COUNTY OF WARNER No. 5
IN THE PROVINCE OF ALBERTA

BYLAW NO. 933-18

BEING a bylaw of the County of Warner No. 5 in the Province of Alberta, to amend the Land Use Bylaw No. 390-17.

WHEREAS THE PURPOSE of the proposed amending Bylaw No. 933-18 is to redesignate parcels of land legally described as 'Irrigation R/W Plan IRR49J', 'Road Plan 6992HD' & a 'portion of the NW 13-5-20-W4M', shown on the attached Schedule 'A', from 'Extensive Agriculture - AG' to 'Rural Recreational - RR' in order to accommodate a proposed 'Recreational Vehicle and RV Park'.

AND WHEREAS the redesignation is being requested of Council to enable the land use district standards to apply to accommodate a proposed 'Recreational Vehicle and RV Park' consisting of 66 sites to be used for private annual lease. The RV Park is to be located on approximately 6-acres of land adjacent to Ridge Reservoir, within the NW 13-5-20-W4M, to the east side of the area known as Cross Coulee Reservoir.

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

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, the Council of the County of Warner No. 5, in the Province of Alberta, duly assembled does hereby enact the following:

1. Lands legally described as 'Irrigation R/W Plan IRR49J', 'Road Plan 6992HD' & a 'portion of the NW 13-5-20-W4M' as shown on the map attached in Schedule 'A', shall be redesignated from 'Extensive Agriculture - AG' to 'Rural Recreational - RR'.
2. Bylaw No. 390-17, being the municipal Land Use Bylaw, is hereby amended
3. The Land Use District Map shall be amended to reflect this redesignation.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 3rd day of April, 2018.

Reeve – Ross Ford *Administrator – Shawn Hathaway*

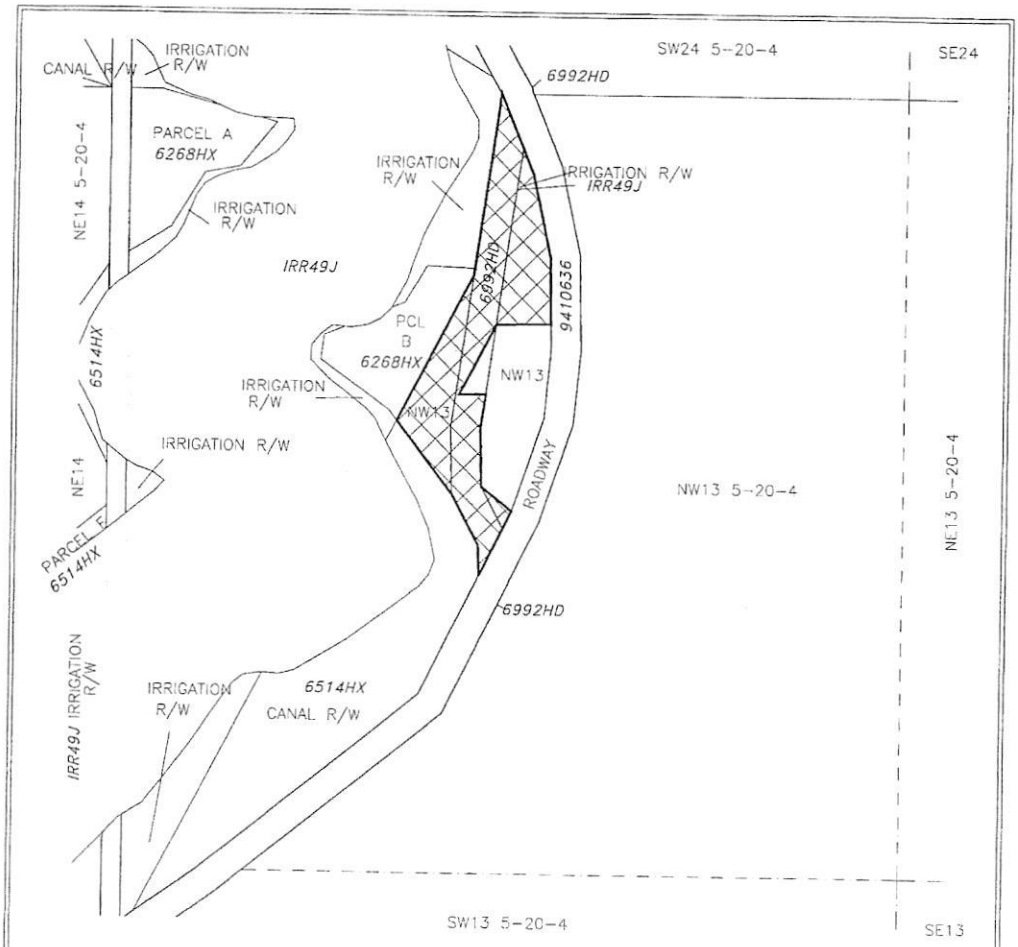
READ a **second** time this 17 day of April, 2018.

Reeve – Ross Ford *Administrator – Shawn Hathaway*

READ a **third** time and finally PASSED this 17 day of April, 2018.

Reeve – Ross Ford *Administrator - Shawn Hathaway*

RECEIVED
NOV 22 2018
SH/KS/RJ



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: EXTENSIVE AGRICULTURE (AG)
TO: RURAL RECREATIONAL (RR)

IRRIGATION R/W, PLAN IRR49J, ROAD PLAN 6992HD &
PORTION OF NW 1/4 SEC 13, TWP 5, RGE 20, W 4 M
MUNICIPALITY: COUNTY OF WARNER
DATE: MARCH 27, 2018

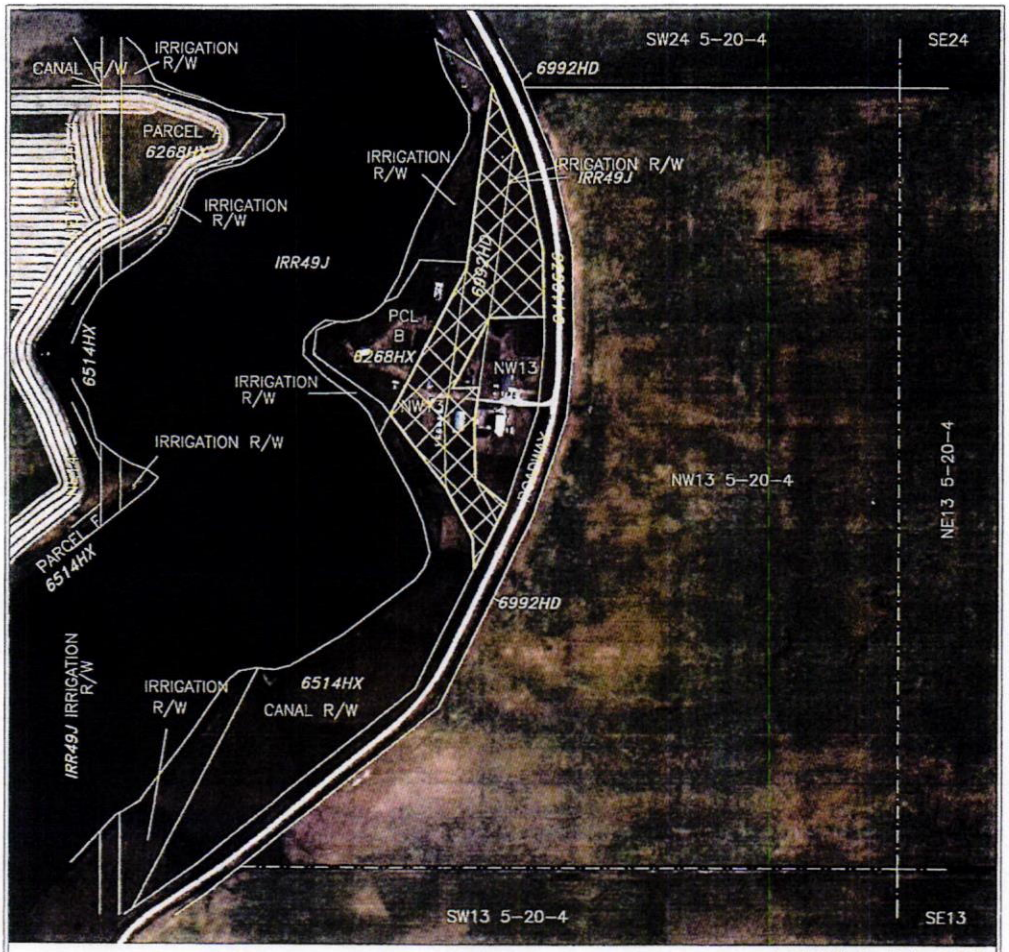
Bylaw #: 933-18
Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

March 27, 2018 N:\Warner-County\Warner-County LUD & Land Use Redesignations\Bylaw No.933-18 Warner County - Ptn NW 13-5-20-4.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



Aerial Photo Date: 2015

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'

FROM: EXTENSIVE AGRICULTURE (AG)
TO: RURAL RECREATIONAL (RR)

IRRIGATION R/W, PLAN IRR49J, ROAD PLAN 6992HD & PORTION OF NW 1/4 SEC 13, TWP 5, RGE 20, W 4 M
MUNICIPALITY: COUNTY OF WARNER
DATE: MARCH 27, 2018

Bylaw #: 933-18
Date:

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

March 27, 2018 N:\Warner-County\Warner-County LUD & Land Use Redesignations\Bylaw No.933-18 Warner County - Pln NW 13-5-20-4.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

COUNTY OF WARNER No. 5
IN THE PROVINCE OF ALBERTA

BYLAW NO. 940-18

BEING a bylaw of the County of Warner No. 5 in the Province of Alberta, to amend the Land Use Bylaw No. 930-17.

PURSUANT to sections 230, 606 and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 as amended, the Council of the County of Warner No. 5 in the Province of Alberta hereby gives notice of its intention to consider Bylaw No. 940-18, being a bylaw to amend the Land Use Bylaw No. 930-17.

WHEREAS THE PURPOSE of the proposed Bylaw No. 940-18 is to redesignate land from 'Extensive Agriculture - AG' to 'Grouped Country Residential - GCR' in order to accommodate a proposed two lot country residential subdivision that is situated adjacent to an existing grouped country residential designated area. The proposed subdivision consists of 12.73 acres of land on a portion of Canal Right of Way in the E½ 27-5-20-W4M referred to as Lot 5, Block RW, Plan IRR50, located approximately 2-miles north of Ridge Reservoir as shown on the attached Schedule 'A' location map.

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

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, the Council of the County of Warner No. 5, in the Province of Alberta, duly assembled does hereby enact the following:

1. Lands legally described as a portion of Canal Right of Way in the E½ 27-5-20-W4M referred to as Lot 5, Block RW, Plan IRR50 as shown on the map attached in Schedule 'A', shall be redesignated from 'Extensive Agriculture - AG' to 'Grouped Country Residential - GCR'.
2. Bylaw No. 930-17, being the municipal Land Use Bylaw, is hereby amended
3. The Land Use District Map shall be amended to reflect this redesignation.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 4th day of September 2018.

Reeve – *Ross Ford* ***Administrator*** – *Shawn Hathaway*

READ a **second** time this 4th day of September, 2018.

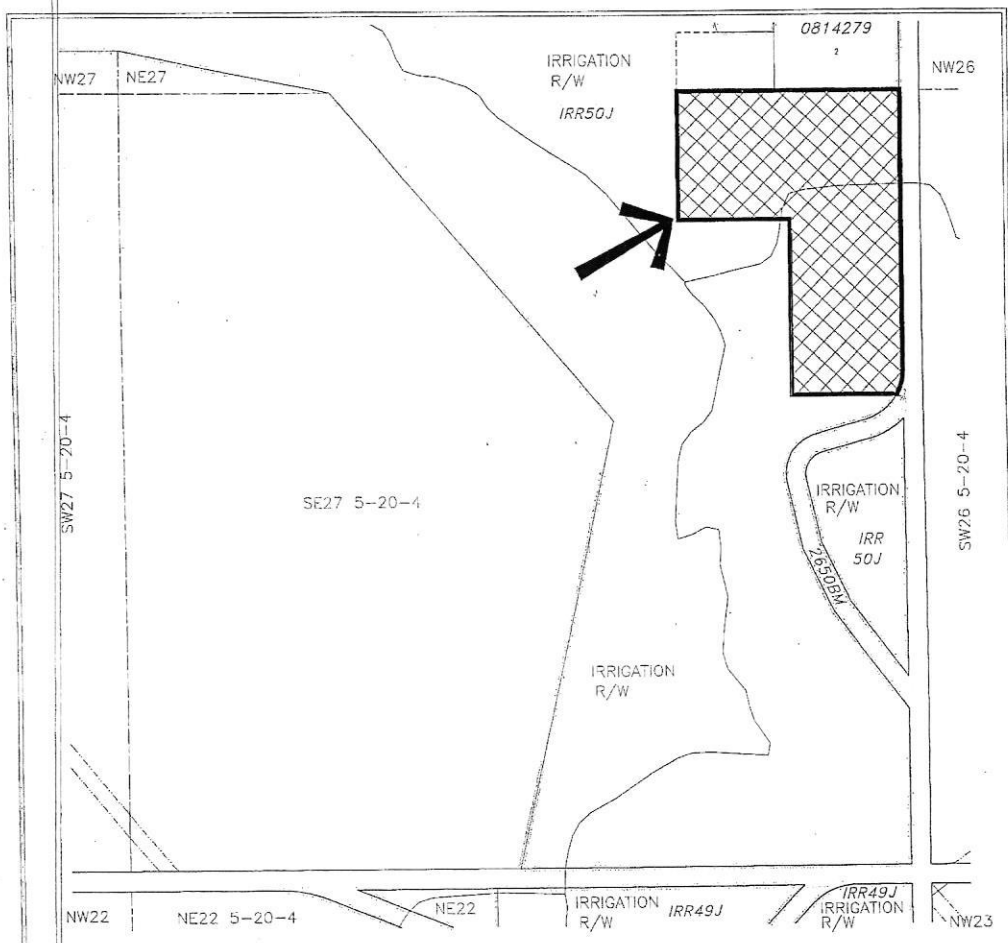
Reeve – *Ross Ford* ***Administrator*** – *Shawn Hathaway*

READ a **third** time and finally PASSED this 4th day of September 2018.

Reeve – *Ross Ford* ***Administrator*** - *Shawn Hathaway*

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NOV 2 2 2018
SH/JCS/BJ

APPENDIX A



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: EXTENSIVE AGRICULTURE (AG)
TO: GROUPED COUNTY RESIDENTIAL (GCR)

PORTION OF LOT 5, BLOCK RW, PLAN IRR50
WITHIN SE1/4 SEC 27, TWP 5, RGE 20, W 4 M
MUNICIPALITY: COUNTY OF WARNER
DATE: AUGUST 1, 2018

Bylaw #: 940 - 18
Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

August 14, 2018 N:\Warner-County\Warner-County LUD & Land Use Redesignations\Bylaw No.940-18 Warner-County - Lot 5, Blk RW, Plan IRR50.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"

COUNTY OF WARNER No. 5
IN THE PROVINCE OF ALBERTA

BYLAW NO. 942-18

BEING a bylaw of the County of Warner No. 5 in the Province of Alberta, to amend the Land Use Bylaw No. 930-17 pursuant to sections 230, 606 and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 as amended, the Council of the County of Warner No. 5 in the Province of Alberta hereby gives notice of its intention to consider Bylaw No. 942-18.

WHEREAS THE PURPOSE of proposed Bylaw No. 942-18 is to update and enhance administrative procedures and standards of Land Use Bylaw No. 930-17 to be in compliance with the modernized Municipal Government Act (MGA), to add regulations to manage cannabis production and retail sales in consideration of federal and provincial laws legalizing such use, and to add new subdivision criteria for allowing the resubdivision of existing small titles 20-acres or less in size.

AND WHEREAS the general purpose of the main proposed amendments in Schedule 'A' are to:

- Add rules and criteria pertaining to the receiving, processing, and notification of development and subdivision applications in order to be in compliance with the MGA.
- Amend and add to 'Schedule 4, Subdivision Criteria', regulations pertaining to a property or boundary realignment subdivision and the subdivision (resplit) of an existing county residential title or parcel considered by the Subdivision Authority to be poor quality agricultural land comprised of 8.1 ha (20 acres) or less that may be divided into two titled parcels.
- Amend and add to 'Schedule 2, Land Use Districts Regulations', the discretionary uses of 'Retail Cannabis Stores' in defined commercial districts and 'Cannabis Production Facility' in appropriate Extensive Agriculture and Industrial land use districts.
- Add minimum requirements/standards applicable to 'Retail Cannabis Stores' that will be considered by the Development Authority in making a decision on a development permit application for such uses.
- Add definitions to 'Administration, Section 35' of the bylaw for Cannabis, Medical Cannabis, Cannabis Production Facilities and Retail Cannabis Stores; with all proposed amendments as described in attached Schedule 'A'.

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

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, the Council of the County of Warner No. 5, in the Province of Alberta, duly assembled does hereby enact the following:

1. The proposed bylaw amendments described in Schedule 'A' shall be added to Land Use Bylaw No. 930-17.
2. Bylaw No. 930-17, being the municipal Land Use Bylaw, is hereby amended
3. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 9 day of October, 2018.

Reeve – *Ross Ford* ***Administrator*** – *Shawn Hathaway*

READ a **second** time this 6 day of November, 2018.

Reeve – *Ross Ford* ***Administrator*** – *Shawn Hathaway*

RECEIVED
NOV 22 2018
SH / BJ

READ a **third** time and finally PASSED this 6 day of November, 2018.

Reeve – *Ross Ford* ***Administrator*** - *Shawn Hathaway*

Schedule 'A'

Bylaw No. 942-18
Amendments to Land Use Bylaw No. 930-17

Amending Bylaw - Section A

The described amendments are to bring the municipal Land Use Bylaw No. 930-17 into compliance with the modernized *Municipal Government Act* and amended *Subdivision and Development Regulations*.

Additions and amendments to the Administration section of Land Use Bylaw.
(Note: underlined text is new addition to an existing bylaw section, while italicized and underlined text is entirely new bylaw addition.)

DEVELOPMENT

6. DESIGNATED OFFICER

(4) The designated officer is responsible for:

(a) receiving, processing, deciding upon and, as appropriate, referring all applications for a development permit in accordance with this bylaw, *and determining whether a development permit application is complete in accordance with Section 9 of this Part*;

(b) maintaining a register of all applications together with their disposition and other relevant details.

10. INCOMPLETE DEVELOPMENT PERMIT APPLICATIONS

Section 10 is amended by immediately after section 10(2) the following text to read:

(3) A Designated Officer shall, within 20 days after the receipt of an application in accordance with Section 25 for a development permit, determine whether the application is complete.

(4) An application is complete if, in the opinion of the Designated Officer, the application contains the documents and other information necessary to review the application.

(5) The time period referred to in subsection (3) may be extended by an agreement in writing between the applicant and the Designated Officer.

(6) If the Designated Officer does not make a determination referred to in subsection (3) above within the time required under subsection (3) or (5), the application is deemed to be complete.

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

(8) If the Designated Officer determines that the application is incomplete, the Designated Officer shall issue to the applicant a written notice indicating that the application is incomplete and specifying the outstanding documents and information to be provided, including but not limited to, those required by Section 9. A submittal deadline for the outstanding documents and information shall be set out in the notice or a later date agreed on between the applicant and the Designated Officer in order for the application to be considered complete.

(9) If the Designated Officer determines that the information and documents submitted under subsection (8) above are complete, the Designated Officer shall issue to the applicant a written Notice of Completeness acknowledging that the application is complete, delivered by hand, mail or electronic means.

(10) If the required documents and information under subsection (8) have not been submitted to the Designated Officer within the timeframe prescribed in the notice issued under subsection (8), the Designated Officer shall return the application to the applicant accompanied by a written Notice of Refusal stating the application is deemed refused and the reasons for refusal.

(11) Despite issuance of a Notice of Completeness under subsection (7) or (9), the Designated Officer or Municipal Planning Commission in the course of reviewing the application may request additional information or documentation from the applicant that the development authority considers necessary to review the application.

17. ~~HEARING~~ MEETING NOTIFICATION PROCEDURES

(Note: amend bylaw text to read "Meeting" instead of the current "Hearing".)

21. DEVELOPMENT PERMIT NOTIFICATION

(Note: Replace Section 21 to read as follows.)

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

(2) Upon the approval of the application and the issue of a development permit, the Development Authority shall immediately notify or cause to be notified, any persons likely to be affected or who have the right to appeal the decision of the Development Authority in accordance with the procedure in Section 17. The following notification processes shall be used:

PERMITTED USE PERMITS

(3) Upon issuance of a development permit for a permitted use that complies with this Bylaw, the Development Authority shall:

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

(b) notify the public by either:

(i) posting a copy of the decision in a prominent place in the County Office for at least 14 days, or

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

(iii) any combination of the above.

ALL OTHER PERMITS

(4) Upon the issue *or refusal* of a development permit for a use under Sections 11, 12 (discretionary use), 13 (if a waiver is required), 29 (similar use) and 30 (temporary uses), the Designated Officer shall immediately:

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

(b) notify all persons likely to be affected by the development by either:

(i) mailing a copy of the decision to those persons, departments and agencies, or

(ii) place an advertisement in the local newspaper circulating within the municipality, and/or at his discretion;

(iii) place a notice on the property in a prominent place; or

(iv) any combination of the above.

ISSUANCE OF DECISION AND TIMEFRAMES

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

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

(a) the date the Development Authority signs the notice of decision or development permit, or

(b) the date the decision is posted in the newspaper,

whichever occurs later.

23. COMMENCEMENT OF DEVELOPMENT

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

(a) until at least ~~14~~ 21 days after days after the *date on which the decision was made to* issue of the permit; or

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

(c) Any development occurring prior to the dates determined under subsections (a) and (b) is entirely at the risk of the applicant, developer or land owner.

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

25. REAPPLICATION

(1) If an application for a development permit is refused by the designated officer, the Subdivision and Development Authority or, on appeal by the Subdivision and Development Appeal Board, another application for a development on the same lot, and for the same or similar use, may not be made for at least 6 months from the date of refusal.

(2) *If an application was refused solely because it did not comply with this bylaw, or was refused as an incomplete application under section 27, another application on the same lot for the same or similar use may be accepted before the time period referred to in Section 40(1) provided the application has been modified to comply with this bylaw. All applicable fees shall apply.*

~~(2)~~ (3) If a land use bylaw amending bylaw is defeated by Council, another amending bylaw for the same or similar purpose may not be made for at least six months from the date of the bylaw defeat.

24. DEVELOPMENT APPEALS

Any person applying for a development permit or any other person affected by any order, decision, or development permit made or issued by a designated officer or Subdivision and Development Authority Commission *or any development application deemed refused in accordance with Section 10,* may

appeal such an order, decision *or deemed refusal* to the County of Warner Subdivision and Development Appeal Board in accordance with the procedures detailed in the *Municipal Government Act* (see Subdivision and Development Appeal Board Bylaw).

SUBDIVISON

The following text is added after existing Section 7: *(Note: first section to become numbered as (1).)*

7. SUBDIVISION AND DEVELOPMENT AUTHORITY

(2) The Subdivision Authority may delegate, though municipality's Subdivision Authority Bylaw, this bylaw, or by resolution of Council, to any individual, municipal staff, or a regional services commission, any of its required functions or duties in the processing of subdivision applications. In respect of this:

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

(b) The Subdivision Authority delegate is authorized to carrying out the application process with subdivision applicants as described in the Subdivision Application Rules and Procedures section of the bylaw, including the task of sending all required notifications to applicants as stipulated, carrying out site inspections.

The following is a new section added to Administration part of the bylaw:

SUBDIVISION APPLICATION RULES AND PROCEDURES

35. SUBDIVISION APPLICATIONS

(1) An applicant applying for subdivision shall provide the required material and information as requested by the Subdivision Authority or it's designate. A completed application shall consist of:

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

(b) The applicable fees paid;

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

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

(e) Provincial abandoned gas well information;

(f) Any such other information as may be required at the discretion of the Subdivision Authority in order to accurately evaluate the application and determine compliance with the land use bylaw or other government regulations. This may include but is not limited to the provision of geotechnical information, soil analysis reports, water reports, soil or slope stability analysis, drainage information, contours and elevations of the land, engineering

studies or reports, wetland reports, environmental impact assessments, utility and servicing information, and/or the preparation of a conceptual design scheme or an area structure plan may be required from the applicant prior to a decision being rendered on a subdivision application to determine the suitability of the land for the proposed use.

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

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

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

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

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

(3) Notwithstanding subsection 2, the applicant and Subdivision Authority may agree and sign a time extension agreement in writing in accordance with section 653.1(3) of the MGA to extend the 20-day decision time period to determine whether the subdivision application and support information submitted is complete.

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

36. INCOMPLETE SUBDIVISION APPLICATIONS

(1) The Subdivision Authority may refuse to accept and process a subdivision application where the information required under Section 53(1) and/or as described in a Notification of Incompleteness has not been submitted, is determined to be deficient, is still incomplete, or in the opinion of the Subdivision Authority the quality of the material supplied is inadequate to properly evaluate the application.

(2) If the Subdivision Authority makes a determination that the application is refused due to incompleteness, the applicant shall be notified in writing with reasons in the manner as described in section 53(2)(b).

(3) The notification provided for in subsection (2) shall include for the applicant the required information on the filing of an appeal and to which appeal board body the appeal lies, either the local appeal board or provincial Municipal Government Board, in accordance with the parameters of the MGA.

OTHER ADMINISTRATIVE SECTION AMENDMENTS

Existing Section 35, DEFINITIONS, to be renumbered to become Section 37. All references in the land use bylaw to the DEFINITIONS shall be correspondingly amended to reflect this revised number.

The Land Use Bylaw TABLE OF CONTENTS is to be amended and renumbered to correspondingly match the new additions and the renumbering of sections as described.

Amending Bylaw - Section B

The described amendments are to add into the municipal Land Use Bylaw No. 930-17 criteria and standards to regulate both **Cannabis Production Facilities** and **Retail Cannabis Stores** in consideration of federal and provincial laws and regulations.

Additions and amendments to Schedule 2, Land Use Districts, Schedule 5, Standards of Development, and Definitions sections of the Land Use Bylaw. *(Note: all text are new additions to the bylaw, except for the definitions where new text is either underlined or otherwise noted.)*

Amend and add to 'Administration' section of bylaw:

Add new Definitions to Section 37:

Retail cannabis store means the use of a store, premises or a building for a commercial retail cannabis business, licensed by the Province of Alberta, where legal non-medical cannabis and cannabis accessories are sold to individuals who attend at the premises and the product sales or associated sales are expressly authorized by the Alberta Gaming and Liquor Commission (AGLC).

Amend the following existing Definitions in Section 37:

Cannabis means a plant Cannabis sativa, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not, and any substance or mixture of substances that contains or has on it any part of such a plant; and any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained, but does not include a non-viable seed of a cannabis plant.

Retail means a premise where goods, merchandise, and other materials are offered for sale at retail to the general public and includes limited open-site storage or limited seasonal outdoor sales to support that store's operations. Typical uses include but are not limited to grocery, hardware, pharmaceutical, appliance and sporting goods stores. Minor government services such as postal services are permitted within general retail stores. This use does not include Retail Cannabis Store which is a separate use.

Isolated single lot commercial means commercial uses located or proposed to be located on parcels of land not adjacent to other proposed or existing commercial uses. This use does not include Retail Cannabis Store which is a separate use.

Isolated single lot industry means industrial uses located or proposed to be located on parcels of land not adjacent to other proposed or existing industrial uses. This use does not include Cannabis Production Facility which is a separate use.

Greenhouse means a building whose sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of delicate or out-of-season plants for subsequent sale or personal enjoyment. This use does not include Cannabis Production Facility which is a separate use.

Intensive horticulture means the cultivation or use of land and/or buildings on a lot less than 32.4 ha (80 acres) which are employed for the commercial production and sales (on or off-site) of specialty crops grown by high yield and density techniques. Examples include, but are not necessarily limited to, greenhouses, nurseries, hydroponic or market gardens, mushroom, berry or tree farms. This use does not include Cannabis Production Facility which is a separate use.

Processing and warehousing of agricultural goods means the storage of agricultural materials (such as fertilizer or seed) in a warehouse or terminal where such materials may be combined, broken down or aggregated for trans-shipment or storage purposes where the original material is not chemically or physically changed. <u>This use does not include Cannabis Production Facility which is a separate use.</u>

Cannabis production facility means a building or use where federally approved medical or non-medical (recreational) cannabis plants are grown, processed, packaged, tested, destroyed, stored or loaded for shipping, and that meets all federal or provincial requirements and that meets all requirements of this bylaw, as amended from time to time. This use includes standard, nursery and micro-processing facilities as defined by federal legislation.

Remove existing definition of 'Medical marihuana production facility' and replace with 'Cannabis production facility', and remove all bylaw text and references to 'marihuana' and replace with the term 'cannabis'.

Medical ~~Marihuana~~ Cannabis means a substance used for medical and pharmaceutical purposes authorized by a license issued under the federal government and in accordance with the Government of Canada's Access to Cannabis for Medical Purposes Regulations (ACMPR) or any subsequent legislation which may be enacted in substitution.

Remove from bylaw - ~~**Medical Marihuana Production Facility** means a building or use where medical marihuana is grown, processed, packaged, tested, destroyed, stored or loaded for shipping, and that meets all federal requirements and that meets all requirements of this bylaw, as amended from time to time.~~

<u>Add to 'Schedule 2, Land Use District Regulations', Hamlet Commercial – HC</u> <u>land use district (2)</u> Discretionary Uses column:

Retail Cannabis Store

<u>Add to 'Schedule 6, Specific Use Standards'</u>:

Retail Cannabis Store - Add new section on Criteria and Standards:

Application requirements:

1. In addition to the development application requirements as stipulated in Section 9 of the 'Administration' schedule of the Land Use Bylaw, the following additional requirements for an application for a development permit for a Retail Cannabis Store must also be provided when requested by the Development Authority:

    (1) Prior to applying for a municipal development permit for a Retail Cannabis Store, the applicant is required to apply to the Alberta Gaming and Liquor Commission (AGLC) for a determination of eligibility to obtain a licence, and submit verification of the AGLC eligibility as part of the development application.

    (2) Details of the proposed store location and a detailed listing and site plan of surrounding business and uses, both on adjacent (contiguous) parcels and those identified as sensitive sites (as outlined in sub-section 3 below) within 200 m (drawn on a high quality and clearly legible site plan with text descriptions).

2. The Development Authority may also require neighbourhood consultation to be conducted by the applicant. If a public consultation process is requested, the applicant must then provide to the Development Authority a description of when and what type of consultation was carried-out by the proponent and a general summary of the public input provided on the proposal (and a description of any objections or concerns raised).

Criteria and standards:

3. All Retail Cannabis Stores approved for a development permit must obtain a Retail Cannabis Store license from the AGLC and failure to secure an AGCL license will make the local development permit approval null and void. Proof of provincial license (for a Retail Cannabis Store) shall be required as a condition of a development permit approval.

4. A Retail Cannabis Store must be a separate use from any other business activities (i.e. non-Cannabis store) unless it is an activity or use expressly authorized by the AGLC.

5. A Retail Cannabis Store shall not be approved for a development permit if the premises is located within a 100 metre separation distance of:

    (1) the boundary of a parcel of land on which a provincial health care facility is located, or

    (2) the boundary of a parcel of land containing a school (public or private) facility, or

    (3) the boundary of a parcel of land containing an approved child or daycare facility, or

    (4) the boundary of a parcel of land that is designated as a school reserve or municipal and school reserve under the *Municipal Government Act,* or

    (5) the boundary of a parcel of land containing a municipal park or playground facility, if the land is not designated as a school reserve or municipal and school reserve under the *Municipal Government Act*, or

    (6) the boundary of the parcel of land of which contains a church, community centre, library or recreation facility where persons under 18 years of age may attend or congregate.

6. The specified separation distances applicable to Retail Cannabis Stores are not eligible to be varied or waived by the Development Authority, or on an appeal by the Subdivision and Development Appeal Board.

7. Maximum hours of operation, applicable to all approved Retail Cannabis Store operations, shall be limited between 11:00 a.m. and 10:00 p.m. which will be placed as a condition on a development permit approval. The hours of operation are not eligible to be varied or waived by the Development Authority, or on an appeal by the Subdivision and Development Appeal Board.

8. All signage, including the contents, must comply with the land use bylaw Schedule 7, Sign Regulations, and municipal development permit approval is required. The applicant/developer is also responsible to ensure any signage and its message contents comply with all federal and provincial requirements, including AGLC policies.

9. All parking requirements shall be provided in accordance with Schedule 5, Standards of Development, section 15 of the bylaw, and shall be deemed to be similar to other 'retail and service commercial' uses for determining the number and size of the required parking spaces.

10. The Development Authority may take into account the following factors when making a decision respecting a development application for a Retail Cannabis Store:

    a. the extent and nature of opposition from community members or groups to establishment of a Retail Cannabis Store in a particular location; and

    b. the suitability of the site in relation to adjacent land uses or other uses in proximity (100 m or less) to the proposed Retail Cannabis Store site.

11. If an approved Retail Cannabis Stores' existing AGLC license expires, the business must provide verification to the municipality that a new license has been obtained within 12-months of the expiry date, otherwise, the use will be deemed to have been discontinued and 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.

12. The Development Authority may, as a condition of approval on a development permit, specify a time limit on the development permit in regards to its validity, which may be considered a temporary use. At the time of expiry, the applicant/developer must reapply to the municipality for a development permit approval to continue the use.

13. A developer/operator of a Retail Cannabis Store is responsible for meeting and adhering to all provincial requirements for the physical security for the premises.

14. The design and construction of a Retail Cannabis Store must meet all provincial building code requirements.

Additional Land Use Bylaw amendments:

1. The Land Use Bylaw amendments propose to revise the wording and text of existing 'Medical Marihuana Production Facility' use and have them renamed 'Cannabis Production Facility' in order to use consistent terminology for all cannabis related uses in the Land Use Bylaw and to align with the new federal and provincial legislation that use the word 'cannabis' instead of 'marihuana'.

2. Amend 'Schedule 6, Specific Use Standards' section 8 for 'Medical Cannabis Production Facility' so that the text and standards also includes non-medical (recreational) Cannabis production so the resulting text will read: 'Cannabis Production Facility' for both medical and non-medical (recreational) production), to enable the facility standards to be inclusive and combined with both types of federally approved production.

3. Amend the Land Use Bylaw, Administration, section 13, Processing Non-complying Applications (Waiver / Variance Requests) by adding a policy clause that states: "The designated officer, Development Authority, or the Subdivision and Development Appeal Board on an appeal, do not have the authority to waive or vary an applicable standard of the bylaw, if a section or policy specifically states that the standard is not to be waived or varied."

Amending Bylaw - Section C

The described amendments are to add into the municipal Land Use Bylaw No. 930-17 policies, criteria and standards for new subdivision considerations.

Additions and amendments to Schedule 4, Subdivision Criteria, of the Land Use Bylaw. *(Note: all text are new additions to the bylaw.)*

Amend and add to 'Schedule 4', Subdivision Criteria

9. PROPERTY REALIGNMENT AND SUBDIVISION OF EXISTING SMALL TITLES

(1) The subdivision of existing separate titles (parcels) to accommodate a property or boundary realignment (enlargement, reduction or realignment) may be approved subject to the following:

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

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

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

(d) the proposed new lot and the proposed residual lot will continue to have direct legal access to a public roadway, adequate development setbacks, and a suitable building site; and

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

(f) the subdivision application includes a tentative subdivision plan as prepared by a certified Alberta Land Surveyor which illustrates the location, area and dimensions of the parcel to be subdivided.

(2) On land designated as Extensive Agriculture (AG), the subdivision (resplit) of an existing county residential title or parcel considered by the Subdivision Authority to be poor quality agricultural land comprised of 8.1 ha (20 acres) or less may be divided into two parcels at the discretion of the Subdivision Authority subject to the following:

(a) the parent title to be subdivided must contain a minimum 2.43 ha (6 acres) and shall not exceed a maximum of 8.1 ha (20 acres) in size to be considered eligible; and

(b) the minimum parcel size of each of the resulting subdivided individual lots shall not be less than 1.21 ha (3.0 acres); and

(c) both resulting subdivided parcels must contain a minimum 0.4 ha (1.0 acres) of land area determined to have an appropriate buildable site area as outlined by the Land Use Bylaw; and

(d) both subdivided parcels have direct physical and legal access to a public road, and

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

(f) the required minimum distance separation (MDS) distance to any neighbouring confined feeding operation (CFO) is met; and

(g) servicing is determined to be adequate in relation to the proposed use; and

(h) that the applicant has a professional soils tests/analysis done at their expense to ensure that the soil characteristics are capable of supporting an additional or multiple private septic treatment systems. Analyses of the test must be performed and approved by an

engineer or approved agency under Alberta Labour, with a copy of the report submitted to the Subdivision Authority in conjunction with the subdivision application; and

(i) the site being subdivided is determined suitable in terms of topography, soil characteristics, slope stability, and is not known or determined to be subject to flooding; and

(j) the subdivision does not result in the creation of more than the maximum six (6) titles per quarter section as per Section 4(5) of this schedule, or result in the creation of three adjacent (contiguous) country residential lots (thereby creating a grouped country residential subdivision as defined by the bylaw); and

(k) the subdivision application includes a tentative subdivision plan as prepared by a certified Alberta Land Surveyor which illustrates the location, improvements present, area and dimensions of the parcel to be subdivided.

(l) Any proposal that would create more than six (6) titles per quarter section or would result in creating three (3) adjacent (contiguous) country residential lots (including existing adjacent lots under separate title) would be required to provide any applicable conceptual design scheme or area structure plan and must apply for a redesignation of the land, prior to a subdivision application being considered. Any redesignation application would be considered at the discretion of Council having regard to the Municipal Development Plan, Land Use Bylaw, and both provincial and municipal planning policies.

(Bylaw editing note: Existing section no. 9, 'INFORMATION REQUIREMENTS FOR ALL MAJOR DEVELOPMENT' and section no. 10. 'STATUTORY PLANS' to be sequentially renumbered accordingly to follow.)

Amend and add to 'Administration' section of bylaw:

Revise and amend the **Definition** for **'Buildable Area** in Section 37, so that it reads:

Buildable area means that portion of a lot or parcel in a title that may be physically developed, constructed or built upon for buildings, structures and improvements (e.g. driveways, accessory buildings, septic fields, various utilities) and may not include land that is subject to floods, subsidence, or land that contains wetlands, steep slopes, contamination or other various hazard lands, or a land area that has easements or rights-of-way registered over it in which buildings or structures cannot be placed over, or land situated within required road and property line setbacks.

COUNTY OF WARNER No. 5
IN THE PROVINCE OF ALBERTA

BYLAW NO. 952-19

BEING a bylaw of the County of Warner No. 5 in the Province of Alberta, to amend the Land Use Bylaw No. 930-17.

PURSUANT to sections 230, 606 and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 as amended, the Council of the County of Warner No. 5 in the Province of Alberta hereby gives notice of its intention to consider Bylaw No. 952-19, being a bylaw to amend the Land Use Bylaw No. 930-17.

THE PURPOSE of the proposed Bylaw No. 952-19 is to redesignate land shown on the attached map from 'Hamlet Commercial - HC' and 'Hamlet Industrial – HI' to 'Hamlet Residential - HR' in order to accommodate a renovation of the existing building into a residence, located on land legally referred to as Lot 1, Lots 2 and 3, Lot 4, Lot 17 Block 6, Plan 7199GL, located at 306 Railway Ave in the Hamlet of Wrentham, as shown on the attached Schedule 'A' location map.

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

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, the Council of the County of Warner No. 5, in the Province of Alberta, duly assembled does hereby enact the following:

1. Lands legally described as Lot 1, Lots 2 and 3, Lot 4, Lot 17 Block 6, Plan 7199GL, located in a portion of the SW 36-6-17-W4M, in the Hamlet of Wrentham as shown on the map attached in Schedule 'A', shall be redesignated from 'Hamlet Commercial - HC' and 'Hamlet Industrial – HI' to 'Hamlet Residential - HR'.
2. Bylaw No. 930-17, being the municipal Land Use Bylaw, is hereby amended
3. The Land Use District Map shall be amended to reflect this redesignation.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 3 day of September, 2019.

Reeve – *Ross Ford*

Administrator – *Shawn Hathaway*

READ a **second** time this 17 day of September, 2019.

Reeve – *Ross Ford*

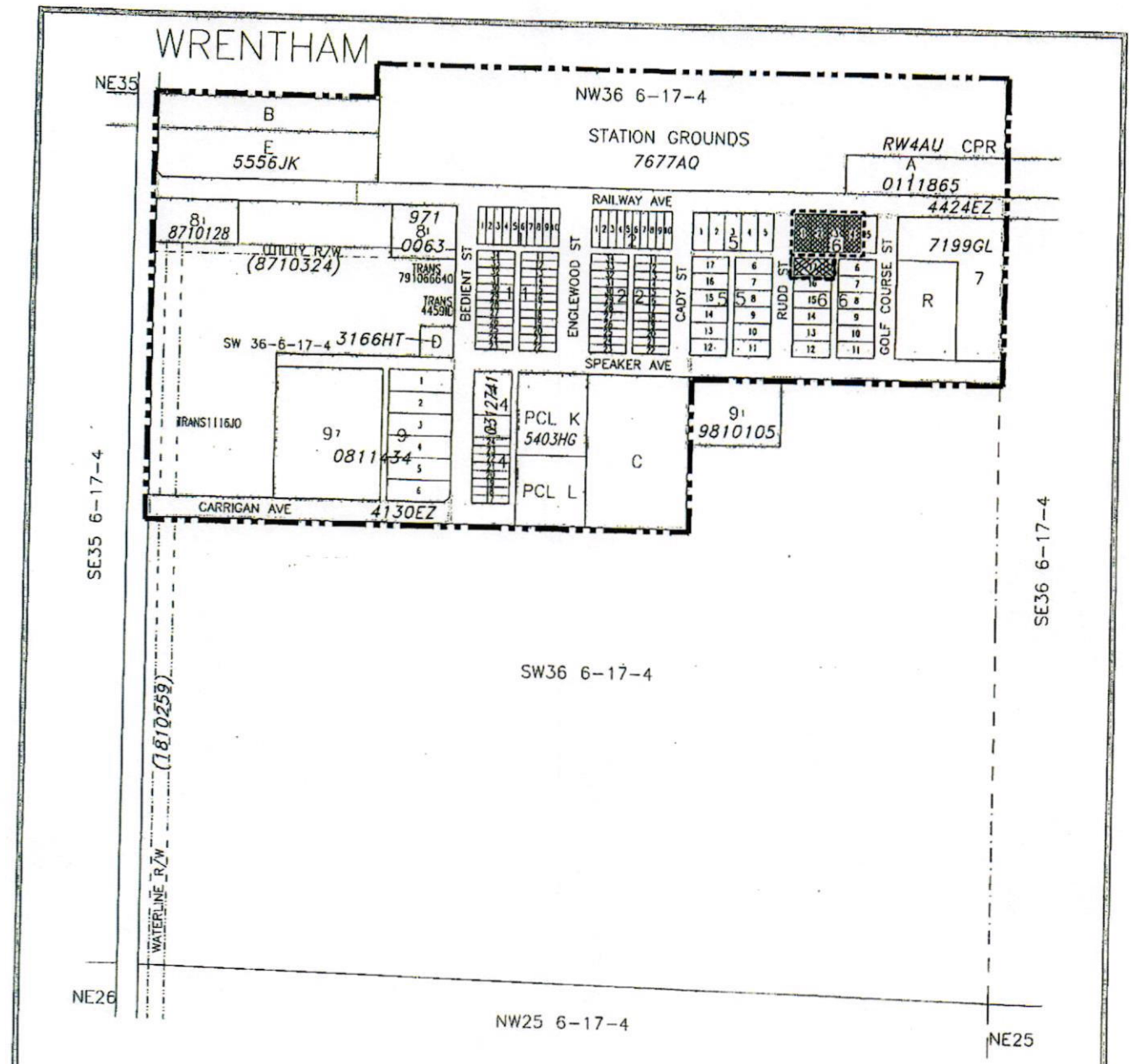
Administrator – *Shawn Hathaway*

READ a **third** time and finally PASSED this 17 day of September, 2019.

Reeve – *Ross Ford*

Administrator – *Shawn Hathaway*

RECEIVED
OCT 3 - 2019
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LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Hamlet Commercial HC, Hamlet Industrial HI

TO: Hamlet Residential HR

LOT 1, 2, 3 & 4, 17 BLOCK6; PLAN 7199GL

WITHIN SW 1/4 SEC 36, TWP 6, RGE 17, W 4 M

MUNICIPALITY: COUNTY OF WARNER No. 5

DATE: AUGUST 23, 2019

Bylaw #: 952-19

Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

August 23, 2019 N:\Warner-County\Warner-County LUD & Land Use Redesignations\Warner-County - SW36 6-17-4.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"

COUNTY OF WARNER No. 5
IN THE PROVINCE OF ALBERTA

BYLAW NO. 975-21

BEING a bylaw of the County of Warner No. 5 in the Province of Alberta, to amend the Land Use Bylaw No. 930-17 pursuant to sections 230, 606 and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 as amended (MGA), the Council of the County of Warner No. 5 in the Province of Alberta hereby gives notice of its intention to consider Bylaw No. 975-21.

WHEREAS THE PURPOSE of proposed Bylaw No. 975-21 is to amend both the Hamlet Residential – HR land use district and the Schedule 6, Specific Use Standards, subsection 10, Shipping Containers standards of Land Use Bylaw No. 930-17 to create regulations and criteria to manage the placing of Shipping Containers (c-containers or sea-containers) on residential properties in the designated hamlets.

AND WHEREAS the general purpose of the proposed amendments in Schedule 'A' are to:

- Add uses, rules and criteria pertaining to development permit requirements applicable to allowing Shipping Containers on residential properties within hamlets to be in compliance with the MGA and Land Use Bylaw.
- Amend and add to 'Schedule 2, Land Use Districts Regulations', 'Shipping containers, temporary' as a permitted use in the Hamlet Residential – HR land use district.
- Amend and add to 'Schedule 2, Land Use Districts Regulations', 'Shipping containers, permanent' as a discretionary use in the Hamlet Residential – HR land use district.
- Amend the requirements/standards of Schedule 6, Specific Use Standards, subsection 10, to stipulate that a maximum of one permanent shipping container shall be allowed on a residential lot, but this does not preclude the potential to also have one temporary container for 6-months or less.
- Add to and amend the requirements/standards applicable to Shipping Containers (c-containers or sea-containers) in Schedule 6, Specific Use Standards, subsection 10, that will be considered by the Development Authority in making a decision on a development permit application for such uses within a hamlet; with all proposed amendments as described in attached Schedule 'A'.

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

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, the Council of the County of Warner No. 5, in the Province of Alberta, duly assembled does hereby enact the following:

1. The proposed bylaw amendments described in Schedule 'A', and forming the amending bylaw 975-21, shall be added to Land Use Bylaw No. 930-17.
2. Bylaw No. 930-17, being the municipal Land Use Bylaw, is hereby amended
3. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 1st day of November, 2021.

Reeve – *Randy Taylor* **Administrator** – *Shawn Hathaway*

READ a **second** time this 7th day of December, 2021.

Reeve – *Randy Taylor* **Administrator** – *Shawn Hathaway*

READ a **third** time and finally PASSED this 21st day of December, 2021.

Reeve – *Randy Taylor* **Administrator** - *Shawn Hathaway*

Schedule 'A'

Bylaw No. 975-21
Amendments to Land Use Bylaw No. 930-17

Additions and amendments to the Land Use District Regulations section of the Land Use Bylaw.

Add to 'Schedule 2, Land Use District Regulations', Hamlet Residential - HR land use district (1) Permitted Uses column:

Shipping containers, temporary

Add to 'Schedule 2, Land Use District Regulations', Hamlet Residential - HR land use district (2) Discretionary Uses column:

Shipping containers, permanent

Additions and amendments to Schedule 6, Specific Use Standards of the Land Use Bylaw in Section 10, SHIPPING CONTAINERS (or C-Containers, Sea-Containers)

Revise and amend *Schedule 6, Specific Use Standards, Section 10, Shipping Containers (or C-Containers, Sea-Containers),* subsections (2), (3) and (4), so that it reads:

(2) Any shipping container shall be subject to the following general standards:

(a) an application for a development permit for a proposed shipping container must be completed and submitted to the Development Officer accompanied by the applicable application fee and a minimum of two recent colour photographs of each container (one end view and one side view);

(b) there shall be a legal primary use on the property where the shipping container is proposed;

(c) shipping containers are permitted to be used for storage only and shall not be used as a building or a construction material (unless approved in consideration of subsection (5);

(d) the maximum number of shipping containers allowed is specified in some land use districts. For other districts or where the Development Authority determines the maximum that may be allowed is not suitable for the lot, the Development Authority may regulate the maximum number of shipping containers permitted on a lot;

(e) the Development Authority may regulate the maximum height of shipping containers;

(f) the Development Authority may require as a condition of approval that a shipping container(s) be screened from view or landscaped to make it aesthetically pleasing;

(g) the Development Authority may require as a condition of approval that any permanent shipping container be sandblasted and/or painted a neutral or complementary colour to match the existing building(s) on the property. This shall be required in the Hamlet Residential (HR) district;

(h) the Development Authority may require as a condition of approval that the exterior of the shipping container be kept clean, maintained (e.g., not rusted), and regularly painted in a neutral or complementary colour to match the existing building(s) on the property. This shall be required in the Hamlet Residential (HR) district;

(i) the Development Authority may regulate the time period for which a development permit for a shipping container(s) is valid through the issuance of a temporary permit;

(j) removal of the shipping container(s) at the expiration of the permit shall be at the expense of the applicant and/or landowner. The Development Authority may require as a condition of approval the posting of a bond or a security guaranteeing the removal of the container and/or compliance with the conditions of the permit;

(k) in the Hamlet Residential (HR) district, a maximum of one permanent shipping container shall be allowed on a residential lot. This does not preclude the potential to also have a temporary container placed on the lot in accordance with subsection (4).

(3) A permanent shipping container is subject to the following additional provisions:

(a) the maximum lot coverage and setback requirements for ancillary structures in the applicable land use district;

(b) the shipping container may only be permitted in the secondary front, rear, or side yard;

(c) the shipping container shall not display advertising, company logos, names or other marketing without an approved sign permit.

(4) A shipping container may be placed temporarily on a construction site for the period of construction, or in conjunction with renovation work being done to a building, in any land use district where listed as a permitted or discretionary use, subject to the following provisions:

(a) temporary shipping containers may be subject to the standards in subsection (2) above if the Development Authority determines they are warranted;

(b) the shipping container is needed in connection with construction of a development for which a development permit has been issued or is to temporary accommodate the storage of goods where a building has been damaged in a fire or flood;

(c) the construction site is active (i.e., construction has commenced and is on-going or is about to commence within one week); placement of a shipping container on an inactive construction site is prohibited;

(d) setbacks for a temporary shipping container shall be as required by the Development Authority;

(e) a temporary shipping container is permitted on a lot but shall not exceed a maximum 6-months unless otherwise authorized by the Development Authority through a development permit; and

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

(g) In most instances, a development permit is not required for a temporary container used for moving, construction or renovations of a building if it is located on the lot for less than 6-months and for the purposes as stipulated in Schedule 3, Development Not Requiring a Development Permit, subsection (16).

County of Warner No. 5
Bylaw No. 980-22

Land Use Amendment Bylaw

BEING a bylaw of the County of Warner No. 5 in the Province of Alberta, to amend the Land Use Bylaw No. 930-17.

PURSUANT to sections 230, 606 and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 as amended, the Council of the County of Warner No. 5 in the Province of Alberta hereby gives notice of its intention to consider Bylaw No. 980-22.

THE PURPOSE of the proposed Bylaw No. 980-22 is to redesignate land from 'Hamlet Public-Institutional - HPI' to 'Hamlet Residential - HR' in order to accommodate the renovation and use of a former church building for a residential use, located on land legally referred to as Lots 1 and 2, Block 5, Plan 7199GL and Lot 3, Block 5, Plan 7199GL, located at 418 Railway Ave in the Hamlet of Wrentham, as shown on the attached Schedule 'A' location map.

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

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, the Council of the County of Warner No. 5, in the Province of Alberta, duly assembled does hereby enact the following:

1. Lands legally described as Lots 1 and 2, Block 5, Plan 7199GL and Lot 3, Block 5, Plan 7199GL, located in a portion of the SW 36-6-17-W4M, in the Hamlet of Wrentham as shown on the map attached in Schedule 'A', shall be redesignated from 'Hamlet Public-Institutional - HPI' to 'Hamlet Residential- HR'.
2. Bylaw No. 930-17, being the municipal Land Use Bylaw, is hereby amended
3. The Land Use District Map shall be amended to reflect this redesignation.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 19th day July 2022.

Reeve- Randy Taylor *Administrator- Shawn Hathaway*

READ a **second** time this 19th day of July, 2022.

Reeve- Randy Taylor *Administrator- Shawn Hathaway*

READ a **third** time and finally PASSED this 19th day of July, 2022.

Reeve- Randy Taylor *Administrator- Shawn Hathaway*

NOTICE OF PUBLIC HEARING

COUNTY OF WARNER NO. 5
IN THE PROVINCE OF ALBERTA

PROPOSED BYLAW NO. 980-22

To be held at 9:00AM , July 19 , 2022
County of Warner No. 5 Council Chambers

WHAT?

PURSUANT to sections 230, 606 and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 as amended, the Council of the County of Warner No. 5 in the Province of Alberta hereby gives notice of its intention to consider Bylaw No. 980-22, being a bylaw to amend the Land Use Bylaw No. 930-17.

WHY?

THE PURPOSE of the proposed Bylaw No. 980-22 is to:

- redesignate land shown on the attached map from "Hamlet Public-Institutional - HPI' to 'Hamlet Residential - HR' in order to accommodate the renovation and use of a former church building for a residential use, on land legally referred to as Lots 1 and 2, Block 5, Plan 7199GL and Lot 3, Block 5, Plan 7199GL, located at 418 Railway Ave in the Hamlet of Wrentham.

Refer to attached Schedule 'A' for the location area map applicable to the land use redesignation.

WHEN?

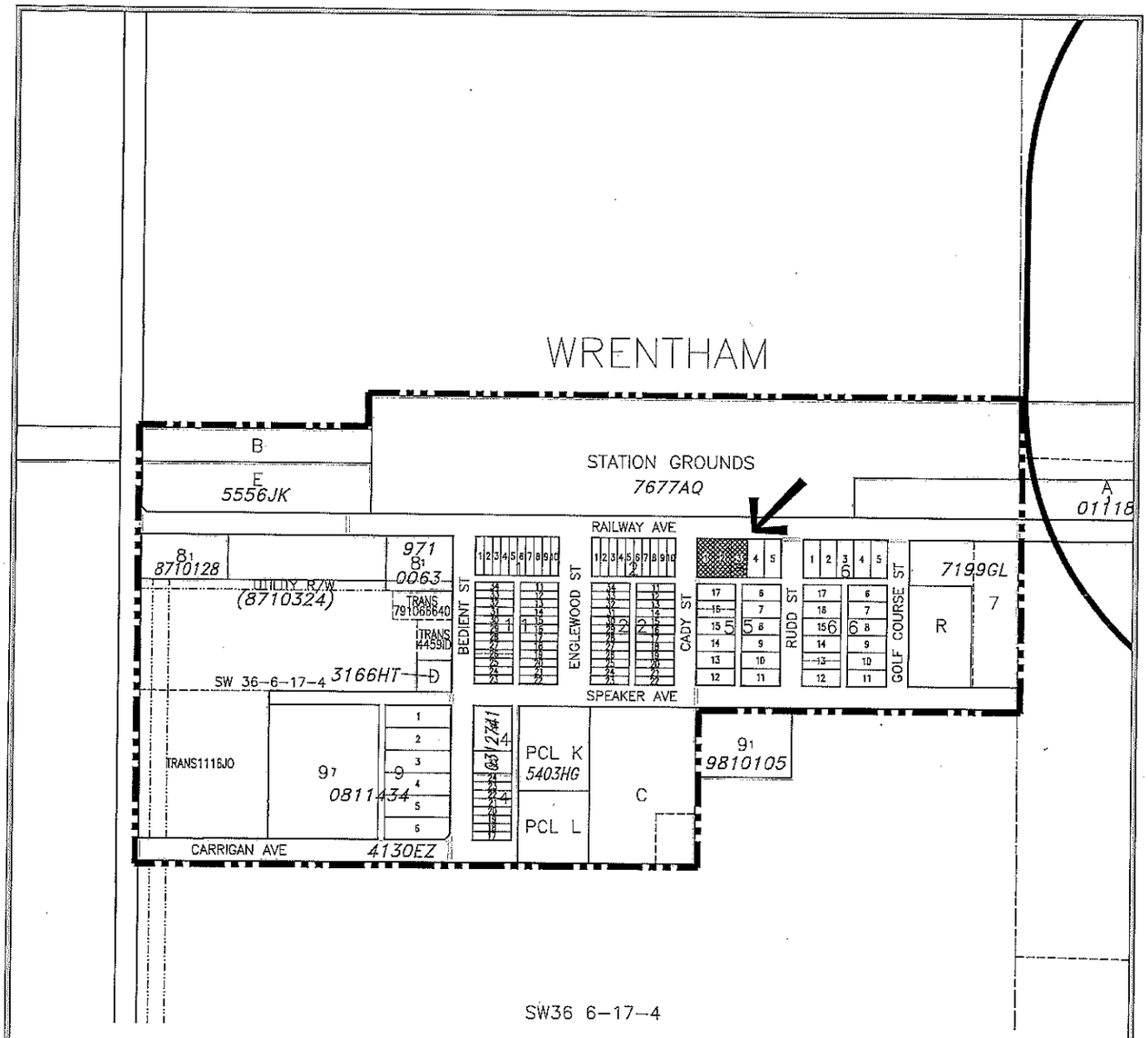
THEREFORE, TAKE NOTICE THAT a public hearing to consider the proposed Bylaw No. 980-22 will be held in the County of Warner No. 5 Council Chambers at 9:00A.M. on July 19 , 2022.

AND FURTHER TAKE NOTICE THAT anyone wishing to make a presentation regarding the proposed bylaw should contact the Municipal Administrator no later than 4:00 p.m. on July 13 , 2022. Both written and/or verbal presentations may be given at the public hearing.

Additional information on this proposal is available at the County of Warner administration office. A copy of the complete proposed draft bylaw may be inspected at the County of Warner No. 5 office during normal business hours.

DATED at Warner in the Province of Alberta this 28th day of June 2022.

Shawn Hathaway
Municipal Administrator
County of Warner No. 5



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: HAMLET PUBLIC-INSTITUTIONAL HPI
TO: HAMLET RESIDENTIAL HR

LOTS 1-3, BLOCK 5, PLAN 7199GL
WITHIN SW 1/4 SEC 36, TWP 6, RGE 17, W 4 M

MUNICIPALITY: COUNTY OF WARNER NO. 5 (WRENTHAM)
DATE: JUNE 24, 2022

Bylaw #: 980-22
Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

June 28, 2022 N:\Warner-County\Warner-County LUD & Land Use Redesignations\Warner-County – Lot 1-3, Block 5, Plan 7199GL.dwg

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
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TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

COUNTY OF WARNER NO. 5
IN THE PROVINCE OF ALBERTA
BYLAW NO. 988-23

Land Use Amendment Bylaw

BEING a bylaw of the County of Warner No. 5 in the Province of Alberta, to amend the Land Use Bylaw No. 930-17.

PURSUANT to sections 216.4, 606 and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 as amended, the Council of the County of Warner No. 5 in the Province of Alberta hereby gives notice of its intention to consider Bylaw No. 988-23, being a bylaw to amend the municipal Land Use Bylaw No. 930-17.

WHEREAS THE PURPOSE of the proposed Bylaw No. 988-23 is to redesignate land from 'Extensive Agriculture - AG' to 'Grouped Country Residential - GCR' in order to accommodate a proposed two lot country residential subdivision that is situated adjacent to an existing subdivided country residential parcel. The proposed subdivision consists of approx. 11.96 acres of land in the SE 29-6-20-W4M referred to as Lot 1, Block 2, Plan 0110579, located approximately 1¼-miles north of the Town of Raymond and ¼-mile west of Highway 845 as shown on the attached Schedule 'A' location map.

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

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, the Council of the County of Warner No. 5, in the Province of Alberta, duly assembled does hereby enact the following:

1. Lands legally described as Lot 1, Block 2, Plan 0110579 in the SE 29-6-20-W4M as shown on the map attached in Schedule 'A', shall be redesignated from 'Extensive Agriculture - AG' to 'Grouped Country Residential - GCR'.
2. Bylaw No. 930-17, being the municipal Land Use Bylaw, is hereby amended
3. The Land Use District Map shall be amended to reflect this redesignation.
4. This Bylaw No. 988-23 comes into effect upon third and final reading hereof.

READ a **first** time this 17 day October 2023.

Reeve- Randy Taylor *Administrator- Shawn Hathaway*

READ a **second** time this 21st day of November, 2023.

Reeve- Randy Taylor *Administrator- Shawn Hathaway*

READ a **third** time and finally PASSED this 21st day of November, 2023.

Reeve- Randy Taylor *Administrator- Shawn Hathaway*



Aerial Photo Date: 2015

LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: EXTENSIVE AGRICULTURE (AG)
TO: GROUPED COUNTRY RESIDENTIAL (GCR)

LOT 1, BLOCK 2, PLAN 0110579 WITHIN
SE 1/4 SEC 29, TWP 6, RGE 20, W 4 M
MUNICIPALITY: COUNTY OF WARNER NO. 5
DATE: OCTOBER 4, 2023

Bylaw #: 988-23
Date: November 21, 2023

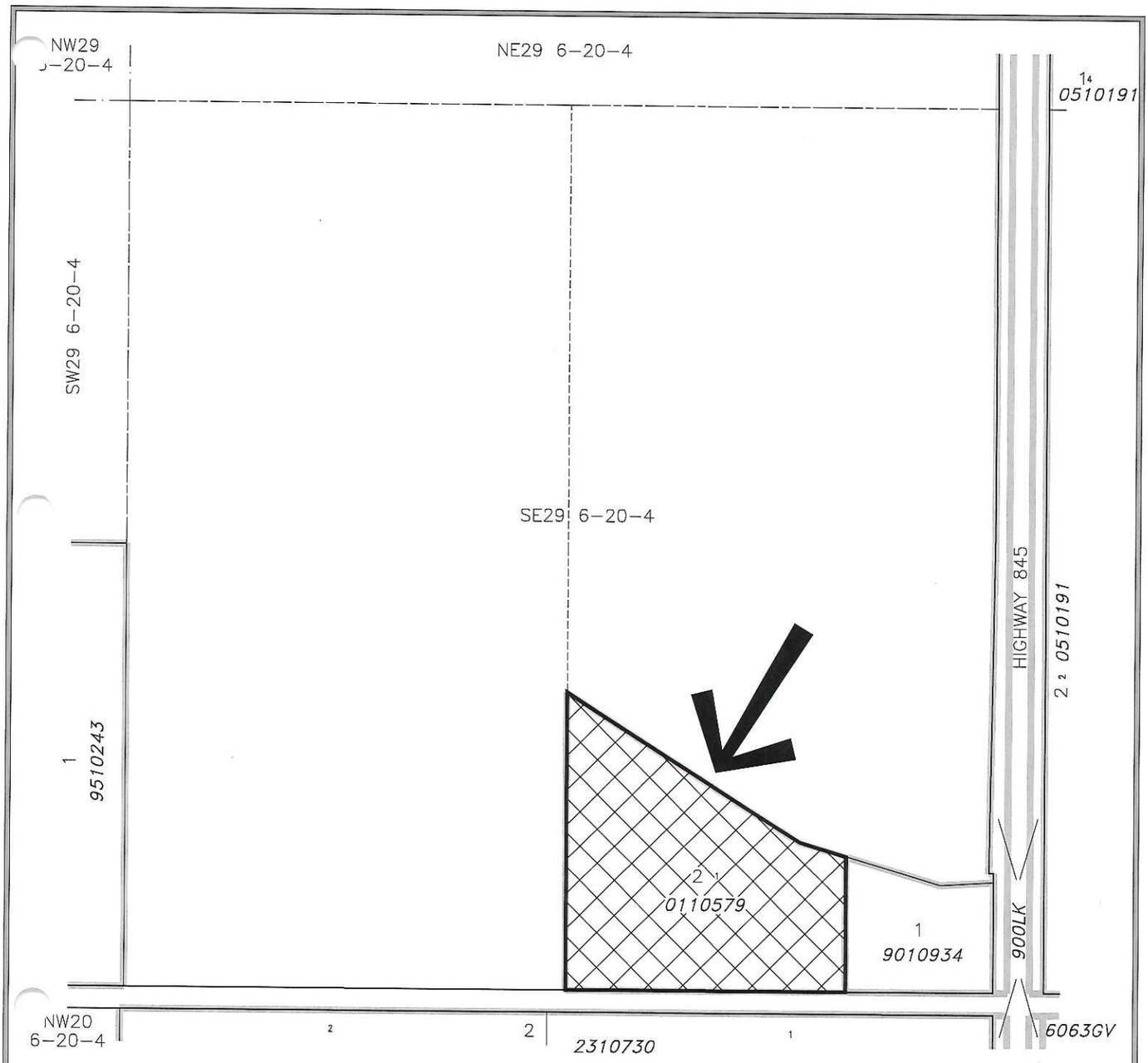
OLDMAN RIVER REGIONAL SERVICES COMMISSION

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"

October 04, 2023 N:\Warner-County\Warner-County LUD & Land Use Redesignations\Warner-County - Lot 1, Block 2, Plan 0110579.dwg



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: EXTENSIVE AGRICULTURE (AG)
TO: GROUPED COUNTRY RESIDENTIAL (GCR)

LOT 1, BLOCK 2, PLAN 0110579 WITHIN
SE 1/4 SEC 29, TWP 6, RGE 20, W 4 M
MUNICIPALITY: COUNTY OF WARNER NO. 5
DATE: OCTOBER 4, 2023

Bylaw #: 988-23
Date: November 21, 2023

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

N

MAP PREPARED BY:
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October 04, 2023 N:\Warner-County\Warner-County LUD & Land Use Redesignations\Warner-County - Lot 1, Block 2, Plan 0110579.dwg

COUNTY OF WARNER NO. 5
IN THE PROVINCE OF ALBERTA
BYLAW NO. 989-24

Land Use Amendment Bylaw

BEING a bylaw of the County of Warner No. 5 in the Province of Alberta, to amend the Land Use Bylaw No. 930-17.

PURSUANT to sections 230, 606 and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 as amended, the Council of the County of Warner No. 5 in the Province of Alberta hereby gives notice of its intention to consider Bylaw No. 989-24, being a bylaw to amend the Land Use Bylaw No. 930-17.

WHEREAS THE PURPOSE of the proposed Bylaw No. 989-24 is to redesignate land from 'Extensive Agriculture - AG' to 'Grouped Country Residential - GCR' in order to accommodate a proposed two lot country residential subdivision on a parcel that is situated a ¼-mile west of the Raymond Urban Fringe boundary and in an area of other existing country residential parcels. The land proposed for future subdivision consists of 10.00 acres of land legally described as Lot 27, Plan 1345J in the SE 11-6-21-W4M located approximately ¾-miles south of Highway 52 as shown on the attached map in Schedule 'A'.

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

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, the Council of the County of Warner No. 5, in the Province of Alberta, duly assembled does hereby enact the following:

1. Lands legally described as Lot 27, Plan 1345J in the SE 11-6-21-W4M as shown on the map attached in Schedule 'A', shall be redesignated from 'Extensive Agriculture - AG' to 'Grouped Country Residential - GCR'.
2. Bylaw No. 930-17, being the municipal Land Use Bylaw, is hereby amended
3. The Land Use District Map shall be amended to reflect this redesignation of land.
4. This Bylaw No. 989-24 comes into effect upon third and final reading hereof.

READ a **first** time this 20th day of February, 2024.

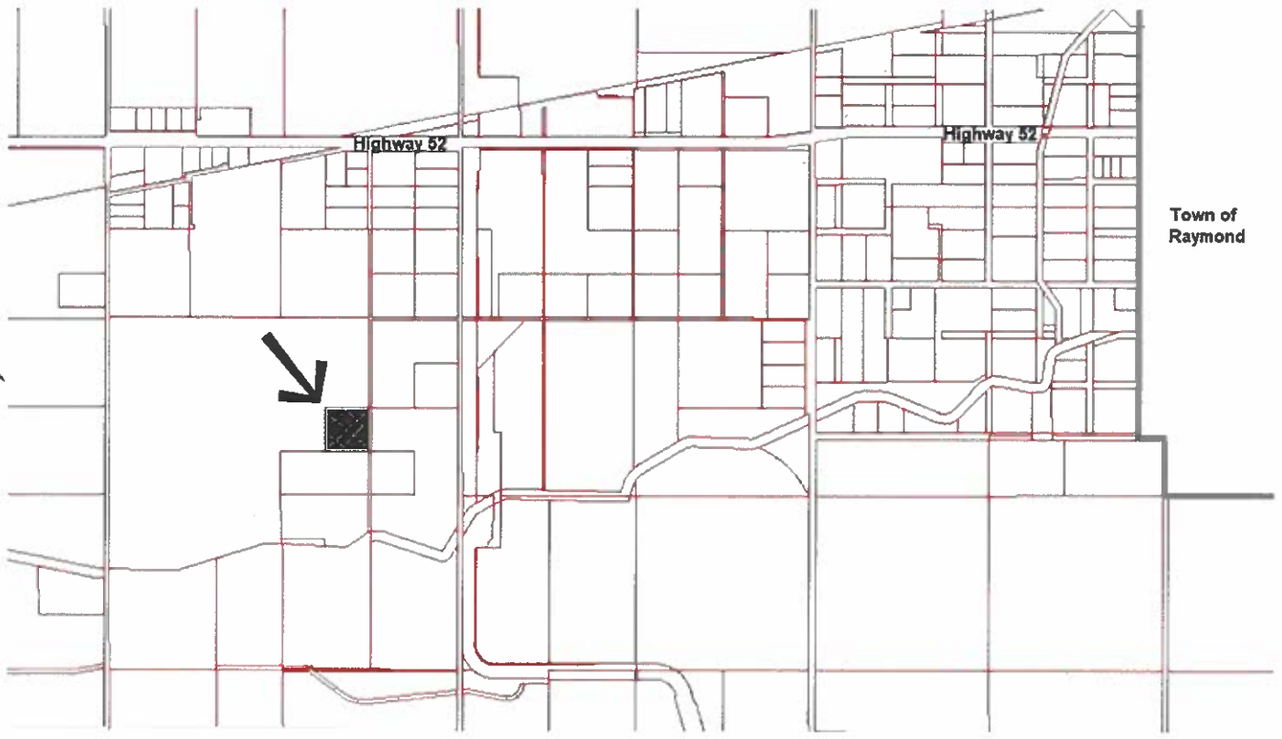
Reeve – Randy Tayler *CAO – Shawn Hathaway*

READ a **second** time this 16 day of April, 2024.

Reeve – Randy Tayler *CAO – Shawn Hathaway*

READ a **third** time and finally PASSED this 16 day of April, 2024.

Reeve – Randy Tayler *CAO - Shawn Hathaway*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A' - LOCATION MAP

FROM: EXTENSIVE AGRICULTURE (AG)
TO: GROUPED COUNTRY RESIDENTIAL (GCR)

LOT 27, PLAN 1345J WITHIN
SE 1/4 SEC 11, TWP 6, RGE 21, W 4 M
MUNICIPALITY: COUNTY OF WARNER NO. 5
DATE: JANUARY 24, 2024

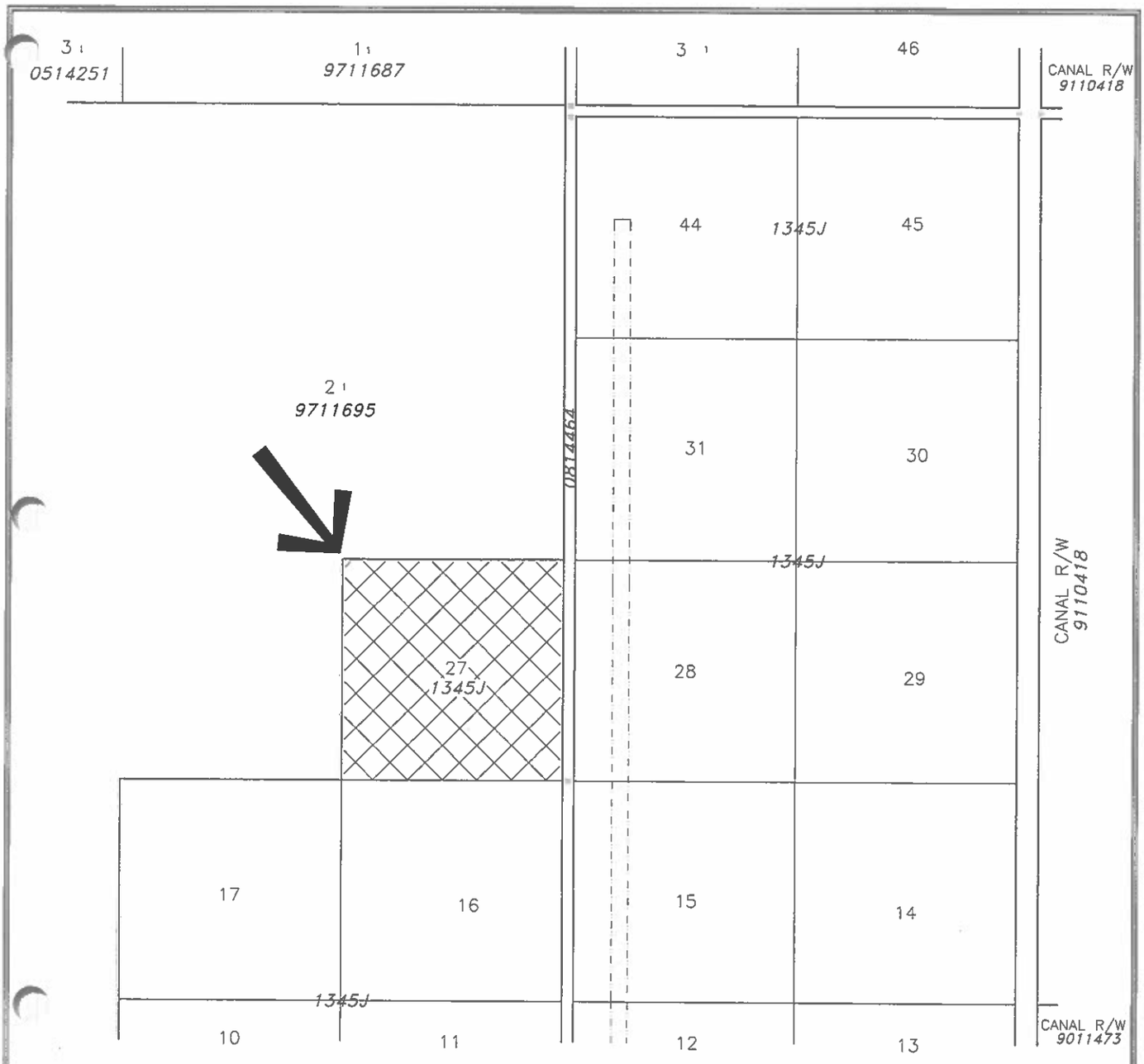
PROPOSED
Bylaw #: 989-24

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"

January 24, 2024 N:\Warner-County\Warner-County LUD & Land Use Redesignations\Warner-County - Block 27, Plan 1345J.dwg



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: EXTENSIVE AGRICULTURE (AG)
TO: GROUPED COUNTRY RESIDENTIAL (GCR)

LOT 27, PLAN 1345J WITHIN
SE 1/4 SEC 11, TWP 6, RGE 21, W 4 M
MUNICIPALITY: COUNTY OF WARNER NO. 5
DATE: JANUARY 24, 2024

Bylaw #: 989-24
Date: April 16, 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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"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

January 24, 2024 N:\Warner-County\Warner-County LUD & Land Use Redesignations\Warner-County - Block 27, Plan 1345J.dwg



Aerial Photo Date: 2015

LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: EXTENSIVE AGRICULTURE (AG)
TO: GROUPED COUNTRY RESIDENTIAL (GCR)

LOT 27, PLAN 1345J WITHIN
SE 1/4 SEC 11, TWP 6, RGE 21, W 4 M
MUNICIPALITY: COUNTY OF WARNER NO. 5
DATE: JANUARY 24, 2024

Bylaw #: 989-24
Date: April 16, 2024

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

January 24, 2024 N:\Warner-County\Warner-County LUD & Land Use Redesignations\Warner-County - Block 27, Plan 1345J.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"

COUNTY OF WARNER NO. 5
IN THE PROVINCE OF ALBERTA
BYLAW NO. 989-24

Land Use Amendment Bylaw

BEING a bylaw of the County of Warner No. 5 in the Province of Alberta, to amend the Land Use Bylaw No. 930-17.

PURSUANT to sections 230, 606 and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 as amended, the Council of the County of Warner No. 5 in the Province of Alberta hereby gives notice of its intention to consider Bylaw No. 989-24, being a bylaw to amend the Land Use Bylaw No. 930-17.

WHEREAS THE PURPOSE of the proposed Bylaw No. 989-24 is to redesignate land from 'Extensive Agriculture - AG' to 'Grouped Country Residential - GCR' in order to accommodate a proposed two lot country residential subdivision on a parcel that is situated a ¼-mile west of the Raymond Urban Fringe boundary and in an area of other existing country residential parcels. The land proposed for future subdivision consists of 10.00 acres of land legally described as Lot 27, Plan 1345J in the SE 11-6-21-W4M located approximately ¾-miles south of Highway 52 as shown on the attached map in Schedule 'A'.

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

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, the Council of the County of Warner No. 5, in the Province of Alberta, duly assembled does hereby enact the following:

1. Lands legally described as Lot 27, Plan 1345J in the SE 11-6-21-W4M as shown on the map attached in Schedule 'A', shall be redesignated from 'Extensive Agriculture - AG' to 'Grouped Country Residential - GCR'.
2. Bylaw No. 930-17, being the municipal Land Use Bylaw, is hereby amended
3. The Land Use District Map shall be amended to reflect this redesignation of land.
4. This Bylaw No. 989-24 comes into effect upon third and final reading hereof.

READ a **first** time this 20th day of February, 2024.

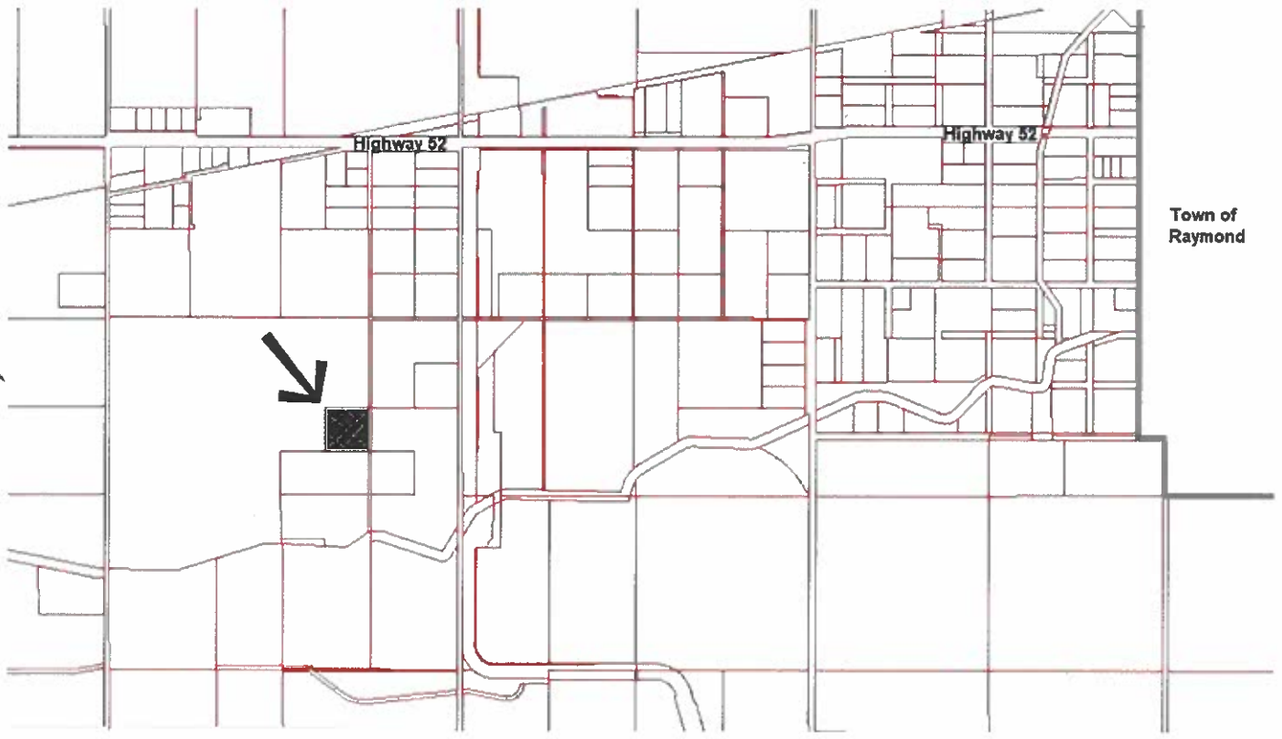
Reeve – Randy Tayler *CAO – Shawn Hathaway*

READ a **second** time this 16 day of April, 2024.

Reeve – Randy Tayler *CAO – Shawn Hathaway*

READ a **third** time and finally PASSED this 16 day of April, 2024.

Reeve – Randy Tayler *CAO - Shawn Hathaway*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A' - LOCATION MAP

FROM: EXTENSIVE AGRICULTURE (AG)
TO: GROUPED COUNTRY RESIDENTIAL (GCR)

LOT 27, PLAN 1345J WITHIN
SE 1/4 SEC 11, TWP 6, RGE 21, W 4 M
MUNICIPALITY: COUNTY OF WARNER NO. 5
DATE: JANUARY 24, 2024

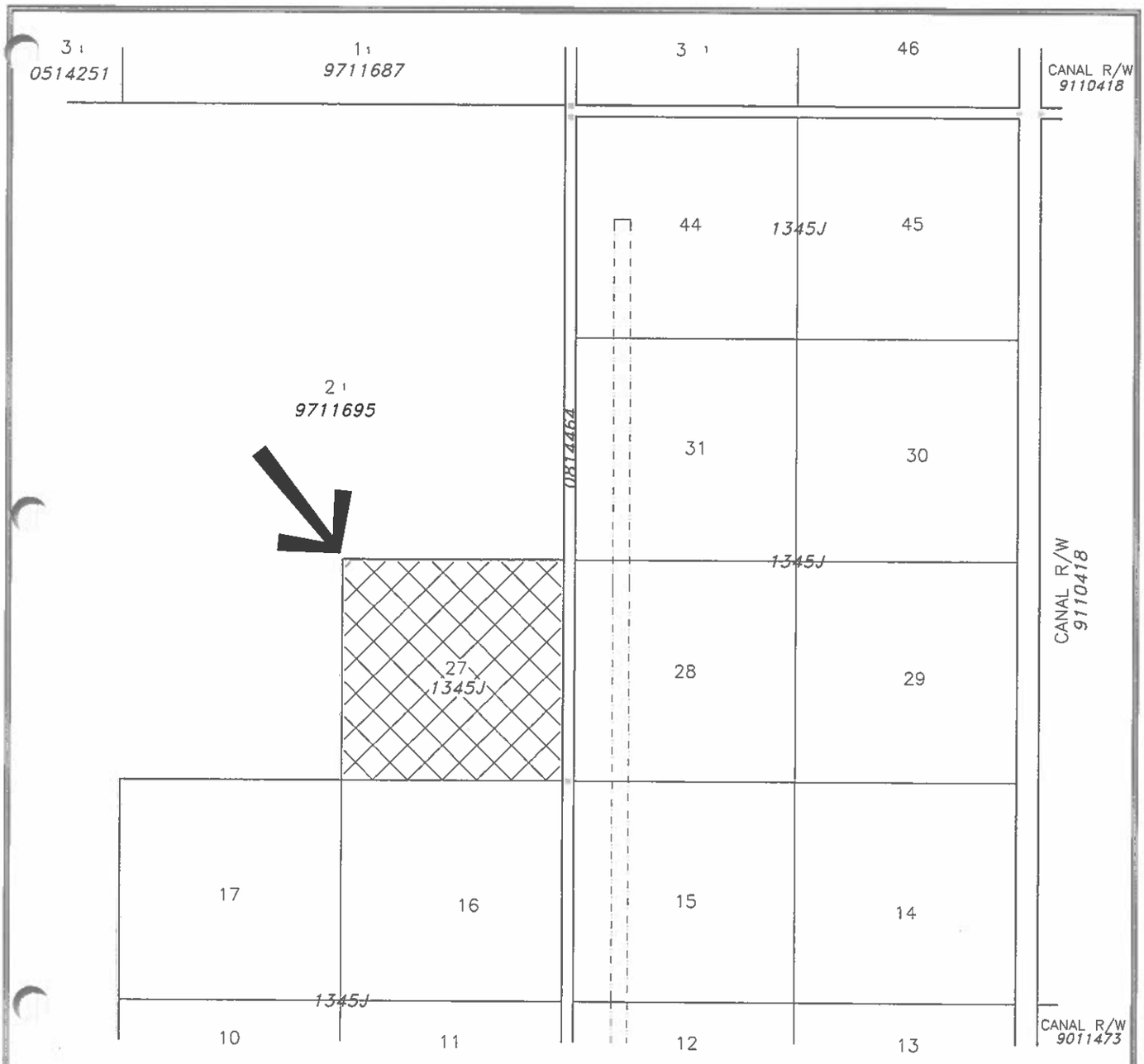
PROPOSED
Bylaw #: 989-24

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"

January 24, 2024 N:\Warner-County\Warner-County LUD & Land Use Redesignations\Warner-County - Block 27, Plan 1345J.dwg



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: EXTENSIVE AGRICULTURE (AG)
TO: GROUPED COUNTRY RESIDENTIAL (GCR)

LOT 27, PLAN 1345J WITHIN
SE 1/4 SEC 11, TWP 6, RGE 21, W 4 M
MUNICIPALITY: COUNTY OF WARNER NO. 5
DATE: JANUARY 24, 2024

Bylaw #: 989-24
Date: April 16, 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
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

January 24, 2024 N:\Warner-County\Warner-County LUD & Land Use Redesignations\Warner-County - Block 27, Plan 1345J.dwg



Aerial Photo Date: 2015

LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: EXTENSIVE AGRICULTURE (AG)
TO: GROUPED COUNTRY RESIDENTIAL (GCR)

LOT 27, PLAN 1345J WITHIN
SE 1/4 SEC 11, TWP 6, RGE 21, W 4 M
MUNICIPALITY: COUNTY OF WARNER NO. 5
DATE: JANUARY 24, 2024

Bylaw #: 989-24
Date: April 16, 2024

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

January 24, 2024 N:\Warner-County\Warner-County LUD & Land Use Redesignations\Warner-County - Block 27, Plan 1345J.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"

COUNTY OF WARNER No. 5
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1011-26

BEING a bylaw of the County of Warner No. 5 in the Province of Alberta, to amend the Land Use Bylaw No. 930-17.

PURSUANT to sections 606 and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 as amended, the Council of the County of Warner No. 5 in the Province of Alberta hereby gives notice of a request to consider Bylaw No. 1011-26, being a bylaw to amend the Land Use Bylaw No. 930-17.

WHEREAS THE PURPOSE of the proposed Bylaw No. 1011-26 is to redesignate land from 'Extensive Agriculture - AG' to 'Grouped Country Residential - GCR' in order to accommodate a proposed six lot country residential subdivision. The subject land consists of 18.19-acres of land legally described as a portion of the SE 23-6-21-W4M located approximately 2-miles northwest of the Town of Raymond and 1-mile north of Highway 52 as shown on the attached map in Schedule 'A'.

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

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, the Council of the County of Warner No. 5, in the Province of Alberta, duly assembled does hereby enact the following:

1. Lands legally described as portion of the SE 23-6-21-W4M as shown on the map attached in Schedule 'A', shall be redesignated from 'Extensive Agriculture - AG' to 'Grouped Country Residential - GCR'.
2. Bylaw No. 930-17, being the municipal Land Use Bylaw, is hereby amended
3. The Land Use District Map shall be amended to reflect this redesignation of land.
4. This Bylaw No. 1011-26 comes into effect upon third and final reading hereof.

READ a **first** time this 5 day of May, 2026.

Reeve – Randy Tayler

CAO – Shawn Hathaway

READ a **second** time this 16th day of June, 2026.

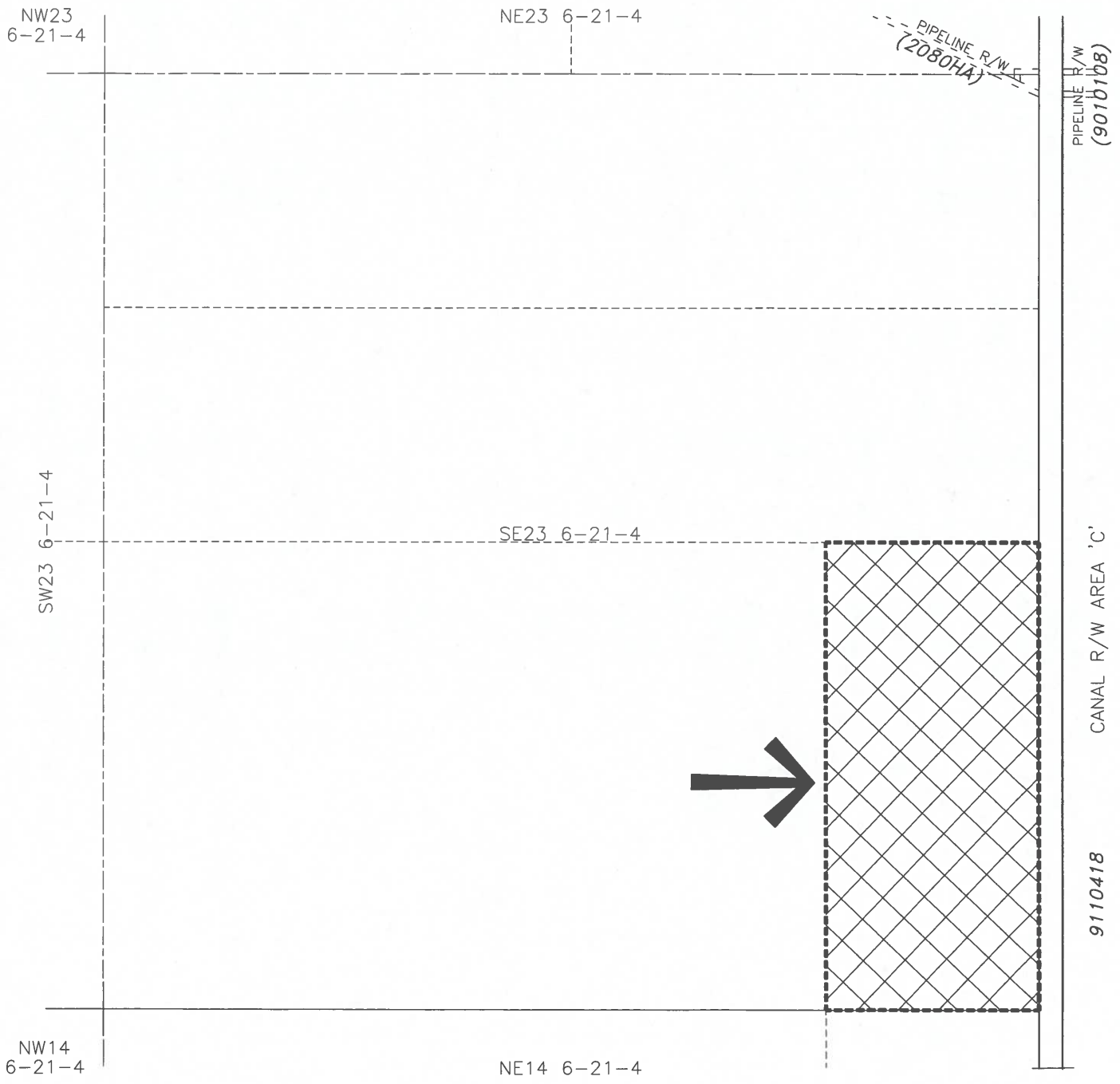
~~**Reeve** – Randy Tayler~~
Deputy Reeve - Philip Jensen

CAO – Shawn Hathaway

READ a **third** time and finally PASSED this 16th day of June, 2026.

~~**Reeve** – Randy Tayler~~
Deputy Reeve - Philip Jensen

CAO - Shawn Hathaway



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: EXTENSIVE AGRICULTURE (AG)
TO: GROUPED COUNTRY RESIDENTIAL (GCR)

PORTION OF SE 1/4 SEC 23, TWP 6, RGE 21, W 4 M
MUNICIPALITY: COUNTY OF WARNER NO. 5
DATE: APRIL 27, 2026

Bylaw #: 1011-26
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"

April 27, 2026 N:\Warner-County\Warner-County LUD & Land Use Redesignations\Warner-County - Portion of SE23-6-21-4.dwg



Aerial Photo Date: 2024

LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: EXTENSIVE AGRICULTURE (AG)
TO: GROUPED COUNTRY RESIDENTIAL (GCR)

PORTION OF SE 1/4 SEC 23, TWP 6, RGE 21, W 4 M
MUNICIPALITY: COUNTY OF WARNER NO. 5
DATE: APRIL 27, 2026

Bylaw #: 1011-26
Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

April 27, 2026 N:\Warner-County\Warner-County LUD & Land Use Redesignations\Warner-County – Portion of SE23-6-21-4.dwg

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
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