

    is situated closer to a confined feeding operation than the minimum distance separation recommended by the Natural Resources Conservation Board (for residential dwellings only, not including those owned by the confined feeding operation owner);

    B. Section 23.5 – Development Agreements

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

    C. Section 26.1 – Architectural Controls

    Some areas within the County may have architectural control guidelines in place for the construction of new buildings and other matters. Architectural control review of plans must be approved by the Developers' Architectural Control Approval Officer prior to the County accepting a development permit application as complete.

    D. Section 37.3 – Direct Control Districts

    ~~In accordance with section 641(4)(a) of the MGA, there is no appeal to the Subdivision and Development Appeal Board on a~~

~~decision of an application for a development permit in a Direct Control district.~~

E. Section 39(39.4) – Similar Use

Upon referral of an application by the Development Officer for a use that may be similar in character and purpose to a permitted or discretionary use, the Municipal Planning Commission:

(a) shall rule whether or not the proposed use is similar to a use in the land use district in which it is proposed by way of a typical development application merit review process (including referrals and presentations at a Municipal Planning Commission meeting) and corresponding decision;

(b) if the proposed use is deemed similar to a use in the land use district in which it is proposed, the application shall be ~~reviewed~~ processed as a discretionary use application;

F. Section 40.1 – Temporary Use

Where a proposed development is for a discretionary use, the Development Authority may issue a temporary development permit for that development if any of the following apply:

G. Section 41.3(b) – Applications Requiring a Variance

~~(b) the proposed development conforms to the use intended for that land or building as described in the district within this bylaw.~~ the proposed development conforms with the use as defined in the land use bylaw.

NOTE TO READER: *The definition of a use cannot be waived (see Use Definitions). Meaning that the intended purpose of the use cannot be changed, and if a defined use is not listed in the particular land use district applicable to the land subject of the application, there is no ability to approve that use. A land use bylaw amendment would be required to either redesignate a parcel to a district that provides for the desired use, or, for a text amendment to add a particular use to the land use district.*

H. Section 42.1(a) – Limitation On Variance Provisions

In approving an application for a development permit with a variance to a Measurable Standard, the Development Authority shall have regard for the following:

I. Section 44(44.1)(a), (44.2)(a), (44.3)(a) - Notice of Decision For Development Permits

provide a written notice of decision to the ~~application~~ applicant in accordance with Section 44.4;

J. Section 45 – ~~Commencement of Development~~ Establishment of Development

Unless a development permit is suspended or cancelled, or if an alternative timeline is provided in the approval conditions of the development permit in accordance with Section __, the development must be commenced and carried on with reasonable diligence in the opinion of the Development Authority within 12 months from the date of issuance of the permit, otherwise the permit is no longer valid.

The Development Authority may establish, as a condition of approval, that the development must be reasonably completed within a set period of time, not less than 24 months from the date of the approval.

A development permit must be carried out in accordance with approved plans and conditions of approval.

K. Section 47.2 – Development Permit Validity & Ongoing Use

When an approved use that has the benefit of a development permit, has been discontinued for a period of 12 months or more, any development permit that may have been issued is no longer valid and said use may not be recommenced until a new application for a development permit has been made and a new development permit issued. This section does not apply to non-conforming uses which are regulated under section 643 of the MGA and Section 21 of this Bylaw.

L. Section 47.6 - Development Permit Validity & Ongoing Use

A development permit is valid only for the location for which it has been issued.

M. Section 48.5 – Development Permit Extension

~~When any use has been discontinued for a period of 12 months or more, any development permit that may have been issued is no longer valid and said use may not be recommenced until a new application for a development permit has been made and a new~~

~~development permit issued. This section does not apply to non-conforming uses which are regulated under section 643 of the MGA and Section 21 of this Bylaw.~~

~~Remove Section 48.6 A development permit is valid only for the location for which it has been issued~~.

2. Add the following provision regarding Accessory Buildings to all land use districts in Schedule 2:

   An accessory building shall only be constructed after the principal building has been constructed or the principal use established; except where the accessory building is used for agricultural purposes as outlined in Section 1.4(a) of Schedule 3.

3. Remove the criteria ~~(located in approved Manufactured Dwelling Park/Community)~~ from the Manufactured dwelling 1 use within the GRR district in Schedule 2.

4. Add Section 5.2 within the GRR District in Schedule 2:

   The minimum floor area required in 5.1 does not apply to park model trailers and park model recreational units.

5. Add, amend or remove the following provisions of the Use Definitions Section as outlined in red text:

   A. CAMPING UNIT means a temporary ~~development~~ structure facilitating overnight occupancy by one or more persons, typically for recreational purposes within a campground, and includes tents, recreational vehicles, ~~park model trailers, park model recreational units~~ and other similar, non-permanent facilities.

   B. DWELLING UNIT means a structure built for the purpose of being a self-contained living premises, designed to be occupied by an individual or family or other household group, in which facilities are included for cooking, sanitation, and sleeping. Such units include, but are not limited to, single-unit dwellings, modular dwellings, duplexes, apartments, manufactured dwellings and moved-in buildings for residential use. For the purposes of this Bylaw, a Camping Unit is not a Dwelling Unit.

   C. SHORT-TERM RENTAL 1 means the operation of commercial accommodation within all or a portion of a dwelling unit, including a Secondary Suite(s) or a room(s) in or a portion of a dwelling unit, ~~or a permanent accessory building (at the discretion of the Development Authority)~~, for a period not exceeding 30 days, and

the owner or property manager of the property is required to occupy the dwelling (within the same suite or an attached suite), or an adjacent dwelling on the same parcel, as their primary residence and be present on the premises during the majority of the operation of the Short-Term Rental. For the purposes of this Bylaw a Short-Term Rental 1 includes a Bed and Breakfast.

D. SHORT-TERM RENTAL 2 means the operation of short-term commercial accommodation within all or a portion of a dwelling unit, including a Secondary Suite(s), or a room(s) in or a portion of a dwelling unit, ~~or a permanent accessory building (at the discretion of the Development Authority and provided that a dwelling unit exists on the property),~~ for a period not exceeding 30 days and the owner of the property is not required to occupy the dwelling unit as their primary residence.

E. DWELLING, MANUFACTURED 2 has the same meaning as manufactured dwelling 1, except that it has been occupied previously as a dwelling and must be constructed no earlier than 1985.

6. Add, amend or remove the following provisions in the Standards of Development Section, Schedule 5 as outlined in red text:

Section 8 – Short Term Rentals

A. 8.1 No more than one (1) Short-Term Rental unit may be developed on the same property. ~~at the discretion of the Development Authority~~. ~~Accessory buildings may be considered to be part of a Short-Term Rental use at the discretion of the Development Authority provided they are shown to be suitable for the intended purpose.~~ A Short-Term Rental is not allowed to be developed within a Camping Unit (eg. recreational vehicle etc.) as defined in this Bylaw.

B. 8.6 All Short-Term Rentals shall contain a washroom facility within the unit.

Section 35 – Pipelines And Other Utility Corridors

A. 35.1 Any development involving pipeline and/or power line transmission rights-of-way shall be sited to comply with all relevant federal and provincial legislation. Setbacks from pipelines and other utility corridors shall be in accordance with Part 2 of the Subdivision and Development Regulation and any other appropriate Provincial or Federal Regulations or Acts, and any regulations or directives established by the Alberta Energy Regulator (AER) or the Canada Energy Regulator (CER).

7. That Bylaw No. 2020-028 be consolidated to incorporate the amendments listed above along with any necessary formatting, renumbering, and any required non-material grammatical or typographical edits.

8. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.

9. This bylaw comes into effect upon third and final reading hereof.

READ a first time on this 4th day of September, 2024.
READ a second time on this 2nd day of October, 2024.
READ a third time and passed on this 16th day of October, 2024.

Jason Schneider, Reeve

Nels Petersen, CAO

VULCAN COUNTY

Vulcan - Alberta

BYLAW 2024-023

BEING a bylaw of Vulcan County in the Province of Alberta, to amend Bylaw No. 2020-028 being the municipality's Land Use Bylaw.

WHEREAS the Council of Vulcan County wishes to redesignate a portion of SE 23-21-25 W4, containing approximately 4.05± ha (10.00± acres) as shown on Schedule 'A', from "Rural General - RG" to "Small Holdings - SH".

AND WHEREAS the purpose of the proposed amendment is to provide for the opportunity to subdivide and develop the parcel in accordance with the provisions of the Small Holdings Land Use District.

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

1. The Land Use District Map be amended to redesignate a portion of SE 23-21-25 W4 as shown on Schedule 'A' from "Rural General - RG" to "Small Holdings - SH".

2. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.

3. This bylaw comes into effect upon third and final reading hereof.

READ a first time on this 16 day of October, 2024.
READ a second time on this 13 day of November, 2024.
READ a third time and passed on this 13 day of November, 2024.

Jason Schneider, Reeve

Nels Petersen, CAO



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'

Aerial Photo Date: 2021

FROM: RURAL GENERAL (RG)
TO: SMALL HOLDINGS (SH)

PORTION OF SW 1/4 SEC 23, TWP 21, RGE 25, W 4 M
MUNICIPALITY: VULCAN COUNTY
DATE: OCTOBER 8, 2024

Bylaw #: 2024-023
Date: November 13, 2024

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

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"

October 08, 2024 N:\Vulcan-County\Vulcan-County LUD & Land Use Redesignations\Vulcan County - Bylaw 2024-023 Portion of SE23 21-25-4.dwg

VULCAN COUNTY

Vulcan - Alberta

BYLAW 2025-004

BEING a bylaw of Vulcan County in the Province of Alberta, to amend Bylaw No. 2020-028 being the municipality's Land Use Bylaw.

WHEREAS the Council of Vulcan County wishes to redesignate a portion of Plan 1110752, Block 9, Lot 1 containing approximately 5.13± ha (12.67± acres) as shown on Schedule 'A', from "Hamlet Residential - HR" to "Rural General - RG".

And to amend the Hamlet of Travers Boundary as shown on the attached sketch in Schedule 'B'.

AND WHEREAS the purpose of the proposed amendment is to align the land uses districts with current existing uses on the land and adjust the boundary of the Hamlet of Travers accordingly.

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

1. The Land Use District Map be amended to redesignate a portion of Plan 1110752, Block 9, Lot 1 as shown on Schedule 'A' from "Hamlet Residential - HR" to "Rural General - RG".

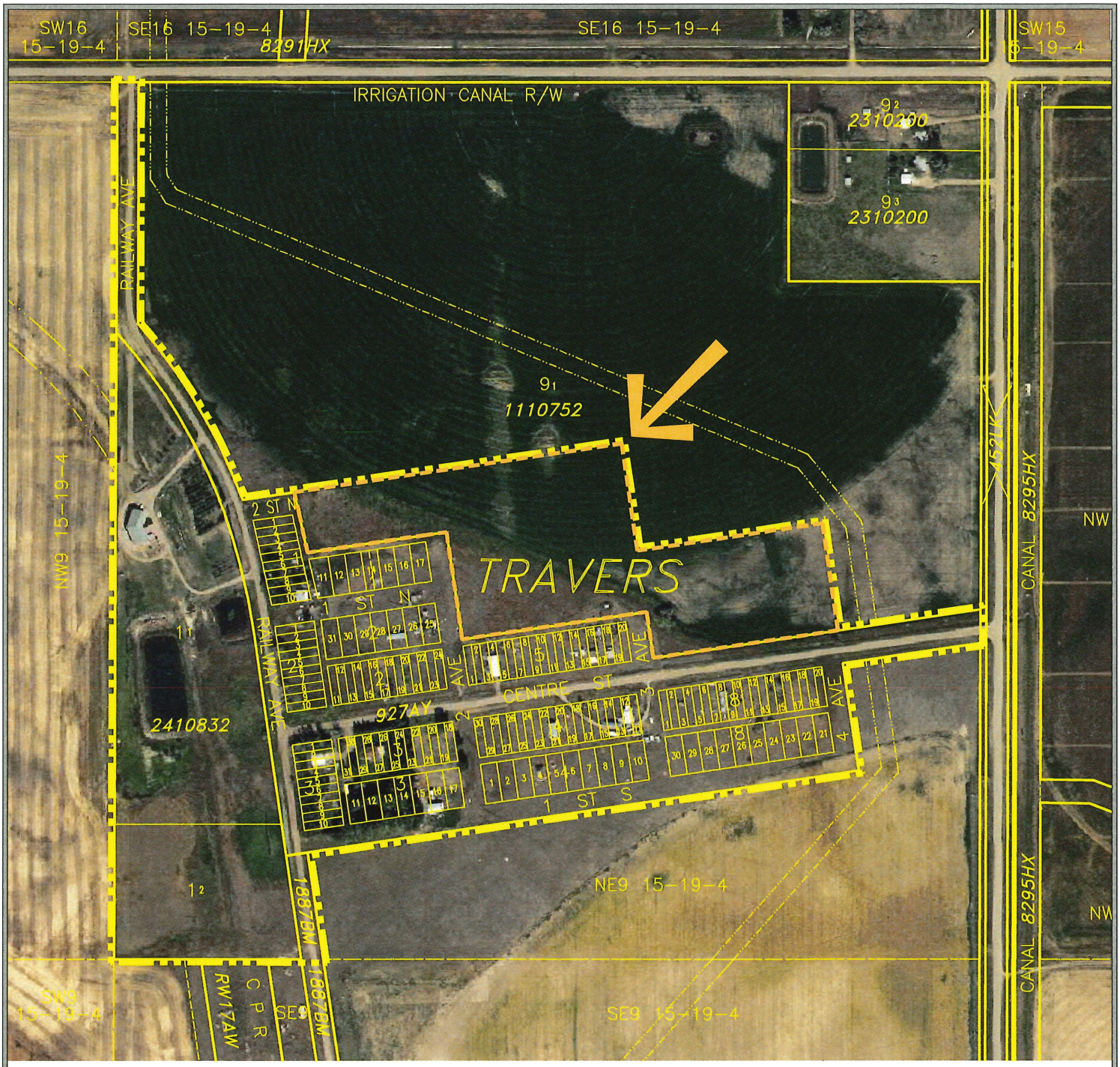
2. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.

3. This bylaw comes into effect upon third and final reading hereof.

READ a first time on this 15th day of January 2025.
READ a second time on this 5th day of February 2025.
READ a third time and passed on this 5th day of February 2025.

Jason Schneider, Reeve

Nels Petersen, CAO



Aerial Photo Date: 2018

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'

FROM: HAMLET RESIDENTIAL - HR
TO: RURAL GENERAL - RG

PORTION OF NE 1/4 SEC 9, TWP 15, RGE 19, W 4 M
MUNICIPALITY: HAMLET OF TRAVERS
DATE: JANUARY 7, 2025

Bylaw #: 2025-004
Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

January 08, 2025 N:\Vulcan-County\Vulcan-County LUD & Land Use Redesignations\Vulcan County - NE9-15-19-4.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"

SCHEDULE 'B'

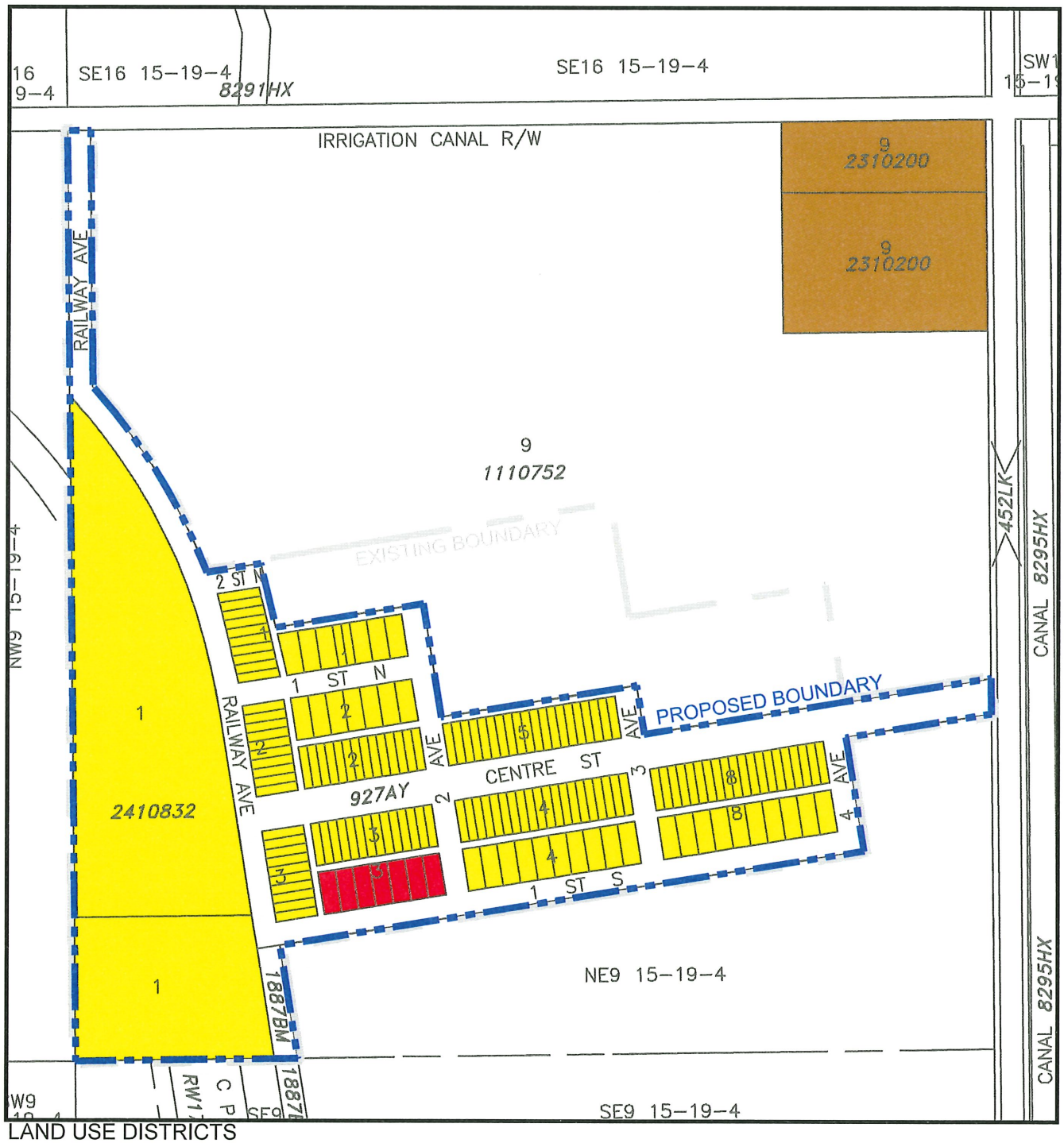
VULCAN COUNTY

PROPOSED ANNEXATION

© Hamlet of Travers

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

OLDMAN RIVER REGIONAL SERVICES COMMISSION



LAND USE DISTRICTS

	Rural General	RG		Rural Industrial	RI
	Small Holdings	SH		Vulcan Industrial Park	VIP
	Single Lot Country Residential	SCR		Reservoir Vicinity	RV
	Grouped Country Residential	GCR		Rural Recreational	RR
	Hamlet Residential	HR		Public Service	PS
	Grouped Reservoir Residential	GRR		Direct Control	DC
	Hamlet Commercial	HC		Urban Fringe	UF
	Rural Commercial	RC			

VULCAN COUNTY

Vulcan - Alberta

BYLAW 2025-008

BEING a bylaw of Vulcan County in the Province of Alberta, to amend Bylaw No. 2020-028 being the municipality's Land Use Bylaw.

WHEREAS Section 639 of the Municipal Government Act requires that a municipality must pass a land use bylaw.

AND WHEREAS the purpose of the proposed amendment is to add the Mixed Use Development definition to the Vulcan Industrial Park Land Use District and to add the Dwelling Unit, Combined definition to the Public Service Land Use District.

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

1. Add the following definition to the Vulcan Industrial Park land use district Discretionary Uses:

   MIXED USE DEVELOPMENT means a tract of land or buildings 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 compact urban form.

2. Add the following definition to the Public Service land use district Discretionary Uses:

   DWELLING UNIT, COMBINED means a dwelling unit that is contained, wholly or partly, within an accessory building that appears, predominantly, as an accessory building.

3. That Bylaw No. 2020-028 be consolidated to incorporate the amendments listed above along with any necessary formatting, renumbering, and any required non-material grammatical or typographical edits.

4. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.

5. This bylaw comes into effect upon third and final reading hereof.

Received first reading this 16th day of April, 2025

Received second reading this 21st day of May, 2025

Received third reading and finally passed this 21st day of May, 2025

Jason Schneider, Reeve

Nels Petersen, CAO

VULCAN COUNTY

Vulcan - Alberta

BYLAW 2025-026

BEING a bylaw of Vulcan County in the Province of Alberta, to amend Bylaw No. 2020-028 being the municipality's Land Use Bylaw.

WHEREAS the Council of Vulcan County wishes to redesignate a portion of SE 17-18-25 W4 containing approximately 6.07± ha (15.0± acres) as shown on Schedule 'A', from "Rural General - RG" to "Grouped Country Residential - GCR".

AND WHEREAS the purpose of the proposed amendment is to provide for the opportunity to subdivide and develop the parcel in accordance with the provisions of the Grouped Country Residential Land Use District.

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

1. The Land Use District Map be amended to redesignate a portion of SE 17-18-25 W4 as shown on Schedule 'A' from "Rural General - RG" to "Grouped Country Residential - GCR".

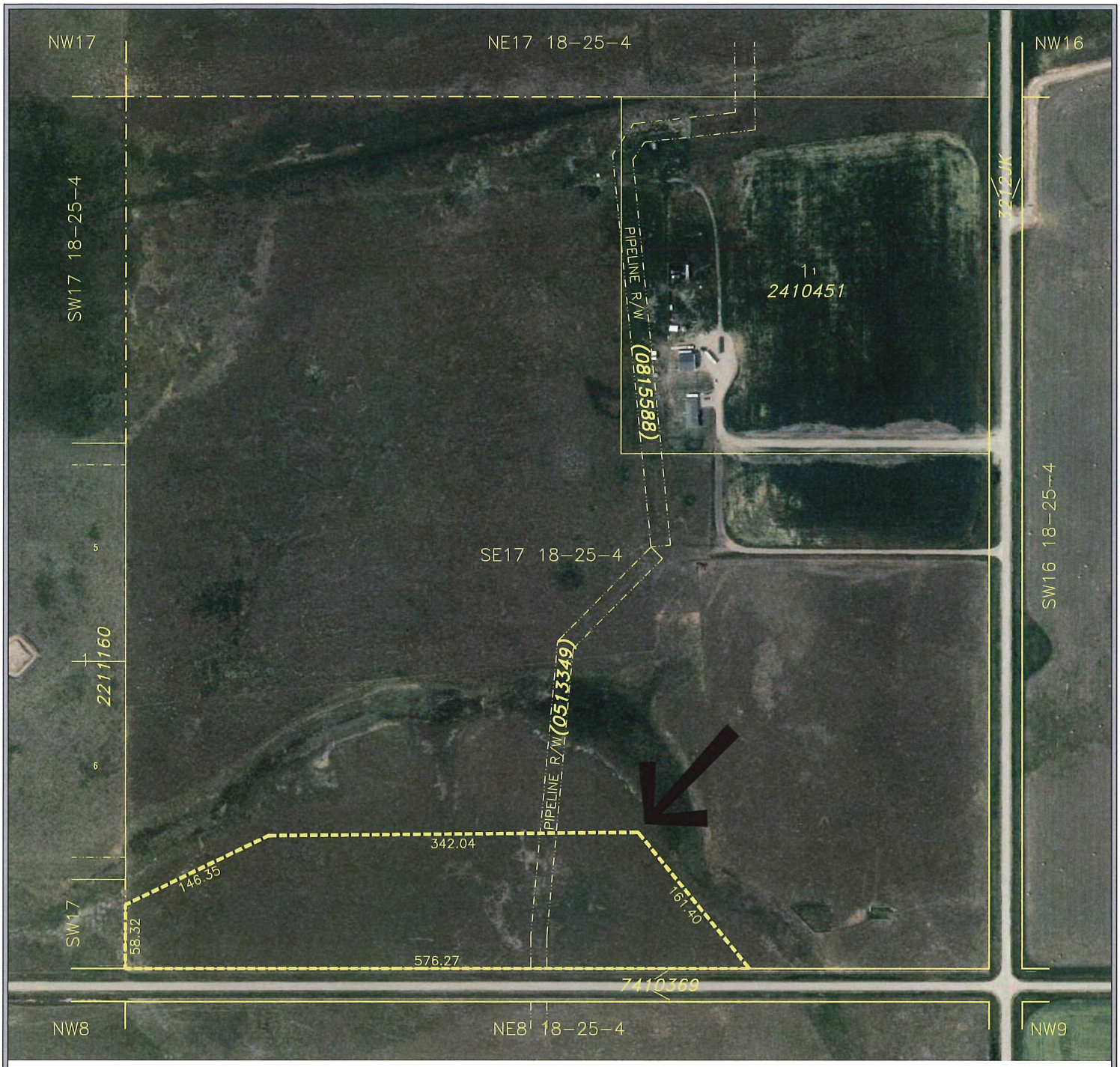
2. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.

3. This bylaw comes into effect upon third and final reading hereof.

READ a first time on this 18th day of June, 2025.
READ a second time on this 16th day of July, 2025.
READ a third time and passed on this 16th day of July, 2025.

Jason Schneider, Reeve

Nels Petersen, CAO



Aerial Photo Date: 2024

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'

FROM: Rural General RG

TO: Grouped Country Residential GCR

PORTION OF SE 1/4 SEC 17, TWP 18, RGE 25, W 4 M

MUNICIPALITY: VULCAN COUNTY

DATE: JUNE 10, 2025

Bylaw #: 2025-026

Date: JULY 16, 2025

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

June 10, 2025 N:\Vulcan-County\Vulcan-County LUD & Land Use Redesignations\Vulcan County - SE17-18-25-4.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"

VULCAN COUNTY

Vulcan - Alberta

BYLAW 2025-027

BEING a bylaw of Vulcan County in the Province of Alberta, to amend Bylaw No. 2020-028 being the municipality's Land Use Bylaw.

WHEREAS the Council of Vulcan County wishes to redesignate a portion of SE 1-19-22 W4 containing approximately 9.3± ha (23± acres) as shown on Schedule 'A', from "Rural General - RG" to "Rural Commercial - RC".

AND WHEREAS the purpose of the proposed amendment is to provide for the opportunity to develop the parcel in accordance with the provisions of the Rural Commercial Land Use District.

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

1. The Land Use District Map be amended to redesignate a portion of SE 1-19-22 W4 as shown on Schedule 'A' from "Rural General - RG" to "Rural Commercial - RC".

2. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.

3. This bylaw comes into effect upon third and final reading hereof.

READ a first time on this 18th day of June, 2025.
READ a second time on this 16th day of July, 2025.
READ a third time and passed on this 16th day of July, 2025.

Jason Schneider, Reeve

Nels Petersen, CAO



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

Aerial Photo Date: 2024

FROM: Rural General RG

TO: Rural Commercial RC

PORTION OF SE 1/4 SEC 1, TWP 19, RGE 22, W 4 M

CONTAINING 9.12±ha(22.54±ac)

MUNICIPALITY: VULCAN COUNTY

DATE: JUNE 11, 2025

Bylaw #: 2025-027

Date: JULY 16, 2025

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

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 11, 2025 N:\Vulcan-County\Vulcan-County LUD & Land Use Redesignations\Vulcan County - SE1-19-22-4.dwg

VULCAN COUNTY
BYLAW 2026-004

BEING a bylaw of Vulcan County in the Province of Alberta, to amend Bylaw No. 2020-028 being the municipality's Land Use Bylaw.

WHEREAS Section 639 of the Municipal Government Act requires that a municipality must pass a land use bylaw.

AND WHEREAS the purpose of the proposed amendment is to add Battery Energy Storage Systems as a use in the Land Use Bylaw, as well as adding associated Standards to Schedule 5: Standards of Development.

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

1. Add the following Use definition to Schedule 2: Use Definitions section.

   BATTERY ENERGY STORAGE SYSTEMS (BESS) – an energy storage system that can store and deploy generated energy; typically a group of batteries that charge (i.e. collect energy) and store electrical energy from a generation facility and then discharge that energy at a later time to provide electricity for the distribution system.

2. Add the Battery Energy Storage Systems (BESS) use to the Rural General Land Use District, Discretionary Uses – MPC.

3. Add the attached Schedule A to Schedule 5: Standards of Development.

4. That Bylaw No. 2020-028 be consolidated to incorporate the amendments listed along with any necessary formatting, renumbering, and any required non-material grammatical or typographical edits.

5. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.

6. This bylaw comes into effect upon third and final reading hereof.

READ a first time on this 14th day of January, 2026.
READ a second time on this 25th day of February, 2026.
READ a third time and passed on this 25th day of February, 2026.

Jason Schneider, Reeve

Nels Petersen, CAO

SECTION ## BATTERY ENERGY STORAGE SYSTEMS

This section establishes standards for the development of battery storage for energy projects having the purpose of storing energy for later dispersal on the commercial market. Typically, this use will include chemical battery systems for the storage and distribution of energy but is not limited thus. For example, other non-typical energy storage means like Pumped Hydro Energy Storage, and Gravity Energy Storage.

NOTE TO READER: The Alberta Utilities Commission (AUC) regulates large scale/commercial energy projects. The County's regulatory role is limited and established under sections 619 and 620 of the MGA. Where AUC approval has been applied for or received, a copy of the application submitted to the AUC may be used to satisfy some or all of the development permit application requirements.

##.1 No development permit is required for installation of a Battery Energy Storage System rated less than 1 MW.

##.2 Prior to making a decision on a development application for a Battery Energy Storage System, the Development Authority should refer and consider the input of any of the following agencies and departments (as the case may be depending on the type of application):

(a) Transport Canada;

(b) NAV Canada;

(c) Alberta Culture and Tourism;

(d) Alberta Forestry and Parks;

(e) Alberta Environment and Protected Areas;

(f) Alberta Transportation and Economic Corridors;

(g) Alberta Electric Systems Operator (AESO);

(h) Alberta Utilities Commission (AUC).

Notification & Public Consultation

##.3 Upon receipt of a development permit application for a Battery Energy Storage System use, the Development Authority shall review the application for completeness, prior to making a decision on the application:

(a) determine whether the application is proposing to co-locate with an existing approved Power Plant facility, and if determined to be so, the notification requirements under (e), are not required.

(b) notify landowners and residents, by mail, within 2 km (1.2 miles) of the proposed development site (or more, at the discretion of the Development Authority);

(c) notify adjacent municipalities in accordance with the applicable Intermunicipal Development Plan;

(d) refer the application to all relevant agencies and government departments; and

(e) the developer shall host a public information meeting, within 60 days prior to submitting a development permit application, which meets the following criteria;

i. notification of the meeting is sent to landowners 21 days prior and is provided to landowners within a 2km radius of the project boundary as well as those landowners who are situated along the proposed construction haul route and;

ii. the County is notified 21 days prior to the meeting and;

iii. an in-depth summary is provided to County administration, that includes but is not limited to, an outline of the impacts and benefits relayed by attendees, and how the proponent intents on addressing the matters and;

iv. the meeting summary is included in the development permit application.

Development Permit Application Documents

##.4 Development permit applications for Battery Energy Storage Systems shall be accompanied by the following additional information:

Site Suitability and Access:

a. a site suitability analysis including but not limited to: topography, soil characteristics, environmental features and issues, accessibility to a road, compatibility with surrounding land uses, potential impacts to agricultural land and irrigation operations, potential visual impacts, storm water management, and consistency with the policies of the Municipal Development Plan and this Bylaw;
b. information regarding setbacks from public roads, property lines and the proximity to structures or uses on the site and adjacent parcels of land;

JS NP

c. information regarding setbacks from structures or uses on the subject site to neighbouring residential dwellings and non-residential developments on adjacent parcels of land;
d. a summary of any public consultation undertaken to date;
e. access to and any potential impacts to public roads;
f. preliminary grading/drainage plan, including a site construction/grading plan with details on proposed management practices for any soil stripping and erosion control, and proposed construction haul route;
g. a statement describing the project's relationship to the South Saskatchewan Regional Plan;
h. if required by the Development Authority, an Environmental Site Assessment prepared by a qualified professional and/or other studies and reports to demonstrate site suitability and impact mitigation

Emergency Services and Fire Code

i. all systems must adhere to the standards required under National Fire Protection Association (NFPA) documentation, including but not limited to, NFPA 855 regarding the standard for installation of stationary energy storage systems.
j. detailed information about the storage system type, number of units and their component structures, dimension of structures, and Canadian Standards Association (CSA) certifications for components;
k. an Emergency Response Plan containing information regarding responses to various emergency scenarios, including fires, electrical hazards and other emergencies.
l. information regarding general public safety and security measures including site fencing;

Agriculture Services

m. plans and methods of weed control and erosion mitigation;
n. a decommissioning plan in accordance with Section ##.7 below;

Site Suitability Considerations

##.5 In the Rural General – "RG" land use district, applicants are encouraged to consider the following when selecting sites:

(a) use of the poor quality lowest productive land, dry corners and poor agricultural land is preferred;

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

(c) the use of a primarily unsubdivided quarter-section or agricultural parcels 32.4 ha (80 acres) or greater in size of high quality irrigated agricultural land (land with irrigation rights) that has or could contain irrigation system infrastructure should be avoided;

(d) environmentally sensitive and environmentally significant areas, including wetlands or intact native grasslands, should be avoided; and

(e) Battery Energy Storage Systems are not to be located within 300 m (984.3 ft) of an individual residential dwelling on an adjacent parcel, and 750 m (2460.6 ft) from a boundary of a designated grouped country residential, grouped reservoir residential or rural recreational district, hamlet, village or town, as measured from the closest point of the battery energy storage system infrastructure to the adjacent residence, district, hamlet, village or town.

Standards for Development

##.6 In addition to the required setbacks and other criteria of the applicable land use district and any other relevant provisions of this Bylaw, a Battery Energy Storage System shall adhere to the following developments standards:

(a) the location shall be developed in such a manner that the development grounds and surrounding area is composed of a fire retardant and non-combustible material, such as gravel, concrete or similar material for 30.5 m (100 ft) surrounding the Battery Energy Storage System, measured from the external walls of the BESS units and no flammable structures are contained within that same area;

(b) suitable fencing must be installed to provide security and discourage trespassing;

(c) signage shall be installed on the perimeter fence and gate indicating:
   a. the hazard present on site
   b. that access to the site is restricted
   c. the emergency response contact name and number
   d. pertinent information for first responders

(d) all surface drainage must be contained on site and any adjacent water bodies must be adequately protected from run-off;

(e) weed control shall be required for the lifespan of the battery energy storage system development and dealt with in a comprehensive manner ensuring adjacent landowners are not negatively affected;

Decommissioning

##.7 Decommissioning and reclamation shall take place in compliance with the applicable provincial standards of the day the site is decommissioned. If no standards are in place at the time of a development permit application, the applicant shall provide a plan outlining how the site will be decommissioned and reclaimed to the site's predevelopment state. The decommissioning plan shall include information on:

(a) treatment of footings and energy storage system components;

(b) reclamation of roads, driveways, pathways, and other similar disturbances;

(c) notice to be given to landowners and the County;

(d) containment of hazardous materials;

(e) site security;

(f) haul routes for disposal materials;

(g) the requirement for battery energy storage system removal after a certain period of inactivity; and

(h) discussion of the timetable for decommissioning plan.

Security

##.8 As a condition of development approval, the County may require security, in a form satisfactory to the Development Authority, to ensure the Reclamation/Decommissioning Plan is implemented and to cover assignment and bankruptcy. The condition may include a periodic review of the security to ensure the amount is sufficient to implement the Reclamation/Decommissioning Plan.

Validity

##.9 Should a Battery Energy Storage System discontinue use for a minimum of two consecutive years, or two cumulative years over a five-year period, the operator shall provide a report on the status of the Battery Energy Storage System to the County. A review of the status report by the Municipal Planning Commission may result in a request for the energy storage system to be decommissioned. Failure to comply with a decommissioning request may result in the issuance of a stop order by the County in accordance with the provisions of the MGA.

Conditions of Approval

##.10 As a condition of development permit approval for a Battery Energy Storage System (BESS), the Development Authority shall consider, in addition to any other conditions authorized under other sections of this Bylaw, attaching conditions related to the following and in accordance with Sections 619 and 620 of the MGA:

(a) require the applicant/developer to enter into a road use agreement and/or development agreement with the municipality;

(b) place restrictions on the location, height and type of fencing used for the site;

(c) require the application of approved weed control measures;

(d) require that the development grounds and surrounding area is composed of a fire retardant and non-combustible material, such as gravel, concrete or similar material;

(e) stipulate grading, stockpiling, weed control and soil erosion control measures;

(g) the provision of an emergency/fire suppression management plan;

(h) require compliance with applicable decommissioning and reclamation standards of the day, or if no decommissioning and reclamation standards are in place at the time of application, require compliance with a decommissioning/reclamation plan prepared by the applicant to the satisfaction of the Development Authority;

(i) require that the project commence construction within two years of approval, and complete the project within four years;

(j) require that the operation remain in continuous operation and if the operation is inactive for two consecutive years, or two cumulative years over a five year period, the obligation to decommission the site is automatically triggered; and

(k) the provision of financial security in an amount and type acceptable to the municipality to ensure the decommissioning plan is implemented.

VULCAN COUNTY

Vulcan - Alberta

BYLAW 2026-007

BEING a bylaw of Vulcan County in the Province of Alberta, to amend Bylaw No. 2020-028 being the municipality's Land Use Bylaw.

WHEREAS the Council of Vulcan County wishes to redesignate portions of section 14-15-21 W4 containing approximately 240± ha (595± acres) as shown on Schedule 'A', from "Rural General - RG" to "Rural Industrial - RI".

AND WHEREAS the purpose of the proposed amendment is to provide for the opportunity to develop the parcel in accordance with the provisions of the Rural Industrial Land Use District.

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

1. The Land Use District Map be amended to redesignate portions of Section 14-15-21 W4 as shown on Schedule 'A' from "Rural General - RG" to "Rural Industrial - RI".

2. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.

3. This bylaw comes into effect upon third and final reading hereof.

READ a first time on this 11th day of March, 2026.
READ a second time on this 17th day of June, 2026.
READ a third time and passed on this 17th day of June, 2026.

Jason Schneider, Reeve

Douglas Headrick, Acting CAO



Aerial Photo Date: 2024

LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Rural General RG

TO: Rural Industrial RI

N 1/2, SE 1/4 & PORTION OF SW 1/4 SECTION 14, TWP 15, RGE 21, W 4 M

MUNICIPALITY: VULCAN COUNTY

DATE: JUNE 18, 2026

Bylaw #: 2026-007

Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 400 800 1200 1600

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"

DH

June 18, 2026 N:\Vulcan-County\Vulcan-County LUD & Land Use Redesignations\Vulcan County Section 14 & Portions of E15-15-21-4.dwg



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Rural General RG

TO: Rural Industrial RI

N 1/2, SE 1/4 & PORTION OF SW 1/4 SECTION 14, TWP 15, RGE 21, W 4 M

MUNICIPALITY: VULCAN COUNTY

DATE: JUNE 18, 2026

Bylaw #: 2026-007

Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 400 800 1200 1600

N

MAP PREPARED BY:
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June 18, 2026 N:\Vulcan-County\Vulcan-County LUD & Land Use Redesignations\Vulcan County Section 14 & Portions of E15-15-21-4.dwg

VULCAN COUNTY

Vulcan - Alberta

BYLAW 2026-021

BEING a bylaw of Vulcan County in the Province of Alberta, to amend Bylaw No. 2020-028 being the municipality's Land Use Bylaw.

WHEREAS the Council of Vulcan County wishes to redesignate a portion of NW 34-18-26 W4 approximately 6.27± ha (15.50± acres) as shown on Schedule 'A', from "Rural General - RG" to "Rural Commercial - RC".

AND WHEREAS the purpose of the proposed amendment is to provide for the opportunity to develop the parcel in accordance with the provisions of the Rural Commercial Land Use District.

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

1. The Land Use District Map be amended to redesignate portion of NW 34-18-26 W4 as shown on Schedule 'A' from "Rural General - RG" to "Rural Commercial - RC".

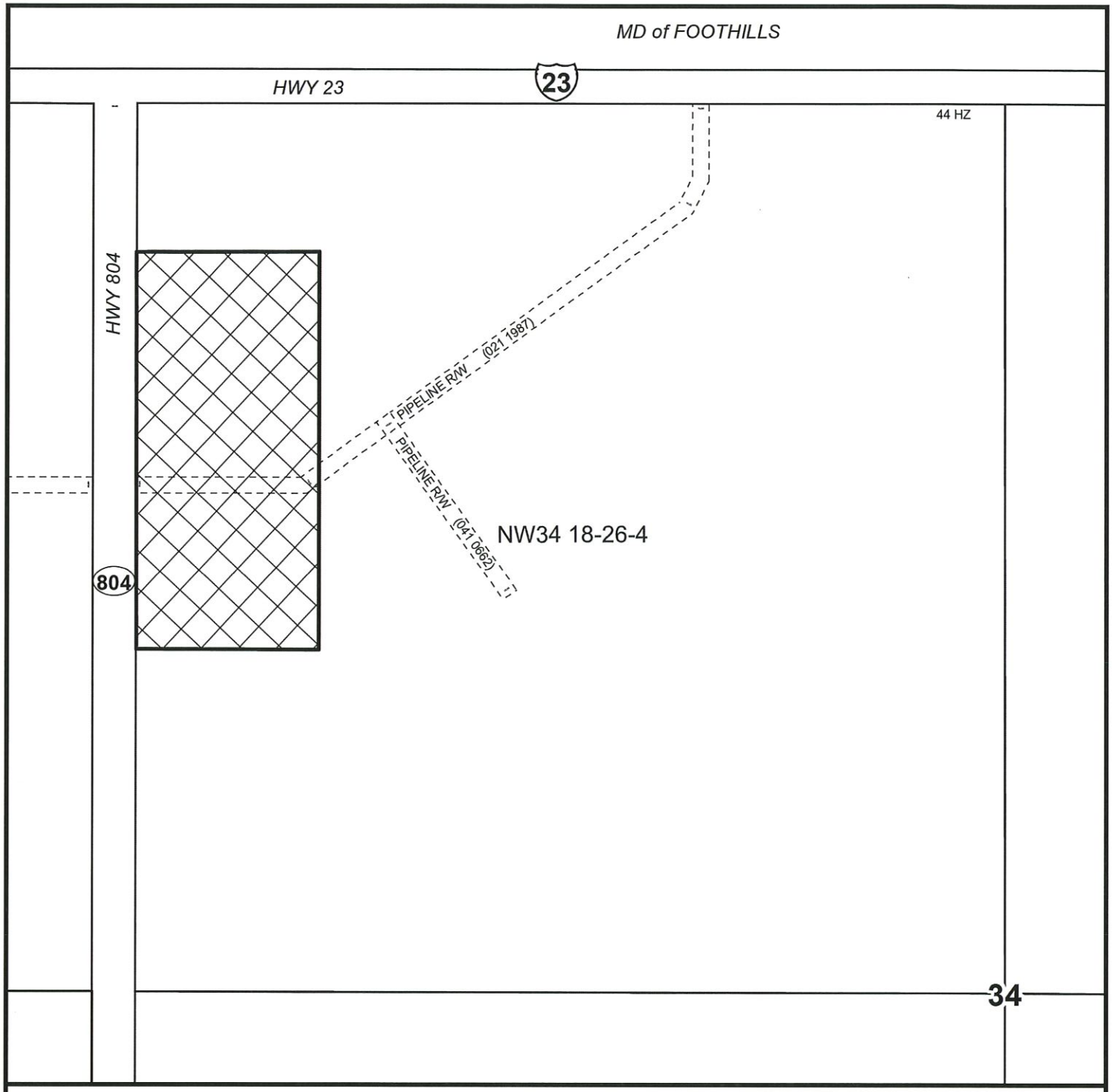
2. Bylaw No. 2020-028, being the Land Use Bylaw, is hereby amended.

3. This bylaw comes into effect upon third and final reading hereof.

READ a first time on this 17 day of June , 2026.
READ a second time on this 15 day of July, 2026.
READ a third time and passed on this 15 day of July, 2026.

Jason Schneider, Reeve

Nels Petersen, CAO



LAND USED DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Rural General RG
TO: Rural Commercial RC

PORTION OF NW 1/4 SEC 34, TWP 18, RGE 26, W 4 M
MUNICIPALITY: VULCAN COUNTY
DATE: JUNE 6, 2026

N
W E
S

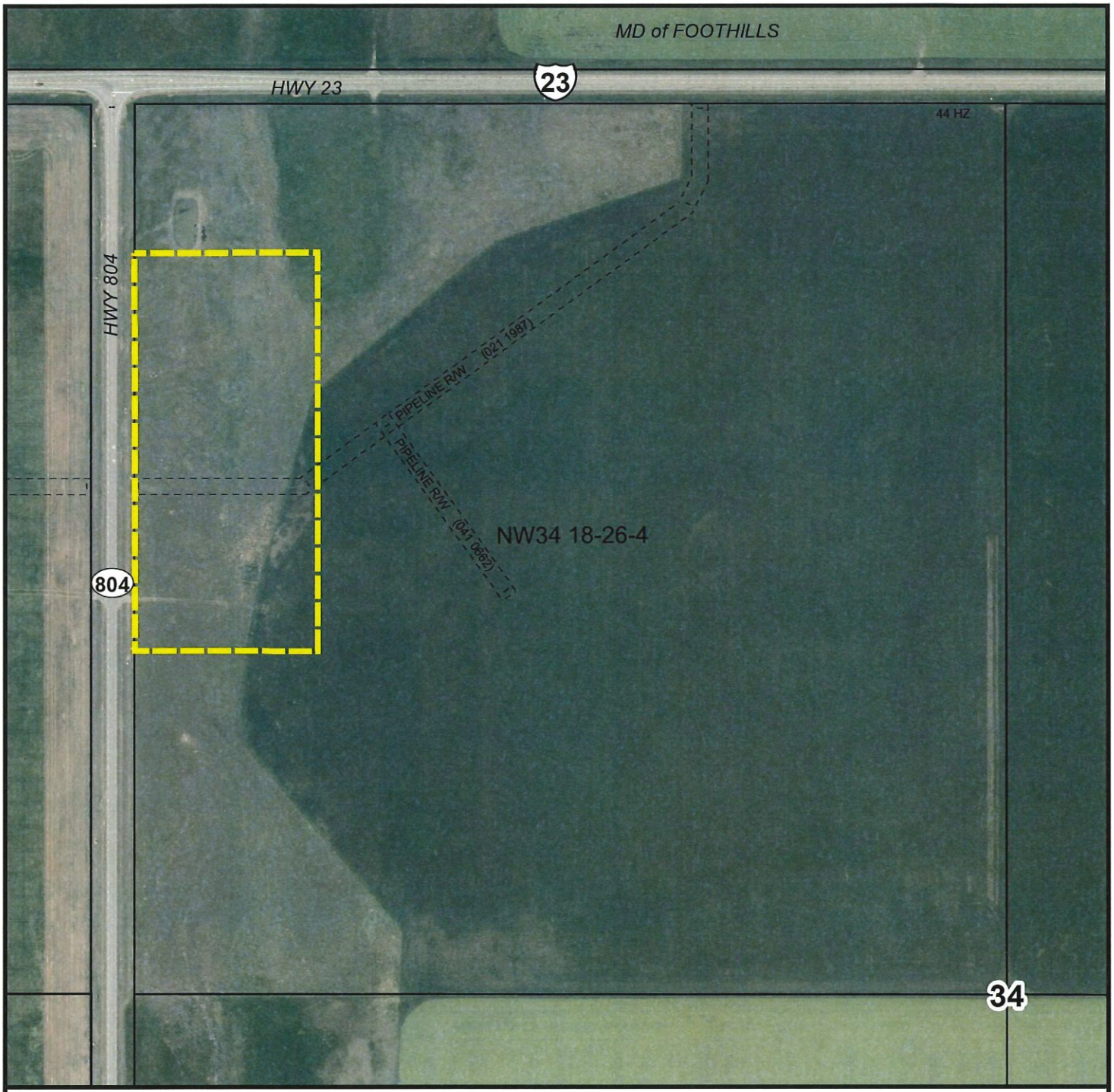
Bylaw #: **2026-021**

Date: _____

Vulcan COUNTY

0 100 200 300 Metres

Vulcan County is not responsible for errors or omissions



LAND USED DISTRICT REDESIGNATION SCHEDULE 'A'

Aerial Photo: Aug 2024

FROM: Rural General RG
TO: Rural Commercial RC

PORTION OF NW 1/4 SEC 34, TWP 18, RGE 26, W 4 M
MUNICIPALITY: VULCAN COUNTY
DATE: JUNE 6, 2026

N
W E
S

Bylaw #: **2026-021**

Date: _____

Vulcan COUNTY

0 100 200 300 Metres

Vulcan County is not responsible for errors or omissions