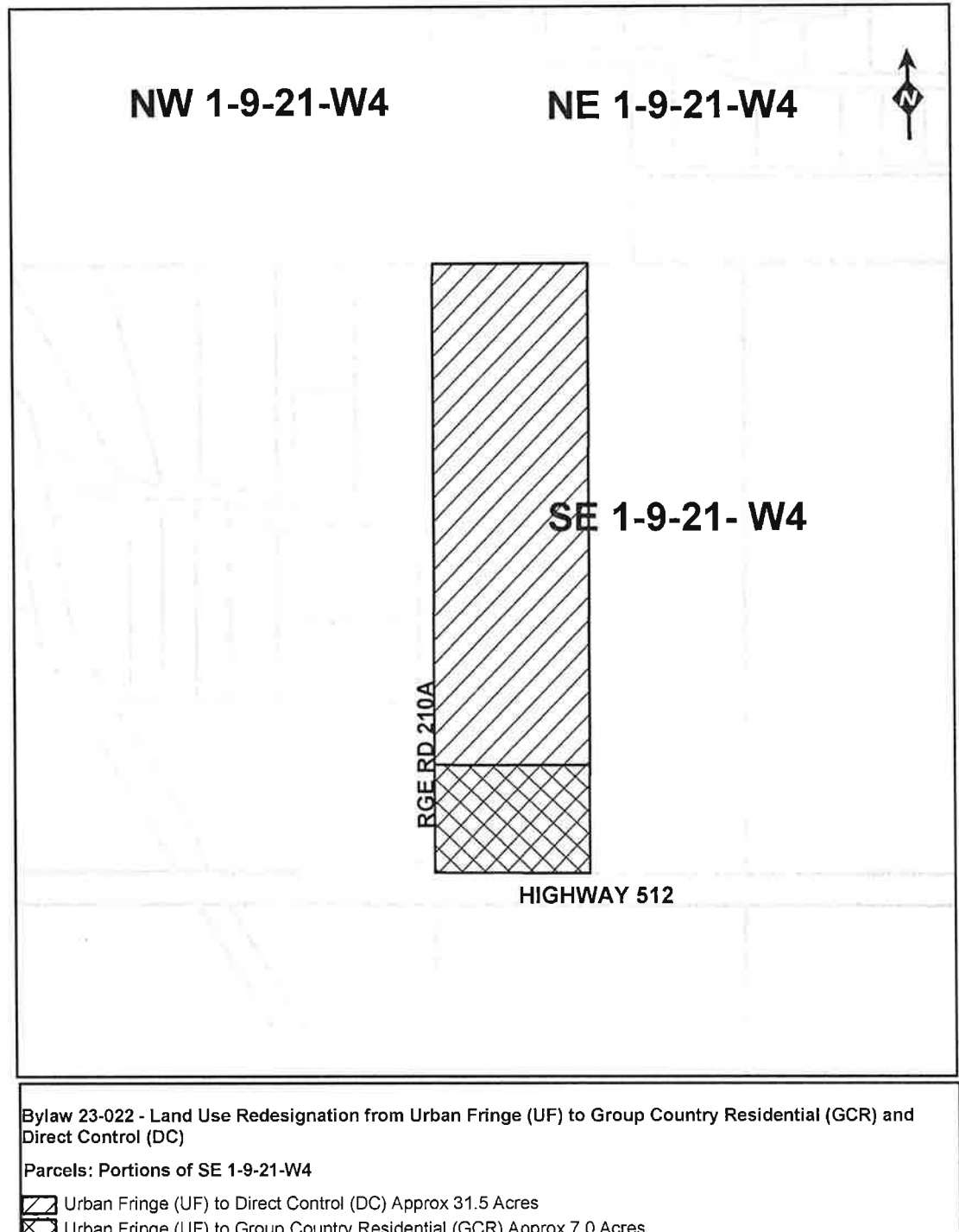


**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 23-022

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

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



AND WHEREAS the purpose of proposed Bylaw 23-022

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

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

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

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

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

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

1. The uses and regulations for the Direct Control District shall be as described in Schedule "A" attached hereto and be applied to the lands described above and identified on the above map.
2. Bylaw No 24-007 – The Land Use Bylaw of Lethbridge County is hereby amended.
3. The Bylaw shall come into effect upon third and final reading hereof.

GIVEN first reading this 20th day of June 2024.



Reeve



Chief Administrative Officer

GIVEN second reading this 1 day of August, 2024.



Reeve



Chief Administrative Officer

GIVEN third reading this 1 day of August, 2024.



Reeve



Chief Administrative Officer

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

SCHEDULE A

DIRECT CONTROL

1. PURPOSE

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

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

2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(1) Permitted Uses

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

Day Homes

Dwellings:

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

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

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

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

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

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

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

Business Support Services

Offices, Public and Private

Professional Services

Technology Centres/ Hubs

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

Contractor Trade Shops

(2) Discretionary Uses

Agricultural Services

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

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

Agricultural Markets

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

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

Building and Trade Contractor Services

Farm Service Product Sales

Industrial Processing and Manufacturing

Machinery and Equipment Sales, Rental and Service
Retail Uses Ancillary to Industrial or Warehousing Use
Veterinary Clinics, Small Animal
Warehousing and Indoor Storage
Wind Energy Conversion Systems (see Part 7) of the Land Use Bylaw No. 24-007
Secondary Suites (detached garage) (see Part 5) of the Land Use Bylaw No. 24-007

(3) Prohibited Uses

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

3. DEFINITIONS

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

4. SITE SUITABILITY

- The Subdivision Authority or Development Authority shall take into consideration, all applicable sections of Part 4 and 5 of the Land Use Bylaw No. 24-007, when making a decision on an application for subdivision or development in this land use district.
- The Subdivision Authority or Development Authority may place any or all of the following conditions, in addition to a development agreement, on subdivision or development permit approval to ensure any concerns over the suitability of the land and development are satisfied:
 - the provision of a professional geotechnical investigation/test and report to ensure the site is suitable in terms of topography, stability, soil characteristics, flooding subsidence, erosion and sanitary sewerage servicing;
 - require the developer to provide suitable access, so the site will be legally and physically accessible to a developed municipal road or if within 300 metres (984 ft.) of a provincial highway will meet the requirements of Alberta Transportation;
 - stipulate the alteration of proposed lot configurations, building sizes or locations to ensure any setback requirements of this land use bylaw or the Subdivision and Development Regulation can be met;
 - any reasonable measures to ensure any other requirements of this Land Use Bylaw are complied with;
 - any measures to adequately ensure applicable provincial legislation such as the *Safety Codes Act* is complied with or not compromised.
 - The Development Authority will provide direction as to which sections of the Bylaw are relevant and applicable to each particular lot.

5. LOT SIZE

- Lot sizes shall be as shown conceptually on FIGURE 1 and shall not be less than 6.0 acres.
- The residential portion of each lot shall be the front 75 meters of each lot or as shown in Figure 1

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

6. ACCESS

- All access shall be located as shown on FIGURE 1.
- The municipality may, at the time of subdivision or development, require the developer to enter into an agreement for the construction of any approach (es) necessary to serve the lot or development area in accordance with Lethbridge County Engineering Guidelines and Minimum Servicing Standards.
- To ensure proper emergency access, all developments shall have direct legal and developed physical access to a public roadway in accordance with Lethbridge County Engineering Guidelines and Minimum Servicing Standards. If the development is within 304.8 metres (¼ mile) of a provincial highway, direct legal and physical access to a public roadway shall be to the satisfaction of Alberta Transportation.
- A shared local service road or the construction of shared accesses/approaches may be required to be provided by the developer of multi-lot subdivisions in accordance with Lethbridge County Engineering Guidelines and Minimum Servicing Standards

7. SUBDIVISION

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

8. SERVICING REQUIREMENTS

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

9. SITE GRADING AND DRAINAGE

- Development on both the residential and industrial portions of each lot must follow the grading and drainage requirements as set out in the Country Side Area Structure Plan and Figure 1 contained in this Direct Control District.
- No building or structure shall be located on any part of the lot that is identified as being used to store water or used to provide drainage.

- An engineered grading and drainage plan must be submitted for approval, by the Development Authority in conjunction with the building permit application. This plan must also be approved as required in the Architectural Controls.
- All finished lot grading shall be constructed and maintained to the satisfaction of Lethbridge County and shall be in accordance with the County's Engineering Guidelines and Minimum Servicing Standards.
- The applicant is responsible for ensuring adherence to the final grades.
- The applicant must supply evidence by an engineer, that the requirement of the approved grading plan have been met. This evidence must also be submitted for approval in accordance with the Architectural Controls.

10. MINIMUM YARD SETBACK REQUIREMENTS

- Side and rear setbacks yards
 - Side Yards setbacks for all uses shall be a minimum of 6.1 meters (20 ft) of a property line not fronting on or adjacent to a municipal roadway or as shown in FIGURE 1.
- Front Yards
 - Front yards setbacks shall be a minimum of 12 meters (39.4 ft) from the front property line adjacent or as shown in FIGURE 1.
- Special Setback Requirements
 - Setbacks for residential buildings and accessory buildings shall be in accordance with FIGURE 1 or as specified by the Development Authority.

11. BUILDING SIZE & SITING REQUIREMENTS

- Unless Specified elsewhere in this bylaw, the maximum percentage of the site that may be covered by buildings and structures shall be:
 - As determined by the Development Authority – no building, structure or driveway shall be located within the area or setbacks required or identified to treat private septic sewage;
 - Established in an adopted area structure plan design scheme.
 - In accordance with the Land Use Bylaw No. 24-007.
- No building, structure or driveway shall be located within the area required for drainage swales, drainage storage, sanitary sewer, septic fields, or any easements.
- Where a structure is attached to the principal building by a roof, an open or closed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.
- The total combined area of all structures within each lot boundary shall be no greater than 10% of the lot gross area of that lot.
- The maximum total area of a residential dwelling and its accessory buildings in the residential portion of the lot shall be 12,000 sq ft. The maximum size of an accessory building in the residential portion of a lot shall be 3,000 sq ft. The maximum height of buildings in this portion of a lot is 25.0 ft.

- The maximum total area of all the buildings in the light industrial portion of a lot shall be 12,000 sq ft. More than one accessory building is permitted in the light industrial portion of the lot, provided the maximum total area doesn't exceed 12,000 sq. ft. The maximum height for accessory buildings in the light industrial portion of a lot is 35 ft.
- Secondary suites in a detached garage will not be allowed unless firstly, there is an approved principal building.

12. ACCESSORY BUILDING

- An accessory building or structure on both the residential and industrial portion of the lot shall only be constructed in conjunction with an approved principal building or use and not be used as a permanent dwelling.
- An accessory building shall not be located in the required setback from a public road or on an easement.
- An accessory building in the residential portion of the lot, shall be setback a minimum 3.0 metres (10 ft.) from the principal dwelling and from all other structures on the same lot.
- Where a structure is attached to the principal building on a site by a roof, an open or enclosed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.
- As a condition of a permit, if a development approval is required, the Development Authority may stipulate specific requirements for the type of foundation, fastening or tie-down system, finish, colour, roof pitch, and materials to be applied to the accessory building.
- The requirements of Land Use Bylaw No. 1404 shall be followed unless specified elsewhere in this Bylaw

13. GENERAL STANDARDS OF DEVELOPMENT

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

14. LANDSCAPING

- Landscaping is required, for the purpose of providing screening between the residential area of each lot and the remainder of the lot. This landscaping is also intended to provide a buffer for the adjacent grouped country residential development and any future light industrial use east of this development. Landscaping plans must be approved by the Architectural Control Consultant prior to any construction.
- The area between the road and the rear side of a residence and residential accessory building shall be irrigated and landscaped with lawn, trees and shrubs.
- All trees, shrubs, and lawn must be irrigated. Notwithstanding this, all landscaping must be completed within two years of the date a development permit is issued.
- All plant materials shall be planted in accordance with good horticultural practices.

- When trees are planted in a group, they shall be planted at the minimum spacing recommended between each particular species of trees.
- The minimum calliper for deciduous trees shall be 50mm. Coniferous trees shall be a minimum 2.0 meters in height.

15. ARCHITECTURAL CONTROLS

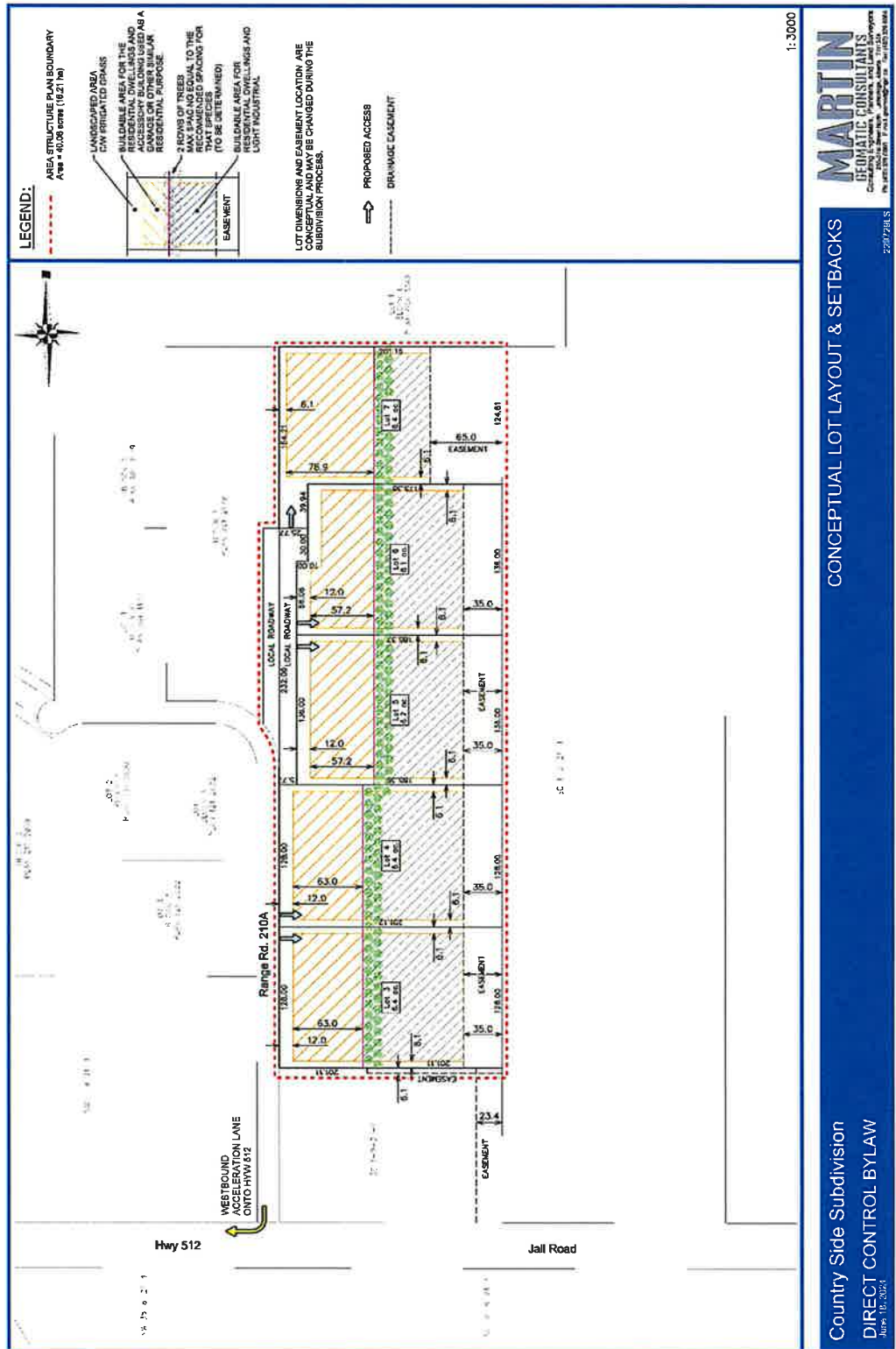
All development must comply with any approved architectural controls. Proof of compliance to the applicable architectural controls is required at the time of submission of a development permit application and upon final grading approval. Copies of these approvals must be submitted to the Development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

16. ADMINISTRATIVE PROCEDURES

- Delegation of Authority
 - Council shall be the Development Authority to decide on Development Permit Applications and for application waivers of development standards. Council may also decide on Development Permit Applications for permitted and discretionary uses.
 - The Development Officer, in accordance with Section 9 of the Land Use Bylaw No. 1404, and pursuant to Section 641 (3) of the Municipal Government Act, may, with the direction of Council, act as the Development Authority and receive and decide upon Development Permit Application for permitted and discretionary uses, provided they confirm to the standards of the Bylaw.
- Approval Procedure
 - Where the Development Officer, as the Development Authority has been delegated, the Authority to decide upon Development Permit Applications, for permitted and discretionary uses and has done so, then immediately upon issuance of the Development Permit, the Development Officer shall cause a notice to be published in a newspaper circulating in the area stating the location of the property for which the Application has been made and the Use approved.
 - Before consideration of a Permit Application for Developing requiring waivers on the subjected property, Council shall;
 - Cause a notice to be issued by the designated officer to any person likely to be affected.
 - Ensure that the notice contains the date and time that Council will hear the application for waivers of development standards.
 - Hear any persons that claims to be affected by the decision on the Application.
 - Council may then approve the Development Permit Application with or without conditions or refuse the Application with reasons.
 - Where Council made the decision on a Development Permit Application, the Development Officer acting on behalf of Council, shall cause a notice of the decision to be issued to the applicant and post a copy of the decision in the lobby of the County Office.
 - When applicable, Council should seek comments from other agencies such as the Regional Health Authority, Alberta Transportation, or any applicable Provincial Government department.

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

Figure 1

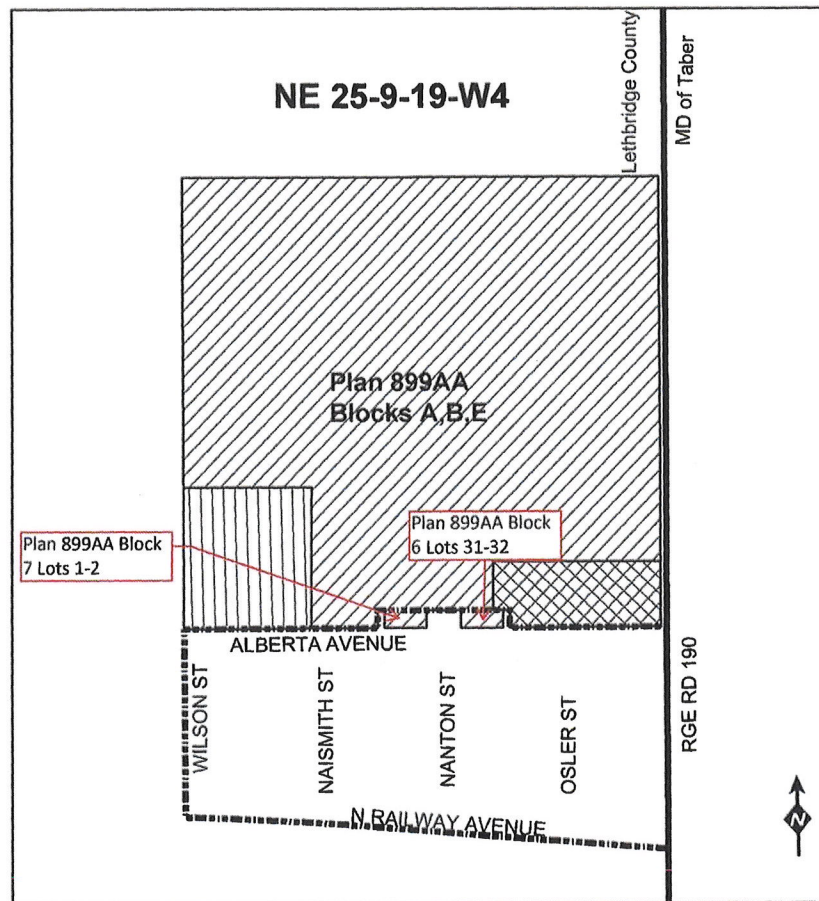


**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 24-003







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

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



Bylaw 24-003 - Land Use Bylaw Redesignation
Urban Fringe (UF) to Group Country Residential (GCR) and Business Light Industrial (BLI)

Parcels: Portions of 899AA; A, B, E, 899AA; 7; 1, 2, 899AA; 6; 31, 32 Located in NE 25-9-19-W

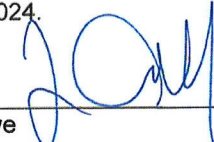
	Urban Fringe (UF) to Business Light Industrial (BLI) Approx 2 Acres		Parcel
	Urban Fringe (UF) to Group Country Residential (GCR) Approx 31 Acres		Hamlet of Chin
	Urban Fringe (UF) Approx 3.3 Acres		Lethbridge County

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

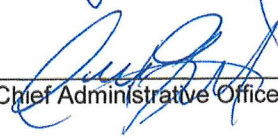
AND WHEREAS the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

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

GIVEN first reading this 4th day of April 2024.



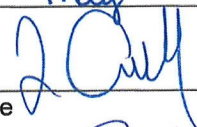
Reeve



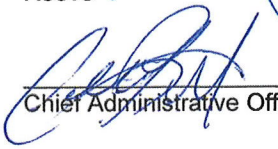
Chief Administrative Officer

GIVEN second reading this 16 day of May, 2024.

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



Reeve



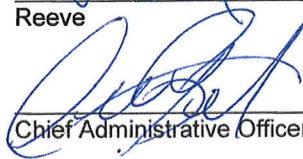
Chief Administrative Officer

GIVEN third reading this 16 day of May, 2024.

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



Reeve



Chief Administrative Officer

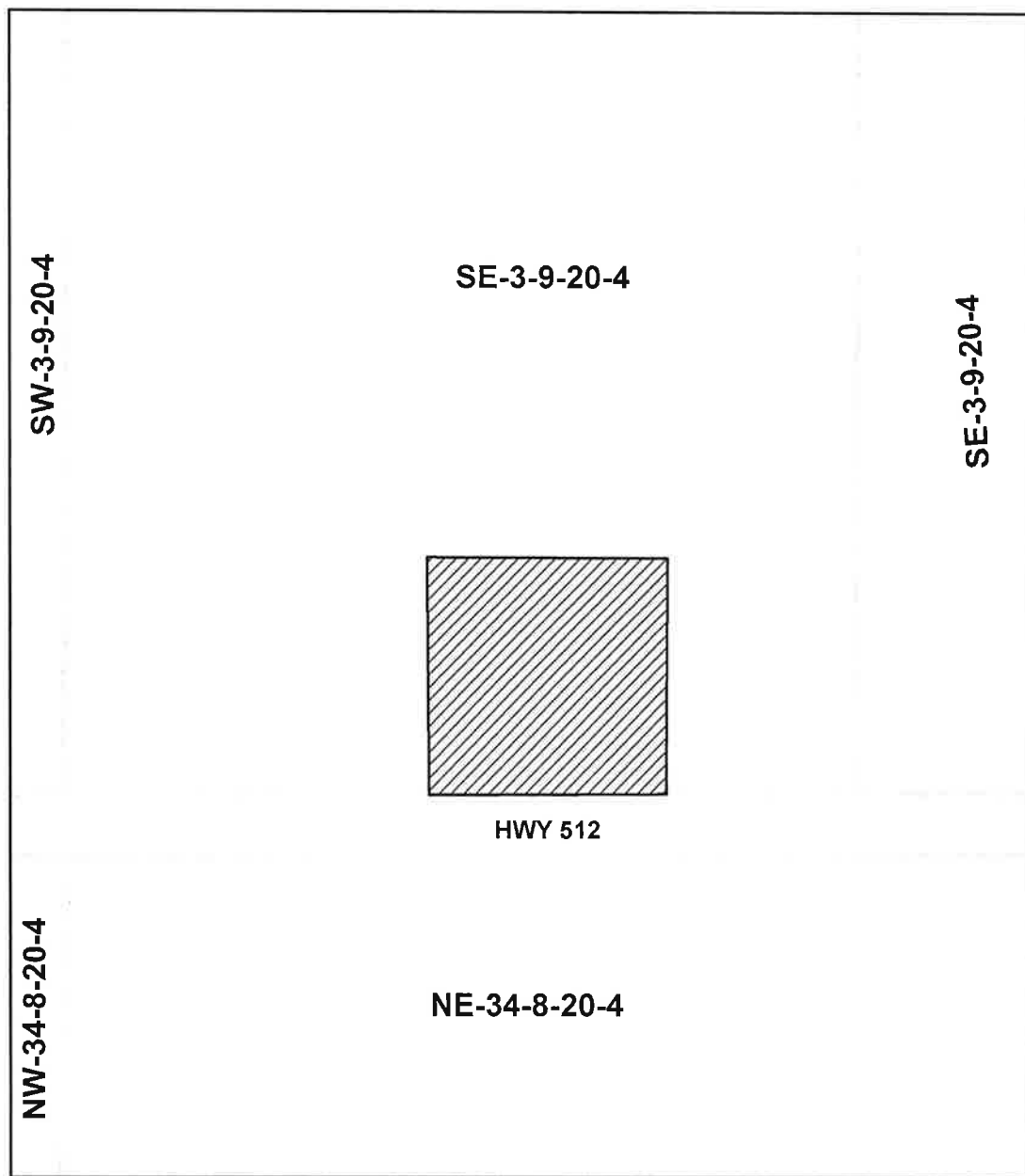
1 st Reading	April 4, 2024
2 nd Reading	May 16, 2024
Public Hearing	May 16, 2024
3 rd Reading	May 16, 2024

**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 24-010


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

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



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

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

 Urban Fringe (UF) to Direct Control (DC)

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

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

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

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

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

1. The uses and regulations for the Direct Control District shall be as described in Schedule "A" attached hereto and be applied to the lands described above and identified on the above map.
2. Bylaw No 24-007 – The Land Use Bylaw of Lethbridge County is hereby amended.
3. The Bylaw shall come into effect upon third and final reading hereof.

GIVEN first reading this 20th day of June 2024.



Reeve



Chief Administrative Officer

GIVEN second reading this 18 day of July, 2024.



Reeve



Chief Administrative Officer

GIVEN third reading this 18 day of July, 2024.



Reeve



Chief Administrative Officer

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

SCHEDULE A
DIRECT CONTROL

1. PURPOSE

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

SE ¼-3-9-20-W4

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

2. USES

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

3. DEFINITIONS

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

4. MINIMUM LOT SIZE

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

5. MINIMUM YARD SETBACK REQUIREMENTS

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

Front Yard (Highway 512)

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

6. ACCESSORY BUILDINGS AND STRUCTURES

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

7. GENERAL STANDARDS OF DEVELOPMENT

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

8. SIGN REGULATIONS

As per the Lethbridge County Land Use Bylaw.

9. OTHER STANDARDS

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

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

10. OTHER REQUIREMENTS

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

11. SUBDIVISION

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

12. DELEGATION OF AUTHORITY

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

13. APPROVAL PROCEDURE

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

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

14. APPEAL PROCEDURE

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

NE3-9-20-4

Bylaw 24-010

3

SE3-9-20-4

HWY 845

HWY 512

Area of Rezoning - Rural Urban Fringe to Direct Control



4

NE3-9-20-4

**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 24-012


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

WHEREAS the purpose of Bylaw 24-012 is to re-designate Plan 1410983 Block 1 Lot 2, as shown on the sketch below, from Direct Control (D.C. – Bylaw 1397) to Direct Control (D.C.);



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

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

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



**LETHBRIDGE
COUNTY**

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

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

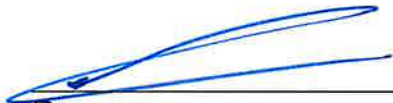
AND WHEREAS once an application has been submitted the municipality must prepare an amending bylaw and provide for its notification and consideration at a public hearing;

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

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

1. The uses and regulations for the Direct Control District shall be as described in Schedule "A" attached hereto and be applied to the lands described above and identified on the above map.
2. Bylaw No 24-007 – The Land Use Bylaw of Lethbridge County is hereby amended.
3. That Bylaw No 1397, the former Direct Control Bylaw, is hereby repealed.
4. The Bylaw shall come into effect upon third and final reading hereof.

GIVEN first reading this 4th day of July 2024.



Reeve



Chief Administrative Officer

GIVEN second reading this 1 day of August, 2024.



Reeve



Chief Administrative Officer

GIVEN third reading this 1 day of August, 2024.



Reeve



Chief Administrative Officer

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

Schedule 'A'
DIRECT CONTROL BYLAW NO. 24-012

1. PURPOSE

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

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

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

2. PERMITTED USES

Accessory Buildings/Structures

Dwellings

Single-detached Site Built

Single-detached Manufactured Home 1

Single-detached Manufactured Home 2

Single-detached Ready to Move

Single-detached Moved-In

Machinery and Equipment Sales, Rental, and Service

Offices, Public and Private

Outdoor Storage

Signs

DISCRETIONARY USES

Truck Transportation Dispatch/Depots

Warehousing and Storage

Outdoor Truck Trailer Parking

Office Administration Building

3. DEFINITIONS

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

4. MINIMUM LOT SIZE

The minimum parcel size shall be 5 acres.

5. MINIMUM YARD SETBACK REQUIREMENTS

Side Yard 6.1 metres (20 feet)

Rear Yard 6.1 metres (20 feet)

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

6. MINIMUM SETBACK FROM ROADWAY

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

7. MAXIMUM SITE COVERAGE

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

8. ACCESSORY BUILDINGS AND STRUCTURES

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

9. GENERAL STANDARDS OF DEVELOPMENT

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

10. SIGN REGULATIONS

As per the Lethbridge County Land Use Bylaw.

11. OTHER STANDARDS

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

12. OTHER REQUIREMENTS

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

13. SUBDIVISION

- Notwithstanding the provisions of this bylaw, a subdivision may be considered provided it is limited to a single split of the parcel into two 5-acre parcels.
- County Council, acting in the capacity of the Subdivision Authority, shall make decisions on subdivision applications.

14. DELEGATION OF AUTHORITY

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

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

15. APPROVAL PROCEDURE

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

16. APPEAL PROCEDURE

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

Map – Plan 1410983 Block 1 Lot 2



**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 24-015

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

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



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

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

 24-015 Rural Agriculture to Rural Recreation

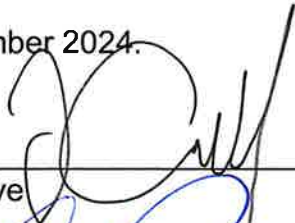


AND WHEREAS the re-designation of the lands will allow for the development of an equestrian facility and rodeo grounds;


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

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

GIVEN first reading this 5th day of September 2024.



Reeve



Chief Administrative Officer

GIVEN second reading this 3 day of October, 2024.



Reeve



Chief Administrative Officer

GIVEN third reading this 3 day of October, 2024.



Reeve



Chief Administrative Officer

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

**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 24-016

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

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



<p>Bylaw 24-016: Rural Agriculture (RA) to Rural General Industrial (RGI)</p> <p>Parcels: Plan 9011051; Block 1 ; Lot 1; (SE-30-9-33-W4M) Approx 13.6 Acres Located in Lethbridge County, AB</p> <p> 24-016 Rural Agriculture to Rural General Industrial</p>	<p>N</p>
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AND WHEREAS the re-designation of the lands will allow for future industrial development on the parcel.

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

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

GIVEN first reading this 3rd day of October 2024.



Reeve



Chief Administrative Officer

GIVEN second reading this 21 day of November, 2024.



Reeve



Chief Administrative Officer

GIVEN third reading this 21 day of November, 2024.



Reeve



Chief Administrative Officer

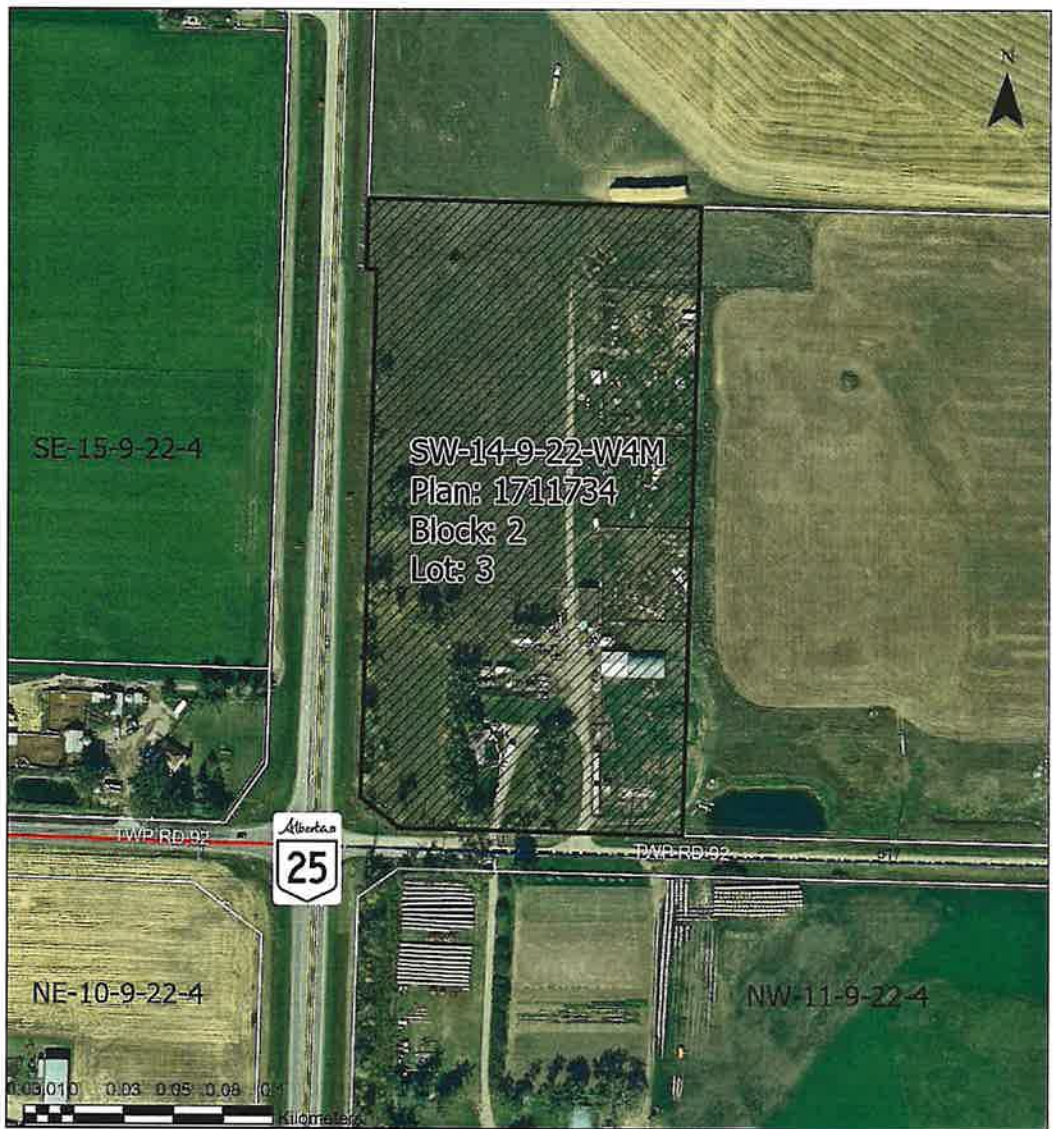
1 st Reading	October 3, 2024
2 nd Reading	November 21, 2024
Public Hearing	November 21, 2024
3 rd Reading	November 21, 2024

**LETHBRIDGE COUNTY
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 24-017


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


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



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

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

 24-017 Direct Control to Direct Control



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

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

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

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

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

1. The uses and regulations for the Direct Control District shall be as described in Schedule "A" attached hereto and be applied to the lands described above and identified on the above map.
2. Bylaw No 24-007 – The Land Use Bylaw of Lethbridge County is hereby amended.
3. That Bylaw No 1456, the former Direct Control Bylaw, is hereby repealed.
4. The Bylaw shall come into effect upon third and final reading hereof.

GIVEN first reading this 17th day of October 2024.

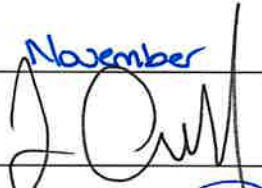


Reeve



Chief Administrative Officer

GIVEN second reading this 21 day of November, 2024



Reeve



Chief Administrative Officer

GIVEN third reading this 21 day of November, 2024.



Reeve



Chief Administrative Officer

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

Schedule A

DIRECT CONTROL

1. PURPOSE

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

Consisting of Plan 1711734 Block 2 Lot 3.

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

2. PERMITTED USES

Accessory Buildings/Structures to an approved use

Daycare

Library

Parks, Playgrounds, and Sports fields

Place of Worship

Signs - Type d 2 (in accordance with Part 6 of the Land Use Bylaw)

DISCRETIONARY USE

Cemetery

Long Term Care Facility

Retail Sales and Uses

Schools/Education Facilities

Seniors Housing

3. DEFINITIONS

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

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

4. MINIMUM LOT SIZE

The minimum lot size shall be 12.6 acres.

5. MINIMUM YARD SETBACK REQUIRMENTS

Front yard – 30 feet/9.1metres

Side yard – 20 feet/6.1 metres

Rear yard – 20 feet/6.1 metres

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

6. MINIMUM SETBACK FROM ROADWAY

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

7. MAXIMUM SITE COVERAGE

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

8. ACCESSORY BUILDINGS AND STRUCTURES

- a. Any accessory buildings or structures shall not be located in the required setback from a public road or an easement
- b. An accessory building or structure shall only be constructed after or in conjunction with an approved principle use or building on the parcel.

9. GENERAL STANDARDS OF DEVELOPMENT

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

10. SIGN REGULATIONS

As per the Lethbridge County Land Use Bylaw

11. OTHER STANDARDS

- a. All storm water shall be retained on site to predevelopment levels. A storm water management plan shall be required prior to the development or subdivision of the lands
- b. All finished lot grading shall be constructed and maintained to the satisfaction of the Lethbridge County.
- c. Approaches and driveway access shall be in accordance and acceptable to the Lethbridge County Engineering Guidelines and Minimum Servicing Standards or as otherwise stipulated by Council.
- d. Any additional standards as required by Council or the Development Officer.

12. OTHER REQUIREMENTS

- a. **Site, Layout, and Grading Plan** – that shows the property dimensions, building locations, outdoor storage areas, employee parking areas and utility easements and servicing areas, including the septic field location and any dugouts or storm ponds.
- b. **Landscaping Plan** - that shows the front yard landscaping and fencing (height and type) on the property.
- c. **Refuse or Garbage** shall be kept in a suitably sized container or enclosure, effectively screened, and the refuse containers shall be located in a rear yard only.
- d. **Servicing** - the developer shall be responsible for ensuring all required servicing is provided to the development, including potable water and private septic. If an on-site private septic treatment system is used to handle sewage disposal, then the system and field must be installed by a certified installer licensed with the provincial department of Municipal Affairs.
 - i. Parking and storage areas are prohibited from being located over any of the septic system including the disposal field area.
- e. **Roads**
 - i. A TIA will be required upon development or subdivision whichever occurs first
 - ii. Access to the parcels will be limited to a single access point to Township Road 9-2
 - iii. Developer is to pay for all cost associated with the TIA and all upgrades required for the intersection of TWP RD 9-2 and HWY 25 as recommended by Alberta Transportation
 - iv. The developer will be required to upgrade Township Road 9-2 to the county's standards at their own expense
- f. **Development Agreement** – the developer shall enter into a development agreement to satisfy any requirements or standards as stipulated by the County.

13. SUBDIVISION

- a. . No further subdivision is contemplated.
- b. Council, acting in the capacity of the Subdivision Authority, shall make decisions on subdivision applications

14. DELEGATION OF AUTHORITY

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

15. APPROVAL PROCEDURE

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

16. APPEAL PROCEDURE

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