

# **LAND USE BYLAW NO. 1722**



**January 2004**  
**Consolidated to Bylaw No. 2022, October 2023**



**MUNICIPAL DISTRICT OF TABER**

**BYLAW NO. 1722**

**BEING a bylaw of the Municipal District of Taber in the Province of Alberta, for the purpose of adopting Bylaw No. 1722 being the municipal Land Use Bylaw.**

WHEREAS the Council of the Municipal District of Taber has reviewed its current land use bylaw due to its age and amendments to the Municipal Government Act, RSA 2000, Chapter M-26 and the Agricultural Operations Practices Act regarding confined feeding operations;

AND WHEREAS the purpose of proposed Bylaw No. 1722 is to establish standards, procedures and policies regarding the use and development of land within the municipality;

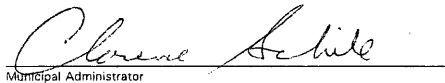
AND WHEREAS the municipality wishes to provide for orderly growth and development to occur while minimizing land use conflicts;

AND WHEREAS the municipality must adopt a land use bylaw pursuant to section 639 of the Municipal Government Act, RSA 2000, Chapter M-26 and provide for its consideration at a public hearing;

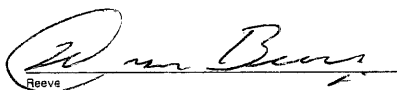
NOW THEREFORE under the authority and subject to the provisions of the Municipal Government Act, R.S.A. 2000, Chapter M-26, the Council of the Municipal District of Taber duly assembled does hereby adopt Bylaw No. 1722 being the municipal Land Use Bylaw. (Land Use Bylaw No. 1650 is hereby repealed upon the passage of the third and final reading of Bylaw No. 1722.)

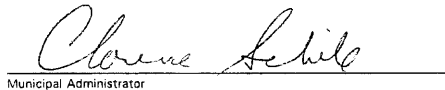
Read a **first time** this 10<sup>th</sup> day of June, 2003.

  
Reeve

  
Municipal Administrator

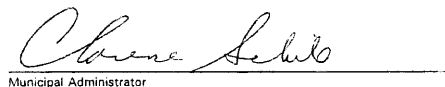
Read a **second time** this 12<sup>th</sup> day of August, 2003.

  
Reeve

  
Municipal Administrator

Read a **third time** and finally PASSED as amended this 13<sup>th</sup> day of January, 2004.

  
Reeve

  
Municipal Administrator



## Municipal District of Taber Land Use Bylaw No. 1722 – Amendments

Bylaw No.	Amendment Description	Legal Description	Passed
1733	“Rural/Urban Fringe – R/UF” to “Grouped Country Residential – GCR”	Portion of SW 36-9-17-W4M	12-Oct-2004
1750	“Rural Agricultural – RA” to “Grouped Country Residential – GCR”	Parcel A, Plan 2698JK and a portion of NE 3-10-16-W4M	8-Jan-2008
1751	“Rural Agricultural – RA” to Grouped Country Residential – GCR”	Portion of NW 21-9-16-W4M	11-Jul-2006
1756	Text changes to Schedule 2 and Schedule 8		10-Oct-2006
1759	“Rural Agricultural – RA” to “Private Commercial Recreation – PCR”	Portion of NE 30-10-16-W4M	13-Feb-2007
Council Motion	Amend Appendix 1 as follows: The Rate of Appeal for SDA be changed from \$100.00 to \$400.00 with \$300.00 being refundable upon a successful appeal and the Special Meeting Fee be set at \$750.00		13-Mar-2007
1761	“Rural Agriculture – RA” to “Grouped Country Residential – GCR”	Portion of NW 21-9-16-W4M	10-Apr-2007
1762	“Rural Agriculture – RA” to “Grouped Country Residential – GCR”	Extra Road “B”, Plan 011 2961 within NW 21-9-17-W4M	8-May-2007 ANNEXED
1764	“Hamlet Commercial - HC” to “Hamlet Residential - HR”	Lots 1 to 4, Block 1, Plan 4388BD within SE 17-14-18-W4M (Enchant)	13-Mar-2007
1768	“Rural Agriculture – RA” to “Grouped Country Residential – GCR”	Portion of SE 28-9-16-W4M	12-Jun-2007
1769	“Designated Hamlet Public & Institutional – HP/I” to “Designated Hamlet Commercial – HC”	E½ of Lot 1, Block 4, Plan 3876R within NE 36-9-17-W4M	10-Jul-2007
1772	“Rural Agricultural – RA” to “Grouped Country Residential – GCR”	Portion of LSD 5 and 6 in SW 21-9-16-W4M west of Horseshoe Lake Reservoir	9-Oct-2007
1773	“Designated Hamlet Transitional/Agricultural – HT/A” to “Designated Hamlet Residential – HR”	Lots 23-30, Block 17, Plan 0810492; Lot 22, Block 17, Plan 0512808; Lots 42-59, Block 16, Plan 0810493; Lots 7-10, 13-16, 19, Block 16, Plan 4072GX; and Park 19A, Block 16, Plan 4072GX	26-Feb-2008
1781	“Rural Agricultural – RA” to “Grouped Country Residential – GCR”	Lot 1, Block 1, Plan 9612656 within SW 18-11-14-W4M	12-Aug-2008
1783	“Rural/Urban Fringe – R/UF” to “Rural Highway Commercial – RHC”	Lot 3, Block 2, Plan 0211517 within SW 11-13-16-W4M	12-Aug-2008
1784	“Rural Agricultural – RA” to “Grouped Country Residential – GCR”	Lot 1, Block 1, Plan 0715186 within SW 36-10-16-W4M	DEFEATED
1789	“Rural Agricultural – RA” to “Grouped Country Residential – GCR”	N½ of the SW 29-9-16-W4M	DEFEATED
1792	“Rural Agricultural – RA” to “Grouped Country Residential – GCR”	Lot 1, Block 1, Plan 0711243 within SE 17-9-16-W4M	14-Apr-2009
1794	Establish regulations for ancillary residential structures in the “Grouped Country Residential – GCR” and Designated Hamlet Residential – HR” land use districts		9-Jun-2009
1796	“Designated Hamlet Transitional/Agricultural – HT/A” to “Designated Hamlet Commercial – HC”	Block 20, Plan 4466AA within NW 15-10-13-W4M and public lane	11-Aug-2009

Bylaw No.	Amendment Description	Legal Description	Passed
1797	"Board and rooming houses" to be included as a discretionary use in the "Designated Hamlet Commercial – HC" district and definition of "Boarding house" amended to state "Board and rooming houses"		14-Apr-2009
1803	"Designated Hamlet Public and Institutional – HP/I" to "Designated Hamlet Residential – HR"	Lots 19-22, Block 3, Plan 4072GX within SW 24-13-14-W4M	11-Aug-2009
1807	"Designated Hamlet Transitional/Agricultural – HT/A" to "Designated Hamlet Residential – HR"  "Designated Hamlet Residential – HR"	Lots 26-30, Block 23, Plan 4466AA; Lots 21-38, Block 24, Plan 4466AA; Lots 1-30, Block 29, Plan 7346AU and Lots 1-24, Block 30, Plan 7346AU all within NW 15-10-13-W4M  Portions of closed lane with Blocks 23 and 24, Plan 4466AA and Blocks 29 and 30, Plan 7346AU within NW 15-10-13-W4M	9-Feb-2010  9-Feb-2010
1809	Remove forms and notices from Schedule 4, and place them in an Appendix so they can be updated by resolution of Council		9-Feb-2010
1811	"Designated Hamlet Public and Institutional – HP/I" to "Designated Hamlet Commercial – HC"	Lot 37, Block 46, Plan 4556S within NE 16-10-13-W4M	9-Mar-2010
1812	Add shipping containers as permitted, discretionary or prohibited in Schedule 2; add Schedule 12, Shipping Container Standards; Renumber Definitions to Schedule 13 and add a shipping container definition		13-Apr-2010
1819	Closed lane designated to "Designated Hamlet Residential – HR"	The portion of closed lane within Block 16, Plan 7359GX adjacent to Lots 28 and 29, Block 16, Plan 7359GX in SW 24-13-14-W4M	13-Sep-2011
1822	Add "Section 13, Servicing Standards" to Schedule 5, General Standards of Development		12-Apr-2011
1826	"Rural Agricultural – RA" to "Grouped Rural Industrial – GRI"	Lot 1, Block 1, Plan 0710605	12-Jul-2011
1830	"Grouped Country Residential – GCR" to "Rural Agricultural – RA"	Lots 1 and 2, Block 2, Plan 0613903	12-Jul-2011
1831	Amend Schedule 2, Section 1(c) Prohibited Land Uses in the "Rural Agricultural – RA" and "Designated Hamlet Residential – HR" districts		12-Jul-2011
1835	Amend certain land use districts to include the uses "sectional or modular dwelling", "moved-in dwelling" and "manufactured home" and update the application requirements and minimum standards for previously occupied dwellings		8-Nov-2011
1836	"Grouped Rural Industrial – GRI" to "Rural Agricultural – RA"	Portion of SW 30-9-18-W4M	8-Nov-2011
1838	"Designated Hamlet Industrial – HI" to "Designated Hamlet Commercial – HC"	Lots 1 - 3, Block 23, Plan 4466AA; Lots 13 - 30, Block 24, Plan 4466AA; Lot 45, Block 24, Plan 1013680; Lots 46-47, Block 24, Plan 1014862; All within NW 15-10-13-W4M	13-Mar-2012
1843	"Designated Hamlet Public and Institutional – HP/I" to "Designated Hamlet Residential – HR"	Lots 1 and 2, Block 4, Plan 4072GX within SW 24-13-14-W4M	27-Nov-2012

Bylaw No.	Amendment Description	Legal Description	Passed
1844	Text amendments to increase the maximum square footage for ancillary residential structures and establish a maximum square footage for the combined total of all ancillary residential structures in the “Grouped Country Residential – GCR” district, and clearly stipulate when a development permit is not required for the installation of public utilities.		29-Jan-2013
1850	“Rural Agricultural – RA” to “Private Commercial Recreation – PCR”	Portion of SE 35-10-17-W4M	11-Jun-2013
1855	Add a new “Rural Industrial Class C” district, clarify the definition for home occupation, and categorize abattoirs, animal processing plants and Rural Industrial Class C as discretionary uses in the Rural Urban Fringe – R/UF” district.		10-Sep-2013
1863	Re-number Schedule 13, “Definitions of Bylaw Terminology” to “Schedule 14” and add a new “Schedule 13, “Telecommunication, Radiocommunication and Broadcasting Antenna Systems Siting Protocol” and other various text amendments.		8-Nov-2013
1866	“Designated Hamlet Transitional/Agricultural – HT/A” to “Designated Hamlet Residential – HR”  “Designated Hamlet Transitional/Agricultural – HT/A” to “Designated Hamlet Commercial – HC”	Lots 35-40, Block 41, Plan 4556S; Lots 1-6 and 33-40, Block 43, Plan 4556S; Lots 1-40, Block 44, Plan 4556S; Lots 1-20, Block 47, Plan 4556S; and Lots 1-8, Block 48, Plan 4556S within NE 16-10-13-W4M  Lots 21-40, Block 47, Plan 4556S; and Lots 31-40, Block 48, Plan 4556S within NE 16-10-13-W4M	11-Mar-2014
1871	“Rural Agricultural – RA” to “Grouped Rural Industrial – GRI”	Block 1, Plan 9411865 and Portion of SW 23-10-13-W4M	RESCINDED
1872	“Rural Agricultural – RA” to “Grouped Rural Industrial – GRI”	Lot 1, Block 1, Plan 9410025	13-Jan-2015
1876	Add a new “Direct Control – DC” land use district		9-Jun-2015
1877	“Hamlet Commercial – HC” to “Direct Control – DC”	Lots 1-3, Block 23, Plan 4466AA Lots 13-16, Block 24, Plan 4466AA Lots 17-20, Block 24, Plan 4466AA within NW 15-10-13-W4M	9-Jun-2015
1883	“Rural Agricultural – RA” to “Grouped Country Residential – GCR”	Lot 1, Block 3, Plan 0713841 & Portion of SE 36-9-17-W4M	11-Aug-2015
1885	“Rural/Urban Fringe – R-UF” to “Rural Agricultural – RA”	Portion of SE 13-10-17-W4M	8-Sep-2015
1886	Section 3 of Bylaw No. 1876 and Section 4 of Bylaw No. 1877 are amended to change “Schedule 14” to read “Schedule 15”		11-Aug-2015
1887	“Designated Hamlet Commercial – HC” to “Designated Hamlet Public/Institutional – “HP/I”	Lots 32-33 and 34-40, Block 22, Plan 4466AA	13-Oct-2015
1892	Various text amendments regarding “Solar energy systems”		28-Jun-2016
1896	Amend Section 15(f), Suitability of Sites		23-Aug-2016

Bylaw No.	Amendment Description	Legal Description	Passed
1899	"Rural Agricultural – RA" to "Grouped Country Residential – GCR"	All of LSD 5 and a portion of LSD 6 in the SW 21-9-16-W4M	25-Oct-2016
1902	"Hamlet Transitional/Agricultural – HT/A" to "Direct Control – DC"; Add Bylaw 1902 to the Direct Control district	Block 37, Plan 8210320	11-Apr-2017
1907	Text amendments to classify non-temporary shipping containers as a discretionary use in the "Private Commercial Recreation – PCR" district		11-Jul-2017
1914	"Designated Hamlet Residential – HR" to "Designated Hamlet Industrial – HI"	Lot 6, Block 8, Plan 7910775 and Lot 7, Block 8, Plan 7910775	DEFEATED
1920	"Designated Hamlet Residential – HR" to "Direct Control – DC"	Lot 6, Block 8, Plan 7910775 and Lot 7, Block 8, Plan 7910775	24-Apr-2018
1936	Various text amendments to clarify the role of approval authorities, update administrative processes and timelines for determining complete applications and issuing notification for development and subdivision, update appeal timelines, clarify development agreement standards, etc.		14-Aug-2018
1941	Various text amendments to include a retail cannabis store and a cannabis production facility as discretionary uses in specified land use districts, establish accompanying use specific requirements and locational criteria, and add and amend applicable definitions		11-Dec-2018
1943	Correction to Bylaw 1941 whereby the section classifying a "Retail cannabis store" as a discretionary use in the "Designated Hamlet Commercial – HC" district was inadvertently omitted		26-Feb-2019
1944	"Rural/Urban Fringe – R/UF" to "Rural Highway Commercial – RHC"	The 40.00 metre by 262.32 metre portion of the SW 11-13-16-4 containing 1.05 hectares	26-Mar-2019
1958	"Grouped Country Residential – GCR" to "Rural Agricultural – RA"	The southerly 147.22 m of the easterly 228.14 metres of NE 17-10-16-W4M	14-Jan-2020
1963	"Rural Agricultural – RA" to "Private Commercial Recreation – PCR"	Portion of Lot 3, Block 2, Plan 2010659	14-Jul-2020
1967	Various text amendments to rename and reclassify solar energy system development types, update development application requirements, and include additional and/or revised solar energy system siting criteria, development standards, minimum setbacks from residential development, and decommissioning requirements.		8-Dec-2020
1970	"Grouped Country Residential - GCR" to "Rural Agricultural - RA"	Lot 1, Block 2, Plan 9611496 within NW 8-9-16 W4M	23-Feb-2021
1978	"Grouped Country Residential - GCR" to "Direct Control - DC" Add Bylaw No. 1978 to Schedule 15 - Direct Control Districts and Adopting Bylaws	Lot 1, Block 1, Plan 9611496 within NW 8-9-16 W4M	10-Aug-2021



Bylaw No.	Amendment Description	Legal Description	Passed
1979	Amendments for consistency with Intermunicipal Development Plans, including revisions to circulation requirements for development permit applications, locational criteria, and development, redesignation, and area structure plan considerations, as well as addition of "Class C rural industries" to be added as a discretionary use in the Hamlet Commercial district.		28-Sept-2021
Updated Appendix 1 – Municipal District of Taber Planning and Development Fees December 14, 2021			
Updated Appendix 1 – Municipal District of Taber Planning and Development Fees December 13, 2022			
2002	"Rural Agricultural – RA" to "Direct Control – DC" Add Bylaw 2002 to Schedule 15 – Direct Control Districts and Adopting Bylaws	Lot 1, Block 6, Plan 0413993 within the SW ¼ 35-9-17-W4M	24-Oct-2023



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**MUNICIPAL DISTRICT OF TABER**  
**LAND USE BYLAW NO. 1722**

**Whereas** the Council of the Municipal District of Taber intends to foster orderly growth and development in the municipal district; and

**Whereas** the Council of the Municipal District of Taber has established a rationale for sound land use decisions in the municipal district through the Municipal District of Taber Municipal Development Plan; and

**Whereas** the Council of the Municipal District of Taber recognizes that municipal development plans and other statutory plans of the municipal district may be implemented through a land use bylaw; and

**Whereas** section 639 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, authorizes the Council of the Municipal District of Taber to pass a land use bylaw;

**Now therefore** the Council of the Municipal District of Taber hereby enacts the following:

**TITLE**

1. This bylaw may be cited as the Municipal District of Taber Land Use Bylaw No. 1722.

**DATE OF COMMENCEMENT**

2. This bylaw shall come into effect upon third and final reading thereof.

**REPEAL OF FORMER LAND USE BYLAW**

3. Bylaw No. 1650, being the current Land Use Bylaw of the Municipal District of Taber is repealed upon third and final reading of this bylaw.

**AMENDMENTS TO THE BYLAW**

4. The Council may amend this bylaw at any time in accordance with the procedures detailed in section 692 of the Act.

**COMPLIANCE WITH AND CONTRAVENTION OF THE LAND USE BYLAW**

5. A person who develops land or a building in the municipality shall conform with:
  - (a) the use or uses prescribed in Schedule 2;
  - (b) the applicable standards and requirements of development specified in Schedules contained in this bylaw;
  - (c) any conditions attached to a development permit if one is required.
6. Every person who contravenes any provision of this bylaw is guilty of an offense under section 566 of the Act and is liable to a fine of not more than \$10,000 or to imprisonment for not more than one year, or to both fine and imprisonment.

#### **DESIGNATED OFFICER**

7. (a) Pursuant to section 210 of the Municipal Government Act, Council establishes the position of designated officer to implement this bylaw.  
(b) The Council shall, by resolution, appoint one or more persons to the office of designated officer.
8. (a) The designated officer may exercise only such powers and duties as are specified:
  - (i) in this bylaw; or
  - (ii) by resolution of Council.  
(b) The designated officer is responsible for:
  - (i) receiving, determining whether a development permit application is complete, processing, deciding upon and, as appropriate, referring all applications for a development permit in accordance with this bylaw;
  - (ii) maintaining a register of all applications together with their disposition and other relevant details.

#### **DEVELOPMENT AUTHORITY**

9. The Development Authority, pursuant to the Development Authority Bylaw, may exercise only such powers and duties as are specified:
  - (a) in the Municipal District of Taber Development Authority Bylaw;
  - (b) in this bylaw; or
  - (c) by resolution of Council.

#### **SUBDIVISION AUTHORITY**

- 9.1 The Subdivision Authority, pursuant to the Subdivision Authority Bylaw, may exercise only such powers and duties as are specified:
  - (a) in the Municipal District of Taber Subdivision Authority Bylaw;
  - (b) in this bylaw; or
  - (c) by resolution of Council.
- 9.2 The Subdivision Authority may delegate, through any of the methods described in section 9.1, to any person(s), municipal staff, or regional services commission, any of its functions and 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 carry out the application process with subdivision applicants as described in the Subdivision Application Rules and Procedures section of the bylaw, including sending all required notifications to applicants.

#### **LAND USE DISTRICTS AND SCHEDULES**

10. The Municipal District of Taber is divided into those land use districts specified in Schedule 1 as illustrated on the Land Use District Maps.
11. Schedule 2 specifies the one or more uses of land or buildings that are:
  - (a) permitted in each land use district with or without conditions; and/or



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

#### **DEVELOPMENT PERMIT APPLICATIONS**

- 12. (a) Except as provided in Schedule 3, no person shall commence a development unless he has been issued a development permit in respect of the development.
- (b) An application for a development permit must be made to the designated officer by sending to him:
  - (i) a completed development permit application (see Schedule 4 and Appendix 1); and
  - (ii) the fee prescribed in Schedule 4; and
  - (iii) such other information as may be required by the Development Authority.
- (c) An application for a development permit must be made by the owner of the land on which the development is proposed or, with the consent of the owner, by any other person.

#### **DETERMINATION OF COMPLETE DEVELOPMENT PERMIT APPLICATION**

- 12.1 (a) The designated officer shall, within 20 days after receipt of an application for a development permit submitted under section 12, determine whether the application is complete.
- (b) 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 and is of an acceptable quality.
- (c) The time period referred to in subsection (a) may be extended by an agreement in writing between the applicant and the designated officer.
- (d) If the designated officer does not make a determination referred to in subsection (a) within the time required under subsection (a) or (c), the application is deemed to be complete.
- (e) If the 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.
- (f) If the designated officer determines the application is incomplete, the designated officer shall issue to the applicant a written notice indicating the application is incomplete and specifying the outstanding documents and information to be provided. A submittal deadline for the outstanding documents and information shall be set out in the notice for the application to be considered complete. A later date may be agreed on between the applicant and the designated officer in writing to extend the submittal deadline.
- (g) If the designated officer determines that the documents and information submitted under subsection (f) 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.
- (h) If the required documents and information under subsection (f) have not been submitted to the designated officer within the timeframe prescribed in the notice issued under subsection (f), the designated officer shall return the application to the applicant accompanied by a written Notice of Refusal stating the application is deemed refused, the reason(s) for refusal, and the required information on filing an appeal.
- (i) Despite issuance of a Notice of Completeness under subsection (e) or (g), the Development Authority, in the course of reviewing the application, may request additional

information or documentation from the applicant that the Development Authority considers necessary to review the application.

#### **PROCESSING PERMITTED USE APPLICATIONS**

13. (a) Upon receipt of a completed application for a development permit for a permitted use, the Development Authority shall, if the application conforms with this bylaw including the requirements of Section 15, issue a development permit with or without conditions pursuant to Section 17, which may include the provision of a development agreement pursuant to the Act.
- (b) The designated officer shall circulate a completed application for a permitted use to affected municipalities when required in accordance with an applicable Intermunicipal Development Plan, and may circulate, at their discretion, the completed application to any applicable government department and/or referral agency, etc. for comment prior to issuance of a decision on the application by the Development Authority.

#### **PROCESSING DISCRETIONARY USE APPLICATIONS**

14. (a) Upon receipt of a completed application for a development permit for a discretionary use, the designated officer:
  - (i) shall circulate the application to affected municipalities when required in accordance with an applicable Intermunicipal Development plan;
  - (ii) may circulate the application, at their discretion, to any applicable government department and/or referral agency, etc; and
  - (iii) shall send the application to the Development Authority.
- (b) Upon receipt of an application under subsection (a), the Development Authority may, at its discretion, hold a development hearing and notify or cause to be notified the owners of the land likely to be affected by the issue of a development permit in accordance with Section 18.
- (c) After considering any response to the notifications to owners likely to be affected by the development and, as applicable, any comment received at a development hearing, the Development Authority may issue a development permit with or without conditions, or may refuse to issue a development permit stating the reasons.

#### **SUITABILITY OF SITES**

15. Notwithstanding that a use of land may be permitted or discretionary or considered similar in nature to a permitted or discretionary use in a land use district, the Subdivision Authority may refuse to approve the subdivision of a lot and the Development Authority may refuse to issue a development permit if, in the Authority's opinion, the site of the proposed building or use is not safe or suitable based on the following:
  - (a) does not have safe legal and physical access to a maintained road in accordance with municipal requirements or those of Alberta Transportation if within 1000 feet of a provincial highway or 2625 feet from the centre point of an intersection of a provincial highway and a public road;
  - (b) has a high water table which makes the site unsuitable for foundations and/or sewage disposal systems in accordance with provincial regulations;
  - (c) is situated on an unstable slope;
  - (d) consists of unconsolidated material unsuitable for building;
  - (e) is situated in an area which may be prone to flooding, subsidence or erosion;

- (f) does not comply with the requirements of the applicable Regional Plan; Subdivision and Development Regulation; applicable Intermunicipal Development Plan; Municipal Development Plan; or applicable area structure plan or other statutory plan;
- (g) is situated over an active or abandoned coal mine or oil or gas well or pipeline;
- (h) would expose the structure itself and/or people living and working there to risk from the operations of a nearby airstrip;
- (i) is unsafe due to contamination by previous land uses;
- (j) has an inadequate or unsafe water supply;
- (k) is incompatible with all existing and approved use of surrounding land;
- (l) is situated closer to a confined feeding operation than the minimum distance separation recommended by the Natural Resources Conservation Board (NRCB);
- (m) does not meet the lot size and/or setback requirements of this bylaw;
- (n) would prevent or interfere with the natural and economic extension of a nearby developed area, a coal mine, an oil or gas field, a sewage treatment plant, a waste disposal or transfer site, a gravel pit, a pipeline or a road system; or
- (o) is subject to any easement, caveat, restrictive covenant or other registered encumbrance which makes it impossible to build on the site.

Nothing in this section shall prevent the Subdivision Authority from approving a lot or prevent the Development Authority from issuing a development permit if the Authority is satisfied that there is no risk to persons or property or that these concerns will be met by appropriate engineering measures.

**PROCESSING NON-COMPLYING APPLICATIONS**

- 16. (a) Upon receipt of a completed application for a development permit for a development that does not comply with this bylaw, but in respect of which the Development Authority is requested by the applicant to exercise discretion under subsection (c), the designated officer shall send the application to the Development Authority.
- (b) Upon receipt of an application under subsection (a), and if the Development Authority is prepared to exercise its discretion under subsection (c), it may, at its discretion, hold a development hearing and notify or cause to be notified the owners of land likely to be affected by the issue of a development permit in accordance with Section 18.
- (c) The Development Authority is authorized to decide upon an application for a development permit notwithstanding that the proposed development does not comply with this bylaw if, in the opinion of the Development Authority:
  - (i) the proposed development would not:
    - unduly interfere with the amenities of the neighbourhood; or
    - materially interfere with or affect the use or enjoyment or value of neighbouring properties; and
  - (ii) the proposed development conforms with the use prescribed for that land or building in Schedule 2.
- (d) After considering any response to the notifications to owners likely to be affected by the development and, as applicable, any comment received at a development hearing, the Development Authority may issue a development permit with or without conditions, or may refuse to issue a development permit stating the reasons.

## **CONDITIONS OF APPROVAL**

### **17. (a) Permitted Uses**

Notwithstanding that a use of land may be permitted in a land use district, the Development Authority may place any of the following conditions in addition to a development agreement on the development permit to ensure any concerns over the suitability of the development are satisfied:

- (i) geotechnical investigation to ensure the site is suitable in terms of topography, soil characteristics, flooding subsidence, erosion and sanitary sewerage servicing;
- (ii) will be legally and physically accessible to a municipal road or if within 1000 feet of a provincial highway or 2625 feet from the centre point of an intersection of a provincial highway and a public road will meet the requirements of Alberta Transportation;
- (iii) alteration of structure or building size or location to ensure any setback requirements of this land use bylaw or the Subdivision and Development Regulation can be met;
- (iv) any measures to ensure any other requirements of this land use bylaw are complied with;
- (v) any measures to ensure applicable provincial legislation such as the Safety Codes Act, federal legislation, and/or other municipal legislation and approvals are complied with;
- (vi) easements and/or encroachment agreements;
- (vii) building floor plans;
- (viii) provision of public utilities and vehicular and pedestrian access;
- (ix) provision of security to ensure the terms of the permit approval are carried out; and
- (x) time periods stipulating completion of development.

### **(b) Discretionary Uses**

The Development Authority may place any of the above conditions on a development permit for a discretionary use in any land use district in addition to any other reasonable conditions to ensure the quality of a development and its compatibility with other existing and approved uses in the area.

## **DEVELOPMENT HEARING NOTIFICATION PROCEDURES**

18. (a) Upon receipt of an application under Sections 14 or 16, the Development Authority may, at its discretion, hold a development hearing and notify or cause to be notified any persons likely to be affected by the proposed development by immediately:

- (i) mailing a notice in writing to any person who, in the opinion of the Development Authority may be affected; or
- (ii) posting a notice conspicuously on the property for which the application has been made; or
- (iii) placing a notice in a newspaper circulating in the Municipal District of Taber stating:
  - the nature and location of the application;
  - the place and time the Development Authority will meet to consider the application; and
  - the manner in which affected persons may present their concerns;
- (iv) posting a notice prominently on the Municipal District of Taber official website or official social media site(s);
- (v) or any combination of the above.

(b) Notice shall be given under subsection (a) at least 21 days before the development hearing for notice provided by mail under subsection (a)(i) and at least 14 days before

the development hearing for notice provided by other means under subsections (a)(ii), (iii) and (iv).

- (c) Any person notified in accordance with subsection (a) and who wishes to comment on the application should notify the Development Authority of this intention in advance of the development hearing. The Development Authority may, at its discretion, accept comment from persons at the development hearing who did not provide notification of their intention to comment.

#### **DEVELOPMENT PERMIT NOTICE OF DECISION**

- 19. (a) A decision of the Development Authority on an application for a development permit must be issued:
  - (i) in writing to the applicant in accordance with subsection (b); and
  - (ii) to any persons likely to be affected by or appeal the decision of the Development Authority by:
    - (1) mailing a notice (postal service or electronic mail), or
    - (2) posting a notice conspicuously on the property for which the application has been made, or
    - (3) placing a notice in a newspaper circulating in the Municipal District of Taber, or
    - (4) posting a notice prominently on the Municipal District of Taber official website or official social media site(s),
    - (5) or any combination thereof.
- (b) The designated officer will give (hand delivery) or send a copy (postal service or electronic mail) of the written decision, which specifies the date on which the decision was given, to the applicant on the same day the decision is given.
- (c) For the purposes of subsection (c), the “date on which the decision was given” means:
  - (i) the date the decision is posted on the property for which the application has been made, or
  - (ii) the date the decision is posted in the newspaper circulating in the Municipal District of Taber, or
  - (iii) the date the decision is posted on the MD of Taber official website or official social media site(s),whichever occurs later.

#### **DEVELOPMENT DEEMED REFUSED**

- 20. (a) In accordance with section 684 of the Act, an application for a development permit shall, at the option of the applicant, be deemed to be refused and may be appealed when the decision of the Development Authority as the case may be, is not made within 40 days after the acknowledgement of a complete application under section 12.1(e) or (g).
- (b) The 40 day time period referred to in subsection (a) may be extended by an agreement in writing between the applicant and the Development Authority.
- (c) Subsection (a) does not apply in the case of a development application deemed to be refused under section 12.1(h).

#### **DEVELOPMENT COMMENCEMENT**

21. Notwithstanding the issue of a development permit, no development authorized by the issue of a permit shall commence:
- (a) until at least 21 days after notice of the issuance of the permit, in accordance with section 19; or
  - (b) if an appeal is made, until the appeal is decided upon.
  - (c) Any development occurring prior to the dates determined under (a) and (b) is entirely at the risk of the applicant, developer or land owner.

#### **DEVELOPMENT APPEALS**

22. (a) Any person applying for a development permit or any other person affected by any order, decision, or development permit made or issued by the Development Authority may appeal to the Municipal District of Taber Subdivision and Development Appeal Board in accordance with the procedures detailed in the Act.
- (b) An appeal shall be commenced by serving a written notice of the appeal with reasons to the Municipal District of Taber Subdivision and Development Appeal Board and shall be accompanied by the applicable fees within:
- (i) 21 days after the date on which the written decision was given in accordance with section 19 (see section 19(c) for definition of "date on which the decision was given"), or
  - (ii) 21 days after expiry of the 40 day period under section 20(a) or the extension period granted under section 20(b) if no decision was made on the application, or
  - (iii) 21 days after the date of which a stop order is made under section 645 of the Act.

#### **REAPPLICATION FOR DEVELOPMENT**

23. If an application for a development permit is refused by the 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.
24. 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.

#### **PERMIT VALIDITY**

25. (a) Unless a development permit is suspended or cancelled, a development permit remains in effect for 12 months after the date of its issue.
- (b) The validity of a development permit may be extended by the Development Authority for up to 18 months from the date of its issue.

#### **PERMITS – Transferable**

26. (a) A valid development permit is transferable, excepting a development permit issued for a home occupation, where the use remains unchanged and the development is affected only by a change in ownership, tenancy or occupancy.
- (b) When any use has been discontinued for a period of one year or more, any development permit that may have been issued is no longer valid and said use may not be re-

established until a new application for a development permit has been made and a new development permit issued.

#### **PERMIT SUSPENSION**

27. If, after a development permit has been issued, the Development Authority becomes aware that:
- (a) the application for the development permit contained a serious misrepresentation; or
  - (b) facts concerning the application or the development that were not disclosed, and which should have been disclosed at the time the application was considered, have subsequently become known;
- the Development Authority may suspend the development permit by notice in writing to the holder of it.
28. If a development is suspended, the Development Authority shall forthwith hold a hearing and may:
- (a) reinstate the development permit; or
  - (b) if the Development Authority would not have issued the development permit if the facts subsequently disclosed had been known by him or it during his or its consideration of the application, cancel the development permit.

#### **DEVELOPMENT STOP ORDER**

29. The Development Authority is authorized to issue an order under section 645 of the Act whenever he considers it necessary to do so.

#### **SIMILAR USES**

30. Where an application is made for any use not specifically allowed in a land use district, but is reasonably similar in character and purpose to a permitted or discretionary use in that district, the Development Authority may:
- (a) rule that the proposed use may be allowed with or without conditions; and
  - (b) issue a development permit in accordance with Sections 13 or 14 as the case may be.

#### **TEMPORARY USES**

31. Where, in the opinion of the Development Authority, a proposed use is of a temporary nature:
- (a) they may issue a temporary development permit valid for a period not exceeding one year;
  - (b) it shall be a condition of every temporary development permit that the municipality shall not be liable for any costs involved in the cessation or removal of any development at the expiration of the permitted period;
  - (c) the Development Authority may require the developer(s) to post a bond guaranteeing the cessation or removal of work at the end of the period;
  - (d) the use must be a permitted or discretionary use.

#### **NUMBER OF DWELLINGS ON A LOT**

32. (a) Subject to the following subsections, no person shall construct or locate or cause to be constructed or located more than one dwelling unit on a parcel or on the prescribed lot size within a hamlet.

- (b) The Development Authority may issue a development permit to a person that would permit the construction or location of more than one dwelling unit on a parcel if the second or additional dwelling unit:
  - (i) is to be occupied by a person who is engaged on a full-time basis for at least six months each year in an agricultural pursuit;
  - (ii) is contained in a building that, or in buildings each of which, is designed for or divided into two or more dwelling units;
  - (iii) is a mobile home forming part of a park for mobile home units; or
  - (iv) is a building, as defined in the Condominium Property Act, that is the subject of a condominium plan to be registered in a land titles office under that Act.
- (c) The Development Authority shall issue a development permit to a person that would permit the construction or location of a second dwelling unit on a parcel if the parcel has an area of at least 80 acres.
- (d) The Development Authority may, in a development permit, exempt any person or land from the operation of subsection (a) if:
  - (i) the dwelling is temporary in nature;
  - (ii) the permit has an expiry time;
  - (iii) the second dwelling meets the minimum distance separation calculation for livestock confinement operations;
  - (iv) the dwelling be located in such a way as not to encourage further subdivision.

#### **COMPLIANCE WITH OTHER LEGISLATION**

- 33. An applicant is responsible for and is not excused from ascertaining and complying with the requirements of any federal, provincial or other municipal legislation; or the condition of any easement, covenant, building scheme or development agreement affecting the building or land.

#### **FEES, FORMS AND NOTICES**

- 34. (a) For the purposes of administering the provisions of this bylaw, Council may authorize by separate resolution the preparation and use of such fee schedules, forms, or notices as in its discretion it may deem necessary. Any such fee schedules, forms, or notices are deemed to have the full force and effect of this bylaw in execution of the purpose for which they are designed, authorized and issued.
- (b) Application fees, forms and notices are included in Appendix 1.

#### **APPENDICES**

- 35. Appendices 1 and 2 attached hereto are for information purposes only and do not form part of the Municipal District of Taber Land Use Bylaw.

#### **DEVELOPMENT AGREEMENTS**

- 36. (a) The Development Authority may require, with respect to a development, that as a condition of issuing a development permit, the applicant enter into an agreement with the municipality, pursuant to the section 650(1) of the Act, to do any or all of the following:
  - (i) to construct or pay for the construction of a road required to give access to the development;



- (ii) to construct or pay for the construction of a pedestrian walkway system to serve the development and/or connect the pedestrian walkway system that serves or is proposed to serve adjacent development;
  - (iii) to install or pay for the installation of a public utility that is necessary to serve the development, whether or not the public utility is, or will be, located on the land that is the subject of the development;
  - (iv) to construct or pay for the construction of off-street or other parking facilities, and/or loading and unloading facilities;
  - (v) to pay an off-site levy or redevelopment levy imposed by bylaw;
  - (vi) to give security to ensure that the terms of the agreement under this section are carried out.
- (b) The Subdivision Authority may require, with respect to a subdivision that as a condition of issuing an approval for a subdivision, the applicant enter into an agreement with the municipality pursuant to section 655(1) of the Act.
  - (c) An agreement referred to in this section may require the applicant for a development permit or subdivision approval to oversize improvements in accordance with section 651 of the Act.
  - (d) The municipality may register a caveat under the Land Titles Act with respect to an agreement under this section against the certificate of title for the land that is the subject of the development, or for the parcel of land that is the subject of the subdivision.
  - (e) If a municipality registers a caveat under this section, the municipality must discharge the caveat when the agreement has been complied with.

## **SUBDIVISION APPLICATION RULES AND PROCEDURES**

### **SUBDIVISION APPLICATIONS**

37. An applicant applying for subdivision shall provide the required fees, materials, and information as requested by the Subdivision Authority or those authorized to act on its behalf. A complete application for subdivision shall consist of:
- (a) an application, in the manner and form prescribed, clearly and legibly completed with all the required information and signatures provided as requested on the form;
  - (b) the applicable fees paid;
  - (c) a copy of the current Certificate of Title for the land that is the subject of the application;
  - (d) a tentative subdivision plan, surveyor's sketch or accurate and legible sketch drawn to scale that shows the location, dimensions and boundaries of the proposed subdivision, existing structures, location of any private sewage disposal system and water source, and all other requirements prescribed in the subdivision application package;
  - (e) provincial abandoned gas well information; and
  - (f) any such other information as may be required to accurately evaluate the application and determine compliance with the land use bylaw, other municipal bylaws, the Subdivision and Development Regulation, or other government regulations. This may include but is not limited to, the provision of geotechnical information, soils analysis, septic feasibility analysis, water reports, soil or slope stability analysis, drainage information, contours and elevations of the land, engineering studies or reports, wetland reports, environmental impact assessments, traffic impact assessments, utility and servicing information, and/or the preparation of a conceptual design scheme or an area structure plan.

#### **DETERMINATION OF COMPLETE SUBDIVISION APPLICATION**

38. (a) In accordance with the Act, 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 incomplete what information is required to be submitted within a specified time period, by sending notification in the following manner:
- (i) For an application deemed complete, the applicant shall be notified in writing as part of the formal subdivision application circulation referral letter.
  - (ii) For an application determined to be incomplete, written notification shall be given to the applicant which may be in the form of a letter sent by regular mail to the applicant, or sent by electronic means, or both, or by any other method as may be agreed to between the applicant and Subdivision Authority or those authorized to act on its behalf.
  - (iii) in respect of subsection (ii) 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 and documents are that must be submitted by a date specified in the notice for the application to be deemed complete.
- (b) Notwithstanding subsection (a), the applicant and Subdivision Authority or those authorized to act on its behalf may agree and sign a time extension agreement in writing in accordance with section 653.1(3) of the Act to extend the 20-day time period to determine whether the subdivision application and support information submitted is complete.
- (c) If the applicant fails to submit all the outstanding information and documents on or before the date referred to in subsection 38(iii) or a later date agreed on in writing between the applicant and Subdivision Authority or those authorized to act on its behalf, the application is deemed to be refused. The Subdivision Authority or those authorized to act on its behalf will notify the applicant in writing that the application has been refused and state the reason for the refusal and include the required information on filing an appeal and to which appeal board the appeal lies, either the local appeal board or provincial Municipal Government Board, in accordance with the parameters of the Act. The notification may be sent by regular mail to the applicant, or sent by electronic means, or both.
- (d) A determination made by the Subdivision Authority or those authorized to act on its behalf that an application is complete for processing does not preclude the ability for the Subdivision Authority or those authorized to act on its behalf to request other documentation, information or studies to be submitted by the applicant during the review and processing period, prior to a decision being rendered, or as condition of subdivision approval.

**SCHEDULE 1**  
**LAND USE DISTRICTS AND MAPS**

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**SCHEDULE 1**  
**LAND USE DISTRICTS AND MAPS**

1. (a) The municipality is divided into those districts drawn on the Land Use District Maps in this schedule.
- (b) Each district shown on the maps referred to in subsection 1(a) shall be known by the following identifying names and symbols:

RURAL AGRICULTURAL	– RA
RURAL / URBAN FRINGE	– R/UF
GROUPED RURAL INDUSTRIAL	– GRI
GROUPED COUNTRY RESIDENTIAL	– GCR
RURAL HIGHWAY COMMERCIAL	– RHC
PRIVATE COMMERCIAL RECREATION	– PCR
DESIGNATED HAMLET RESIDENTIAL	– HR
DESIGNATED HAMLET COMMERCIAL	– HC
DESIGNATED HAMLET INDUSTRIAL	– HI
DESIGNATED HAMLET PUBLIC / INSTITUTIONAL	– HP/I
DESIGNATED HAMLET TRANSITIONAL / AGRICULTURAL	– HT/A
LOCALITY OF RETLAW DIRECT CONTROL	– LR-DC
LINEAR PARCEL DIRECT CONTROL	– LPDC
DIRECT CONTROL	– DC

**2. LAND USE DISTRICT MAPS** (following this page)

- Map 1 – Municipal District of Taber
- Map 2 – Designated Hamlet of Enchant
- Map 3 – Locality of Grantham
- Map 4 – Designated Hamlet of Grassy Lake
- Map 5 – Designated Hamlet of Hays
- Map 6 – Designated Hamlet of Purple Springs
- Map 7 – Locality of Retlaw
- Map 8 – Portions of S½-30-9-18-W4M
- Map 9 – Plan 9710773 in SW¼-35-8-18-W4M
- Map 10 – Portions of Plans 9510002, 9610185 & 9912766 in SW¼-8-10-17-W4M and S½-1-10-18-W4M
- Map 11 – Plan 8610831 in NW¼-9-10-17-W4M
- Map 12 – Portions of N½-36-9-17-W4M and SW¼-1-10-17-W4M
- Map 13 – Plan 0010810 in NW¼-26-9-17-W4M

- Map 14 – Plans 9012119, 9010935, 9410089 & 9912791 in portions of NE $\frac{1}{4}$ -17, NE $\frac{1}{4}$ -18, NW $\frac{1}{4}$ -20 & SW $\frac{1}{4}$ -29, Twp. 10, Rge. 16, W4M
- Map 15 – Plan 9411029 in SE $\frac{1}{4}$ -3-10-16-W4M
- Map 16 – Plan 0012493 & portion of NW $\frac{1}{4}$ -21-9-16-W4M
- Map 17 – Plan 9611496 in portion of NW $\frac{1}{4}$ -8-9-16-W4M
- Map 18 – Plan 0613903 in SW $\frac{1}{4}$ -36-9-17-W4M
- Map 19 – NE $\frac{1}{4}$ -30-12-16-W4M
- Map 20 – Plan 0112961 in NW $\frac{1}{4}$ -21-9-17-W4M
- Map 21 – Parcel A, Plan 2698 JK & a portion of NE $\frac{1}{4}$ -3-10-16-W4M
- Map 22 – Lot 1, Block 1, Plan 9612656 in SE $\frac{1}{4}$ -18-11-14-W4M
- Map 23 – Lot 3, Block 2, Plan 0211517 in SW $\frac{1}{4}$ -11-13-16-W4M
- Map 24 – Portion of SE $\frac{1}{4}$ -35-10-17-W4M
- Map 25 – Lot 1, Block 1, Plan 9410025 within S $\frac{1}{2}$ -12-10-16-W4M
- Map 26 – Portion of NW  $\frac{1}{4}$ -9-16-W4M

**3. DESIGNATED HAMLET BOUNDARIES**

- (a) Prior to establishing a new designated hamlet by land use bylaw amendment, Council should solicit and consider the comments of the planning advisor.
- (b) The boundaries of designated hamlets established on the land use district maps should not be extended to include a greater area unless:
  - (i) it is impossible or impractical for further development to occur through infilling; and
  - (ii) Council has solicited and considered comments regarding any proposed expansion from the planning advisor.

**SCHEDULE 2**  
**LAND USE DISTRICT REGULATIONS**

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## RURAL AGRICULTURAL – "RA"

### PURPOSE:

In accordance with the objectives and policies of the Municipal District of Taber Municipal Development Plan to:

- (a) ensure that better agricultural land is protected from fragmentation and conserved for extensive agricultural use;
- (b) accommodate intensive agricultural and suitable isolated non-agricultural uses wherever possible on poor or low capability land, providing the Development Authority or Subdivision and Development Appeal Board is satisfied that:
  - (i) the use complies with the pertinent standards and requirements outlined in this District and the Schedules of this bylaw;
  - (ii) conflicts with vicinity land uses, particularly agriculture, are avoided or minimized by utilizing a minimum distance separation to confined feeding operations when siting a development or approving a subdivision.

### 1. LAND USES:

The following listed uses may be subject to additional policies stipulated within an adopted Intermunicipal Development Plan and/or Area Structure Plan.

#### (a) Permitted

- Ancillary residential structures or uses
- Primary single family dwelling
- Shipping container<sup>1</sup>

#### (b) Discretionary

- Airports and airstrips
- Cannabis production facility
- Intensive horticultural operations/facilities
- Isolated (single lot) rural industrial Class A
- Isolated (single lot) rural industrial Class B
- Isolated (single lot) rural industrial Class C
- Isolated (single lot) country residential
- Manufactured home
- Mobile home
- Moved-in dwelling
- Public and institutional
- Rural home occupation
- Secondary single family dwelling
- Sectional or modular dwelling
- Shipping container<sup>2</sup>
- Signs
- Similar uses
- Solar energy system Class A
- Solar energy system Class B

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<sup>1</sup> Temporary shipping container in accordance with section 2, Schedule 12 and/or a maximum of 2 shipping containers associated with extensive agriculture or grazing on parcels of 5 acres or greater in accordance with section 3, Schedule 12.

<sup>2</sup> All other shipping containers.

Solar energy system Class C  
Wetland project  
Wind energy conversion system

**(c) Prohibited**

Dwelling unit or living quarters of any type located within or attached to an ancillary building/structure, a building/structure associated with agriculture or a building/structure associated with a use classified as non-residential (e.g., intensive horticultural operations/facilities, rural industrial class A, B and C, public and institutional) in accordance with the land use bylaw

All other uses not deemed similar by the Development Authority to any listed above as permitted or discretionary

**2. LOT SIZE REQUIREMENTS**

All uses requiring septic field systems - one acre or greater as required by the Development Authority.

**3. SETBACK, YARD AND ACCESS REQUIREMENTS**

As required by the Development Authority in accordance with General Standards of Development, Schedule 5.

**4. SECONDARY FARM RESIDENCE REQUIREMENTS**

Development of more than one farm residence per title shall comply with section 640 of the Act and, wherever possible, shall be located:

- (a) within an existing definable farmstead; or
- (b) on that portion of the parcel which has the lowest capability for extensive agricultural use.

**5. LOCATIONAL CRITERIA FOR SPECIFIED DEVELOPMENTS**

- (a) Isolated rural industrial Class A, B and C development shall not be approved if, in the opinion of the Development Authority or Subdivision and Development Appeal Board, a more suitable, compatible, serviceable and/or accessible hamlet industrial, grouped rural industrial or alternative rural lot is reasonably available.
- (b) Isolated Class B and C rural industrial development shall be discouraged, unless otherwise specified in an adopted Intermunicipal Development Plan:
  - (i) within two miles of Taber or Vauxhall;
  - (ii) within one mile of Barnwell, a designated hamlet, locality or grouped country residential district;
  - (iii) within one mile of a public park, recreation area or private commercial recreation district;
  - (iv) within one-half mile of an existing or approved rural residence, public institutional use or intensive agricultural operation;
  - (v) within one-half mile either side of a provincial highway, designated tourist, scenic or recreational access road;
  - (vi) adjacent to a waterbody;

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

- (c) Isolated country residential development shall not be approved if located within the minimum distance separation as calculated from an existing or approved confined feeding operation, Class B rural industry or any other activity potentially detrimental to a residential environment.
- (d) Public institutional uses shall not be approved if, in the opinion of the Development Authority or Subdivision and Development Appeal Board, a more suitable, compatible, serviceable or accessible hamlet or alternative rural lot is reasonably available.

**6. DEVELOPMENT REFERRAL REQUIREMENTS**

Refer to administrative section of Land Use Bylaw for referral requirements.

**7. GENERAL STANDARDS OF DEVELOPMENT**

See Schedule 5.

**8. MOBILE HOME STANDARDS OF DEVELOPMENT**

See Schedule 6.

**9. MOVED-IN DWELLING / PREVIOUSLY OCCUPIED DWELLING REQUIREMENTS**

See Schedule 8.

**10. RURAL HOME OCCUPATION STANDARDS**

See Schedule 9(b).

**11. SIGN STANDARDS**

See Schedule 10.

**12. ADDITIONAL STANDARDS FOR COUNTRY RESIDENTIAL DWELLINGS**

The Development Authority may place additional conditions from those specified in Section 17 on a development permit for a dwelling as required to ensure that all activities conducted on the land in question complement the residential nature of the area. Conditions may also include, but are not limited to, control over livestock, home occupations, accessory buildings or fencing.

**13. WETLAND PROJECT**

The Subdivision and Development Authority may delay a decision on an application for a wetland project for the purpose of advertising and conducting a Development Hearing on the proposed project.

**14. SHIPPING CONTAINER STANDARDS**

See Schedule 12.

**15. CANNABIS PRODUCTION FACILITY REQUIREMENTS**

- (a) The owner or applicant must provide as a condition of development a copy of the current licence for all activities associated with the cannabis production facility as issued by Health Canada.

- (b) The owner or applicant must obtain any other approval, permit, authorization, consent or licence that may be required to ensure compliance with applicable federal, provincial and other municipal legislation prior to operation.
- (c) The development must be undertaken in a manner such that all of the processes and functions are fully enclosed within a building, including waste materials.
- (d) The development must include equipment designed and intended to remove odours from the air where it is discharged from the building as part of the ventilation system.
- (e) A public utility and waste management plan shall be submitted with the development application that describes:
  - (i) estimated volume of monthly water usage;
  - (ii) incineration of waste products and airborne emissions, including smell;
  - (iii) the quantity and characteristics of liquid and waste material discharged by the facility; and
  - (iv) the method and location of collection and disposal of liquid and waste material.

## RURAL / URBAN FRINGE – "R/UF"

### PURPOSE:

In accordance with the objectives and policies of the Municipal District of Taber Municipal Development Plan to:

- (a) provide coordinated, mutually satisfactory management of land uses within one-half mile of incorporated urban municipal boundaries via development application referrals;
- (b) ensure that better agricultural land is protected from fragmentation and conserved for extensive agricultural use until such time as it is needed for urban expansion;
- (c) accommodate suitable non-agricultural developments wherever possible on poor or low capability agricultural land providing the Development Authority or Subdivision and Development Appeal Board is satisfied that:
  - (i) land use conflicts are minimized by utilizing a minimum distance separation calculation to a confined feeding operation when siting a development or approving a subdivision;
  - (ii) orderly and economic urban expansion strategies are not unduly compromised; and
  - (iii) the use complies with the pertinent development standards and requirements outlined in this district and the Schedules of this bylaw.

### 1. LAND USES:

The following listed uses may be subject to additional policies stipulated within an adopted Intermunicipal Development Plan and/or Area Structure Plan.

#### (a) Permitted

Ancillary residential structures or uses  
Primary single family dwelling  
Shipping container<sup>1</sup>

#### (b) Discretionary

Abattoirs and animal processing plants  
Cannabis production facility  
Intensive horticultural operations/facilities  
Isolated (single lot) country residential  
Isolated (single lot) rural industrial Class A  
Isolated (single lot) rural industrial Class C  
Manufactured home  
Mobile home  
Moved-in dwelling  
Public and institutional  
Rural home occupation  
Secondary single family dwelling  
Sectional or modular dwelling  
Shipping container<sup>2</sup>  
Sign  
Similar uses  
Solar energy system Class A  
Solar energy system Class B

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<sup>1</sup> Temporary shipping container in accordance with section 2, Schedule 12 and/or a maximum of 2 shipping containers associated with extensive agriculture or grazing on parcels of 5 acres or greater in accordance with section 3, Schedule 12.

<sup>2</sup> All other shipping containers.

Solar energy system Class C  
Wind energy conversion system

**(c) Prohibited**

Dwelling unit or living quarters of any type located within or attached to an ancillary building/structure, a building/structure associated with agriculture or a building/structure associated with a use classified as non-residential (e.g., intensive horticultural operations/facilities, rural industrial class A, B and C, public and institutional) in accordance with the land use bylaw

Isolated (single lot) rural industrial Class B, except abattoirs and animal processing plants which are classified as a discretionary use

All other uses not deemed similar by the Development Authority to any listed above as permitted or discretionary

**2. LOT SIZE REQUIREMENTS**

All uses requiring septic field systems - one acre minimum or greater as required by the Development Authority.

**3. SETBACK, YARD AND ACCESS REQUIREMENTS**

As required by the Development Authority in accordance with Schedule 5.

**4. GENERAL STANDARDS OF DEVELOPMENT**

See Schedule 5.

**5. DEVELOPMENT REFERRAL REQUIREMENTS**

Refer to administrative section of Land Use Bylaw for referral requirements.

**6. DEVELOPMENT CRITERIA**

(a) All development decisions for this land use district should take into account the direct and indirect effects of the proposed use on the immediate and surrounding areas as well as the future growth and development of the adjacent urban municipality as outlined in an adopted Intermunicipal Development Plan.

(b) All development proposed within the urban fringe land use district shall be subject to the applicable standards criteria and requirements established for such uses in the rural agricultural land use district. Abattoirs and animal processing plants are subject to the locational criteria for isolated rural industrial Class B developments specified in the rural agricultural land use district.

**7. MOBILE HOME STANDARDS OF DEVELOPMENT**

See Schedule 6.

**8. MOVED-IN DWELLING / PREVIOUSLY OCCUPIED DWELLING REQUIREMENTS**

See Schedule 8.

**9. RURAL HOME OCCUPATION STANDARDS**

See Schedule 9(b).

**10. SIGN STANDARDS**

See Schedule 10.

**11. SECONDARY FARM RESIDENCE REQUIREMENTS**

See "RA" District Schedule.

**12. ADDITIONAL STANDARDS FOR COUNTRY RESIDENTIAL DWELLINGS**

The Development Authority may place additional conditions from those specified in Section 17 on a development permit for a dwelling as required to ensure that all activities conducted on the land in question complement the residential nature of the area. Conditions may also include, but are not limited to, control over livestock, home occupations, accessory buildings or fencing.

**13. SHIPPING CONTAINER STANDARDS**

See Schedule 12.

**14. CANNABIS PRODUCTION FACILITY REQUIREMENTS**

- (a) The owner or applicant must provide as a condition of development a copy of the current licence for all activities associated with the cannabis production facility as issued by Health Canada.
- (b) The owner or applicant must obtain any other approval, permit, authorization, consent or licence that may be required to ensure compliance with applicable federal, provincial and other municipal legislation prior to operation.
- (c) The development must be undertaken in a manner such that all of the processes and functions are fully enclosed within a building, including waste materials.
- (d) The development must include equipment designed and intended to remove odours from the air where it is discharged from the building as part of the ventilation system.
- (e) A public utility and waste management plan shall be submitted with the development application that describes:
  - (i) estimated volume of monthly water usage;
  - (ii) incineration of waste products and airborne emissions, including smell;
  - (iii) the quantity and characteristics of liquid and waste material discharged by the facility; and
  - (iv) the method and location of collection and disposal of liquid and waste material.





## GROUPED RURAL INDUSTRIAL – "GRI"

### PURPOSE:

In accordance with the objectives and policies of the Municipal District of Taber Municipal Development Plan to accommodate resource extractive, agricultural related and urban incompatible industrial developments within comprehensively planned multi-lot districts designated in locations which will:

- (a) have a limited impact on better agricultural land and surrounding uses;
- (b) not affect the safe, efficient operation of the road network;
- (c) satisfy the Development Authority and Subdivision and Development Appeal Board that the use complies with the pertinent development standards and requirements outlined in this district and the Schedules of this bylaw.

### 1. LAND USES:

#### (a) Permitted

- Ancillary rural industrial Class A buildings and structures
- Public utilities installations
- Rural industrial Class A
- Shipping container<sup>1</sup>

#### (b) Discretionary

- Ancillary rural industrial Class B buildings and structures
- Cannabis production facility
- Intensive agriculture
- Rural industrial Class B
- Rural industrial Class C
- Shipping container<sup>2</sup>
- Signs
- Similar uses
- Solar energy system Class A
- Solar energy system Class B
- Solar energy system Class C
- Wind energy conversion system

#### (c) Prohibited

- Public institutional
- Residential
- All other uses not deemed similar by the Development Authority to any listed above as permitted or discretionary

### 2. LOT SIZE REQUIREMENTS

All uses requiring septic field systems - one acre or greater as required by the Development Authority.

### 3. GENERAL STANDARDS OF DEVELOPMENT

See Schedule 5.

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<sup>1</sup> Temporary shipping container in accordance with section 2, Schedule 12.

<sup>2</sup> All other shipping containers.

**4. SETBACK, YARD AND ACCESS REQUIREMENTS**

As required by the Development Authority in accordance with Schedule 5.

**5. AREA STRUCTURE PLAN REQUIREMENTS**

See Schedule 5.

**6. LOCATIONAL CRITERIA FOR CLASS B AND C INDUSTRIAL DEVELOPMENT**

Class B and C rural industrial development considered detrimental to public health, safety and welfare shall be discouraged on a designated grouped rural industrial district lot located, unless otherwise specified in an adopted Intermunicipal Development Plan:

- (a) within two miles of Taber or Vauxhall;
- (b) within one mile of Barnwell, a designated hamlet, locality or grouped country residential district;
- (c) within one mile of a public park, recreation area or designated private commercial recreation district;
- (d) within one-half mile of an existing or approved rural residence, public institutional use or intensive agricultural operation/facility;
- (e) within one-half mile either side of a provincial highway, designated tourist, scenic or recreational access road;
- (f) adjacent to a waterbody or regionally significant area;

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

**7. DEVELOPMENT REFERRAL REQUIREMENTS**

Refer to administrative section of Land Use Bylaw for referral requirements.

**8. SIGN STANDARDS**

See Schedule 10.

**9. SHIPPING CONTAINER STANDARDS**

See Schedule 12.

**10. CANNABIS PRODUCTION FACILITY REQUIREMENTS**

- (a) The owner or applicant must provide as a condition of development a copy of the current licence for all activities associated with the cannabis production facility as issued by Health Canada.
- (b) The owner or applicant must obtain any other approval, permit, authorization, consent or licence that may be required to ensure compliance with applicable federal, provincial and other municipal legislation prior to operation.
- (c) The development must be undertaken in a manner such that all of the processes and functions are fully enclosed within a building, including waste materials.
- (d) The development must include equipment designed and intended to remove odours from the air where it is discharged from the building as part of the ventilation system.
- (e) A public utility and waste management plan shall be submitted with the development application that describes:

- (i) estimated volume of monthly water usage;
- (ii) incineration of waste products and airborne emissions, including smell;
- (iii) the quantity and characteristics of liquid and waste material discharged by the facility; and
- (iv) the method and location of collection and disposal of liquid and waste material.



## GROUPED COUNTRY RESIDENTIAL – "GCR"

### PURPOSE:

In accordance with the objectives and policies of the Municipal District of Taber Municipal Development Plan to accommodate clustered country residential development within comprehensively planned multi-lot districts designated on fragmented or poor agricultural land having special scenic or efficient location and servicing attributes providing the Development Authority or Subdivision and Development Appeal Board are satisfied that the use will:

- (a) not conflict with the agricultural, recreational or rural industrial capability of vicinity lands and uses by utilizing a minimum distance separation calculation from any confined feeding operation when siting a development or approving a subdivision or redesignation;
- (b) not compromise the safe, efficient operation of the road network or urban expansion strategies; and
- (c) comply with the pertinent development standards and requirements outlined in this district and the Schedules of this bylaw.

### 1. LAND USES:

#### (a) Permitted

Primary single family dwellings  
Shipping container<sup>1</sup>

#### (b) Discretionary

Ancillary residential structures  
Home occupations  
Manufactured homes  
Mobile home parks  
Mobile homes  
Moved-in dwellings  
Public or private (non-commercial) recreation facilities and areas  
Public utilities installations  
Sectional or modular dwelling  
Similar uses  
Solar energy system Class A

#### (c) Prohibited

Dwelling unit or living quarters of any type located within or attached to an ancillary building/structure, a building/structure associated with agriculture or a building/structure associated with a use classified as non-residential (e.g., intensive horticultural operations/facilities, rural industrial class A, B and C, public and institutional) in accordance with the land use bylaw

Rural industrial  
Shipping container<sup>2</sup>

All other uses not deemed similar by the Development Authority to any listed above as permitted or discretionary

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<sup>1</sup> Temporary shipping container in accordance with section 2, Schedule 12.

<sup>2</sup> All other shipping containers.

**2. LOT SIZE REQUIREMENTS**

Minimum two acres or greater as required by the Development Authority in accordance with a Municipal District of Taber approved area structure plan, comprehensive land use plan or hamlet replotting scheme.

**3. SETBACK, YARD AND ACCESS REQUIREMENTS**

- (a) All grouped country residential developments shall be sited by utilizing a minimum distance separation calculation from any existing or approved confined feeding operation.
- (b) All grouped country residential developments shall be located further than 1000 feet from an existing or approved Class B rural industry, or any other activity which, in the opinion of the Development Authority or Subdivision and Development Appeal Board, may be potentially detrimental to a residential environment.
- (c) Public roadway, yard, coulee and waterbody setbacks and access as required by the Development Authority or Subdivision and Development Appeal Board in accordance with Schedule 5.

**4. GENERAL STANDARDS OF DEVELOPMENT**

See Schedule 5.

**5. AREA STRUCTURE PLAN REQUIREMENTS**

See Schedule 5.

**6. "GCR" DISTRICT DESIGNATION CRITERIA**

The designation of grouped country residential districts within:

- (a) five miles of Taber;
- (b) two miles of Vauxhall;
- (c) one mile of Barnwell or a designated hamlet or locality;

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

- (i) the suitability of the land for the use;
- (ii) the availability of alternative land for the use (i.e. hamlets);
- (iii) the relationship of the use to vicinity uses;
- (iv) the environmental impact of the use;
- (v) the provision of direct, safe, legal and physical access;
- (vi) the impact of the use on the road network;
- (vii) the comments and concerns of any municipality, public agency or department or nearby landowner which, in the opinion of the Municipal District of Taber, may be affected;
- (viii) consistency with an adopted Intermunicipal Development Plan, as applicable.

The designation of grouped country residential districts within one mile of a licensed airport and one-half mile of a confined feeding operation, Class B industry or regionally significant area should be discouraged unless the above criteria can be met to the satisfaction of the Municipal District of Taber.

**7. DEVELOPMENT REFERRAL REQUIREMENTS**

Refer to administrative section of Land Use Bylaw for referral requirements.

**8. MOBILE HOME STANDARDS OF DEVELOPMENT**

See Schedule 6.

**9. MOVED-IN DWELLING / PREVIOUSLY OCCUPIED DWELLING STANDARDS**

See Schedule 8.

**10. HAMLET AND GCR HOME OCCUPATION STANDARDS**

See Schedule 9(a).

**11. MAXIMUM HEIGHT AND SQUARE FOOTAGE OF BUILDINGS**

(a) Unless stipulated otherwise in an adopted area structure plan, the maximum height and square footage of buildings shall be as follows:

Use	Maximum Height (feet)	Maximum Square Footage Per Structure (square feet)
Dwellings	33 (ground to peak)	not applicable
Ancillary residential structures	20 (ground to peak)	1,600

(i) The combined total of all ancillary residential structures on a lot shall not exceed 1,800 square feet.

(ii) A maximum of 3 ancillary structures may be permitted per lot at the discretion of the Development Authority.

(b) For all grouped country residential subdivisions approved after January, 2013, the maximum square footage of ancillary residential structures shall be as stipulated in an area structure plan adopted by Council.

**12. KEEPING OF ANIMALS**

The keeping of animals will be addressed in an area structure plan for all grouped country residential subdivisions approved after October, 2006.

**13. SHIPPING CONTAINER STANDARDS**

See section 2, Schedule 12.





## RURAL HIGHWAY COMMERCIAL – "RHC"

### PURPOSE:

In accordance with the objectives and policies of the Municipal District of Taber Municipal Development Plan to ensure that:

- (a) only those which provide services essential to the motoring public are designated and developed on poor agricultural land adjacent to or fronting on a public highway;
- (b) the safe and efficient operation of provincial highways and rural roads is not compromised and unsightly, unplanned strip development is not encouraged;

providing the Development Authority or Subdivision and Development Appeal Board is satisfied that the use complies with:

- (i) the locational criteria prescribed in the provincial Subdivision and Development Regulation;
- (ii) the pertinent standards and requirements outlined in this district and the Schedules of this bylaw; and
- (iii) the permit requirements of Alberta Transportation (where applicable).

### 1. LAND USES:

#### (a) Permitted

- Government weigh scale
- Public roadside rest stop or campground
- Shipping container<sup>1</sup>

#### (b) Discretionary

- Ancillary buildings and structures
- Cafe/restaurant
- Motel
- Motor hotel
- Public highway maintenance yard
- Residential accommodation in conjunction with and secondary to an approved highway commercial use
- Retail sales outlet
- Service station
- Shipping container<sup>2</sup>
- Shopping centre
- Signs
- Similar uses
- Solar energy system Class A
- Solar energy system Class B

#### (c) Prohibited

All other uses not deemed similar by the Development Authority to any listed above as permitted or discretionary

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<sup>1</sup> Temporary shipping container in accordance with section 2, Schedule 12.

<sup>2</sup> All other shipping containers.

**2. LOT SIZE REQUIREMENTS**

Use	Frontage Minimum	Frontage Maximum	Depth Minimum	Depth Maximum
All Uses	200 ft.	600 ft.	150 ft.	500 ft.

**3. LOT AREA REQUIREMENTS**

Use	Area Minimum
All Uses	1 acre

**4. LOT COVERAGE REQUIREMENTS**

Principal and Ancillary Buildings - maximum 60%.

**5. SETBACK, YARD AND ACCESS REQUIREMENTS**

As required by the Development Authority in accordance with the permit conditions or recommendations of Alberta Transportation.

**6. GENERAL STANDARDS OF DEVELOPMENT**

See Schedule 5.

**7. AREA STRUCTURE PLAN REQUIREMENTS**

See Schedule 5.

**8. DEVELOPMENT REFERRAL REQUIREMENTS**

Refer to administrative section of Land Use Bylaw for referral requirements.

**9. OFF-STREET PARKING REQUIREMENTS**

See Schedule 7.

**10. SIGN STANDARDS**

See Schedule 10.

**11. SHIPPING CONTAINER STANDARDS**

See Schedule 12.

## PRIVATE COMMERCIAL RECREATION – "PCR"

### PURPOSE:

In accordance with the objectives and policies of the Municipal District of Taber Municipal Development Plan to accommodate private commercial recreation developments within specially designated districts containing fragmented or poor agricultural land providing the Development Authority, or Subdivision and Development Appeal Board is satisfied that the use:

- (a) will not lead to unplanned strip development along a highway;
- (b) will not detract from the surrounding landscape or negatively affect a regionally significant area; and
- (c) will not conflict with agricultural uses by utilizing a minimum distance separation calculation from any confined feeding operations when siting a development or approving a subdivision or redesignation;
- (d) complies with the pertinent development standards and requirements outlined in this district and the Schedules of this bylaw.

### 1. LAND USES:

#### (a) Permitted

- Day use picnic areas
- Riding stables and rodeo grounds
- Shipping container<sup>1</sup>

#### (b) Discretionary

- Amusement parks
- Convenience stores
- Drive-in theatres
- Golf courses and clubhouses
- Laundromats
- Lodges
- Motels
- Off-road vehicle tracks and areas
- Private campgrounds
- Public utilities installations
- Recreational buildings, structures and uses
- Residential accommodation in conjunction with and secondary to an approved commercial recreation use
- Rifle and pistol ranges
- Shipping container<sup>2</sup>
- Signs
- Similar uses
- Solar energy system Class A
- Solar energy system Class B
- Waterslides

#### (c) Prohibited

All other uses not deemed similar by the Development Authority to any listed above as permitted or discretionary

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<sup>1</sup> Temporary shipping container in accordance with section 2, Schedule 12.

<sup>2</sup> All other shipping containers.

**2. LOT SIZE REQUIREMENTS**

All uses requiring septic field systems - one acre or greater as required by the Development Authority.

**3. SETBACK, YARD AND ACCESS REQUIREMENTS**

As required by the Development Authority in accordance with the General Standards of Development, Schedule 5.

**4. GENERAL STANDARDS OF DEVELOPMENT**

See Schedule 5.

**5. AREA STRUCTURE PLAN REQUIREMENTS**

See Schedule 5.

**6. DEVELOPMENT REFERRAL REQUIREMENTS**

Refer to administrative section of Land Use Bylaw for referral requirements.

**7. SIGN STANDARDS**

See Schedule 10.

**8. OFF-STREET PARKING REQUIREMENTS**

See Schedule 7.

**9. SHIPPING CONTAINER STANDARDS**

See section 2, Schedule 12.

## DESIGNATED HAMLET RESIDENTIAL – "HR"

### PURPOSE:

In accordance with the objectives and policies of the Municipal District of Taber Municipal Development Plan to:

- (a) protect and conserve better agricultural land for extensive agricultural use; and
- (b) minimize the potential for rural land use conflicts by accommodating non-farm residential developments in an orderly manner within the designated boundaries of established hamlets; providing the Development Authority or Subdivision and Development Appeal Board is satisfied that the use complies with the pertinent standards and requirements outlined in this district and the Schedules of this bylaw.

### 1. LAND USES:

#### (a) Permitted

- Ancillary residential buildings and structures
- Shipping container<sup>1</sup>
- Single family dwelling

#### (b) Discretionary

- Churches and meeting halls
- Dwellings:
  - Board and rooming houses
  - Double-wide mobile homes
  - Duplex dwellings
  - Moved-in dwellings
  - Manufactured home
  - Multiple family dwellings
  - Row or townhousing
  - Sectional or modular dwellings
  - Semi-detached dwellings
  - Single-wide mobile homes
- Home occupations
- Mobile home parks
- Places of worship
- Public assembly
- Public parks, recreation and open space areas
- Public utilities installation
- Similar uses
- Solar energy system Class A

#### (c) Prohibited

- Dwelling unit or living quarters of any type located within or attached to an ancillary building/structure, or a building/structure associated with a use classified as non-residential (e.g., churches and meeting halls, places of worship, public assembly) in accordance with the land use bylaw
- Shipping container<sup>2</sup>

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<sup>1</sup> Temporary shipping container in accordance with section 2, Schedule 12.

<sup>2</sup> All other shipping containers.

All other uses not deemed similar by the Development Authority to any listed above as permitted or discretionary

**2. MINIMUM SERVICED LOT SIZE**

Use	Width (feet)	Length (feet)	Area (square feet)
Single family dwelling	50	100	5,000
Duplex and semi-detached dwellings	70	100	7,000
Multiple family dwellings	100	100	10,000
Single-wide mobile homes	45	100	4,500
Double-wide mobile homes	50	100	5,000
Row or town housing - interior unit	25	100	2,500
- end unit	40	100	4,000
All others	As required by the Development Authority.		

**3. MINIMUM UNSERVICED/PARTIALLY SERVICED LOT SIZE**

(a) All unserviced or partially serviced lots to be developed for single family, semi-detached, duplex, single and double-wide mobile home dwellings shall not be less than the following minimum size or greater as required by the or the Development Authority in accordance with Chinook Health Region, Alberta Labour and Alberta Environment regulations and recommendations.

Use	Width (feet)	Length (feet)	Area (square feet)
All dwellings above with municipal sewer only	100	100	10,000
All dwellings above with municipal water only	100	150	15,000
All dwellings above with no municipal sewer or water	100	200	20,000

(b) All unserviced or partially serviced parcels developed for multiple family and town or row house dwellings shall not be less than the size required by the Development Authority in accordance with Chinook Health Region, Alberta Labour and Alberta Environment regulations and recommendations.

**4. MINIMUM SETBACK REQUIREMENTS**

(a) Use	Lot Type	Front Yard (feet)	Side Yards (feet)	Rear Yard (feet)
Single family (conventional)	interior	25	1 @ 5 and 1 @ 10	25
	corner	25	1 @ 5 and 1 @ 15	25
Duplex	interior	25	1 @ 5 and 1 @ 10	25
	corner	25	1 @ 5 and 1 @ 15	25
Semi-detached	interior	25	2 @ 10	25
	corner	25	1 @ 10 and 1 @ 15	25
Multiple family	interior	30	2 @ 20	30
	corner	30	1 @ 20 and 1 @ 30	30
Row or town house	interior	25	end unit 1 @ 10	25
	corner	25	end unit 1 @ 15	25

Use	Lot Type	Front Yard (feet)	Side Yards (feet)	Rear Yard (feet)
Mobile homes (single and double-wide)	interior	25	1 @ 15* and 1 @ 7.5	10
	corner	25	1 @ 7.5 and 1 @ 15**	10
All others		As required by the Development Authority.		

- (b) A double-wide mobile home not located in a mobile home park but placed upon a continuous concrete block foundation:
  - (i) may have the same minimum setback requirements as a conventional single family dwelling providing the longest dimension of the unit parallels the front lot line.
  - (ii) shall have the same minimum setback requirements outlined above and illustrated on the Schedule 6 diagram where the longest dimension is perpendicular to the front lot line.
- (c) Sectional, modular and moved-in dwellings developed in a like manner to conventional dwellings shall have the same minimum setback requirements outlined for single family dwellings.

**5. MAXIMUM SITE COVERAGE**

- (a) Principal building (dwelling) - 35%.
- (b) Ancillary building(s) or structure(s) - 10%. No ancillary building or structure to exceed 780 square feet in size.

**6. MINIMUM FLOOR AREA**

Use	Area (square feet)
Single family dwelling	800
Duplex / semi-detached dwellings	700
Multiple family dwellings	700
Town or row house dwellings	700
Double- / single-wide mobile homes	700

**7. YARD REQUIREMENTS FOR ANCILLARY BUILDINGS**

- (a) Ancillary buildings and structures shall not be less than five (5) feet from a side or rear lot line.
- (b) A carport or garage is permitted in a side yard but shall not be less than five (5) feet from a side lot line.

**8. GENERAL STANDARDS OF DEVELOPMENT**

See Schedule 5.

**9. HAMLET HOME OCCUPATIONS**

See Schedule 9(a).

**10. OFF-STREET PARKING REQUIREMENTS**

\* Main entrance side; also see Schedule 6 diagram guidelines.

\*\* Main entrance side and street side; see Schedule 6 diagram guidelines.

See Schedule 7.

**11. MOVED-IN DWELLING / PREVIOUSLY OCCUPIED DWELLING REQUIREMENTS**

See Schedule 8.

**12. MOBILE HOME DEVELOPMENT STANDARDS**

See Schedule 6.

**13. MOBILE HOME PARKS**

All applications for mobile home parks shall be considered on the basis of special standards adopted by the Council and Development Authority.

**14. HEIGHT OF BUILDINGS**

<b>Use</b>	<b>Height (feet)</b>
Ancillary residential structures	15 (ground to peak)
Single family dwellings, Duplex dwellings, Moved-in dwellings, Sectional or modular dwellings and Semi-detached dwellings	33 (ground to peak)

**15. SHIPPING CONTAINER STANDARDS**

See section 2, Schedule 12.



## DESIGNATED HAMLET COMMERCIAL – "HC"

### PURPOSE:

In accordance with the objectives and policies of the Municipal District of Taber Municipal Development Plan to bolster the economic viability and reinforce the service centre function of designated hamlets by accommodating, in an orderly manner, suitable retail, service and highway commercial developments providing the Development Authority or Subdivision and Development Appeal Board is satisfied that the use complies with the pertinent standards and requirements outlined in this district and the Schedules of this bylaw.

### 1. LAND USES:

#### (a) Permitted

- Financial services
- Offices
- Personal service outlets
- Retail sales outlets
- Shipping container<sup>1</sup>

#### (b) Discretionary

- Automobile sales and service
- Board and rooming houses
- Bus depots
- Class C rural industries
- Farm equipment sales and service
- Hotels
- Licensed premises
- Motels
- Places of worship
- Public assembly
- Public parks, recreation and open space areas
- Public utilities installations
- Repair garages
- Residential accommodation secondary to and in conjunction with an approved commercial use
- Retail cannabis store
- Service stations
- Shipping container<sup>2</sup>
- Signs
- Similar uses
- Solar energy system Class A
- Solar energy system Class B

#### (c) Prohibited

All other uses not deemed similar by the Development Authority to any listed above as permitted or discretionary

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<sup>1</sup> Temporary shipping container in accordance with section 2, Schedule 12.

<sup>2</sup> All other shipping containers.

**2. LOT SIZE REQUIREMENTS**

**(a) Minimum Serviced Lot Size**

Use	Width (feet)	Length (feet)	Area (square feet)
Permitted uses	25	100	2,500
All others	As required by the Development Authority.		

**(b) Minimum Unserviced/Partially Serviced Lot Size**

Degree of Service	Width (feet)	Length (feet)	Area (square feet)
All uses with sewer only	100	100	10,000
All uses with water only	100	150	15,000
All uses with no sewer or water	100	200	20,000

**3. MINIMUM SETBACK REQUIREMENTS**

Use	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)
Permitted uses	5	As required by the Development Authority	30
All others	As required by the Development Authority.		

**4. MAXIMUM SITE COVERAGE**

Principal and ancillary buildings or structures - 80%.

**5. OFF-STREET PARKING REQUIREMENTS**

See Schedule 7.

**6. SIGN STANDARDS**

See Schedule 10.

**7. SHIPPING CONTAINER STANDARDS**

See Schedule 12.

**8. LOCATIONAL CRITERIA AND REQUIREMENTS FOR A RETAIL CANNABIS STORE**

- (a) A retail cannabis store shall not be approved if any portion of an exterior wall of the store is located within 328 feet (100 metres) of:
  - (i) the boundary of a parcel of land on which a provincial health care facility is located, including any associated grounds;
  - (ii) the boundary of a parcel of land containing a school (as defined in the *School Act*, excluding a home education program), including any associated school grounds;
  - (iii) the boundary of a parcel of land that is designated as school reserve (SR) or municipal and school reserve (MSR) under the *Municipal Government Act*;
  - (iv) the boundary of a municipal or provincial owned parcel of land on which a park, playground, campground, or recreation area is located.
- (b) A retail cannabis store shall not be approved if any portion of the exterior wall of the store is located within 492 feet (150 metres) of another retail cannabis store (measured to the exterior wall).

- (c) All retail cannabis stores shall be subject to the condition that the applicant is responsible for obtaining all applicable approvals from the Alberta Gaming and Liquor Commission with a copy of such approvals submitted to the MD of Taber prior to operation of a retail cannabis store.
- (d) The owner or applicant must obtain any other approval, permit, authorization, consent or licence that may be required to ensure compliance with applicable federal, provincial and other municipal legislation prior to operation.
- (e) The following additional information shall be submitted with the development permit application:
  - (i) documentation demonstrating how the cannabis retail store complies with the Conditions Governing Cannabis Store Premises under the Alberta Gaming, Liquor and Cannabis Regulation; and
  - (ii) proposed exterior business signage and information demonstrating compliance with the Alberta Gaming and Liquor Commission store names.



## DESIGNATED HAMLET INDUSTRIAL – "HI"

### PURPOSE:

In accordance with the objectives and policies of the Municipal District of Taber Municipal Development Plan to:

- (a) protect and conserve better agricultural land for extensive agricultural use; and
  - (b) reduce the potential for rural land use conflicts by accommodating compatible industrial developments in an orderly manner within the designated boundaries of established hamlets;
- providing the Development Authority or Subdivision and Development Appeal Board is satisfied that the use complies with the pertinent standards and requirements outlined in this district and the Schedules of this bylaw.

### 1. LAND USES:

#### (a) Permitted

- Ancillary buildings and structures
- Class A rural industries
- Grain elevators, annexes and ancillary structures
- Manufacturing and processing
- Outdoor storage
- Railway installations
- Seed cleaning
- Shipping container.<sup>1</sup>

#### (b) Discretionary

- Automotive uses
- Cannabis production facility
- Class C rural industries
- Commercial sales and services secondary to and in conjunction with an approved industrial use
- Intensive horticultural operations/facilities
- Manufacturing and processing industries
- Public utilities installations
- Residential in conjunction with an approved industrial use
- Service stations
- Shipping container.<sup>2</sup>
- Signs
- Similar uses
- Solar energy system Class A
- Solar energy system Class B
- Warehousing and outdoor storage uses

#### (c) Prohibited

- Class B rural industries
- All other uses not deemed similar by the Development Authority to any listed above as permitted or discretionary

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<sup>1</sup> Temporary shipping container in accordance with section 2, Schedule 12.

<sup>2</sup> All other shipping containers.

**2. MINIMUM LOT SIZE**

Use	Servicing	Width (feet)	Length (feet)	Area (square feet)
All discretionary uses except outdoor storage and public utilities installations	sewer and water	75	100	7,500
	sewer only	100	100	10,000
	water only	100	150	15,000
	unserviced	100	200	20,000

**3. MINIMUM SETBACK REQUIREMENTS**

(a) Use	Front Yard	Side Yard	Rear Yard
All others	As required by the Development Authority.		

- (b) If the lot has frontage on a provincial highway, an additional 100-foot setback may be required for a service road in accordance with Alberta Transportation recommendations or Highways Development Control Regulations.
- (c) The display of goods, materials, articles and equipment may be approved in the front of a proposed development provided such a display does not encroach on the required front yard setback.

**4. MAXIMUM SITE COVERAGE**

Principal and ancillary buildings - 70%.

**5. GENERAL STANDARDS OF DEVELOPMENT**

See Schedule 5.

**6. OFF-STREET PARKING REQUIREMENTS**

See Schedule 7.

**7. SIGN STANDARDS**

See Schedule 10.

**8. SHIPPING CONTAINER STANDARDS**

See Schedule 12.

**9. CANNABIS PRODUCTION FACILITY REQUIREMENTS**

- (a) The owner or applicant must provide as a condition of development a copy of the current licence for all activities associated with the cannabis production facility as issued by Health Canada.
- (b) The owner or applicant must obtain any other approval, permit, authorization, consent or licence that may be required to ensure compliance with applicable federal, provincial and other municipal legislation prior to operation.
- (c) The development must be undertaken in a manner such that all of the processes and functions are fully enclosed within a building, including waste materials.
- (d) The development must include equipment designed and intended to remove odours from the air where it is discharged from the building as part of the ventilation system.

- (e) A public utility and waste management plan shall be submitted with the development application that describes:
  - (i) estimated volume of monthly water usage;
  - (ii) incineration of waste products and airborne emissions, including smell;
  - (iii) the quantity and characteristics of liquid and waste material discharged by the facility; and
  - (iv) the method and location of collection and disposal of liquid and waste material.





## DESIGNATED HAMLET PUBLIC AND INSTITUTIONAL – "HP/I"

### PURPOSE:

In accordance with the objectives and policies of the Municipal District of Taber Municipal Development Plan to:

- (a) protect and conserve better agricultural land for extensive agricultural use; and
- (b) reduce the potential for rural land use conflicts; and
- (c) complement the service centre function of established hamlets;

by accommodating, in an orderly manner, suitable public and institutional developments within the boundaries of designated hamlets providing the Development Authority or Subdivision and Development Appeal Board is satisfied that the use complies with the standards and requirements outlined in this district and the Schedules of this bylaw.

### 1. LAND USES:

#### (a) Permitted

Parks, playgrounds, sportsfields and other public recreation uses  
Shipping container.<sup>1</sup>

#### (b) Discretionary

Ancillary buildings and structures  
Churches  
Civic halls and clubs  
Firehalls  
Government offices and facilities  
Hospitals  
Libraries  
Public or private recreational buildings and areas  
Public utility installations  
Schools  
Senior citizen housing  
Shipping container.<sup>2</sup>  
Signs  
Similar uses  
Solar energy system Class A  
Solar energy system Class B

#### (c) Prohibited

All other uses not deemed similar by the Development Authority to any listed above as permitted or discretionary

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<sup>1</sup> Temporary shipping container in accordance with section 2, Schedule 12.

<sup>2</sup> All other shipping containers.

**2. MINIMUM LOT SIZE**

Use	Servicing	Width (feet)	Length (feet)	Area (square feet)
All discretionary uses except public utility installations and recreation areas	sewer and water	50	100	5,000
	sewer only	100	100	10,000
	water only	100	150	15,000
	unserviced	100	200	20,000

**3. MINIMUM SETBACK REQUIREMENTS**

Use	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)
All except recreation areas	25	20	25

**4. MAXIMUM SITE COVERAGE**

Principal and ancillary buildings and structures - 50%.

**5. OFF-STREET PARKING REQUIREMENTS**

See Schedule 7.

**6. GENERAL STANDARDS OF DEVELOPMENT**

See Schedule 5.

**7. SIGN STANDARDS**

See Schedule 10.

**8. SHIPPING CONTAINER STANDARDS**

See Schedule 12.

## DESIGNATED HAMLET TRANSITIONAL / AGRICULTURAL – "HT/A"

### PURPOSE:

In accordance with the objectives and policies of the Municipal District of Taber Municipal Development Plan to protect and conserve better agricultural land contained within the boundaries of a designated hamlet for extensive agricultural use, until such time as that land is needed to accommodate, in an orderly manner, a suitable urban development providing the Development Authority or Subdivision and Development Appeal Board is satisfied that the use complies with:

- (a) the pertinent standards and requirements of the appropriate land use district to which the land shall be reclassified;
- (b) the Schedules of this bylaw; and
- (c) a municipal district approved area structure or comprehensive land use plan (if required).

### 1. LAND USES:

#### (a) Permitted

Primary single family dwelling, ancillary farm buildings and structures  
(excluding those for intensive agricultural or home occupation uses)  
Shipping container.<sup>1</sup>

#### (b) Discretionary

Cannabis production facility  
Hamlet and Class A rural industrial  
Hamlet residential  
Hamlet public and institutional  
Hamlet commercial  
Home occupations  
Intensive horticultural operations/facilities  
Isolated country residential  
Manufactured home  
Mobile home  
Moved-in dwelling  
Public parks, playgrounds, sportsfields and open space recreation areas  
Public utilities installations  
Secondary single family dwelling  
Sectional or modular dwelling  
Shipping container.<sup>2</sup>  
Signs  
Similar uses  
Solar energy system Class A  
Solar energy system Class B

#### (c) Prohibited

Isolated or grouped Class B rural industrial  
All other uses not deemed similar by the Development Authority to any listed above as permitted or discretionary

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<sup>1</sup> Temporary shipping container in accordance with section 2, Schedule 12.

<sup>2</sup> All other shipping containers.

**2. SPECIAL DEVELOPMENT STANDARDS AND REQUIREMENTS**

Development standards such as, but not limited to, lot size, setbacks, site coverage, servicing and access, shall be as required by the Development Authority in accordance with:

- (a) the appropriate land use district to which the parcel(s) shall, wherever possible, be reclassified; and
- (b) the pertinent standards of development outlined in the Schedules of this bylaw.

**3. SIGN STANDARDS**

See Schedule 10.

**4. HAMLET HOME OCCUPATION STANDARDS**

See Schedule 9(a).

**5. SHIPPING CONTAINER STANDARDS**

See Schedule 12.

**6. MOBILE HOME DEVELOPMENT STANDARDS**

See Schedule 6.

**7. MOVED-IN DWELLING / PREVIOUSLY OCCUPIED DWELLING REQUIREMENTS**

See Schedule 8.

**8. CANNABIS PRODUCTION FACILITY REQUIREMENTS**

- (a) The owner or applicant must provide as a condition of development a copy of the current licence for all activities associated with the cannabis production facility as issued by Health Canada.
- (b) The owner or applicant must obtain any other approval, permit, authorization, consent or licence that may be required to ensure compliance with applicable federal, provincial and other municipal legislation prior to operation.
- (c) The development must be undertaken in a manner such that all of the processes and functions are fully enclosed within a building, including waste materials.
- (d) The development must include equipment designed and intended to remove odours from the air where it is discharged from the building as part of the ventilation system.
- (e) A public utility and waste management plan shall be submitted with the development application that describes:
  - (i) estimated volume of monthly water usage;
  - (ii) incineration of waste products and airborne emissions, including smell;
  - (iii) the quantity and characteristics of liquid and waste material discharged by the facility; and
  - (iv) the method and location of collection and disposal of liquid and waste material.

## LOCALITY OF RETLAW DIRECT CONTROL – "LR-DC"

### **PURPOSE:**

The Municipal District Council has identified the significant historical nature of the Locality of Retlaw. The purpose of this district is to protect and enhance the historical potential of the Locality of Retlaw.

#### **1. PERMITTED USES**

Any use Council considers suitable.

#### **2. MINIMUM LOT SIZE**

Any size Council determines necessary having regard to standards contained in this Bylaw.

#### **3. OFF-STREET PARKING AND LOADING REQUIREMENTS**

Any standard Council considers necessary having regard to Schedule 7.

#### **4. SIGN STANDARDS**

Any standard Council considers necessary having regard to Schedule 10.

#### **5. STANDARDS OF DEVELOPMENT**

Any standard Council considers necessary having regard to Schedule 5.

#### **6. OTHER STANDARDS**

Council may require additional standards having regard to statutory plans, and comments from referral agencies contacted under Section 7(c) of this District.

#### **7. APPROVAL PROCEDURE**

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

- (i) cause notice to be issued by the Designated Officer in accordance with Section 18(a) and (b) of the Land Use Bylaw;
- (ii) hear any persons that claim to be affected by the decision on the application.

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

(c) When applicable, Council should seek comments from other government agencies such as:

- Chinook Health Region,
- Planning Advisors,
- Alberta Transportation,
- Alberta Environment,
- any other agency Council considers necessary.



## **LINEAR PARCEL DIRECT CONTROL – "LPDC"**

### **PURPOSE:**

To give Council the authority to decide upon uses that relate to linear parcels of land such as railway rights-of-way, as these lands can affect agriculture and a large number of Municipal District of Taber residents.

#### **1. PERMITTED USES**

Railway and railway related uses  
Any use Council considers appropriate

#### **2. LOT SIZE REQUIREMENTS**

At the discretion of Council.

#### **3. SETBACK, YARD AND ACCESS REQUIREMENTS**

At the discretion of Council.

#### **4. GENERAL STANDARDS OF DEVELOPMENT**

At the discretion of Council having regard to Schedule 5.

#### **5. OTHER STANDARDS**

As required by Council.

#### **6. APPROVAL PROCEDURE**

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

- (i) cause a notice to be issued by the designated officer in accordance with Section 18 of this bylaw;
- (ii) hear any persons that claim to be affected by the decision on the application;
- (iii) the notice should contain the date and time that Council will hear the application.

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

(c) When applicable, Council should seek comments from other agencies such as the planning advisor, regional health authority or any applicable provincial government department.

#### **7. APPEAL PROCEDURE**

Pursuant to section 641(4)(a) of the 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.





## **DIRECT CONTROL – "DC"**

### **PURPOSE:**

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

#### **1. USES**

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

#### **2. MINIMUM LOT SIZE**

As required by Council.

#### **3. OFF-STREET PARKING AND LOADING REQUIREMENTS**

As required by Council having regard to Schedule 7.

#### **4. SIGN STANDARDS**

As determined by Council having regard to Schedule 10.

#### **5. STANDARDS OF DEVELOPMENT**

As required by Council having regard to Schedule 5.

#### **6. OTHER STANDARDS**

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

#### **7. APPROVAL PROCEDURE**

- (a) Before Council considers an application for a use in the Direct Control district, they shall:
  - (i) cause notice to be issued by the Designated Officer in accordance with Section 18(a) and (b) of the Land Use Bylaw;
  - (ii) hear any person that claims to be affected by the application.
- (b) Council may then approve the application with or without conditions, or refuse the application.

#### **8. DELEGATION OF AUTHORITY**

- (a) Council may decide on a development permit application or may delegate the decision to the Development Authority as described in the corresponding adopted Direct Control bylaw.

#### **9. APPEAL PROCEDURE**

- (a) In accordance with the Municipal Government Act, if a decision with respect to a development permit application is made by Council, there is no appeal to the Subdivision and Development Appeal Board.

- (b) In accordance with the Municipal Government Act, if a decision with respect to a development permit application is made by the Development Authority, the appeal to the Subdivision and Development Appeal Board shall be limited to whether the Development Authority followed the instructions properly as delegated by Council.

**SCHEDULE 3**

**DEVELOPMENT NOT REQUIRING A PERMIT**

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**SCHEDULE 3**  
**DEVELOPMENT NOT REQUIRING A PERMIT**

No development permit is required for the following:

1. (a) (i) extensive cultivation or grazing of land:
    - (ii) uses (including any associated grading, excavation and stockpile) listed in section 618 of the Act and Exemption Regulations, i.e. confined feeding operations, highway, public roadway, oil or gas well, battery, pipeline, irrigation district works, historical sites, archaeological digs, provincial parks, public utility transmission lines and any others specified by the Lieutenant Governor in Council;
  - (b) the carrying out of works of maintenance or repair to any building, if such works do not include structural alterations or major works of renovation.
  - (c) the completion of a building which was lawfully under construction at the date of the first publication of the official notice required under section 692 of the Act, provided that:
    - (i) the building is completed in accordance with the terms of any permit granted by the Development Authority in respect of it and subject to the conditions to which that permit was granted; and
    - (ii) the building, whether or not a permit was granted in respect of it, is completed within a period of 12 months from the date of the first publication of the official notice;
  - (d) the use of any building referred to in subsection (b) of this Schedule for the purpose for which construction was commenced;
  - (e) the erection or construction of buildings, works, plants, or machinery needed in connection with operations for which a development permit has been issued for the period of those operations;
  - (f) the maintenance and repair of public works, services and utilities carried out by, or on behalf of, federal, provincial, municipal, or public authorities on land which is publicly owned or controlled;
  - (g) shipping containers in accordance with sections 2 and 3 of Schedule 12;
  - (h) installation of public utilities within a road right-of-way, utility right-of-way or public utility lot, including any associated grading, excavation and temporary stockpile in conjunction with installation of such exempted utilities, but not including buildings.
2. If there is doubt as to whether a development is of a kind listed in section 1 above, the matter shall be referred to the Development Authority whose decision is final.
  3. No development permit is required for any use, building or structure associated with extensive agriculture or grazing including corrals and stockpile, except for dwellings and solar energy system installations in excess of 1.5 kW per parcel, and are not proposed to be located within 150 feet of the centre line of any municipal road right-of-way.



**SCHEDULE 4**

**DEVELOPMENT AND LAND USE BYLAW  
AMENDMENT FEES AND FORMS**

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**SCHEDULE 4**  
**DEVELOPMENT AND LAND USE BYLAW AMENDMENT**  
**FEEES AND FORMS**

1. Every application for a development permit, land use bylaw amendment, area structure plan or other statutory plan, appeal, or letter of compliance shall be accompanied by a processing fee as established by resolution of Council from time to time (see Appendix 1).
2. In any case where the required processing fee or use is not specifically listed in the fee schedule (see Appendix 1), such fees shall be determined by the Subdivision and Development Authority in a manner consistent with those fees listed for similar developments.
3. The forms and notices used for the administration of this Bylaw are contained in Appendix 1 and are provided for information. The forms and notices may be revised by resolution of Council from time to time.



**SCHEDULE 5**

**GENERAL STANDARDS OF DEVELOPMENT**

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**SCHEDULE 5**  
**GENERAL STANDARDS OF DEVELOPMENT**

**1. DEVELOPMENT AGREEMENTS**

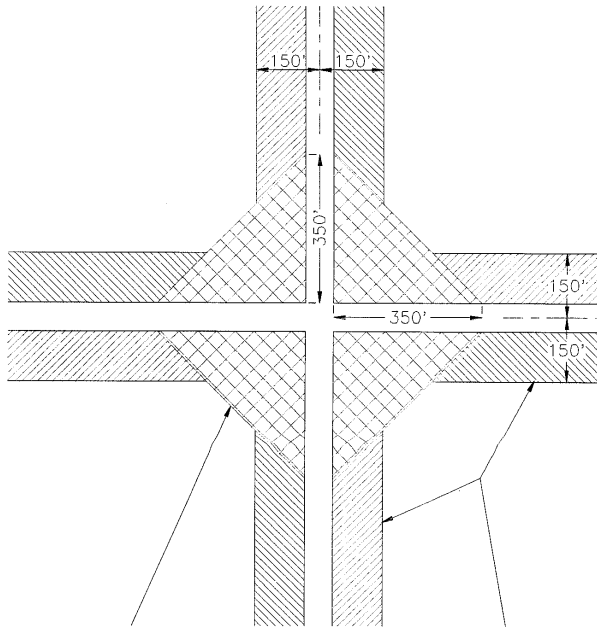
Where a development is proposed in any land use district which would require servicing beyond that which the municipality might normally provide, the Council may require that a development agreement which would legally establish the responsibilities of each of the involved parties be entered into by the developer and municipality before a permit is issued.

**2. PUBLIC ROADWAY SETBACK REQUIREMENTS**

- (a) In order to facilitate future widening/service road dedication and reduce potential snow drifting/sight restrictions; nothing shall be constructed (e.g. buildings), placed (e.g. haystacks), excavated (e.g. dugouts), or allowed to grow (e.g. shelterbelts), within 150 feet of the centre line of a rural road except by Development Authority approval.
- (b) All development proposed within one-half mile of a provincial highway may be subject to special setback and access requirements in accordance with permit conditions of Alberta Transportation and the Highways Development Control Regulations.

**SETBACK FOR DEVELOPMENT**

**HIGHWAY AND ROADWAY SETBACKS**



**INTERSECTION SITE TRIANGLE SETBACK**

Vehicle access points and buildings, fences, trees or similar obstructions more than 2 feet above a rural road grade may be restricted by the municipality in this area or such greater distance from an intersection with a provincial highway as required by Alberta Transportation.

Buildings, fences, trees, dugouts, etc. may be restricted by the municipality within 150 feet from the centre line of a rural road or within 1000 feet of a provincial highway by Alberta Transportation in accordance with the Highways Development Control Regulations.

### **3. YARD SETBACKS**

- (a) In addition to, or as part of section 4 above, special setbacks may be required by the Development Authority as front, side and rear yards to provide for the development of suitably landscaped areas.
- (b) The Development Authority may alter the building setback requirement in a well-established area if, in their opinion, the proposed setback blends in with the prevailing pattern.

### **4. COULEE AND WATERBODY SETBACK REQUIREMENTS**

- (a) No development shall occur within the distances calculated using the "Interim Guidelines for the Subdivision of Land Adjacent to Steep Valley Banks" or subsequent guidelines provided by Alberta Environment (Figures 1 and 2, and Table 1) (see diagram below).
- (b) Development within the distances calculated using the "Interim Guidelines for the Subdivision of Land Adjacent to Steep Valley Banks" or subsequent guidelines provided by Alberta Environment may be allowed on the basis of soils studies prepared by an engineer qualified in the field of soils analysis.
- (c) The Development Authority or Council may require soils tests to be provided in support of any development permit application or subdivision application where they may feel there is a potential risk for soil failures of any type.
- (d) The Development Authority or Council may require a flood risk analysis for development permit applications or subdivision applications for properties located in any river valley, drainage course or within 100 feet of the high water mark of other water bodies such as lakes. The analysis shall use the "Interim Guidelines for the Subdivision of Land in Areas Adversely Affected by River Flooding and Erosion" or subsequent guidelines provided by Alberta Environment.

### **5. OUTDOOR STORAGE SCREENING REQUIREMENTS**

#### **(a) Rural**

Where any non-farm parcel, or part thereof, adjacent to a provincial highway, designated scenic, tourist or recreational access road, special scenic area, historical or archaeological site, public park or recreation area; is used for the commercial outdoor storage of goods, machinery, vehicles, building or waste materials, the Development Authority may require screening by buildings, fences, hedges, trees, earth berms or other landscaping features, to its satisfaction.

#### **(b) Urban**

- (i) No outdoor storage shall be permitted in the required residential front yard setback in hamlets, nor in any other required yard setback area of land use district as specified by the Development Authority.
- (ii) Outdoor storage of goods, machinery, buildings, or waste materials shall be kept effectively screened from view by buildings, solid fences, trees, hedges, earth berms, and other landscaped features, or combinations thereof, and be maintained in a state of good repair.

Figure I - Idealized Cross-section of River Valley

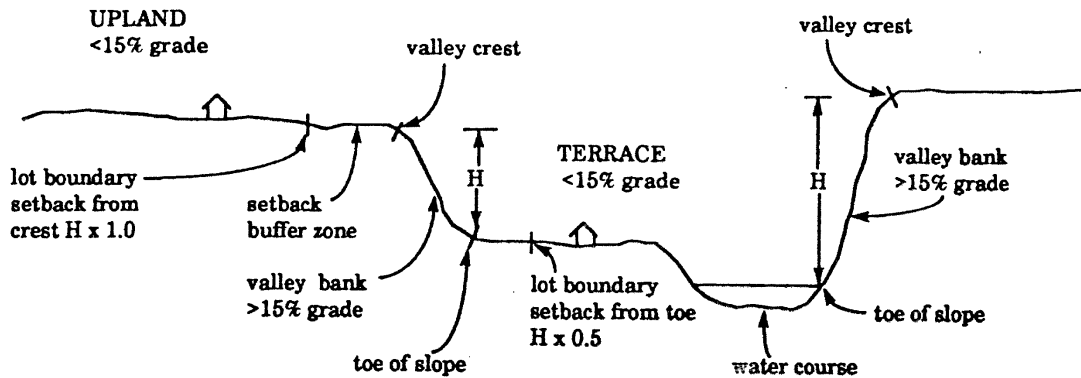


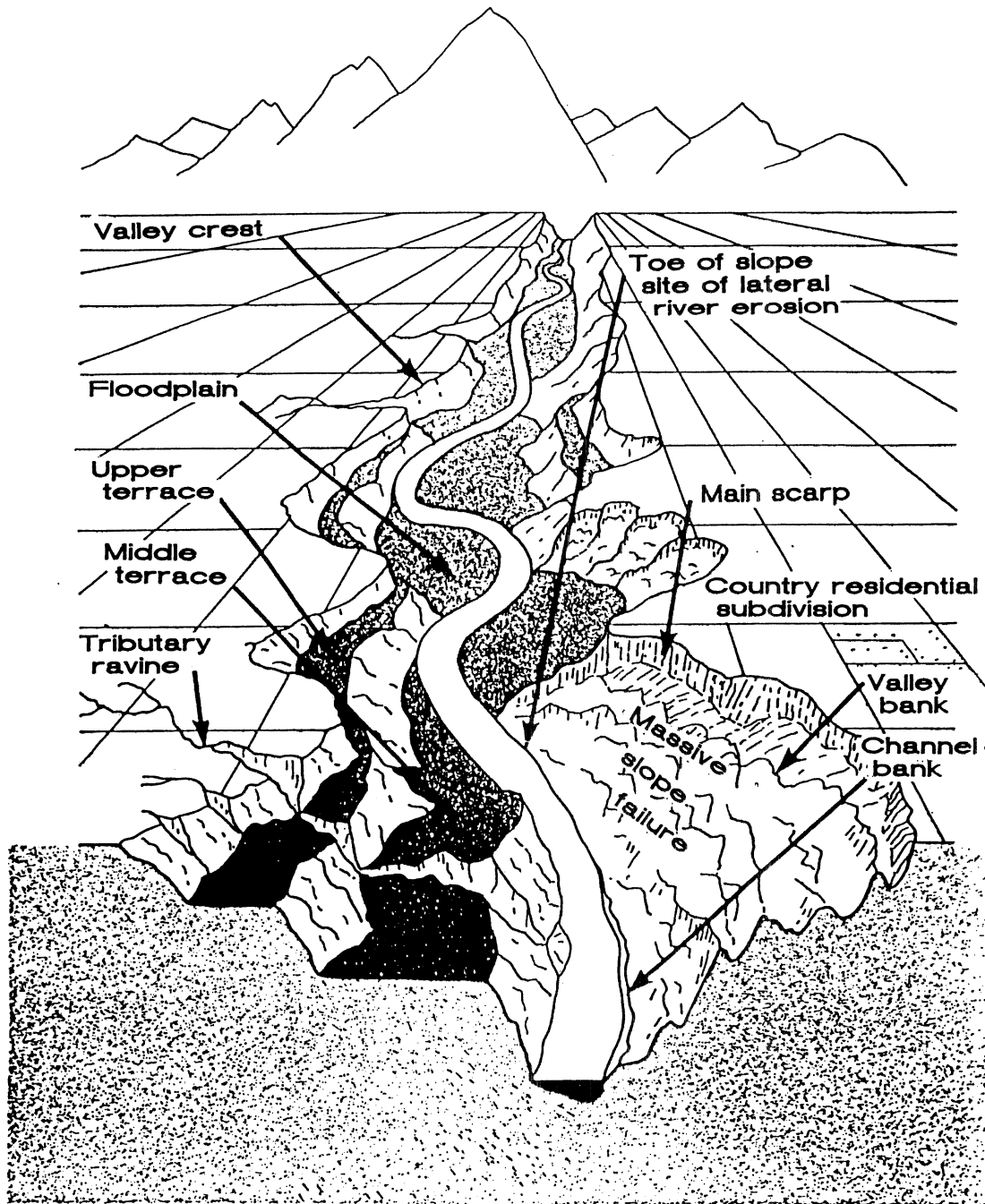
Table 1 - General Guidelines for the Setback of Lot Boundaries from a River Valley Crest where the Grade of the Adjacent Valley Bank Exceeds 15%

LOT BOUNDARY SETBACK

SLOPE FACTOR	$H^1 \times 1.0$	$H \times 1.5$	$H \times 2.0$
LATERAL RIVER EROSION OF TOE OF SLOPE	No Erosion <sup>2</sup>	Minor Active Erosion	Major Active Erosion <sup>3</sup>
SLOPE STEEPNESS	>15 to 50% (>8.5 to 26.6 degrees)	51 to 100% (27.0 to 45 degrees)	more than 100%
SLOPE FAILURE ON BANK	No Failure, Minor <sup>4</sup> Inactive	Minor Active, Major <sup>5</sup> Inactive	Major Active Failure
PAST & EXISTING ANTHROPOGENIC DISTURBANCE <sup>6</sup>	No Disturbance to Moderate	Major Disturbance	
PROPOSED ANTHROPOGENIC DISTURBANCE	Minor to Moderate Disturbance	Major Disturbance	

- 1 The valley bank height, H is defined as the vertical distance from the valley crest to the toe of slope. The toe of slope may be found either where the valley bank meets a terrace or where it directly enters the water course.
- 2 an abandoned slope with the toe protected by a terrace
- 3 occurs on an outside bend of a river meander or opposite an island
- 4 minor refers to shallow slope failures, surface sloughing
- 5 major refers to deep seated slope failures involving the entire valley bank
- 6 man-induced disturbance such as excavating, filling, recontouring, drainage works, reservoirs, mining and tunnelling, utilities and roads

Figure 2 - Idealized Drawing Of River Valley





## **6. SURFACE MINING OPERATION REQUIREMENTS**

Before a permit is issued for such extractive rural industrial uses (e.g. gravel pits, stone quarries), a plan of reclamation satisfactory to the Development Authority in accordance with Alberta Environment standards and requirements shall be filed with the Council. All topsoil shall be stockpiled for use in reclaiming the worked-out site. Stripping of topsoil for sale is prohibited.

## **7. AREA STRUCTURE PLAN REQUIREMENTS**

The Development Authority may require that an applicant submit an area structure plan or comprehensive land use plan prior to the designation of or consideration for development within the following land use districts: hamlet transitional/agricultural; grouped country residential; grouped rural industrial; private commercial recreation; and rural highway commercial, or as required by an adopted Intermunicipal Development Plan. Such plans shall address the following concerns to the satisfaction of the Development Authority:

- (a) lot design, servicing, access and sequence of development;
- (b) undevelopable on site areas subject to flooding, groundwater inundation, slumping and erosion;
- (c) on site areas of historical or archaeological significance;
- (d) impact on the urban expansion strategies of any neighbouring municipality;
- (e) impact on the safe, efficient operation of nearby highways, secondary or rural roads;
- (f) impact on future resource development of the area;
- (g) impact on, access to or development of the areas existing or potential recreation amenities;
- (h) impact on vicinity wildlife habitats, natural areas and ecological reserves;
- (i) potential conflicts with adjacent or surrounding land uses, particularly agricultural operations and irrigation systems;
- (j) construction and financial responsibilities of the developer (development agreement);
- (k) if within one-half mile of a provincial highway, by Alberta Transportation;
- (l) if the proposal would result in six parcels or more in a quarter section, a certified report shall be prepared in accordance with the "Report Requirements under Section 23 of the Water Act for Subdivision Development" as produced by Alberta Environment, September 1999. The costs of preparation, evaluation, interpretation and/or distribution of the said report shall be borne by the applicant and the results shall be forwarded to the Regional Director for the Water Act for interpretation, evaluation and comment. At its sole discretion, the municipality may charge additional fees to ensure that any certified report is referred to the appropriate authorities for evaluation and interpretation pursuant to section 61 of the Municipal Government Act. Upon the preparation and subsequent adoption of a water management plan within the municipality, this policy shall be reviewed and modified if necessary;
- (m) any other matters as required in accordance with the Municipal Development Plan, an adopted Intermunicipal Development Plan and/or considered necessary by the municipality.

**8. ENVIRONMENTAL IMPACT REQUIREMENTS AND CRITERIA**

An environmental impact assessment and permit conditions to satisfactorily minimize:

- (a) soil erosion and coulee slumping;
- (b) contamination of air or water;
- (c) hindrance or alteration of water flow to a lake, river or reservoir;
- (d) compromising the aesthetic quality of a scenic area;
- (e) damage to an ecologically sensitive habitat or area of historic importance;
- (f) conflicts with surrounding land uses;

may be required by the Development Authority or Subdivision and Development Appeal Board for any development proposed within 1000 feet of:

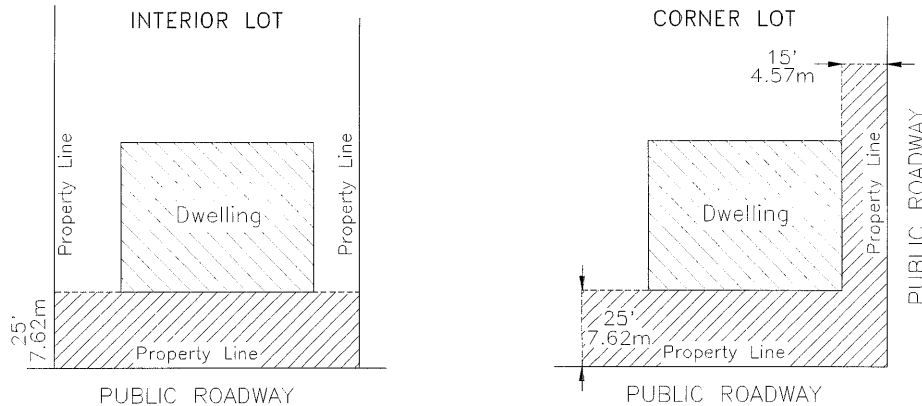
- (i) a waterbody;
- (ii) an existing or potential recreation area; or
- (iii) a river valley, lake shoreland.

**9. RETAINING WALLS (Urban Areas)**

The Development Authority may require the construction of a retaining wall as a condition of development if, in their opinion, significant differences in grade exist or will exist between the parcel being developed and adjacent parcels.

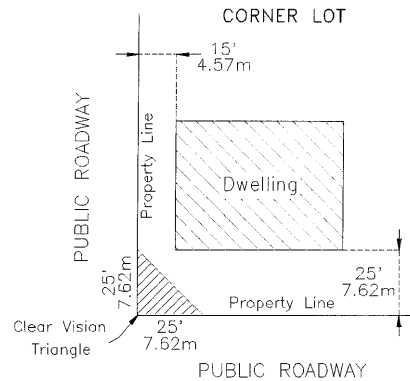
**10. FENCES (Urban Areas)**

- (a) No fence, wall, vegetation, or any combination thereof, lying within 25 feet of the right-of-way of a public roadway, excluding lanes, shall extend more than three feet above the ground without a permit issued by the Development Authority, except in the case of corner lots where one yard is considered as the side yard.
- (b) Fences in rear yards shall be limited to six feet in height.



### 11. CORNER LOT RESTRICTIONS (Urban Areas)

On a corner lot nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of 3 and 10 feet above the centre-line grades of the intersecting streets in the area bounded by the property lines of such corner lots and a line joining points along the said property line 25 feet from the point of intersection.



### 12. REFUSE COLLECTION AND STORAGE

Refuse and garbage shall be kept in a suitably sized enclosure for each use within each land use district, or shall be effectively screened until such time as collection or disposal is possible.

### 13. SERVICING STANDARDS

#### (a) Urban Areas (Hamlets)

- (i) All development shall be required to connect to municipal water and sewer, except where in the opinion of the Development Authority, such services cannot be made available or the type of development is such that it does not require water and sewer.
- (ii) Where the Development Authority has determined that municipal water and/or sewer cannot be made available, the Development Authority may approve use of an alternative system in accordance with section 13(b).

#### (b) Rural

- (i) The applicant shall be responsible for demonstrating, to the satisfaction of the Development Authority or Subdivision Authority, as applicable, adequate provisions for water and sewer to serve the development.
- (ii) The municipality or the Development or Subdivision Authority, as applicable, may require the applicant to provide a professional soils analysis and report, prepared at the applicant's cost prior to making a decision on a subdivision or development application, to determine the suitability of the site for a private sewage system (in accordance with the Alberta Private Sewage Systems Standard of Practice) in relation to the development proposal.
- (iii) The use of a sewage holding tank as a method of private sewage disposal requires the approval of the municipality and may only be considered where in the opinion of the Development Authority, no other reasonable alternative is available and the volume of effluent produced by the development is limited or where the use is approved in an adopted Area Structure Plan.
- (iv) The type of private sewage disposal system serving the development will be a consideration of subdivision approval. The use of a holding tank, an open discharge system, or lagoon may result in refusal of a subdivision application for residential purposes, as these methods of private sewage management systems are not generally considered sustainable. For non-residential uses, the method of private sewage management system will be evaluated on an individual basis, based on consideration of applicable Municipal Development Plan policies and the type and location of development.



**SCHEDULE 6**

**MOBILE HOME STANDARDS OF DEVELOPMENT**

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**SCHEDULE 6**  
**MOBILE HOME STANDARDS OF DEVELOPMENT**

**1. STANDARDS AND REQUIREMENTS APPLICABLE TO MOBILE HOMES\***

- (a) Mobile Home Standards of Development – Schedule 6.
- (b) General Standards of Development – Schedule 5.
- (c) Designated Hamlet - residential land use district requirements – Schedule 2.
- (d) Any special mobile home park standards as may be developed and adopted by Council or the Development Authority.

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\* Except where noted, all standards, requirements, and guidelines shall apply to both single-wide and double-wide units proposed for hamlets, grouped country residential subdivisions or mobile home parks but, at the discretion of the Development Authority, may also be applied to any other location.

**2. ELIGIBLE MOBILE HOMES**

- (a) New factory-built units; or
- (b) used factory-built units in a good state of repair (to the satisfaction of the Development Authority); and
- (c) Canadian Standards Association (CSA) certified units.

**3. INFORMATION REQUIREMENTS**  
**(applicable to all applications regardless of land use district designation)**

Any application for a development permit to locate a used mobile home:

- (a) shall include a recent colour photograph of each elevation, including additions; and
- (b) shall include documentation prepared by a qualified Safety Codes inspector, demonstrating that the dwelling meets the requirements of the Alberta Safety Codes (building and fire). If the dwelling does not meet Alberta Safety Codes, the application shall include the following:
  - (i) information indicating how the dwelling will be brought up to meet the Alberta Safety Codes requirements; and
  - (ii) a proposed timeframe for completing the improvements;
- (c) shall include a description of any proposed improvements to the exterior of the dwelling (e.g. replace shingles, windows, doors; repaint or replace siding);
- (d) may be required, as a condition of development approval, to provide security in an amount to be determined by the Development Authority to ensure that any conditions of approval are completed.

**4. FOUNDATION, BASEMENTS, ROOFLINES, AND ADDITIONS**

- (a) All double-wide units shall be placed on continuous concrete, or concrete block foundations, capable of supporting the maximum anticipated load, in conformity with the Alberta Safety Codes.
- (b) All single-wide mobile homes not placed on permanent foundations of continuous concrete or concrete block shall be skirted.

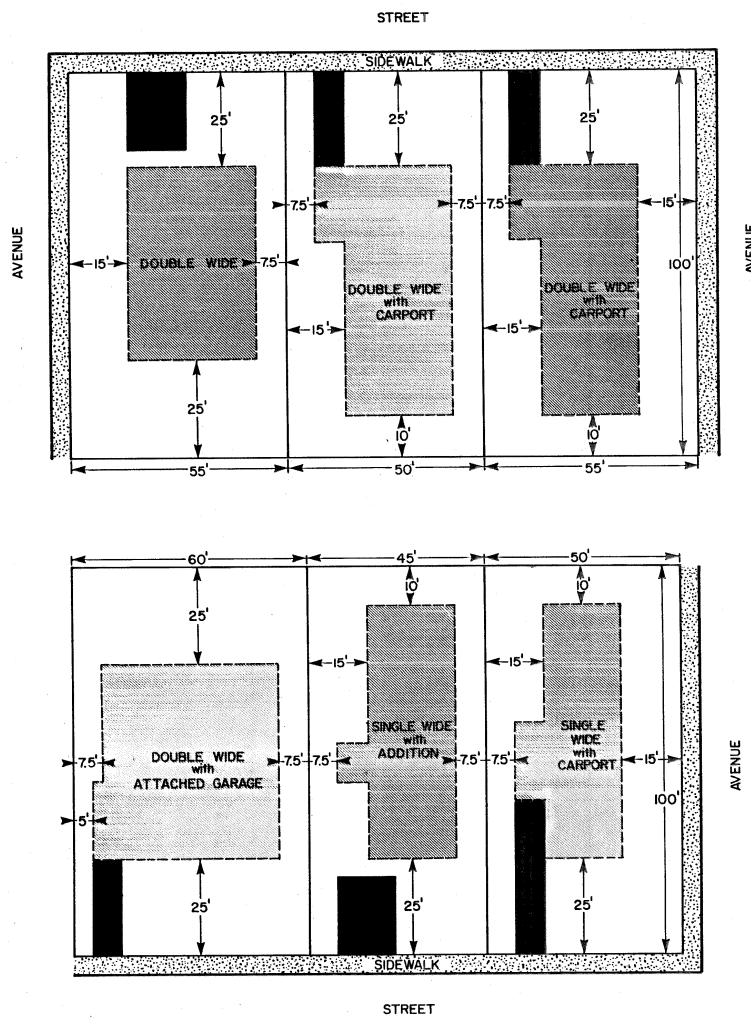
- (c) Mobile home units shall be within one to three feet above the average finished grade of the surrounding ground.
- (d) All mobile home additions shall be of a design and finish which will complement the unit.
- (e) Generally, single-wide units shall not be encouraged to locate adjacent to, or among, conventional dwellings.
- (f) Every mobile home shall be anchored to the ground by not less than six cables, when not bolted to a concrete foundation, including one cable at each corner of the unit. Each cable, its attachment and anchor, shall have a rated breaking strain of not less than 1,810 kg.

**5. MOBILE HOME PARKS**

All applications for mobile home parks shall be considered on the basis of a municipal district approved area structure plan or comprehensive land use plan where the standards of development meet or exceed the Canada Mortgage and Housing Corporation site planning handbook criteria and the CSA Mobile Home Parks Code A 240.7.1.

**6. MOBILE HOME SETBACKS AND SITING PLAN GUIDELINE**

See diagram below and Hamlet Residential District, Schedule 2, Section 6.





**SCHEDULE 7**

**HAMLET OFF-STREET PARKING STANDARDS**

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## SCHEDULE 7

### HAMLET OFF-STREET PARKING STANDARDS

1. (a) No parking shall be permitted in any designated front yard area except driveways.
- (b) Driveways shall not be used for parking or storage of construction equipment and farm machinery in urban areas.

#### 2. PARKING GUIDELINES

The following minimums shall normally be provided but requirements may be increased or decreased at the discretion of the Development Authority, who may also take into account the number of parking spaces adjacent to the lot frontage on a public roadway or those in a designated vicinity public parking lot.

Use	Number of Stalls
Dwellings:	
Single family and double wide mobile homes	2 per dwelling
Duplex and semi-detached dwellings	2 per unit
Multiple family dwellings	1.5 per unit
Banks and offices	1 per employee with a minimum of 5
Churches	1 per each 4 seating places
Curling rinks	6 per ice sheet and 1 per employee
Grain elevators, bulk storage and sales (oil, fertilizer)	1 per employee or more as required by the Development Authority
Hospitals	1 per employee and 1 per 3 beds
Hotels and motor hotels	1 per guest room and 1 per each 2 seating places
Industrial	1 per employee
Medical clinics	1 per employee and 1 per each 600 square feet of floor area
Motels and boarding or rooming houses	1 per guest room
Public assembly buildings (e.g. halls and clubs, auditoriums, arenas)	1 per each 4 seating places
Public services and utilities	As required by the Development Authority
Restaurants and cafes	1 per employee and 1 per each 4 seats
Retail sales and service outlets	1 per employee and 1 per each 600 square feet of floor area
Schools	1 per employee, or more, as required by the Development Authority
Service stations	1 per employee and 2 per service bays
Theatres	1 per each 2 seating places
All others	As required by the Development Authority



**SCHEDULE 8**  
**MOVED-IN DWELLING /**  
**PREVIOUSLY OCCUPIED DWELLING STANDARDS**

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**SCHEDULE 8**  
**MOVED-IN DWELLING /**  
**PREVIOUSLY OCCUPIED DWELLING STANDARDS**

Any application for a "moved-in dwelling" or any previously occupied dwelling considered by the Development Authority:

- (a) shall be accompanied by recent colour photographs showing each elevation of the structure;
- (b) shall be accompanied by documentation prepared by a qualified Safety Codes inspector, demonstrating that the dwelling meets the requirements of the Alberta Safety Codes (building and fire). If the dwelling does not meet Alberta Safety Codes, the application shall include the following:
  - (i) information indicating how the dwelling will be brought up to meet Alberta Safety Codes requirements; and
  - (ii) a proposed timeframe for completing the improvements;
- (c) shall include a description of any proposed improvements to the exterior of the dwelling (e.g., replace shingles, windows, doors; repaint or replace siding);
- (d) may be required, as a condition of development approval, to provide security in an amount to be determined by the Development Authority to ensure that any conditions of approval are completed.





**SCHEDULE 9**

**HOME OCCUPATION STANDARDS**

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**SCHEDULE 9**  
**HOME OCCUPATION STANDARDS**

**A. HAMLET AND GROUPED COUNTRY RESIDENTIAL DISTRICT STANDARDS**

1. No person other than the occupant's immediate family and one paid assistant shall be engaged in such occupations on the premises.
2. The use shall not involve the display or storage of goods or equipment upon or inside the premises such that these items are exposed to public view from the exterior.
3. No variation in the residential character and appearance of the dwelling, ancillary residential building, or land shall be permitted.
4. No advertising sign shall be permitted except a small name plate attached to the building, not exceeding four square feet and approved by the Development Authority.
5. The use shall not generate substantially more vehicular and/or pedestrian traffic and vehicular parking than normal within the district.
6. No offensive noise, vibration, electrical interference, smoke, dust, odours, heat or glare produced by the use shall be discernible beyond the boundaries of the lot.
7. No use shall cause an increase in the demand placed on any one or more utilities (water, sewer, electricity, telephone, garbage, etc.) such that the combined total consumption for a dwelling and its home occupation substantially exceeds the average for residences in the area.
8. No use requiring electrical or mechanical equipment shall cause a substantial fire rating change in the structure or the district in which the home occupation is located.
9. All permits issued for home occupations shall be subject to the condition that the permit is renewed annually and may be revoked at any time if, in the opinion of the Development Authority, the use is or has become detrimental to the residential character and amenities of the neighbourhood.

**B. RURAL STANDARDS**

1. The use may involve the display or storage of goods or equipment, upon or inside the premises, in such a manner that these items are exposed to public view from the exterior in accordance with limitations established by the Development Authority.
2. The variation in the rural residential character and appearance of the dwelling and ancillary buildings or land may be limited by the Development Authority.
3. One on-premises advertising sign of up to 32 square feet and one off-premises sign of up to 16 square feet may be approved by the Development Authority.
4. The use shall not generate volumes of traffic which, in the opinion of the Development Authority, could have a negative impact on vicinity residences or the safe, efficient operation of roads.
5. No offensive noise, vibration, electrical interference, noise, dust or odours, heat or glare produced by the use, shall be discernible beyond the boundaries of the lot.
6. All permits issued for rural home occupations shall be subject to the condition that the permit is renewed annually and may be revoked at any time if, in the opinion of the Development Authority, the use is or has become detrimental to the area.



**SCHEDULE 10**  
**SIGN STANDARDS**

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**SCHEDULE 10**  
**SIGN STANDARDS**

1. Billboards are prohibited.
2. A combination of no more than two lawn, fascia or free-standing signs advertising the principal use of the premises or products offered for sale on the commercial/industrial premises may be approved by the Development Authority based upon the merits of each case providing:
  - (a) the total area of the sign(s) does not exceed 64 square feet;
  - (b) the location does not pose a visual obstruction to traffic or any authorized traffic sign, signal or device;
  - (c) the source of illumination is steady and suitably shielded.
3. One (1) sign of up to four square feet may be approved for a home occupation in a hamlet residential or grouped country residential district.
4. One (1) premises sign of up to 32 square feet and one (1) directional sign of up to 16 square feet may be approved for a home occupation in a rural agricultural, urban fringe district and shall be located on private property.
5. Directional and informational signs of a permanent or temporary nature may be approved by the Development Authority based on the merits of each case in accordance with the standards of this schedule.
6. All signs shall be maintained in a safe and tidy manner to the satisfaction of the Development Authority.
7. All signs proposed within 1000 feet of a provincial highway shall also be subject to the terms and conditions Alberta Transportation permits require in accordance with the Highways Development Control Regulations.





SCHEDULE 11

**WIND ENERGY CONVERSION SYSTEMS  
AND SOLAR ENERGY SYSTEMS**

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## SCHEDULE 11

# WIND ENERGY CONVERSION SYSTEMS AND SOLAR ENERGY SYSTEMS

### Part 1

#### WIND ENERGY CONVERSION SYSTEMS (WECS)

##### DEFINITIONS

1. The following apply to this part:

##### Blade

An element of a WECS rotor which acts as a single airfoil, thereby extracting kinetic energy directly from the wind.

##### Blade Clearance

In reference to a horizontal axis rotor, the distance from grade to the bottom of the rotor's arc.

##### Horizontal Axis Rotor

A wind energy conversion system, typical of conventional or traditional windmills, where the rotor is mounted on a downward 5 percent angle to the earth's surface.

##### Over Speed Control

A device which prevents excessive rotor speed.

##### Rotor's Arc

The largest circumferential path traveled by a WECS' blade.

##### Total Height

The height from grade to the highest vertical extension of a WECS. In the case of a WECS with a horizontal axis rotor, total height includes the distance from grade to the top of the tower, plus the distance from the top of the tower to the highest point of the rotor's arc.

##### Towers

The structure which supports the rotor above grade.

##### Vertical Axis Rotor

A wind energy conversion system where the rotor is mounted on an axis perpendicular to the earth's surface.

##### INFORMATION REQUIREMENTS

2. For the purposes of a development permit application, WECS will be classified into two categories:

Category 1 – Total output of WECS proposed is less than 1 megawatt

Category 2 – Total output of WECS proposed is more than 1 megawatt

All development applications for a WECS, depending upon category, may be required to be accompanied by the following if determined necessary by the Development Authority:

	<b>1</b>	<b>2</b>
(a) an accurate site plan showing and labeling the information outlined in this Section, and the location of overhead utilities on or abutting the subject lot or parcel;	✓	✓
(b) an analysis of the visual impact of the project, especially with respect to the scenic qualities of the M.D. landscape. The analysis will include the cumulative impact if other WECS are in the area and the impact of overhead transmission lines;		✓
(c) scale elevations or photographs of the proposed WECS showing total height, tower height, rotor diameter, and colour;	✓	✓
(d) the manufacturer's specifications indicating: <ul style="list-style-type: none"> <li>(i) the WECS rated output in megawatts;</li> <li>(ii) safety features and sound characteristics;</li> <li>(iii) type of material used in tower, blade, and/or rotor construction;</li> </ul>	✓	✓
(e) an analysis of the potential for noise, both at the site of the installation and at the boundary of the property containing the development – Provincial Noise Standards must be met;	✓	✓
(f) specifications on the foundations and/or anchor design, including location and anchoring of any guy wires;	✓	✓
(g) the results of any public consultation process;		✓
(h) the status of the applicant's circulation to Nav Can, Transport Canada, Alberta Energy and Utilities Board and any other government departments required for provincial approval;		✓
(i) any information regarding general public safety;	✓	✓
(j) any impacts to the local road system including required approaches from public roads having regard to M.D. of Taber standard;		✓
(k) a plan outlining how the site will be decommissioned and reclaimed prior to the development		✓

#### **REFERRALS**

3. Prior to making a decision on a development application for a WECS, the Development Authority should refer and consider the input of the following agencies and departments:
  - Alberta Energy and Utilities Board
  - Transport Canada
  - Navigation Canada
  - Alberta Community Development
  - Alberta Environment

4. As a condition of approval, the M.D. may require a bond or irrevocable letter of credit to ensure the reclamation/decommissioning plan is implemented. The condition may include a periodic review of the bond or letter of credit to ensure the amount is sufficient to implement the reclamation/decommissioning plan.

#### **SETBACKS**

5. A WECS shall comply with all the setbacks that govern the principal use in the district in which it is located.
6. A WECS shall be located not less than twice the height of the WECS, as measured from the ground to the highest point of rotor's arc, from a dwelling unit.
7. Where, in the opinion of the Development Authority the setbacks referred to in sections 5 and 6 above are not sufficient to reduce the impact of a WECS from a public roadway or a primary highway, the Development Authority may increase the required setback.
8. A WECS shall be located so that the horizontal distance measured at grade from the tower to any property boundary is at least the total height of the WECS.
9. In the case of multiple WECS, setbacks can be increased from the minimum setback requirements in the district depending upon the number of WECS in a group and the prominence of the location.

#### **MINIMUM BLADE CLEARANCE**

10. The minimum vertical blade clearance from grade shall be 7.5 m (24.6 ft.) for a WECS employing a horizontal axis rotor unless otherwise required by the Development Authority.

#### **TOWER ACCESS AND SAFETY**

11. To ensure public safety, the Development Authority may require that:
  - (a) a security fence with a lockable gate shall surround a WECS tower not less than 1.8 m (5.9 ft.) in height if the tower is climbable or subject to vandalism that could threaten tower integrity;
  - (b) no ladder or permanent tower access device shall be located less than 3.7 m (12 ft.) from grade;
  - (c) a locked device shall be installed on the tower to preclude access to the top of the tower;
  - (d) all of the above be provided or such additional safety mechanisms or procedures be provided as the Development Authority considers reasonable and appropriate;
  - (e) the use of tubular towers, with locked door access, will preclude the above requirements.

#### **TRANSMISSION LINES**

12. All powerlines on the site of the approval to the substation or grid may be underground except where the Development Authority approves overhead installation.

## **COLOUR AND FINISH**

13. Unless otherwise required by the Development Authority, a WECS shall be finished in a non-reflective matte and in a colour which minimizes the obtrusive impact of a WECS to the satisfaction of the Development Authority.
14. No lettering or advertising shall appear on the towers or blades. In other parts of the WECS, the only lettering will be the manufacturer's identification or municipal symbol.

## **NUMBER OF WECS**

15. Two or more WECS on a parcel or lot will be considered a multiple WECS for the purposes of this bylaw.
16. The Development Authority may approve multiple WECS on a case-by-case basis having regard for:
  - (a) proximity to other immediate land uses,
  - (b) density of WECS,
  - (c) underlying utilities,
  - (d) information received through the circulation process and at the development hearing.

## **Part 2**

### **SOLAR ENERGY SYSTEMS**

#### **1. DEFINITIONS**

##### Solar energy system Class A

A photovoltaic system using solar panels to collect solar energy from the sun and convert it to electrical, mechanical, thermal, or chemical energy with a total generating capacity of less than 150 kw that is primarily intended for sole use and consumption on-site by the landowner, resident or occupant. This use includes both stand-alone systems not connected to the interconnected electric system and small micro-generation in accordance with the Micro-Generation Regulation connected to the interconnected electric system.

##### Solar energy system Class B

A photovoltaic system using solar panels to collect solar energy from the sun and convert it to electrical, mechanical, thermal, or chemical energy with a total generating capacity of at least 150 kw but no greater than 5 MW that is primarily intended for sole use and consumption on-site by the landowner, resident or occupant. This use includes both stand-alone systems not connected to the interconnected electric system and large micro-generation in accordance with the Micro-Generation Regulation connected to the interconnected electric system.

##### Solar energy system Class C

A system using solar technology to collect energy from the sun and convert it to energy that is directed into the provincial electrical grid transmission or distribution system for off-site consumption or commercial sale, or a solar energy system that does not meet the definition of Class A solar energy system or Class B solar energy system.

## **2. SOLAR ENERGY SYSTEM CLASS A AND CLASS B**

- (a) Development permit applications for a Class A or Class B solar energy system shall be accompanied by the following additional information:
  - (i) documentation demonstrating the system is designed to produce energy primarily for sole use and consumption on-site by the landowner, resident or occupant;
  - (ii) manufacturer's specifications for system design and rated output (total generating capacity);
  - (iii) orientation of the solar panels;
  - (iv) for panels mounted to the roof of a building or ancillary structure or affixed to the wall of a building or ancillary structure, a description of how the panels are to be mounted or affixed, maximum projection from roof or wall, and structural capacity of the building/wall to support the proposed development;
  - (v) for free-standing solar panels, a description of the proposed ground mount design and minimum clearance and maximum height from existing grade;
  - (vii) any additional information deemed necessary by the Development Authority to assess suitability of the proposed development, including but not limited to, grading and drainage plans, public safety and security measures, emergency management plans, environmental assessments, historical resources studies and approvals, visual impacts and estimated reflection, erosion controls, weed management plans, decommissioning plans.
- (b) Solar panels must be located such that they do not create undue glare on neighbouring parcels or public roadways.
- (c) Solar panels mounted to the roof of a building or ancillary structure must not extend beyond the outermost edge of the roof.
- (d) The maximum projection of solar panels affixed to the wall or mounted to the roof of a building or ancillary structure shall be as regulated by the Development Authority.
- (e) Setback requirements are as prescribed in the applicable land use district and development standards schedule. In the Designated Hamlet land use districts, free-standing solar panels are subject to the ancillary building and structure setbacks.
- (f) The minimum clearance from grade and the maximum height of free-standing solar panels may be regulated by the Development Authority.
- (g) Solar panel installations may be affixed to a building wall (principal and/or ancillary), mounted to the roof of a building (principal and/or ancillary) or mounted to the ground as a free-standing structure. The maximum number of solar panel installations per parcel and location may be regulated by the Development Authority.
- (h) Class B solar energy systems are also subject to sections 4 and 5 of this Part.

## **3. SOLAR ENERGY SYSTEM CLASS C**

- (a) Development permit applications for a Class C solar energy system, shall be accompanied by the following additional information:
  - (i) a site suitability analysis including but not limited to: topography; soils characteristics; storm water collection; accessibility to a road; availability of water supply, sewage disposal system and solid waste disposal if applicable; compatibility with surrounding land uses; potential impacts to agricultural land,

- operations and pursuits, including irrigation operations; potential visual impacts, and consistency with the policies of the Municipal Development Plan;
- (ii) information regarding setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 985 feet (300 metres) of the property line of the proposed development;
  - (iii) detailed information about the system type, number of structures, height of structures, minimum clearance from grade, the energy process and rated output, and the estimated reflection value of solar collectors;
  - (iv) the location of overhead utilities on, or abutting, the subject parcel;
  - (v) identification of any sensitive, environmental, historical, or topographical features which may be present on the parcel and accompanying professional reports and proposed mitigating measures, as applicable;
  - (vi) preliminary final site grading/drainage plan and a site construction/grading plan with details on proposed soil management practices and erosion control;
  - (vii) information regarding general public safety and security measures, including site fencing;
  - (viii) proposed construction haul route, estimated vehicle trips, types and duration, and any potential impacts to public roads;
  - (ix) emergency management plan, including fire response;
  - (x) weed management plan;
  - (xi) decommissioning plan;
  - (xii) a summary of any public consultation completed to date;
  - (xiii) if required by the Development Authority, an Environmental Assessment Review prepared by a qualified professional and/or other studies and reports to demonstrate site suitability and impact mitigation; and
  - (xiv) any additional information deemed necessary by the Development Authority to assess suitability of the proposed development.
- (b) In addition to the development standards and other criteria of the applicable land use district, and any other relevant provisions of the land use bylaw, the following development standards are applicable to Class C solar energy systems:
- (i) surface drainage and erosion control must be adequately addressed and account for impacts associated with the impervious nature of the collectors;
  - (ii) screening and/or increased setbacks should be considered in the site design to minimize visual impacts of the proposed development;
  - (iii) spacing between solar collectors must provide adequate access for firefighting of both vegetation and electrical fires;
  - (iv) minimum clearance of solar collectors from grade shall be adequate to facilitate and maintain growth of perennial vegetation to prevent soil erosion.
- (c) Class C solar energy systems are also subject to sections 4 and 5 of this Part.



**4. SOLAR ENERGY SYSTEM SITING CRITERIA, CLASS B AND CLASS C**

- (a) The applicant shall consider the following criteria when determining the suitability of proposed sites for a Class B solar energy system and a Class C solar energy system:
- (i) use of poor quality, lowest productive agricultural land and dry corners is preferred;
  - (ii) use of irrigated land (land with irrigation rights that has, or could contain, irrigation system infrastructure) and high quality productive agricultural land should be avoided/minimized;
  - (iii) environmentally sensitive and environmentally significant areas, including wetlands, should be avoided/minimized.
  - (iv) Class C solar energy systems should not be located within 985 feet (300 m) of any dwelling or any land zoned Grouped Country Residential - GCR or Designated Hamlet Residential - HR, unless the impacted landowner(s) consents to a lesser setback distance. Note, this setback standard does not preclude approval of a dwelling or designation of land to Grouped Country Residential or Designated Hamlet Residential within 985 feet (300 m) of an approved Class C solar collector system, as the setback provision is not reciprocal for residential development. The 985 foot (300 m) solar energy system setback is measured from the full extent of the operating area of the proposed solar energy system development to the closest point of the dwelling or in the case of land zoned Grouped Country Residential - GCR or Designated Hamlet Residential - HR, the nearest property line of the land designated GCR or HR.

**5. SOLAR ENERGY SYSTEM DECOMMISSIONING, CLASS B AND CLASS C**

- (a) When a decommissioning plan is required, the applicant shall provide a plan outlining how the site will be decommissioned and reclaimed to the site's predevelopment state. The decommissioning plan shall address:
- (i) decommissioning/reclamation of racking, solar collectors, footings, pads, wires; and other associated equipment and infrastructure;
  - (ii) decommissioning/reclamation of roads, driveways, pathways, and other similar disturbances;
  - (iii) containment of hazardous materials;
  - (iv) haul routes for disposal of materials; and
  - (v) timeline for completion of decommissioning plan.



**SCHEDULE 12**  
**SHIPPING CONTAINER STANDARDS**

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**SCHEDULE 12**  
**SHIPPING CONTAINER STANDARDS**

**1. General Standards**

- (a) Shipping containers shall only be allowed in the land use districts where listed as a permitted or discretionary use in Schedule 2, Land Use District Regulations, in accordance with this schedule. Except as provided in section 2 of this schedule, shipping containers are prohibited in the following land use districts: Grouped Country Residential – “GCR” and Designated Hamlet Residential – “HR”.
- (b) An application for a development permit for a proposed shipping container(s) must be completed and submitted to the Designated Officer along with the appropriate application fee, unless otherwise specified in sections 2 and 3 of this schedule. At least two recent colour photographs of each container (one end view and one side view) must accompany the application.
- (c) There shall be a primary use on the property where the shipping container is proposed, except as provided in section 2 of this schedule.
- (d) The front, rear and side setback requirements shall be regulated by the Development Authority.
- (e) The maximum number of shipping containers permitted on a lot shall be regulated by the Development Authority.
- (f) Where multiple shipping containers are permitted on a lot they shall be stacked no more than two containers high.
- (g) The Development Authority may require as a condition of approval that any shipping container be sandblasted and/or painted to the satisfaction of the Development Authority.
- (h) The Development Authority may require as a condition of approval that any shipping container be screened from view or landscaped to make it aesthetically pleasing.
- (i) The exterior of all shipping containers must be kept clean and regularly painted.
- (j) Shipping containers shall not display advertising, company logos, names or other marketing without an approved sign permit.
- (k) The Development Authority may regulate the time period for which a development permit is valid through the issuance of a temporary permit. The validity of a temporary permit shall not exceed one year.
- (l) The Development Authority may require as a condition of approval the posting of a bond or a security guaranteeing compliance with the conditions of the permit.

**2. Temporary Shipping Containers**

- (a) A shipping container may be placed temporarily on a construction site, for the period of construction only, in any land use district without obtaining a development permit subject to the following provisions:
  - i. the shipping container is needed in connection with construction of a development for which a development permit has been issued;
  - ii. the construction site is active (i.e. construction has commenced and is on-going or is about to commence within 1 week); placement of a shipping container on an inactive construction site is not permitted;

- iii. no more than one shipping container is placed on the construction site (a development permit is required for additional shipping containers on a construction site);
- iv. the exterior of the shipping container is kept clean and does not display any advertising other than the company logo or trademark;
- v. in hamlet land use designations, the shipping container shall be located a minimum of 10 ft. (3 m) from the front property line and 5 ft. (1.5 m) from the side and rear property lines. On corner lots, placement of the container shall also comply with the corner lot restrictions in section 11, Schedule 5;
- vi. in rural land use designations, the placement of the shipping container shall comply with public roadway setback requirements in section 2, Schedule 5;
- vii. the shipping container shall be removed immediately upon completion of construction or sooner as may be required by the Development Authority.

### **3. Shipping Containers Associated With Extensive Agriculture or Grazing**

- (a) Within the Rural Agricultural – “RA” and Rural Urban Fringe – “R/UF” land use districts a maximum of two shipping containers are permitted without obtaining a development permit subject to the following provisions:
  - i. the shipping containers are associated with extensive agriculture or grazing as defined in section 3, Schedule 3;
  - ii. the lot upon which the containers are placed is 5 acres (2 ha) or greater in size;
  - iii. the location of the containers comply with the public roadway setback requirements, section 2, Schedule 5;
  - iv. the exterior of the shipping containers are kept clean and regularly painted;
  - v. the shipping containers shall not display advertising, company logos, names or other marketing.

**SCHEDULE 13**

**TELECOMMUNICATION, RADIOCOMMUNICATION AND  
BROADCASTING ANTENNA SYSTEMS  
(ANTENNA SYSTEMS) SITING PROTOCOL**

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## SCHEDULE 13

# TELECOMMUNICATION, RADIOCOMMUNICATION AND BROADCASTING ANTENNA SYSTEMS (ANTENNA SYSTEMS)

## SITING PROTOCOL

### 1. Purpose

This Schedule serves as the protocol for the installation and modification of telecommunication, radiocommunication and broadcasting antenna systems (antenna systems) in the Municipal District of Taber. The protocol establishes the procedural standard for public participation and consultation that applies to proponents of antenna systems and identifies the Municipal District of Taber's preferred development and design standards.

### 2. Applicability

The federal Minister of Industry is the approval authority for the development and operation of antenna systems, pursuant to the *Radiocommunication Act*. Industry Canada recognizes the importance of considering input from local Land Use Authorities and the public regarding the installation and modification of antenna systems and encourages Land Use Authorities to establish a local protocol to manage the process of identifying and conveying concerns, questions and preferences to the proponent of an antenna system and Industry Canada.

The local protocol established in this Schedule applies to any proposal to install or modify a telecommunication, radiocommunication or broadcast antenna system (antenna systems) within the Municipal District of Taber which is not excluded from the consultation requirements established by Industry Canada in Client Procedures Circular CPC-2-03 [or subsequent/amended publications]. Proponents of excluded antenna systems are nevertheless encouraged to contact the Municipal District of Taber to discuss the proposal and identify any potential issues or concerns and give consideration to the development and design standards in section 5 of this Schedule.

(a) Antenna Systems Siting Protocol Exclusion List:

- i. Industry Canada has determined that certain antenna structures are considered to have minimal impact on the local surroundings and do not require consultation with the local Land Use Authority or the public. Industry Canada's publication, Radiocommunication and Broadcast Antenna Systems CPC-2-0-03 lists the types of antenna installations exempted from the requirement to consult with the local Land Use Authority and the public. The installations listed in CPC-2-03 are therefore excluded from Schedule 13, Telecommunication, Radiocommunication and Broadcasting Antenna Systems Siting Protocol of the Municipal District of Taber Land Use Bylaw No. 1722. The excluded installations currently are:
  - maintenance of existing radio apparatus including the antenna system, transmission line, mast, tower or other antenna-supporting structure;
  - addition or modification of an antenna system (including improving the structural integrity of its integral mast to facilitate sharing), the transmission line, antenna-supporting structure or other radio apparatus to existing infrastructure, a building, water tower, etc. provided the addition or modification does not result in an overall height increase above the existing structure of 25% of the original structure's height;
  - maintenance of an antenna system's painting or lighting in order to comply with Transport Canada's requirements;

- installation, for a limited duration (typically not more than 3 months), of an antenna system that is used for a special event, or one that is used to support local, provincial, territorial or national emergency operations during the emergency, and is removed within 3 months after the emergency or special event; and
- new antenna systems, including masts, towers or other antenna-supporting structure, with a height of less than 49.2 feet (15 metres) above ground level.

Proponents, who are not certain if their proposed structure is excluded, or whether consultation may still be prudent, are advised to contact the Municipal District of Taber or Industry Canada for guidance.

### **3. Municipal Review and Issuance of Concurrence or Non-concurrence**

- (a) The Municipal District of Taber's Development Authority shall be responsible for reviewing and issuing municipal concurrence or non-concurrence for all antenna systems proposals within the Municipal District of Taber which are not excluded under section 2 of this Schedule.
- (b) Concurrence with a proposal will be measured against the requirements of the applicable land use district within which the antenna system is proposed, the development and design standards in section 5 of this Schedule, applicable policies of the Municipal District of Taber Municipal Development Plan, and consideration of comment received during the public consultation process (section 7 of this Schedule) and any other matter deemed relevant by the Development Authority:
  - i. when a proposal is given a concurrence decision, the proponent will receive a letter of concurrence from the Development Authority documenting its decision and any conditions;
  - ii. when a proposal is given a non-concurrence decision, the proponent will receive a letter of non-concurrence from the Development Authority describing the reasons for the decision.
- (c) Municipal concurrence does not constitute approval of uses, buildings and structures which require issuance of a development permit under the land use bylaw. A proposal which includes uses, buildings or structures in addition to the antenna system, is required to obtain development permit approval for such uses, buildings and structures in accordance with the provisions of the land use bylaw.

### **4. Municipal Review Processing Period**

- (a) Except as provided in subsection (b), the Development Authority will issue a decision of either concurrence or non-concurrence within 40 days of receiving a complete application package.
- (b) The 40 day processing time period may be extended by the proponent or the Municipal District of Taber, through mutual consent.

### **5. Development and Design Standards**

The Municipal District of Taber requests that the following antenna systems development and design standards be adhered to:

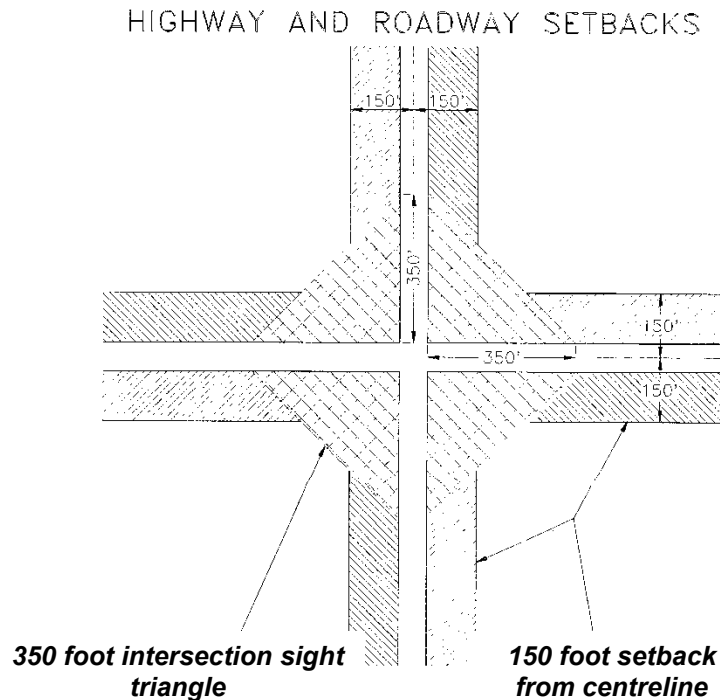
- (a) Co-utilization of existing antenna systems is the preferred option within the Municipal District of Taber and is encouraged whenever feasible. The Municipal District of Taber

recognizes that while this is the preferred option, co-utilization of existing antenna systems is not always possible.

(b) Public Roadway Setbacks

Rural:

- i. In order to facilitate future widening/service road dedication and reduce potential snow drifting/sight restrictions, an antenna system, excluding any guy wires or other similar support mechanisms, will be placed no closer than 150 feet (45.72 m) from the centre line of a rural road and outside of the 350 foot (106.68 m) intersection sight triangle, as illustrated in the figure herein. A lesser setback may be considered at the discretion of the Development Authority on a site-specific basis.



Hamlet:

- ii. An antenna system, including any guy wires or other similar support mechanisms, proposed within a hamlet will be placed no closer than 25 feet (7.62 m) from the property line abutting the public road. A lesser setback may be considered at the discretion of the Development Authority on a site-specific basis.

(c) Locational Criteria

- i. Antenna systems will maintain an adequate setback from coulees and steep slopes, consistent with the setback requirements in Schedule 5, section 4(a).
- ii. Proponents will consult section 5.8 of the MD of Taber Municipal Development Plan No. 1723, to determine whether the proposed location of the antenna system is within an identified environmentally significant area. If the proposed site of the antenna system is located within an identified environmentally significant area, the

proponent will submit documentation to the Development Authority demonstrating site suitability.

(d) Lighting and Signage

- i. Aerial crop spraying is a regular occurrence in the Municipal District of Taber and vital to the Municipal Development Plan goal of supporting agricultural pursuits. While aerial crop sprayers are encouraged to undertake comprehensive site reconnaissance, it is the preference of the Municipal District of Taber that all antenna systems be lighted and marked as follows to help minimize aeronautical hazard:
  - a. the antenna shall be marked with alternating bands of aviation orange and white paint or other approved Transport Canada colour combinations;
  - b. the top of the antenna shall be lit with a flashing strobe light or other Transport Canada approved lighting;
  - c. the antenna guy wires (or other similar support cables, lines or wires) shall be marked with aviation balls or other Transport Canada approved markers.
- ii. The placement of signage on antenna systems is not permitted, except where required by applicable federal agencies.

**6. Application Submittal Requirements**

- (a) Proponents are encouraged to contact the Municipal District of Taber in advance of making their submission to obtain information about the Municipal District's Antenna Systems Siting Protocol and identify any preliminary issues or concerns.
- (b) The following application package shall be submitted to the Municipal District of Taber for consideration of a proposed antenna system:
  - i. a completed development permit application, including site plan (refer to Appendix 1);
  - ii. the prescribed fee, as set in the Municipal District of Taber Schedule of Development Permit Fees;
  - iii. a description of the type and height of the proposed antenna system and any guy wires or other similar support mechanisms (e.g., support cables, lines, wires, bracing);
  - iv. the proposed lighting and aeronautical identification markings for the antenna and any supporting structures;
  - v. documentation regarding potential co-utilization of existing towers within 1,640 feet (500 metres) of the subject proposal; and
  - vi. any other additional information or material the Designated Officer or Development Authority determines to be necessary and appropriate to properly evaluate the proposed submission.

**7. Notification and Public Consultation Process**

- (a) Upon receipt of an application package, the Designated Officer shall review the application for completeness and, if deemed complete, will:
  - i. schedule a date for a development hearing to be held during a meeting of the Development Authority, at which the proposal will be reviewed and comment received regarding the proposal;

- ii. notify the proponent and/or representative of the antenna system of the development hearing date;
  - iii. post a notice of the development hearing in a newspaper in accordance with section 18 (Development Hearing Procedures) of the land use bylaw; and
  - iv. notify persons likely to be affected by the proposal of the development hearing date in accordance with section 18 (Development Hearing Notification Procedures) of the land use bylaw, including:
    - a. landowners and adjacent municipalities within half a mile (805 m) of the proposed antenna system;
    - b. any review agencies deemed affected, as determined by the Designated Officer;
    - c. any other persons deemed affected, as determined by the Designated Officer.
- (b) The proponent or a representative should attend the development hearing and be prepared to explain all aspects of the proposal including the siting, technology, and appearance of the proposed antenna system.



**SCHEDULE 14**

**DEFINITIONS OF BYLAW TERMINOLOGY**

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**SCHEDULE 14**  
**DEFINITIONS OF BYLAW TERMINOLOGY**

**Act** means the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, and all subsequent amendments thereto.

**Agriculture, extensive** means the production of crops and/or livestock by the expansive cultivation or open grazing of existing titles or proposed parcels usually greater than 160 acres on dryland or 80 acres on irrigated land.

**Agriculture, intensive** means the concentrated cultivation, operation of cultivation facilities or operation of confinement structures on a parcel of land usually less than 80 acres, for the commercial production of specialty crops, produce and/or livestock via special agricultural practices. Such uses are referred to and herein separately defined as *Intensive Horticultural* and *Confined Feeding Operation*.

**Airport** means any areas of land designed or set aside for the landing and take off of aircraft, including all necessary facilities for the housing and maintenance of aircraft.

**Airstrip** means a place from which airplanes operate without regular airport facilities.

**Amusement park** means a use that provides entertainment to patrons; includes miniature golf, go-cart tracks, bumper boats, batting cages, theme parks, video game arcade use in conjunction with at least three or more other amusement attractions and minor retail sales and services customarily associated with and accessory to such facilities; excludes adult entertainment use, cabaret use, casino management use, pool and billiard halls, bowling alleys, movie houses and theatres.

**Antenna system(s)** means a telecommunication, radiocommunication or broadcasting antenna and the mast, tower or other antenna supporting structure (such as, but not limited to, a building, streetlight, spire, or utility pole) to which the antenna is attached, and includes any guy wires or other similar mechanisms used to support the antenna system (e.g. support lines, cables, wires or braces).

**Antenna, Telecommunication, Radiocommunication or Broadcasting** means a device regulated pursuant to the Radiocommunication Act requiring approval by the federal government, which is used to receive and/or transmit radio-frequency signals, microwave signals or other communications energy transmitted from or to be received by other antennas.

**Board and rooming houses** means a building (other than a hotel or motel) containing not more than fifteen (15) sleeping rooms where means or lodging for five (5) or more persons are provided for compensation pursuant to previous arrangements or agreement.

**Building** includes any enclosed structure or erection that may be built or placed on land.

**Building, ancillary** means any building which is separate from the principal building on the lot on which both are located, and the use of which the Development Authority decides is normally subordinate and incidental to that of the principal building.

**Building, non-conforming** – see **Uses, non-conforming**.

**Building, principal** means a building which:

- (a) occupies the major or central portion of a lot;
- (b) is the chief or main building on a lot; or
- (c) constitutes, by reason of its use, the primary purpose for which the lot is used.

**Cafe** means an establishment where food and beverage is served for a fee or charge to the public for immediate consumption within the premises.

**Campground** means an area used for a range of overnight accommodation, from tenting to serviced trailer sites, including accessory facilities which support the use, such as administration offices, laundry facilities, washrooms, support recreational facilities, but not including the use of mobile homes, trailers or other forms of moveable shelter on a permanent year-round basis.

**Cannabis** means cannabis as defined in the *Cannabis Act* (Canada) and its regulations, as amended from time to time.

**Cannabis accessory** means cannabis accessory as defined in the *Cannabis Act* (Canada) and its regulations, as amended from time to time.

**Cannabis production facility** means the use of one or more buildings where federally licensed cannabis is grown, processed, packaged, tested, researched, destroyed, stored, or loaded for shipping. This use does not include “Retail cannabis store”.

**Carport** means a partially enclosed structure intended for the shelter of one or more motor vehicles. Enclosure is limited to the roof and to a height not greater than three feet above the ground or finished surface of the carport.

**Church / Place of Worship** means a building wherein persons regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship.

**Code of Practice** means the current *Code of Practice for the Safe and Economic Handling of Animal Manures*, as published by the Natural Resources Conservation Board (NRCB).

**Commercial** means the use of land and/or buildings for the purpose of public sale, display and storage of goods and/or services on the premises. Any on-premises manufacturing, processing or refining of materials shall be incidental to the sales operation.

**Commercial, highway** means a use which provides goods and/or services essential to the motoring public such as, but not necessarily limited to, service stations, cafes, restaurants, motor hotels, public roadside rest stops and campgrounds, recreation vehicle sani-dumps and private commercial recreation developments at the discretion of the Development Authority.

**Confined feeding operation** as defined within the Agricultural Operation Practices Act.

**Convenience store** means the use of a premises for the sale of prepackaged food products, household items, newspapers and magazines, and sandwiches and other freshly prepared foods, such as salads, for off-site consumption.

**Development** has the meaning in the Act.

**Development Authority** means a body of individuals established in accordance with section 626 of the Municipal Government Act, and through a Development Authority bylaw, to which specific applications for development are referred for decision.

**Designated officer** means the person or persons appointed by **Council**, pursuant to Section 7 of this bylaw, to administer the provisions of the land use bylaw.

**Development hearing** means a public meeting which is convened by the Development Authority in accordance with the requirements of the land use bylaw, to obtain comment and information on a proposed development prior to the Development Authority's issuance of a decision on a development permit application or other development matter requiring municipal review, such as an antenna system proposal.

**District** means a defined area of a municipality as set out in the land use district schedules of uses and indicated on the land use bylaw district maps.

**Drive-in theatre** means a place for the commercial showing of films on outdoor screens to customers who remain in their motor vehicle.

**Dwelling** means any building used exclusively for human habitation and which is supported on a permanent foundation extending below ground level, including multiple dwellings, rooming and boarding houses, but excluding mobile homes.

**Dwelling, duplex** means a building containing two separate dwelling units connected by a common floor/ceiling, but not legally subdivided by a property line.

**Dwelling, moved-in** means a conventional preconstructed previously occupied building which is physically removed from one site, transported and re-established on another site for use as a residence.

**Dwelling, multi-family** means a building (other than a row dwelling) containing three or more separate dwelling units.

**Dwelling, primary single family** means a building containing one dwelling unit only and does not include manufactured home or mobile home.

**Dwelling, row or town house** means a building containing three or more separate dwelling units with each unit placed side by side and each having a separate front and rear entrance.

**Dwelling, rural non-farm** – see **Residence, country**.

**Dwelling, secondary single family** means a building containing one dwelling unit only used for housing individuals and their families in an agricultural operation and may include manufactured home or mobile home.

**Dwelling, sectional** means a prefabricated or modular structure moved onto a lot, assembled over a basement/foundation, which has the general appearance and is used as a conventional single family dwelling unit.

**Dwelling, semi-detached** means a building containing two separate dwelling units connected by a common wall, but legally subdivided by a property line.

**Dwelling unit** means a building or portion thereof designated or used exclusively as the living quarters (construed as including sleeping, cooking, and toilet facilities) for one family.

**Farmstead** means the ancillary part of an agricultural parcel developed with dwellings, buildings, structures, shelter belts, dugouts, storage areas for farm equipment, produce, and fertilizer, etc., necessary to the extensive cultivation and/or grazing use of the major portion of the land.

**Floor area** means the sum of the gross horizontal area of the several floors and passageways of a building, but not including cellars, attached garages, and open porches. All dimensions shall be outside dimensions. Basement floor areas shall be included only where the building contains a basement suite.

**Home occupation** means the secondary use of a dwelling and/or its ancillary buildings by a full-time occupant of the dwelling for a small-scale home business for supplementary employment which is incidental to the residential use of the dwelling, buildings and land such that the use, location, and operation is not readily apparent under normal scrutiny from the adjacent lands. Examples include, but are not necessarily limited to: home office; tutorial services; consulting services; music lessons; small animal grooming; bed and breakfast; arts and crafts sales; hair salon, spa, massage; and off-site business. This use does not include sale of cannabis and cannabis accessories, which is classified as a "Retail cannabis store".

**Industrial** means the use of land and/or buildings for the purpose of manufacturing, processing, refining, storing, and/or distributing materials or products for sale or application elsewhere. Any on-premises sales shall be incidental to the operation of the industry except where permitted otherwise under a Rural Industrial Class C use which permits on-premises sales as a principal use, such as equipment, machinery and vehicle sales, rental and service.

**Industrial Class A, rural** means:

- (a) a use involved in storage of agricultural produce and goods requiring proximate location to the source of the agricultural produce; or
- (b) a non-labour intensive exterior storage use requiring a relatively large area of land but minimal on-site improvements, services and public amenities.

Examples include, but are not necessarily limited to: apiaries; grain elevators; sugar beet loading stations; potato storage warehouses; machinery, vehicle and equipment storage; water treatment plants and reservoirs; waste transfer sites; and other uses determined by the Development Authority to be similar in nature.

**Industrial Class B, rural** means:

- (a) a resource extractive use or use involved in on-site processing of an extractive resource; or
- (b) a use involved in the processing of produce or raw materials or goods; or
- (c) a non-labour intensive exterior storage use requiring relatively large areas of land but minimal on-site improvements, services and public amenities, which is hazardous, noxious, unsightly or offensive and cannot, therefore, be compatibly located in an urban environment.

Examples include, but are not necessarily limited to: anhydrous ammonia storage; abattoirs and animal processing plants; rendering plants and incinerators; oil and gas plants; livestock sales yards; gravel/sand pits or stone quarries; asphalt plants; alfalfa dehydrating plants; seed cleaning plants; bio-gas and bio-fuel plants; food processing and chemical processing; sanitary landfill sites; sewage treatment plants or lagoons; auto wreckers; salvage yards; and other such uses determined by the Development Authority to be similar in nature.

**Industrial Class C, rural** means limited manufacturing, warehousing and business uses which can be compatibly located with surrounding uses and involve:

- (a) manufacturing and assembly of predominantly previously prepared materials, finished products or parts, including packaging and incidental storage of the product; or
- (b) agricultural, industrial and construction support services, including machinery, equipment and vehicle sales, rentals and service; or
- (c) a non-labour intensive interior storage or warehousing use requiring a relatively large area of land but minimal on-site improvements, which does not include retail sale of warehouse goods to the public.

Examples include, but are not necessarily limited to: bulk fuel depots; welding and fabrication shops; machine shops; trailer assembly; oilfield maintenance and instrumentation; plumbing and electrical shops; cabinetry and woodworking shops; mechanical repair; water hauling; equipment, machinery and vehicle sales, rental and service; trucking and transport service; mini-storage; veterinary clinics; kennels; pet cemetery; pet crematorium; and other such uses determined by the Development Authority to be similar in nature.

Rural Industrial Class C use does not include “Highway Commercial” uses or any use listed in the Rural Highway Commercial – RHC” land use district.

**Intensive horticultural operation/facility** means any relatively small parcels of land and/or buildings 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 or tree farms. This use does not include the growing, producing, cultivating, testing, processing, researching, destroying, storing, packaging or shipping of cannabis, which is classified as a “Cannabis production facility.”

**Land, agricultural** means rural land having a Canada Land Inventory (CLI) soil classification of 1 to 6 for agricultural use.

**Land, better agricultural** means existing titles or proposed parcels of rural land having:

- (a) a CLI soil classification of numbers 1 through 4 inclusive (excluding 10 acre cut-offs and fragmented areas as defined) which are capable of producing crops and/or livestock by extensive farm cultivation or open grazing methods;
- (b) a CLI soil classification of number 5 or 6 (excluding 20 acre cut-offs and fragmented areas as defined) which have a minimum carrying capacity of 1 animal unit per 40 acres for open grazing purposes.

**Land, poor agricultural** means existing titles or proposed parcels of rural land which, in spite of their better soil classifications or carrying capabilities, have been determined by the municipality to have a low productive capability for agriculture as:

- (a) cut-off areas (as defined) containing less than 10 acres (CLI 1 to 4) or 20 acres (CLI 5 and 6) land that cannot be logically and economically farmed or grazed separately or as part of a larger, nearby extensive operation; or
- (b) areas comprised of 20 acre or smaller lots so badly fragmented by use or ownership that the land cannot be logically used for extensive agricultural purposes; or
- (c) developed portions of abandoned or operational farmsteads that cannot be economically rehabilitated and returned to extensive agricultural use.

**Land, rural** means all land in the Municipal District of Taber excepting that which is contained within the designated boundaries of a hamlet.

**Land, irrigated** means an existing title or proposed parcel in which more than 75% of the total acreage contained is classified by an irrigation district as "to be irrigated".

**Land, dry** means an existing title or proposed parcel in which less than 75% of the total acreage contained is classified by an irrigation district as "to be irrigated".

**Lane** means a public roadway not exceeding 30 feet in width which provides a secondary means of access to a lot (site).

**Laundromat** means a place of business where clothes or linens can be washed for a fee, possibly through coin operated machines.

**Loading space, off-street** means an open area, not exceeding 30 feet in width, located in the rear yard space, designed expressly for the parking of haulage vehicles while loading or unloading.

**Lodge** means the meeting place or branch of a fraternal organization.

**Lot** has the meaning as **Parcel of land**.

**Lot lines** means the legally defined limits of any lot.

**Lot, length** means the horizontal distance between the front and rear lot lines vertically projected and measured along the median between the side lot lines.

**Lot, width** means the horizontal measurement between the side lot lines measured at a point 25 feet perpendicularly distant from the front boundary of the lot.

**Lot, corner** means a lot located at the intersection or junction of two or more streets.

**Lot, interior** means any lot other than a corner lot.

**Lot, through** means a lot other than a corner lot with frontage on more than one street.

**Manufactured home** means a newly constructed, factory-built dwelling which may be transported to a new location and placed on a permanent foundation or constructed in prefabricated units at a factory or place other than that of its final assembly and are built to the CSA A277 certification standard.

**Meeting hall / Public assembly** means a building where members of the public can come together and join for discussion for recreational, educational, and business purposes.

**Mobile home** means a dwelling suitable for long-term or permanent occupancy, and designed to be transported on its own wheels or by other means; and which, upon arriving at a residential site is, apart from incidental operations such as placement on foundation supports and connection to utilities, ready for occupancy. It shall not include prefabricated or sectional dwellings.

**Mobile home park** means an area of land occupied or designed for occupancy by two or more mobile homes.

**Motel / Motor hotel** means a building or group of buildings on a site providing separate sleeping units complete with washing and sanitary facilities and with adjoining conveniently located parking space, designed or operated primarily for the purpose of temporary accommodation.

**Off-road vehicle track** means a facility built to drive and/or race off-road vehicles as defined by provincial statute which may include food and beverage establishments and areas or structures used for spectators.

**Parcel of land** means:

- (a) where there has been a subdivision, any lot or block shown on a plan of subdivision that has been registered in a land titles office;
- (b) where a building affixed to the land that would without special mention be transferred by a transfer of land has been erected on 2 or more lots or blocks shown on a plan of subdivision that has been registered in a land titles office, all those lots or blocks;
- (c) a quarter section of land according to the system of surveys under the *Surveys Act* or any other area of land described on a certificate of title.

**Parking space, off-street** means an off-street area available for the parking of one motor vehicle. Every off-street parking space shall be accessible from a street, lane, or other public roadway.

**Personal service outlets** refer to uses involved in supplying a personal convenience or the repair and maintenance of retail goods, e.g. laundromat, shoe repair, appliance repair or post office.

**Plan, area structure** means a framework adopted by bylaw in accordance with The Planning Act, as a statutory plan, for the subdivision and development of an area of land which describes the sequence of development, land uses proposed, population density, location of major transportation routes, and public utilities and other matters **Council** considers necessary.

**Plan, comprehensive land use (non-statutory)** means a detailed site layout which provides for the orderly subdivision and/or development of a parcel or group of parcels that has addressed the land use impacts of the proposal on the immediate and surrounding area to the satisfaction of the municipality.

**Prohibited uses** are developments which have been deemed unsuitable and/or incompatible within the particular district where they are listed as prohibited. A use is prohibited if it is not listed as a permitted or discretionary use, whether or not a list of prohibited uses is provided.

**Provincial health care facility** means a hospital as defined in the *Hospitals Act*.

**Public/institutional** means a public or quasi-public uses, areas or facilities such as, but not necessarily limited to: churches, schools, community halls, cemeteries, weigh scales, government agricultural research stations, public utility facilities and structures, designated federal, provincial or municipal parks, recreation and camping areas or other uses determined by special Development Authority ruling to be similar in nature.

**Regionally significant area** means a public park, designated historic or archaeological site, environmentally sensitive area, forest reserve or any similar facility owned and/or administered by any level of government, including primary highways.

**Residence, grouped country** means three or more contiguous country residential lots not including a farmstead containing a dwelling that may have been subdivided as the first parcel from a quarter section or 80 acre parcel.

**Residence, country** means a dwelling located on an existing or proposed separately titled small holding of between 1 and 10 acres in a primarily rural area which is occupied or intended to be occupied by persons not actively engaged full-time in the extensive cultivation or grazing of adjacent agricultural land. Parcels for such use are determined by the approving authority to not

be economically viable better agricultural land units due to parcel size, soil quality, vegetation and topography.

**Rest stop** means a place for vehicles to pull off a public roadway which may or may not include public restrooms and picnic areas but does not include campgrounds.

**Retail cannabis store** means the use of a building where cannabis and cannabis accessories, licensed by the Province of Alberta, are offered for sale to individuals who attend the premises for off-site consumption, and may include storage within the premises of cannabis and cannabis accessories sufficient only to service such a store.

**Retail sales outlets** refer to uses involved in selling small quantities of goods or commodities for personal or household consumption, e.g. grocery store, hardware store, restaurant. This use does not include the sale of cannabis and cannabis accessories, which is classified as a "Retail cannabis store".

**Rifle pistol range** means private open air recreation facilities that occur on man-made sites and are operated for profit; includes rifle ranges, pistol ranges, archery ranges, and minor retail sales and services customarily associated with and accessory to such facilities.

**Service station** means any lot or building used for the retail sale of motor accessories, gasoline, or other fuels, and the supply of washing, greasing, cleaning, and minor repair services for motor vehicles.

**Shipping container** means any container that was used for transport of goods by means of rail, air, truck or by sea. These containers are rectangular in shape and are generally made of metal. When used for any purpose other than transporting freight, a shipping container shall be considered a building and subject to the standards and requirements of the Land Use Bylaw.

**Shopping Centre** means comprehensively planned development comprising one or more buildings irrespective of the time of construction, located on a single lot primarily occupied or intended to be occupied by retail sales outlets, personal service outlets, restaurants and service stations.

**Street** means a registered and named public roadway greater than 30 feet in width. The term "right-of-way" shall have the same meaning as "street".

**Sign** means any word, letter, model, picture, symbol, device, or representation used as, or which is in the nature of, wholly or in part, an advertisement, announcement, or direction. Any structure, or portion thereof, which is used primarily to carry, hold, maintain, support, or sustain a sign is construed as being part of the sign and, except as hereinafter provided, is subject to all regulations governing signs. Without restricting the generality of the foregoing, a sign includes posters, notices, boarding and banners.

- (a) **Area of sign** means the total superficial area within the outer periphery of the said sign, and, in the case of a sign comprised of individual letters or symbols, shall be calculated as the area of a rectangle enclosing the letters or symbols. Frames and structural members not bearing advertising matters shall not be included in computation of surface area.
- (b) **Billboard** means a structure, primarily self-supporting, which is used for the display of general advertising, the subject matter of which is not necessarily related to the use or ownership of the property on which the structure is located.
- (c) **Fascia sign** means a sign placed flat and parallel to the face of the building so that no part projects more than one foot from the building.



- (d) **Free-standing sign** means a sign on a standard or column permanently attached to the ground and which is not connected in any way to any building or other structures.

**Solar energy system Class A** means a photovoltaic system using solar panels to collect solar energy from the sun and convert it to electrical, mechanical, thermal, or chemical energy with a total generating capacity of less than 150 kw that is primarily intended for sole use and consumption on-site by the landowner, resident or occupant. This use includes both stand-alone systems not connected to the interconnected electric system and small micro-generation in accordance with the Micro-Generation Regulation connected to the interconnected electric system.

**Solar energy system Class B** means a photovoltaic system using solar panels to collect solar energy from the sun and convert it to electrical, mechanical, thermal, or chemical energy with a total generating capacity of at least 150 kw but no greater than 5 MW that is primarily intended for sole use and consumption on-site by the landowner, resident or occupant. This use includes both stand-alone systems not connected to the interconnected electric system and large micro-generation in accordance with the Micro-Generation Regulation connected to the interconnected electric system.

**Solar energy system Class C** means a system using solar technology to collect energy from the sun and convert it to energy that is directed into the provincial electrical grid transmission or distribution system for off-site consumption or commercial sale, or a solar energy system that does not meet the definition of Class A solar energy system or Class B solar energy system.

**Structure** means anything constructed or erected or excavated with a fixed location on the ground. Among other things, structures may include buildings, walls, fences, signs, stockpiles, dugouts and open sheds.

**Subdivision and Development Appeal Board** means a body of individuals established in accordance with sections 627-629 of the Municipal Government Act, and through a Subdivision and Development Appeal Board Bylaw to which development decisions of the Municipal District of Taber Development Authority may be appealed by the applicant.

**Temporary uses** are developments which may be approved for a limited and fixed period of time and shall be discontinued upon expiration of a permit whose validity shall not exceed one year. It shall be a condition of every temporary use permit that the Municipal District of Taber shall not be held liable for any costs involved in the cessation or removal of any such development and the Development Authority may require the developer to post a bond guaranteeing the cessation or removal.

**Use** means the purpose or function to which land, buildings, or structures are put.

**Uses, ancillary** are developments deemed by the Development Authority to be subordinate or incidental to the primary or principal use of land or buildings.

**Uses, principal** are developments deemed by the Development Authority to be the main or primary use of land or buildings.

**Uses, non-conforming** are developments that do not comply with a land use bylaw or amendment thereto but which lawfully existed or were undertaken prior to their effective date and as such are subject to the provisions of section 643 of the Act.

**Uses, discretionary** are developments which, depending upon circumstances and conditions, may be suitable and compatible within that particular district where they are listed. Decisions will be made in accordance with Section 14 of this bylaw.

**Uses, permitted** are developments which have been deemed to be most suitable and compatible within the particular district where they are listed. Decisions will be made in accordance with Section 13 of this bylaw.

**Uses, similar** are developments which are not specifically listed within the particular district but which may, by Development Authority ruling, be deemed comparable to a permitted, discretionary or prohibited use listed, and, therefore, be decided according to Section 24 of this bylaw.

**Use, compatible** means a development capable of existing together with or nearby another development(s), without discord or disharmony.

**Use, suitable** means a development which, in the opinion of the approving authority, is appropriate and in accordance with established requirements.

**Use, serviceable** means a development which can be provided with a potable water supply, sewage disposal system and electrical utilities in accordance with Public Health Act standards.

**Use, viable** means a development capable of independent existence or growth as a self-sustaining economic unit.

**Warehousing** means a facility for the indoor storage of goods and merchandise and may include offices related to the administration of the warehouse facility and/or the retail sale of goods stored in the warehouse.

**Waterbody** means any natural or artificial stream, river, lake, reservoir, marsh, creek, ditch, channel, canal, lateral conduit drain, gully, ravine or wash in which water flows or is contained either continuously or intermittently including any bed, shore, banks or areas subject to inundation by overflow or flood water.

**Wind energy conversion system** means one or more structures designed to convert wind energy into mechanical or electrical energy.

**Yard** means a part of a lot upon or over which no building or structure other than a boundary fence is erected, unless otherwise hereinafter permitted.

**Yard, front** means a yard extending across the full width of a lot and situated between the front lot line and the nearest portion of the principal building.

**Yard, rear** means a yard extending across the full width of a lot and situated between the rear lot line and the nearest portion of the principal building.

**Yard, side** means a yard extending from the front yard to the rear yard and situated between the side lot lines and the nearest portion of the principal building.

<p><b>All other words and expressions, not otherwise defined, have the same meaning assigned to them in the Act.</b></p>
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**SCHEDULE 15**  
**DIRECT CONTROL DISTRICTS**  
**AND ADOPTING BYLAWS**

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**SCHEDULE 15**  
**DIRECT CONTROL DISTRICTS AND ADOPTING BYLAWS**

BYLAW NO.	LEGAL DESCRIPTION	DATE OF ADOPTION
1877	Lots 1 to 3, Block 23, Plan 4466AA Lots 13 to 16, Block 24, Plan 4466AA Lots 17 to 20, Block 24, Plan 4466AA Within the NW 15-10-13-W4M	June 9, 2015
1902	Block 37, Plan 8210320	April 11, 2017
1920	Lot 6, Block 8, Plan 7910775 and Lot 7, Block 8, Plan 7910775	April 24, 2018
1978	Lot 1, Block 1, Plan 9611496 within NW 8-9-16 W4M	August 10, 2021
2002	Lot 1, Block 6, Plan 0413993 within SW ¼ 35-9-17 W4M	October 24, 2023



**MUNICIPAL DISTRICT OF TABER  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 1877**

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

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

**Lots 1 to 3, Block 23, Plan 4466AA  
Lots 13 to 16, Block 24, Plan 4466AA  
Lots 17 to 20, Block 24, Plan 4466AA  
Within the NW¼ Sec. 15, Twp. 10, Rge. 13, W4M**

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

**AND WHEREAS THE PURPOSE** of proposed Bylaw No. 1877 is to redesignate the described lands Direct Control – "DC" and establish the uses and regulations for the Direct Control district pertaining to the lands.

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

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

1. That the land described as Lots 1 to 3, Block 23, Plan 4466AA; Lots 13 to 16, Block 24, Plan 4466AA; and Lots 17 to 20, Block 24, Plan 4466AA within the NW¼ Sec. 15, Twp. 10, Rge. 13, W4M, as shown on the map in Schedule 'A', presently designated as "Designated Hamlet Commercial – "HC" be redesignated to "Direct Control – "DC".
2. That the Direct Control district regulations for the designated land are as follows:
  - I. **USES**
    - i. Commercial uses considered suitable by Council.
    - ii. Industrial uses considered suitable by Council.
    - iii. Ancillary buildings and uses considered suitable by Council.
  - II. **MINIMUM LOT SIZE**
    - i. As required by Council.
  - III. **OFF-STREET PARKING AND LOADING REQUIREMENTS**
    - i. As required by Council having regard to Schedule 7 of the Municipal District of Taber Land Use Bylaw No. 1722.
  - IV. **SIGN STANDARDS**
    - i. As required by Council having regard to Schedule 10 of the Municipal District of Taber Land Use Bylaw No. 1722.
  - V. **STANDARDS OF DEVELOPMENT**
    - i. As required by Council having regard to Schedule 5 of the Municipal District of Taber Land Use Bylaw No. 1722.
  - VI. **OTHER STANDARDS**
    - i. Council may require additional standards having regard to statutory plans, the Land Use Bylaw, public comments, referral agencies, and any other matters deemed pertinent by Council.
  - VII. **APPROVAL PROCEDURE**
    - i. The approval procedure shall be in accordance with Schedule 2, section 7, Direct Control – "DC" of the Municipal District of Taber Land Use Bylaw No. 1722.
  - VIII. **DEVELOPMENT APPROVAL AUTHORITY**
    - i. For the purposes of this bylaw, the approval authority is the Municipal District of Taber Council.
  - IX. **APEAL PROCEDURE**
    - i. In accordance with the Municipal Government Act, there is no appeal to the Subdivision and Development Appeal Board with respect to a decision made by Council on a development permit application within this Direct Control District.
  - X. **SUBDIVISION**

- i. Subdivision of the described lands is not permitted.
3. That the Land Use Districts Map be amended to reflect this redesignation.
4. That Schedule 14 of Bylaw No. 1722 is amended to include this bylaw.
5. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
6. This bylaw comes into effect upon third and final reading hereof.
7. That a consolidated version of Bylaw No. 1722 be prepared to reflect this redesignation.

READ a first time this 12 day of May, 2015.

  
\_\_\_\_\_  
Reeve - Brian Brewin

  
\_\_\_\_\_  
Municipal Administrator - Derrick Krizan

READ a second time this 9 day of June, 2015.

  
\_\_\_\_\_  
Reeve - Brian Brewin

  
\_\_\_\_\_  
Municipal Administrator - Derrick Krizan

READ a third time and finally PASSED this 9 day of June, 2015.

  
\_\_\_\_\_  
Reeve - Brian Brewin

  
\_\_\_\_\_  
Municipal Administrator - Derrick Krizan



**MUNICIPAL DISTRICT OF TABER  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 1902**

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

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

**Block 37, Plan 8210320**

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

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

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

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

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

**I. USES**

- i. As required by Council.

**II. MINIMUM LOT SIZE**

- i. As required by Council.

**III. OFF-STREET PARKING AND LOADING REQUIREMENTS**

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

**IV. SIGN STANDARDS**

- i. As required by Council.

**V. STANDARDS OF DEVELOPMENT**

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

**VI. OTHER STANDARDS**

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

**VII. APPROVAL PROCEDURE**

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

**VIII. DEVELOPMENT APPROVAL AUTHORITY**

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

**IX. APPEAL PROCEDURE**

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

**X. SUBDIVISION**

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

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

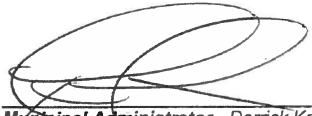
READ a **first** time this 14 day of March, 2017.

  
\_\_\_\_\_  
Reeve - Brian Brewin

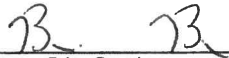
  
\_\_\_\_\_  
Municipal Administrator - Derrick Krizsan

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

  
\_\_\_\_\_  
Reeve - Brian Brewin

  
\_\_\_\_\_  
Municipal Administrator - Derrick Krizsan

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

  
\_\_\_\_\_  
Reeve - Brian Brewin

  
\_\_\_\_\_  
Municipal Administrator - Derrick Krizsan



# LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



**FROM:** Hamlet Transitional/Agricultural HT/A  
**TO:** Direct Control DC

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

**Bylaw #:** \_\_\_\_\_  
**Date:** \_\_\_\_\_



0 Metres 100 200 300 400  
March 08, 2017 N:\Taber-Municipal-District\Taber-MD LUD & Land Use Redesignations\MD Taber Block 37, Plan 8210320 GrassyLake.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"**



**MUNICIPAL DISTRICT OF TABER  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 1920**

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

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

**Lot 6, Block 8, Plan 7910775**

**And**

**Lot 7, Block 8, Plan 7910775**

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

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

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

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

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

2. That the Direct Control district regulations for the designated land are as follows:

**I. USES**

- i. At the discretion of Council having regard to the purpose of this bylaw, excepting:
  - a. Prohibited Uses – Rural Industrial Class B

**II. MINIMUM LOT SIZE**

- i. 1 Acre

**III. SETBACK AND SITE COVERAGE REQUIREMENTS**

- i. As required by Council

**IV. ACCESS, OFF-STREET PARKING AND LOADING REQUIREMENTS**

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

**V. SIGN STANDARDS**

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

**VI. STANDARDS OF DEVELOPMENT**

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

**VII. OTHER STANDARDS**

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

**VIII. APPROVAL PROCEDURE**

- i. The approval procedure shall be in accordance with Schedule 2, Direct Control – "DC" section 7, of the Municipal District of Taber Land Use Bylaw No. 1722.
- ii. Notice of a development application will be sent to the Town of Taber prior to issuance of a decision.

**IX. DEVELOPMENT APPROVAL AUTHORITY**

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

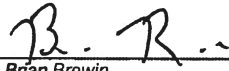
**X. APPEAL PROCEDURE**

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

**XI. SUBDIVISION**

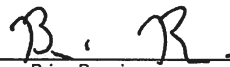
- i. In accordance with the minimum 1 acre lot size for the district, subdivision of the lots is not permitted.
3. That the Land Use Districts Map be amended to reflect this redesignation.
  4. That Schedule 15 of Bylaw No. 1722 is amended to include this bylaw.
  5. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
  6. This bylaw comes into effect upon third and final reading hereof.
  7. That a consolidated version of Bylaw No. 1722 be prepared to reflect this redesignation.

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

  
\_\_\_\_\_  
Reeve – Brian Brewin

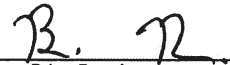
  
\_\_\_\_\_  
Municipal Administrator - Derrick Krizsan


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

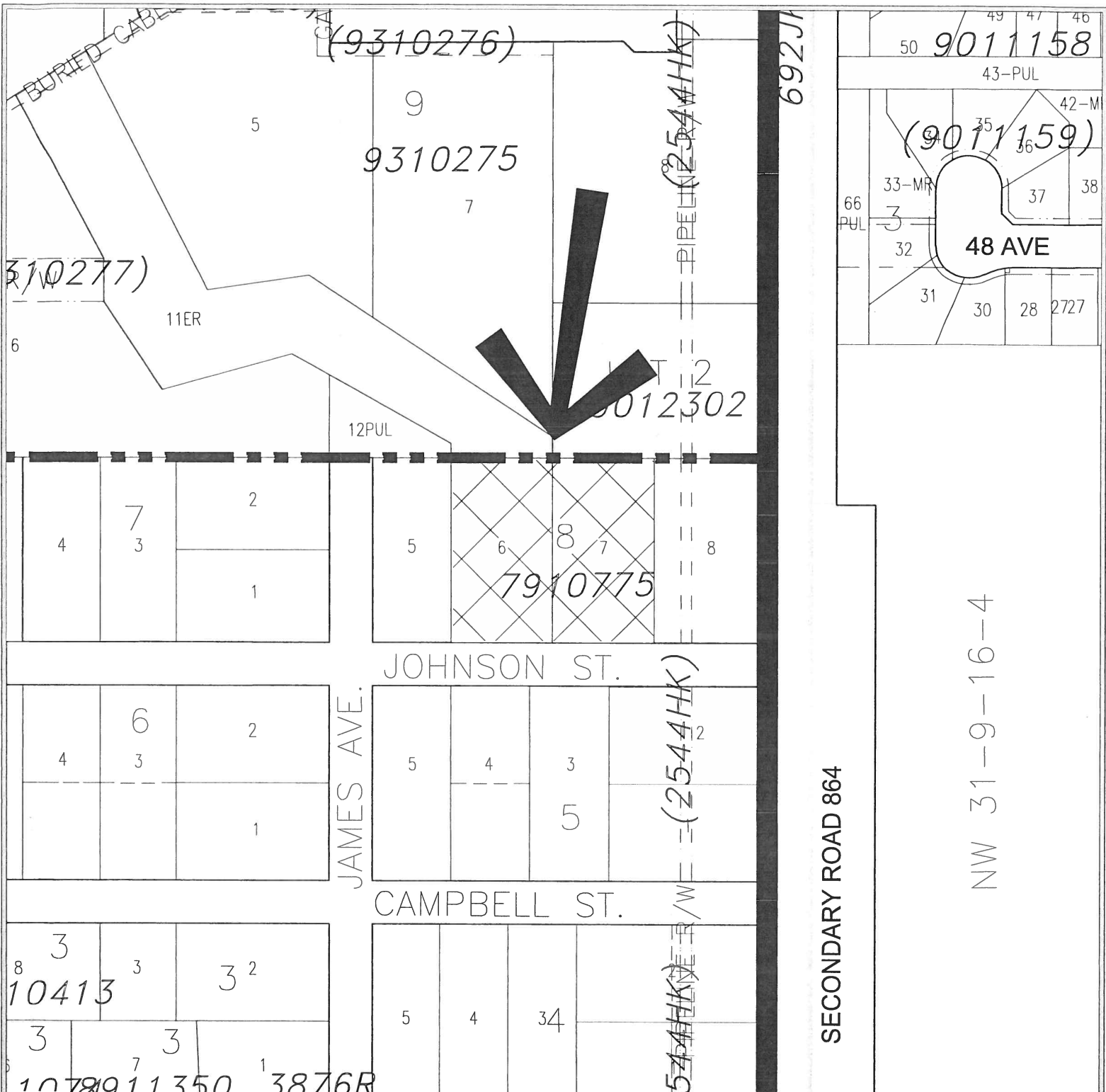
  
\_\_\_\_\_  
Reeve – Brian Brewin

  
\_\_\_\_\_  
Municipal Administrator - Derrick Krizsan

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

  
\_\_\_\_\_  
Reeve – Brian Brewin

  
\_\_\_\_\_  
Municipal Administrator - Derrick Krizsan



**LAND USE DISTRICT REDESIGNATION  
SCHEDULE 'A'**



FROM: Hamlet Residential HR

TO: Direct Control DC

Bylaw #: \_\_\_\_\_

Date: \_\_\_\_\_

LOTS 6 & 7, BLOCK 8, PLAN 7910775

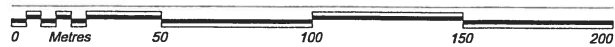
WITHIN NE 1/4 SEC 36, TWP 9, RGE 17, W 4 M

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

DATE: JANUARY 22, 2018



OLDMAN RIVER REGIONAL SERVICES COMMISSION



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"

**MUNICIPAL DISTRICT OF TABER  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 1978**

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

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

Lot 1, Block 1, Plan 9611496  
Within the NW¼ Sec. 8, Twp. 9, Rge. 16, W4M  
Containing 5.58 Hectares (13.79 acres) More or Less

from "Grouped Country Residential – "GCR" to "Direct Control – "DC", as shown on the map in Schedule 'A' attached hereto.

**AND WHEREAS THE PURPOSE** of proposed Bylaw No. 1978 is to provide a means to regulate and control the use and development of the land on a site-specific basis to accommodate development determined to be suitable for the site and compatible with surrounding land uses.

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

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

1. That the land described as Lot 1, Block 1, Plan 9611496 within the NW¼ Sec. 8, Twp. 9, Rge. 16, W4M shown on the map in Schedule 'A' attached hereto is redesignated from "Grouped Country Residential – "GCR" to "Direct Control – "DC".
2. That the Direct Control district regulations for the designated land are as follows:

**I. USES**

**(a) Permitted**

Primary single family dwelling  
Temporary shipping container in accordance with section 2, Schedule 12 of the Land Use Bylaw

**(b) Discretionary**

Ancillary structures  
Home occupation  
Isolated (single lot) rural industrial Class A  
Manufactured home  
Mobile home  
Moved-in dwelling  
Signs  
Solar energy systems Class A

**II. MINIMUM LOT SIZE**

Existing title.

**III. NUMBER OF DWELLINGS ON THE LOT**

Not more than one dwelling is permitted on the lot.

**IV. SETBACK, YARD AND ACCESS REQUIREMENTS**

As required by the approval authority having regard to Schedule 5 General Standards of Development of the Municipal District of Taber Land Use Bylaw.

**V. GENERAL STANDARDS OF DEVELOPMENT**

As required by the approval authority having regard to Schedule 5 General Standards of Development of the Municipal District of Taber Land Use Bylaw.

**VI. MANUFACTURED/MOBILE HOME AND MOVED-IN DWELLING STANDARDS**

- (a) Manufactured/Mobile home – in accordance with Schedule 6 Mobile Home Standards of Development of the Municipal District of Taber Land Use Bylaw.
- (b) Moved-in dwelling - in accordance with Schedule 8 Moved-in Dwelling/Previously Occupied Dwelling Standards of the Municipal District of Taber Land Use Bylaw.

**VII. HOME OCCUPATION STANDARDS**



In accordance with rural home occupation standards in Schedule 9 Home Occupation Standards of the Municipal District of Taber Land Use Bylaw.

**VIII. SIGN STANDARDS**

As required by the approval authority having regard to Schedule 10 Signs of the Municipal District of Taber Land Use Bylaw.

**IX. KEEPING OF ANIMALS**

- (a) Keeping of animals is allowed without a development permit as follows (no other animals, other than household pets, are allowed):
  - i. cows – maximum 4
  - ii. chickens – maximum 15
  - iii. horses – maximum 2
- (b) The landowner is responsible for ensuring proper manure storage, disposal and management.

**X. OTHER STANDARDS**

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

**XI. SUBDIVISION**

Subdivision of the lot is not permitted.

**XII. DEVELOPMENT APPROVAL AUTHORITY**

For the purposes of this Direct Control bylaw, the approval authority for:

- (a) Permitted uses: is delegated to the Municipal District of Taber Development Authority.
- (b) Discretionary uses: is the Municipal District of Taber Council.
- (c) In circumstances where a development permit application includes a proposed permitted and discretionary use, the approval authority shall be the Municipal District of Taber Council.

**XIII. APPROVAL PROCEDURE**

- (a) The approval procedure for permitted uses shall be in accordance with the requirements for processing permitted use applications specified in the Municipal District of Taber Land Use Bylaw.
- (b) The approval procedure for discretionary uses shall be in accordance with Schedule 2, Direct Control – “DC” section 7, of the Municipal District of Taber Land Use Bylaw.

**XIV. DEFINITIONS AND OTHER PROCESSES, REQUIREMENTS, AND PROVISIONS**

Definitions and all other processes, requirements and provisions are as established in the Municipal District of Taber Land Use Bylaw.

**XV. APPEAL PROCEDURE**

- (a) In accordance with the Municipal Government Act, there is no appeal to the Subdivision and Development Appeal Board with respect to a decision made by Council on a development permit application within this Direct Control District.
- (b) In accordance with the Municipal Government Act, a decision made by the Development Authority, the appeal is limited to whether the Development Authority followed the directions of Council.

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

Read a first time this 12 day of July, A.D., 2021

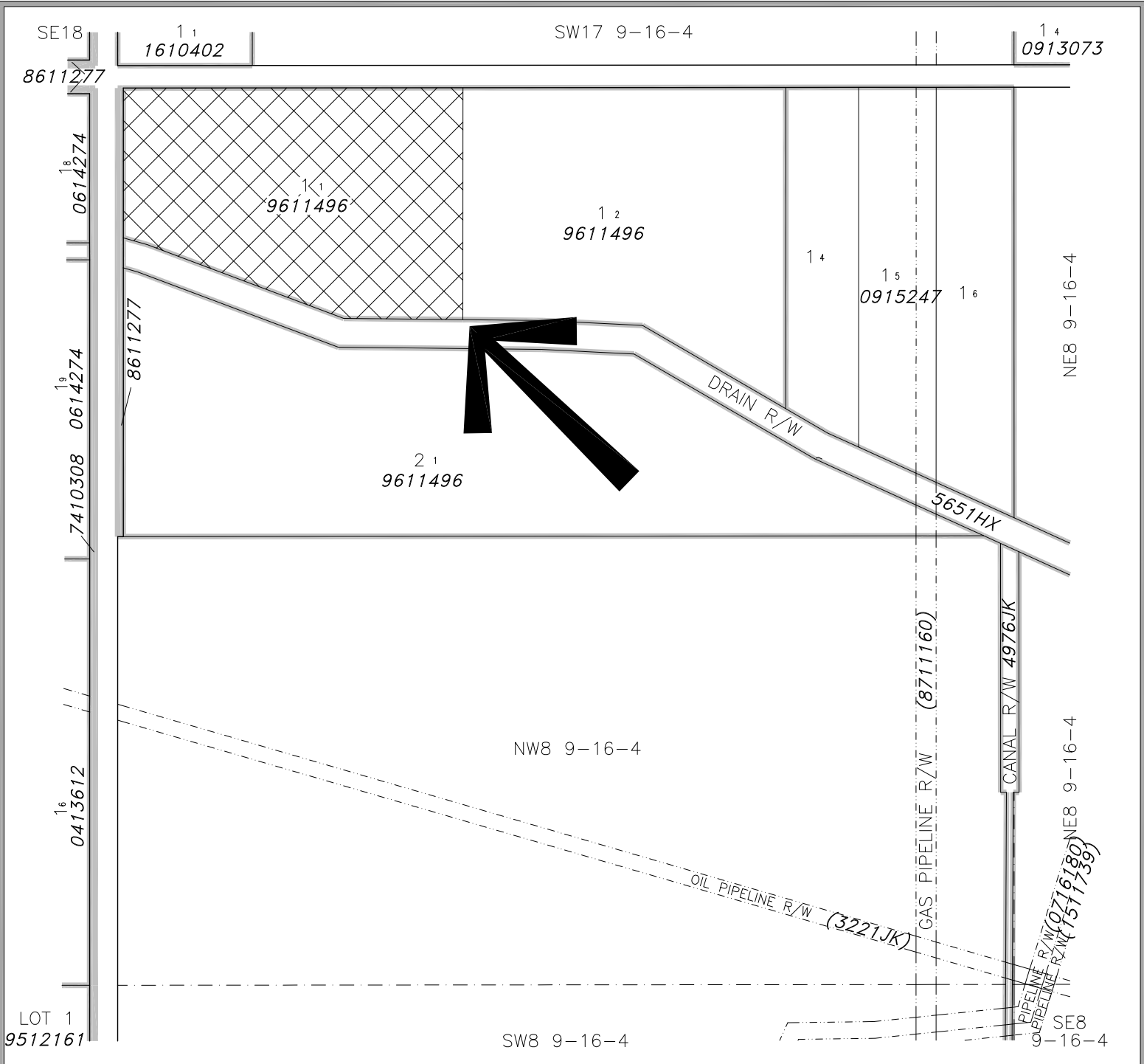
Read a second time this 10 day of August, A.D., 2021

Read a third time and finally passed this 10 day of August, A.D., 2021

MUNICIPAL DISTRICT OF TABER

  
\_\_\_\_\_  
Reeve

  
\_\_\_\_\_  
Municipal Administrator



# LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



**FROM:** Grouped Country Residential GCR  
**TO:** Direct Control DC

LOT 1, BLOCK 1, PLAN 9611496 WITHIN  
NW 1/4 SEC 8, TWP 9, RGE 16, W 4 M  
MUNICIPALITY: MUNICIPAL DISTRICT OF TABER  
DATE: JUNE 17, 2021

**Bylaw #:** 1978  
**Date:** \_\_\_\_\_



OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400



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"



**MUNICIPAL DISTRICT OF TABER  
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 2002**

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

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

Lot 1, Block 6, Plan 0413993  
Within the SW¼ Sec. 35, Twp. 9, Rge. 17, W4M  
Containing 3.495 Hectares (8.64 acres) More or Less

from "Rural Agricultural – "RA" to "Direct Control – "DC", as shown on the map in Schedule 'A' attached hereto.

**AND WHEREAS THE PURPOSE** of proposed Bylaw No. 2002 is to provide a means to regulate and control the use and development of the land on a site-specific basis to accommodate country residential development in conjunction with limited, small-scale, light industrial business development determined to be suitable for the site and compatible with surrounding land uses and consistent with the intent of the attached Appendix "A".

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

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

1. That the land described as Lot 1, Block 6, Plan 0413993 within the SW¼ Sec. 35, Twp. 9, Rge. 17, W4M shown on the map in Schedule 'A' attached hereto is redesignated from "Rural Agricultural – "RA" to "Direct Control – "DC".
2. That the Direct Control district regulations for the designated land are as follows:

**I. USES**

**(a) Permitted**

Primary single family dwelling, site built  
Temporary shipping container in accordance with section 2, Schedule 12 of the Municipal District of Taber Land Use Bylaw  
Solar energy systems Class A, roof mount

**(b) Discretionary**

Ancillary buildings, structures and uses  
Home occupation  
Isolated (single lot) rural industrial Class C in conjunction with an approved residential use<sup>1</sup>  
Moved-in dwelling  
Signs  
Solar energy systems Class A, ground mount

<sup>1</sup>Residential use must be established as a principal use with an occupied dwelling.

**II. MINIMUM LOT SIZE**

In accordance with the attached Appendix "A".

**III. NUMBER OF DWELLINGS PER LOT**

Not more than one dwelling is permitted on a lot.

**IV. SETBACK, YARD AND ACCESS REQUIREMENTS**

As required by the approval authority having regard to Schedule 5 General Standards of Development of the Municipal District of Taber Land Use Bylaw.

**V. GENERAL STANDARDS OF DEVELOPMENT**

As required by the approval authority having regard to Schedule 5 General Standards of Development of the Municipal District of Taber Land Use Bylaw.

**VI. DWELLING STANDARDS**

(a) Minimum Floor Area (All dwelling types) – 1000 ft<sup>2</sup> above ground level

(b) Foundation Type (All dwelling types) – permanent foundation

- (c) Moved-in dwelling - in accordance with Schedule 8 Moved-In Dwelling/Previously Occupied Dwelling Standards
- (d) Manufactured, mobile and modular homes are prohibited.

**VII. ANCILLARY BUILDING STANDARDS**

- (a) Maximum of two ancillary buildings may be permitted per lot.
- (b) Maximum square footage of ancillary buildings:
  - a. One building not to exceed 4,000 ft<sup>2</sup>
  - b. One building not to exceed 576 ft<sup>2</sup>
- (c) Maximum height of ancillary buildings: 25 feet
- (d) Animal shelter/holding pens in accordance with the attached Appendix "A".

**VIII. RURAL INDUSTRIAL CLASS C STANDARDS**

- (a) A maximum of one Rural Industrial Class C use may be permitted on a lot.
- (b) No buildings in addition to the ancillary building allowances in section VII for a Rural Industrial Class C use are permitted.
- (c) Rural Industrial Class C uses shall be consistent with the intent for the subdivision described in the attached Appendix "A".
- (d) The approval authority shall not approve a Rural Industrial Class C development on a lot unless a residential use has been established on the lot as a principal use with an occupied dwelling.
- (e) The approval authority shall not approve a Rural Industrial Class C development on a lot unless the approval authority is satisfied that adequate measures and high operational standards will be undertaken and maintained to ensure compatibility with surrounding uses and minimize potential for nuisance on vicinity land uses.

**IX. HOME OCCUPATION STANDARDS**

In accordance with rural home occupation standards in Schedule 9 Home Occupation Standards of the Municipal District of Taber Land Use Bylaw.

**X. SIGN STANDARDS**

As required by the approval authority having regard to Schedule 10 Signs of the Municipal District of Taber Land Use Bylaw.

**XI. SOLAR ENERGY SYSTEM CLASS A STANDARDS**

In accordance with Schedule 11, Part 2 Solar Energy Systems of the Municipal District of Taber Land Use Bylaw.

**XII. KEEPING OF ANIMALS**

In accordance with the attached Appendix "A".

**XIII. OTHER STANDARDS**

The approval authority may require additional standards having regard to statutory plans, the Land Use Bylaw, Appendix "A", public comments, referral agencies, and any other matters deemed pertinent by the approval authority.

**XIV. SUBDIVISION**

In accordance with the attached Appendix "A".

**XV. DEVELOPMENT APPROVAL AUTHORITY**

For the purposes of this Direct Control bylaw, the approval authority for:

- (a) Permitted and Discretionary Uses: is delegated to the Municipal District of Taber Development Authority.

**XVI. APPROVAL PROCEDURE**

- (a) The approval procedure for permitted uses shall be in accordance with the requirements for processing permitted use applications specified in the Municipal District of Taber Land Use Bylaw,
- (b) The approval procedure for discretionary uses shall be in accordance with the requirements for processing discretionary use applications specified in the Municipal District of Taber Land Use Bylaw. A development hearing shall be required prior to issuance of a decision on a development permit application proposing an "Isolated (single lot) rural industrial Class C in conjunction with an approved residential use<sup>1</sup>".

**XVII. DEFINITIONS AND OTHER PROCESSES, REQUIREMENTS, AND PROVISIONS**

Definitions and all other processes, requirements and provisions are as established in the Municipal District of Taber Land Use Bylaw.

**XVIII. APPEAL PROCEDURE**

In accordance with the Municipal Government Act, the appeal of a decision made by the Development Authority on a development permit within a Direct Control District is limited to whether the Development Authority followed the directions of Council.

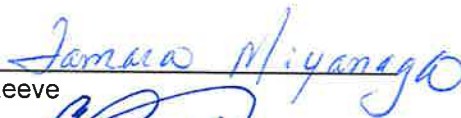
3. That the Land Use Districts Map is amended to reflect this redesignation.
4. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
5. This bylaw comes into effect upon third and final reading hereof.
6. That a consolidated version of Bylaw No. 1722 be prepared to reflect this redesignation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


READ a First time this 26<sup>th</sup> day of September, 2023.

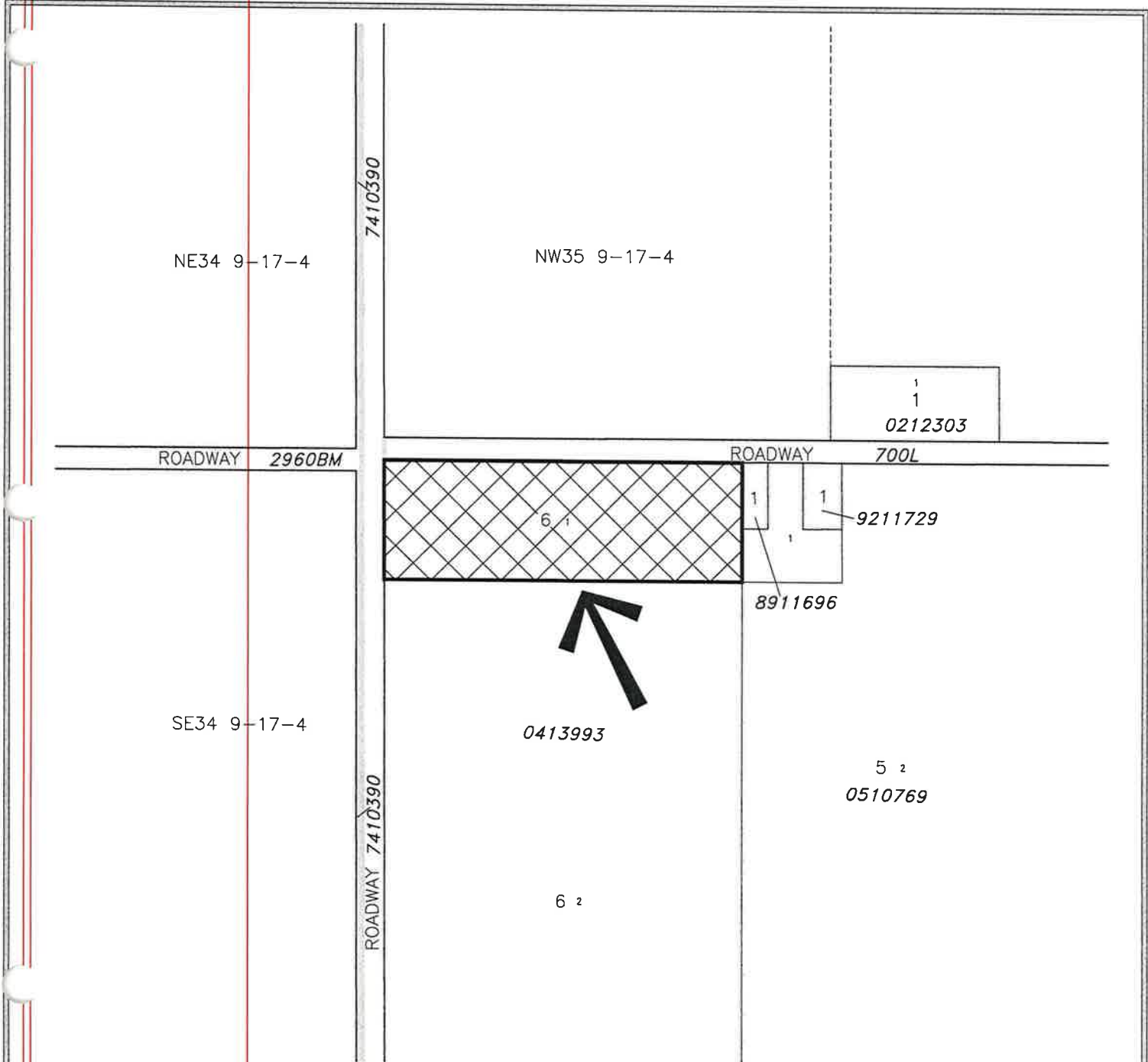
READ a Second time this 24<sup>th</sup> day of October, 2023.

READ a Third time this 24<sup>th</sup> day of October, 2023.

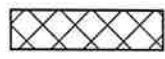
SIGNED and PASSED this 24<sup>th</sup> day of October, 2023.

  
\_\_\_\_\_  
Reeve

  
\_\_\_\_\_  
Chief Administrative Officer



**LAND USE DISTRICT REDESIGNATION  
SCHEDULE 'A'**



FROM: Rural Agricultural RA  
TO: Direct Control DC

LOT 1, BLOCK 6, PLAN 0413993 WITHIN  
SW 1/4 SEC 35, TWP 9, RGE 17, W 4 M  
MUNICIPALITY: MUNICIPAL DISTRICT OF TABER  
DATE: AUGUST 22, 2023

Bylaw #: 2002



0 Metres 100 200 300 400  
August 23, 2023 N:\Taber-Municipal-District\Taber-MD LUD & Land Use Redesignations\MD Taber Lot 1, Block 6, Plan 0413993.dwg



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



Bylaw No. 2002 – Appendix “A”

Appendix “A”  
Area Structure Plan  
Harris Road Development

Located in the NW Corner of SW Quarter of Section 35-9-17 W4M  
Lot 1, Block 6, Plan 0413993

## Introduction:

The proposed subdivision is located approximately 3 kilometers west of the western limits of the Town of Taber, and one kilometer north of Highway 3, directly adjacent on both sides of the NW corner of the SW quarter of Section 35 Township 9 Range 17, west of the 4th meridian. Township Road 95B is on the north boundary and Range Road 17-2 is on the west boundary.

The existing parcel contains 8.6 acres. Previous to the subdivision application being submitted, the property contained three residences which were occupied in 2022, each being in an advanced condition with no residual value and which have been or are in the process of being demolished. In addition to the three residences, there is a four bay garage (workshop) built with cinder bricks and a metal roof exterior, along with 3 round steel granaries mounted on cement bases. There were a number of old corrals, barn structures/ livestock shelters which were actively used in 2022 to keep livestock, which have also been removed.

A development permit was applied for and approved in early 2023 for the construction/ placement of a moved in residence, which is currently sitting on a new basement foundation. It is placed on what is anticipated to be the east lot.

Located directly east of this property are three single lot residential properties with one of them that partially borders on the south east corner of the subject property presently serving as the base for a truck transport home based business that operates out of the residence and shop located on that property.

Directly west across the road on the west side of Rge Road 17-2 is a farm yard site that contains a large potato storage facility constructed within the last 3 years, and a recently constructed farm shop, together with multiple granaries, corrals and other outbuildings that are utilized for an active mixed farm / cow calf production operation.

The intended purpose of the subdivision is to create three fee simple lots ranging in size from 2.4 to 3.4 acres. The proposed layout of the subdivision is illustrated on Map 1. The placement location of the subdivision within the M.D. of Taber relative to the Town of Taber and Village of Barnwell is illustrated on Map 2.

## SUBDIVISION PLAN AND LAND USE

A design for the subdivision has been prepared and an application for subdivision has been submitted together with this document.

Map 1 shows the overall design of the subdivision pattern for this ASP and will form a part of this by-law.

A Saint Mary River Irrigation District pipeline is located in a 20 meter right of way that parallels the western boundary of the property from the southern edge through to the northern edge of the property. The proposed lot size for the westerly lot and each of the other two lots, will be large enough

Bylaw No. 2002 – Appendix “A”

to still achieve the minimum 2 acres of developable area for the use of onsite sewage treatment systems.

Set back regulations outlined in the M.D. of Taber Land Use Bylaw will be followed.

The primary focus of this subdivision is a combined light industry / residential use that reflects activity within the immediate area to the west and the east. The developer is requesting an initial zoning of Direct Control, in anticipation that the Municipal District of Taber may be approving an alternative land use district that would provide for similar mixed uses, within areas where that type of activity is already occurring primarily within rural agricultural areas throughout the Municipal District.

The anticipated light industry uses would make use of a shop up to 4000 sq ft with the roof peak being up to 25 feet above ground level. One smaller outbuilding such as a garden shed up to 576 sq ft and a combination of shelters / holding pens to contain authorized numbers of livestock outlined in accordance with this plan, would also be allowed. Allowable animal numbers are listed in Schedule “B” attached.

Residences would be any style of single family structure, minimum 1000 sq ft above ground level, except factory built mobile home style (either single wide or double wide structures) that are traditionally designed for easy relocation, placed on temporary foundations once on site.

Lot owners will be responsible for obtaining development permits from the M.D. of Taber and any other permits that required to conform with Safety Code requirements.

### Density, Phasing, Utility Services

The proposed plan is for three lots, with a single family residence and any additional outbuildings all conforming with the development requirements of the M.D. of Taber and this approved ASP or subsequent amendments that may be approved in the future by the Development Authority.

Each lot will be serviced by an individual connection to the local natural gas distribution system, and the electricity grid which are both run parallel to the full north boundary. Potable water will be supplied through a storage cistern on each lot, with water hauled to the site after being sourced from an approved publicly available fill station.

Sanitary waste water will be treated and disposed of on each lot site through an approved and permitted onsite disposal system, each constructed on the basis of recommendations contained in the Soils Evaluation Report prepared by WSP, which is attached to this ASP as Schedule “A”.

Irrigation water will be supplied via a direct connection to the SMRID pipeline that is located on the west boundary of the lot. An internal distribution line will be installed within the 3.5m wide utility right of way that has been proposed to parallel the Range Road along the north boundary. In accordance with the SMRID requirements, a Home Owners Association will be responsible for the operation and maintenance of that irrigation water distribution system, including the payment of all operating costs involved.

## Drainage

In accordance with the WSP Geotechnical Investigation report, the topography is relatively flat. Given the lot proposed lot sizes, and the previous history of the site having contained 3 residences together with a number of outbuildings which have been demolished, no increased run off is expected with the development of this subdivision.

Nominal amounts of run off water from the subdivision, that is consistent with previous discharge rates related to development on site prior to the property being upgraded, will be directed to road ditches that border the north and west boundaries of the lot.

## Access

An existing approach off the Range Road will be utilized to provide access to the east lot. Additional approaches that provide direct access to the Range Road will be constructed to Municipal District standards.

Each lot owner will be responsible for constructing their internal drive way and completing any ground disturbance / landscaping that pertains to their property.

## Architectural Controls

Other than the minimum 1000 sq ft above ground level requirement and the prohibition of factory built dwellings, no special architectural controls are to be applied to this plan area. Any restriction on these sites will be the result of the standards of the M.D. of Taber Land Use Bylaw.

## Municipal Reserve

The requirement for the dedication of municipal reserve or cash in lieu has been previously addressed and is not applicable.

## Location Within an Agricultural Area

The development is located within an agricultural production area of the Municipal District. Lot owners will be advised they are living within an agricultural production area and will be subject to odours, noises and traffic pertaining to agricultural production activities.

## Estimated Trips Generated

Based on a proposed 3 lot density development, with an average of 5 residents per dwelling (two adults and three children) and three registered passenger vehicles per family, an estimate for the daily trips to and from each residence is as follows (inclusive of trips to offsite locations that may relate to service work engaged in by the adults residing within the development).

2 daily round trip events per passenger vehicle per lot.

eg. 3 vehicles each making 2 round trips (exit and return) to the development –

$3 \text{ (number of vehicles)} \times 2 \text{ (trips)} \times 2 \text{ (exit and return movements)} = 12 \text{ daily movements per lot.}$

Additionally, one service unit (truck and trailer combination, cube van, etc. ) per lot may also occur for each lot. The estimated average daily trip for each single service unit is 1.5 round trip events. Total additional movements per lot for service units is estimated as follows.

$1 \text{ (service unit)} \times 1.5 \text{ (trips)} \times 2 \text{ (exit and return movements)} = 3 \text{ daily movements per lot.}$

Combined estimated daily total movements for all units for all 3 lots is as follows.

$15 \text{ movements (12 +3)} \times 3 \text{ (lots)} = 45 \text{ movements per 24 hour period or 1.875 per hour.}$

## Other Matters

Fire Protection will be provided by the M.D. of Taber.

Garbage disposal will be the responsibility of individual lot owners.

Bylaw No. 2002 – Appendix “A”

SCHEDULE “A”

WSP Engineering Geotechnical Investigation Report (Attached)

Bylaw No. 2002 – Appendix “A”

## SCHEDULE “B”

### Limitations Applied for Keeping Farm Animals

Limits to the number of animals for the following species which may be kept on site as follows.

Domesticated Small Fowl – (including chickens, geese, ducks, turkeys, pheasant, etc.) Maximum number is 25 (including all species)

Large Livestock – (cattle, horses, mules, donkeys). The maximum number of large livestock per lot is 2 adults (with nursing offspring) inclusive of all species.

Small Livestock – (sheep, goats, swine)

The maximum number of small livestock per lot is three adults (with nursing offspring) inclusive of all species.

Example (one horse, one cow, one goat, two sheep, 20 chickens, 5 turkeys )

Dogs – Limits on the number of dogs will be those specified in the Municipal Districts Animal / Dog Control Bylaw if such is in place.



1 June 2023  
WSP File: BX30747

3102 – 12 Avenue North  
Lethbridge, Alberta T1H 5V1  
T: +1 403 327-7474  
www.wsp.com

1354893 Alberta Ltd.  
Box 269  
Barnwell, AB T0K 0B0

Attention: Mr. Layne Johnson

**Re: GEOTECHNICAL INVESTIGATION  
Proposed Rural Residential Subdivision – MD of Taber  
Lot 1, Block 6 Plan 041 399 (Part SW-35-009-17-W4M),  
near Barnwell, Alberta**

## **1.0 INTRODUCTION**

### **1.1 General**

At the request of 1354893 Alberta Ltd., WSP E&I Canada Limited (WSP) has carried out a geotechnical investigation to support the proposed subdivision of the above-noted lands.

This report summarizes the results of the current geotechnical investigation and provides geotechnical discussion and recommendations to support the proposed development. This report is subject to the limitations outlined on the attached document.

### **1.2 Terms of Reference**

The scope of work for the current investigation was based on WSP's Proposal PR23-062 dated April 25, 2023. In particular, the purpose of the current Site Suitability Assessment was to satisfy the requirements indicated by the M.D. of Taber as they relate to a *Level Three Assessment of Site Suitability*, as defined by the Alberta Associations of Municipal Districts and Counties and Alberta Municipal Affairs<sup>1</sup>.

In general, it is understood that the development of a rural residential subdivision is being proposed at the above-captioned location, complete with three residential lots complete with septic fields to be developed on an 8.6-acre panel.

The following sections provide discussions and recommendations related to the proposed subdivision. More specifically, this report addresses private onsite sewage system construction, including recommended setbacks from pertinent site features, lot sizing, recommended private sewage system, anticipated sewage volumes and anticipated area required for the private sewage treatment systems, and topographical or stability concerns. Based on the engineering assessment, the report also provides an assessment of the suitability of each proposed subdivided parcel for private onsite sewage disposal systems.

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<sup>1</sup> Alberta Association of Municipal Districts & Counties in partnership with Alberta Municipal Affairs: *The Model Process for Subdivision Approval and Private Sewage*. February 1, 2011.





This report is provided on the basis of the terms of reference presented above, and on the assumption that the design will be in accordance with applicable codes and standards. If there are any changes in the design features relevant to the geotechnical analyses, or if any questions arise concerning the relevant aspects of the subject codes and standards, this office should be contacted to review the design.

## **2.0 METHODOLOGY**

The subject assessment was broken down into a borehole investigation program to provide a general assessment of soils and groundwater depths, which was carried out in conjunction with a test pit investigation to provide more detailed textural analysis of the soil at the proposed lots.

### **2.1 Geotechnical Drilling Program**

To assess the subsurface soil and groundwater conditions at the subject site, WSP visited the site on May 9, 2023, and monitored the drilling of three boreholes at the locations denoted on Figure 1 as BH23-01 to BH23-03. The boreholes were advanced using a truck-mounted drill equipped with continuous flight solid stem augers and soil testing equipment and were terminated at a depth of approximately 6.6 m below existing grade. During the drilling, disturbed soil samples were collected from the auger flights. In addition, Standard Penetration Tests (SPTs) were also carried out at regular intervals (where possible) to assess the soil consistency/ compactness, and to obtain representative samples for identification.

Upon completion of the drilling, 25 mm diameter hand-slotted standpipe was installed in all three of the boreholes to facilitate measurement of the depth to the groundwater table. The annular space was backfilled with drill cuttings with a bentonite cap at the surface. The remaining boreholes were backfilled with the drill cuttings.

The drilling was carried out under the supervision of a WSP representative who also collected the soil samples and logged the subsurface conditions. The recovered soil samples were transported to WSP's Lethbridge laboratory for further review by a geotechnical engineer and selected laboratory classification testing. Laboratory testing for this project consisted of routine moisture content determinations, with results presented on the appended borehole logs and summarized in the following paragraphs.

Samples remaining will be stored for a period of three months following this report at which time they will be discarded unless we are requested otherwise by the Client.

### **2.2 Test Pit Program**

In conjunction with the boreholes, three test pits were also advanced within proposed residential lots, at the locations denoted on Figure 1 as TP23-01 to TP23-03. The test pits were advanced using a locally subcontracted excavator and extended to a depth of about 2.0 m below existing grades. Upon completion, the test pits were backfilled with the excavated material.

These excavations were carried out under the supervision of a WSP representative, who collected the soil samples and logged the subsurface conditions. During the test pit review, particular attention was given the classification of the soil profile, with consideration of the Canadian System of Soil Classification (3<sup>rd</sup> Edition, 1998). Further discussion related to the soil series and structure of the soil encountered in the test pits are provided in *Section 4.7*.



The recovered soil samples were transported to WSP's Lethbridge laboratory for further review by a geotechnical engineer and an agrologist. Laboratory classification of the soil was conducted to determine texture, with results presented on the appended test pit summary table. Select samples were sent to Down to Earth Labs, a local agrology laboratory, for textural classification, with results presented in the appended reports.

Samples remaining will be stored for a period of three months following this report at which time they will be discarded unless we are requested otherwise by the Client.

### **3.0 SITE AND SUBSURFACE CONDITIONS**

#### **3.1 Site Location and Description**

The subject site is located on the northeast corner of the parcel legally described as SW-35-009-17-W4M, with a total area of 8.6 acres (refer to Figure 1). At the time of the current assessment, a series of structures (former residences and out-buildings) had recent been demolished from the east side of the site, and a new residence was under construction near the centre of the proposed 'east' lot area. The remainder of the site is undeveloped and has been used for agricultural (grazing) purposes.

The site is bounded by Township Road 95A to the north, and Range Road 172 to the west. The predominant use of adjacent lands is agricultural (cultivated), with several residential acreages proximate to the site. It is noted that there is an existing residence immediately east of the Site.

#### **3.2 Published Site Geology**

Based on quaternary mapping for the area<sup>2</sup>, the subject area is typically characterized by lacustrine deposits of sand and silt, with local ice rafted stones, of up to 40 m thick, deposited mainly in pro-glacial lakes, but includes undifferentiated recent lake sediment. The surface is characterized as flat to gently undulating.

#### **3.3 Subsurface Soil Stratigraphy and Laboratory Results**

The subsurface conditions encountered are detailed on the attached borehole logs and summarized in the following paragraphs. It must be noted that boundaries of soil indicated on the borehole logs are inferred from non-contiguous sampling and observations during drilling. These boundaries are intended to reflect transition zones for the purposes of geotechnical design and should not be interpreted as exact planes of geological change.

Borehole BH23-01 was surfaced with a 100 mm thick layer of gravel fill, whereas borehole BH23-02 and BH23-03 were surfaced with a 300 mm to 700 mm thick layer of topsoil.

Underlying the fill and topsoil, a naturally occurring sandy silt layer was observed. The sandy silt was generally described as low to non plastic with trace to some clay, some gravel, suspected sulphates, light brown, and loose to compact (based on tactile observations and SPT N-values ranging between 8 and 14

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<sup>2</sup> Shetson, I (1987) Quaternary Geology, Southern Alberta. Alberta Research Council, Natural Resources Division.



blows per 300 mm of sampler penetration). Based on laboratory testing, the *in situ* water content of the silt ranged between about 20 and 29 percent, generally indicative of very moist to wet soil conditions.

Underlying the sandy silt, a transition to clay till was observed. The clay till was generally described as low to medium plastic, trace silt to silty, trace sand, some gravel, coal inclusions, light grey, and firm to very stiff (based on tactile observations and SPT N-values ranging between 11 and 21 blows per 300 m of sampler penetration). Based on laboratory testing, the *in situ* water content of the clay ranged between about 18 and 27 percent, generally indicative of moist to wet soil conditions.

Logs for each of the test pits which further described the soil texture and structure are provided in Appendix B, along with textural analyses provided by Down to Earth Laboratories. Further discussion pertaining to soil texture as it relates to onsite sewage disposal is provided in Section 4.

### 3.4 Groundwater Conditions

Details of groundwater seepage are provided on the borehole logs. As noted on the logs, the boreholes were all dry and open during and immediately following the drilling.

As indicated previously, 25 mm diameter hand-slotted standpipes were installed in all the boreholes to facilitate measurement of the depth of groundwater. The standpipes were monitored on May 16, 2023, and the results of groundwater monitoring are presented in the follow table:

**Table 1: Groundwater Depths and Elevations**

Borehole	Groundwater Depth (m)
BH23-01	2.07
BH23-02	<i>dry</i>
BH23-03	1.18

The standpipes were monitored on May 16, 2023, at which time groundwater was measured at boreholes BH23-01 and BH23-03 were 2.07 m and 1.18 m, respectively. Meanwhile borehole BH23-02 was dry at time of groundwater measurement.

It is noted that the groundwater conditions are expected to fluctuate seasonally in response to spring thaw and periods of heavy precipitation and may differ at the time of construction.

## 4.0 DISCUSSION AND RECOMMENDATIONS

### 4.1 Overview of the Proposed Subdivision Design

The proposed subdivision layout is illustrated on the appended Figure 1. As illustrated, the subject 8.6 acre site will be subdivided into three (3) residential lots, with individual lot areas ranging between approximately 2.4 and 3.4 acres.

Each of the three building lots will have direct access to Township Road 95A. Site surface drainage will be controlled by site grading around the proposed residences to ditches along the west and north boundaries of the site, and toward the open fields to the south of the proposed subdivided lots.

It is noted that municipal water supply to the proposed lots is currently not available; however, it is understood that water supply to the lots through the St Mary River Irrigation District (SMRID) or a water co-op may be put into place in the future. Prior to that, it is expected that potable water would need to be hauled to the proposed lots and stored in potable water cisterns.

#### **4.2 Nearby Water Well Records**

A search was conducted for domestic purpose water wells using the online Alberta Water Well Information Database. The search indicated the presence of two domestic purpose water wells located within SW-35-009-17-W4M. While the online registry shows the two wells near the centre of the quarter section, it is expected that these wells are located at the existing (or historical) residences in SW-35-009-17-W4M. It is noted that there is an existing well at the southeast corner of the Site (see Figure 1), though it is unclear whether or not this well is one of the two wells indicated in the online registry.

#### **4.3 Surface Water, Drainage, and Potential for Surface Water Impacts**

A brief overview of the site and area drainage is provided in the previous Sections 3.1 and 4.1.

There are no natural water bodies within 1.5 km of the Site. The closest natural water body is an apparent pond situated approximately 3.5 km north of the site, with the Old Man River located approximately 6 km north of the Site. Other surface water features include several water storage reservoirs (i.e., dugouts). The closest private small storage reservoirs are approximately 800 m south and 800 m east of the Site.

#### **4.4 Groundwater Depths**

As discussed in Section 2, a total of three boreholes were fitted with standpipes within the Site. Groundwater depth and elevation information is provided in Table 1.

As indicated in Table 1, groundwater depths in the three boreholes were at approximately 1.2 m, 2.1 m, and greater than 6.5 m below existing grade. The results of the current investigation indicates that the near surface water identified at the two borehole locations are reflective of a perched groundwater table at these locations rather than a shallow depth to a regional groundwater table.

#### **4.5 Development Density**

As part of the current site assessment, a review of the current development density was undertaken for the surrounding area. The review was carried out using 2021 aerial imagery (Google Earth), and indicated a current development density ranging between zero and eight residential sites per quarter section. The density for each of the surrounding quarter sections is detailed as follows:

- **SW Section 35:** currently three (3) rural residential sites which are located immediately east of the Site, along the north side of Section 35. The proposed development will increase this density to six (6) rural residential sites within SW Section 35;
- **SE Section 34:** no residential sites; currently there is an agricultural-related development at the northeast corner of SE Section 34, opposite Range Road 172.
- **NE Section 34:** currently two (2) rural residential sites along the west side of Range Road 172;

- **NW Section 35:** currently one (1) rural residential sites;
- **SE Section 35:** currently three (3) rural residential sites;

The proposed density of six parcels within SW Section 35 is consistent with some of the other nearby quarter sections. More specifically, the NW quarter of Section 26, which is directly south of Section 35, includes nine (9) residences., with eight of these being south of Highway 3, and one north of Highway 3. Notwithstanding, the existing (and proposed) residential lot density still provides a minimum of 2 acres per residential building site, which is typically more than adequate for a wide range of PSTS systems, including conventional or mounded septic field systems.

#### **4.6 Proposed Private Sewage Treatment Systems**

For the purposes of the current site suitability assessment, it is assumed that the proposed rural residential lots would each be developed with typical single-family dwellings. For the centre and east lots, it has been assumed that the septic fields would generally be installed near the north property lines, while on the proposed west lot, the septic field will be constructed in the centre-west area of the lot due to anticipated building setback restrictions from Range Road 172.

Design sanitary wastewater flows would be derived from the Alberta Private Sewage Systems Standard of Practice (2015) Table 2.2.2.A. For a hypothetical single-family dwelling with 5 bedrooms and 1.5 persons per bedroom, a peak daily wastewater volume flow of 2,550 litres is indicated, with a mean daily wastewater volume of 1,710 litres per day.

For the subject Site, soil-based treatment of wastewater would be complete with pre-treatment of the wastewater using conventional septic tanks. The soil-based treatment would be expected to include conventional treatment fields, chamber system treatment fields (less likely), or treatment mounds (most likely), each in accordance with Part 8 of the Alberta Private Sewage Systems Standard of Practice (2015). Further discussion of the suitability of the various types of PSTSs at the discrete residential lots is provided in *Section 4.7*. While the Alberta Private Sewage Systems Standard of Practice (2015) provides guidance for the design of LFH At-grade Treatment systems, open discharge systems, and evaporative or storage lagoons, these types of systems are not considered suitable for the proposed building lots.

Based on the soils encountered at the proposed lots (*see Section 3.3*), the anticipated treatment fields would be approximately 120 m<sup>2</sup>. For a 1.0 ha (2.4 acre) lot, this represents about 1.2% of the lot area. Minimum separation distances for treatment fields are outlined in Section 8.2.2.1 of the Alberta Private Sewage Systems Standard of Practice (2015). Given the proposed lot sizes, no issues meeting the separation distances indicated in the Standard of Practice are expected.

The maintenance associated with the PSTSs would in part depend on the system elected by the developers. Each system should have a detailed maintenance schedule provided to the property owner by the designer (or installer). At a minimum, septic tanks should have access openings situated where they can be accessed by a vacuum truck (or other approved means of removal) to facilitate routine waste removal. Pressure distribution systems will require routine pump review.

#### **4.7 Lot Soil Conditions related to PSTS Design & Construction**

The Alberta Soil Information Viewer identifies this area as Polygon #1356, and the soil map unit is CHTA/U11. This soil map unit consists predominantly of three soil series (namely, the Bingville, Taber and Chin series) which each occupy approximately 30% of the landscape. The three series are each described



as Orthic Dark Brown Chernozem, well drained. The Bingville series is developed in moderately coarse sediments, while the Taber and Chin series are developed in medium textured loam.

The Coaldale series, also present in map unit CHTA/U1i, is described as an Orthic Dark Brown Chernozem, well drained, developed in fine textured clay, silty clay and sandy clay water laid sediments. The Coaldale series predominantly occupies the lower or depressional areas of the landscape. Typical depth of the topsoil is 150 mm with moderately fine granular structure. The subsurface soil horizons typically have a weak, fine, sub-angular blocky structure.

As indicated previously, test pits were advanced in the general areas where construction of PSTs for the three lots is anticipated. Test pit logs are appended, as well as the results of laboratory analyses of soil texture. It is noted that the soil profile encountered in the test pits was generally consistent with the published soil profile information for the area.

The following paragraphs provide further discussion for each of the proposed lots.

#### Proposed East Lot

The soils at the proposed east lot generally have approximately 0.45 m of topsoil, overlying loam to 1.0 m depth. A restrictive condition (silty clay) was identified from about 1.0 m to 1.4 m depth, below which a transition to silt loam was noted. Minor groundwater seepage was encountered at 1.8 m depth, and the depth to the stabilized groundwater table in the adjacent borehole was measured at 2.1 m depth. The depth to the apparent restrictive condition indicates an infiltration distance of at least 0.6 m to 1.2 m. The slope of the land (both existing and proposed) is less than 4%. Based on the site conditions, Table 8.1.1.10 of the Alberta Private Sewage Systems Standard of Practice (2015) indicates an allowable effluent loading rate of up to 22 L/day/m<sup>2</sup>, and an allowable linear hydraulic loading rate of 64.1 L/day/m. For a peak daily wastewater volume flow of 2,550 litres, the minimum required area would be 116 m<sup>2</sup> for soil-based treatment.

#### Proposed Centre Lot

The soils at the proposed centre lot generally have approximately 0.75 m of topsoil, overlying loam to about 1.6 m depth. A restrictive condition (clay) was identified below about 1.6 m depth. As noted in Section 3, the test pit was open and dry, and groundwater recovery in the 6.5 m deep borehole was not identified in the week following the drilling. The depth to the apparent restrictive condition indicates an infiltration distance of at least 0.6 m to 1.2 m. The slope of the land (both existing and proposed) is less than 4%. Based on the site conditions, Table 8.1.1.10 of the Alberta Private Sewage Systems Standard of Practice (2015) indicates an allowable effluent loading rate of up to 22 L/day/m<sup>2</sup>, and an allowable linear hydraulic loading rate of 64.1 L/day/m. For a peak daily wastewater volume flow of 2,550 litres, the minimum required area would be 116 m<sup>2</sup> for soil-based treatment.

#### Proposed West Lot

The soils at the proposed west lot generally have approximately 0.3 m of topsoil, overlying loam to 0.9 m depth. A restrictive condition (silty clay) was identified from about 0.9 m to 1.5 m depth, below which a transition back to loam was noted. The depth to the stabilized groundwater table in the adjacent borehole was measured at 1.2 m depth. The depth to the apparent restrictive condition indicates an infiltration distance of at least 0.6 m to 1.2 m. The slope of the land (both existing and proposed) is less than 4%. Based on the site conditions, Table 8.1.1.10 of the Alberta Private Sewage Systems Standard of Practice (2015) indicates an allowable effluent loading rate of up to 22 L/day/m<sup>2</sup>, and an allowable linear hydraulic



loading rate of 64.1 L/day/m. For a peak daily wastewater volume flow of 2,550 litres, the minimum required area would be 116 m<sup>2</sup> for soil-based treatment.

Using Tool #8 of the Model Process Guidance Document and the results of the current suitability assessment, the following Table 3 provides classification of the three proposed residential lots relative to their suitability for PSTS construction.

**Table 2: Classification of Proposed Lot Suitability for PSTSs**

<b>Lot No.</b>	<b>Classification</b>
Lot 1	Type 3 Limited
Lot 2	Type 3 Limited
Lot 3	Type 3 Limited



## 5.0 CLOSURE

This report is subject to the limitations outlined on the attached "Limitations of Geotechnical Reports".

We trust that this report satisfies your present requirements, and we look forward to assisting you in the completion of this project. Should you have any questions, please contact the undersigned at your convenience.

Yours truly,

**WSP E&I Canada Limited**



John Lobbezoo, P.Eng.  
Principal Geotechnical Engineer  
Lethbridge Area GEM Lead

*Co-authored by:*  
James Le, EIT  
Geotechnical Services

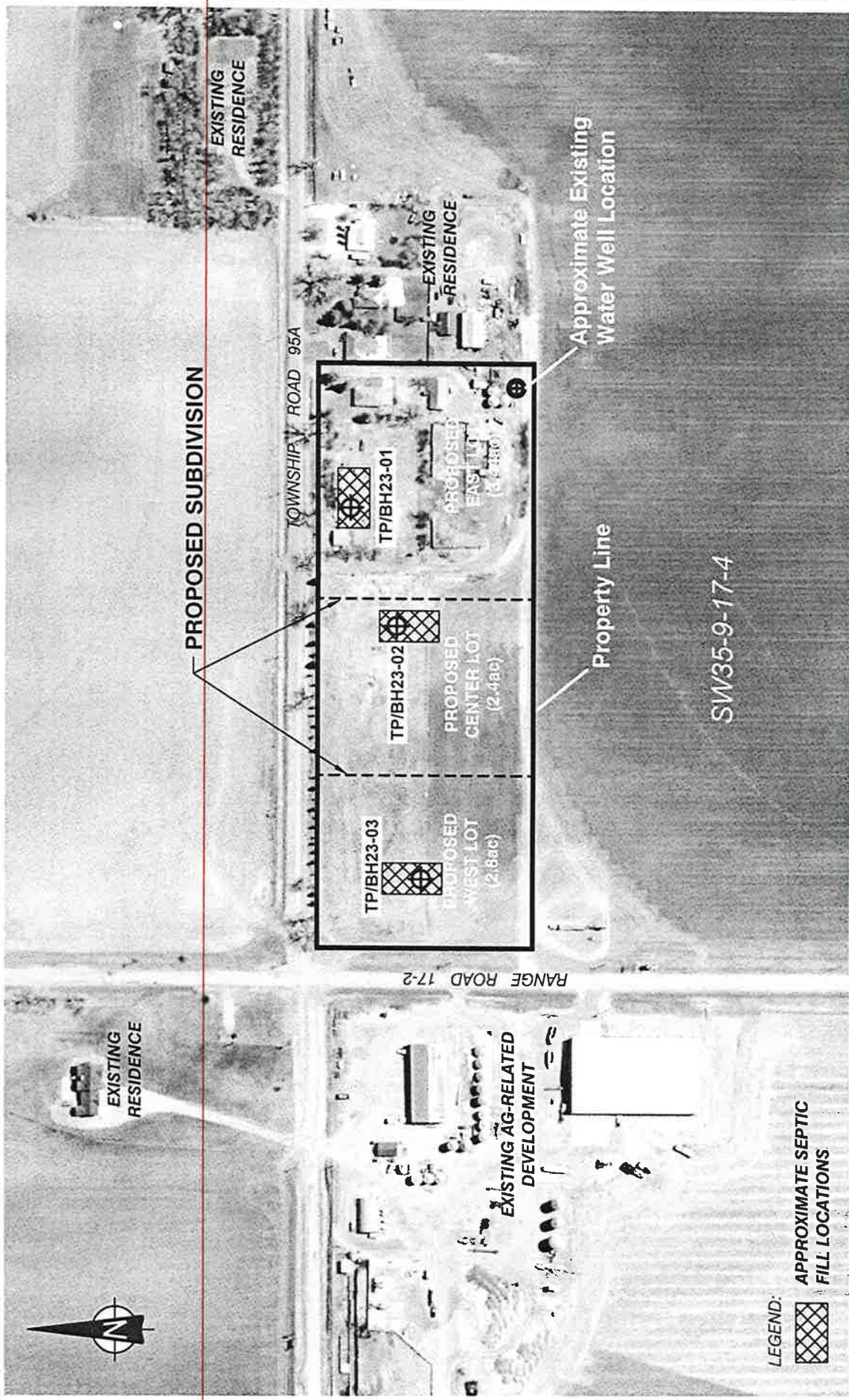
*Reviewed by:*  
Kevin Spencer, M.Eng., P.Eng.  
Sr. Principal Geotechnical Engineer

### Attachments

Figure 1: Site and Borehole Location Plan  
Borehole Logs  
Explanation of Symbols and Terms  
Test Pit Summary Table  
Limitations to Geotechnical Reports  
Down to Earth Labs – Soil Texture Report

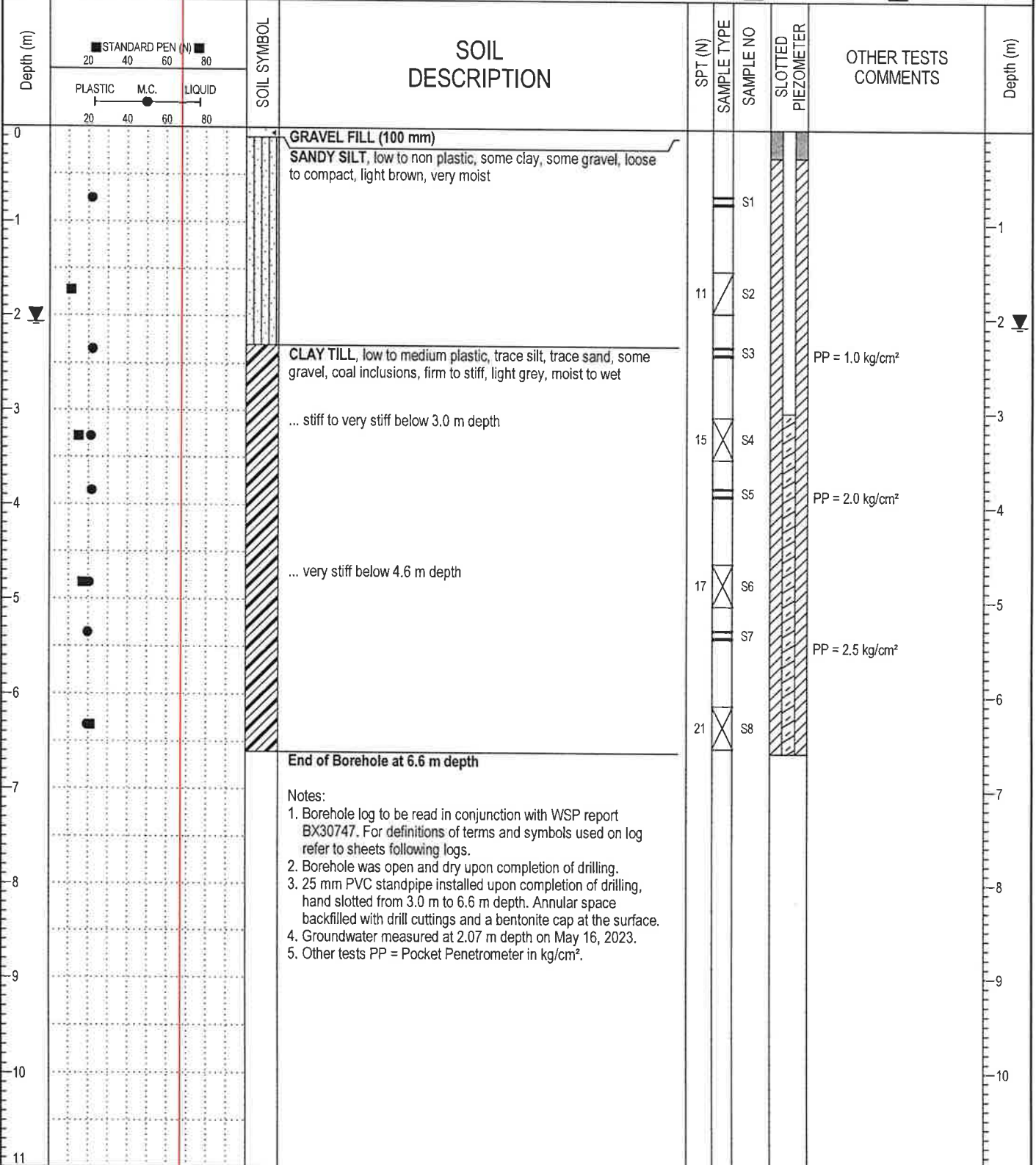
<b>PERMIT TO PRACTICE</b> <b>WSP E&amp;I CANADA LIMITED</b>	
RM SIGNATURE:	
RM APEGA ID #:	110450
DATE:	1 June 2023
<b>PERMIT NUMBER: P004546</b> The Association of Professional Engineers and Geoscientists of Alberta (APEGA)	





CLIENT	1354893 Alberta Ltd.		TITLE	SITE PLAN		REV. NO.:	A
	WSP E & I Canada Limited 3102 - 12th Avenue North Lethbridge, Alberta CANADA T1H 5V1 Tel. (403) 329-1467			DWN BY:	BJ	CHKD BY:	EC
PROJECT		Proposed Rural Subdivision Part SW35-09-17-W4M near Barnwell, Alberta		DATUM:		PROJECT NO.:	BX30747
SCALE:		NTS		FIGURE 1			

PROJECT: Proposed Rural Residential Subdivision	DRILLER: Chilako Drilling	BOREHOLE NO: BH23-01
CLIENT: 1354893 Alberta Ltd.	DRILL/METHOD: Truck Mounted C1150 Drill/SSA	PROJECT NO: BX30747
LOCATION: Proposed east lot; refer to Figure 1		ELEVATION: --
SAMPLE TYPE	<input type="checkbox"/> Shelby Tube <input type="checkbox"/> No Recovery <input checked="" type="checkbox"/> SPT Test (N) <input type="checkbox"/> Grab Sample <input type="checkbox"/> Split-Pen <input type="checkbox"/> Core	
BACKFILL TYPE	<input type="checkbox"/> Bentonite <input type="checkbox"/> Pea Gravel <input type="checkbox"/> Slough <input type="checkbox"/> Grout <input checked="" type="checkbox"/> Drill Cuttings <input type="checkbox"/> Sand	

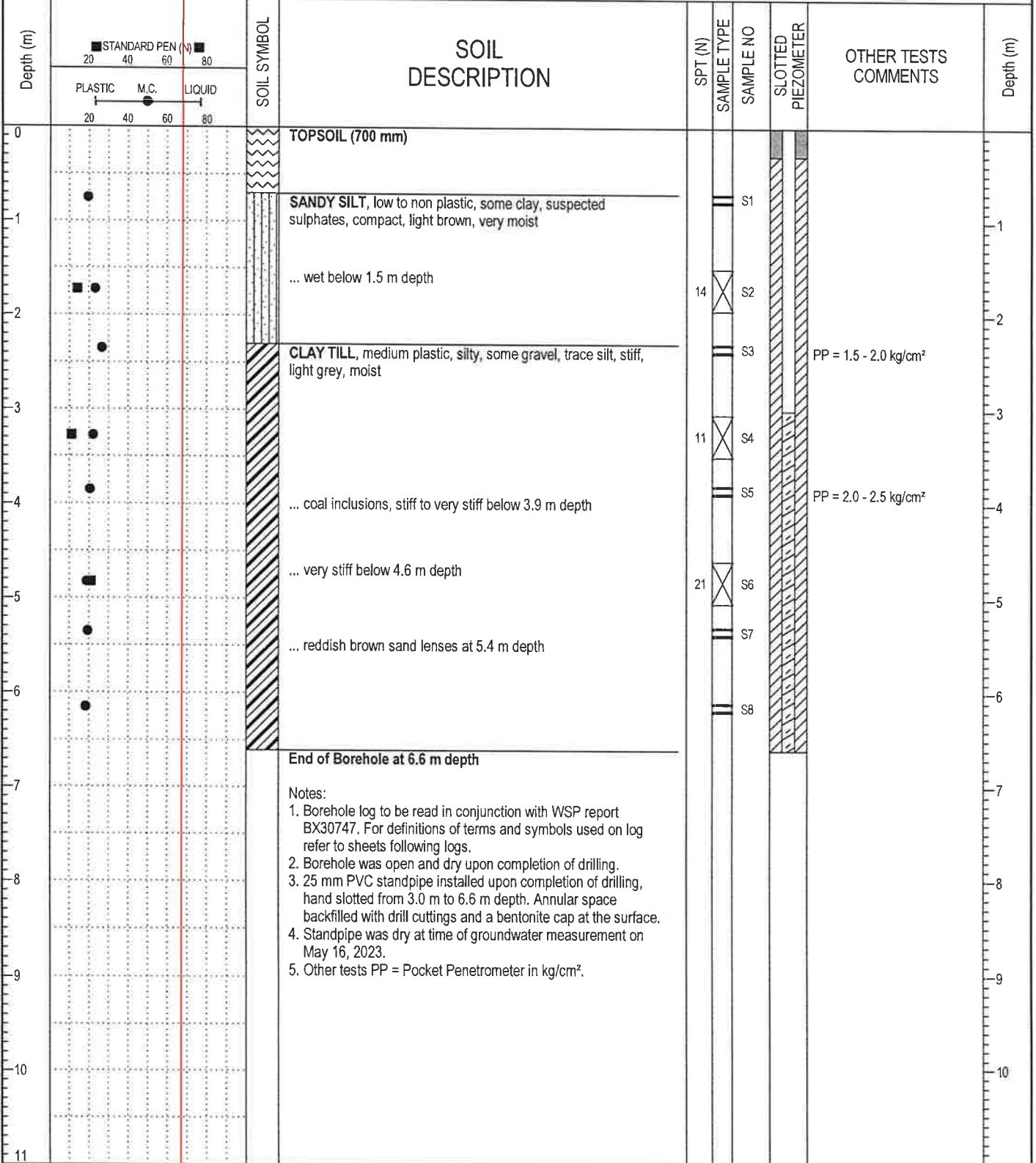


- Notes:
- Borehole log to be read in conjunction with WSP report BX30747. For definitions of terms and symbols used on log refer to sheets following logs.
  - Borehole was open and dry upon completion of drilling.
  - 25 mm PVC standpipe installed upon completion of drilling, hand slotted from 3.0 m to 6.6 m depth. Annular space backfilled with drill cuttings and a bentonite cap at the surface.
  - Groundwater measured at 2.07 m depth on May 16, 2023.
  - Other tests PP = Pocket Penetrometer in kg/cm².

BX30747 BHLOGS.GPJ 23/06/01 04:26 PM (BOREHOLE LOG)

WSP E&I Canada Limited	LOGGED BY: CA	COMPLETION DEPTH: 6.60 m
	REVIEWED BY: JL	COMPLETION DATE: 5/9/23

PROJECT: Proposed Rural Residential Subdivision	DRILLER: Chilako Drilling	BOREHOLE NO: BH23-02
CLIENT: 1354893 Alberta Ltd.	DRILL/METHOD: Truck Mounted C1150 Drill/SSA	PROJECT NO: BX30747
LOCATION: Proposed center lot; refer to Figure 1		ELEVATION: --
SAMPLE TYPE	<input type="checkbox"/> Shelby Tube <input type="checkbox"/> No Recovery <input checked="" type="checkbox"/> SPT Test (N) <input type="checkbox"/> Grab Sample <input type="checkbox"/> Split-Pen <input type="checkbox"/> Core	
BACKFILL TYPE	<input type="checkbox"/> Bentonite <input type="checkbox"/> Pea Gravel <input type="checkbox"/> Slough <input type="checkbox"/> Grout <input checked="" type="checkbox"/> Drill Cuttings <input type="checkbox"/> Sand	

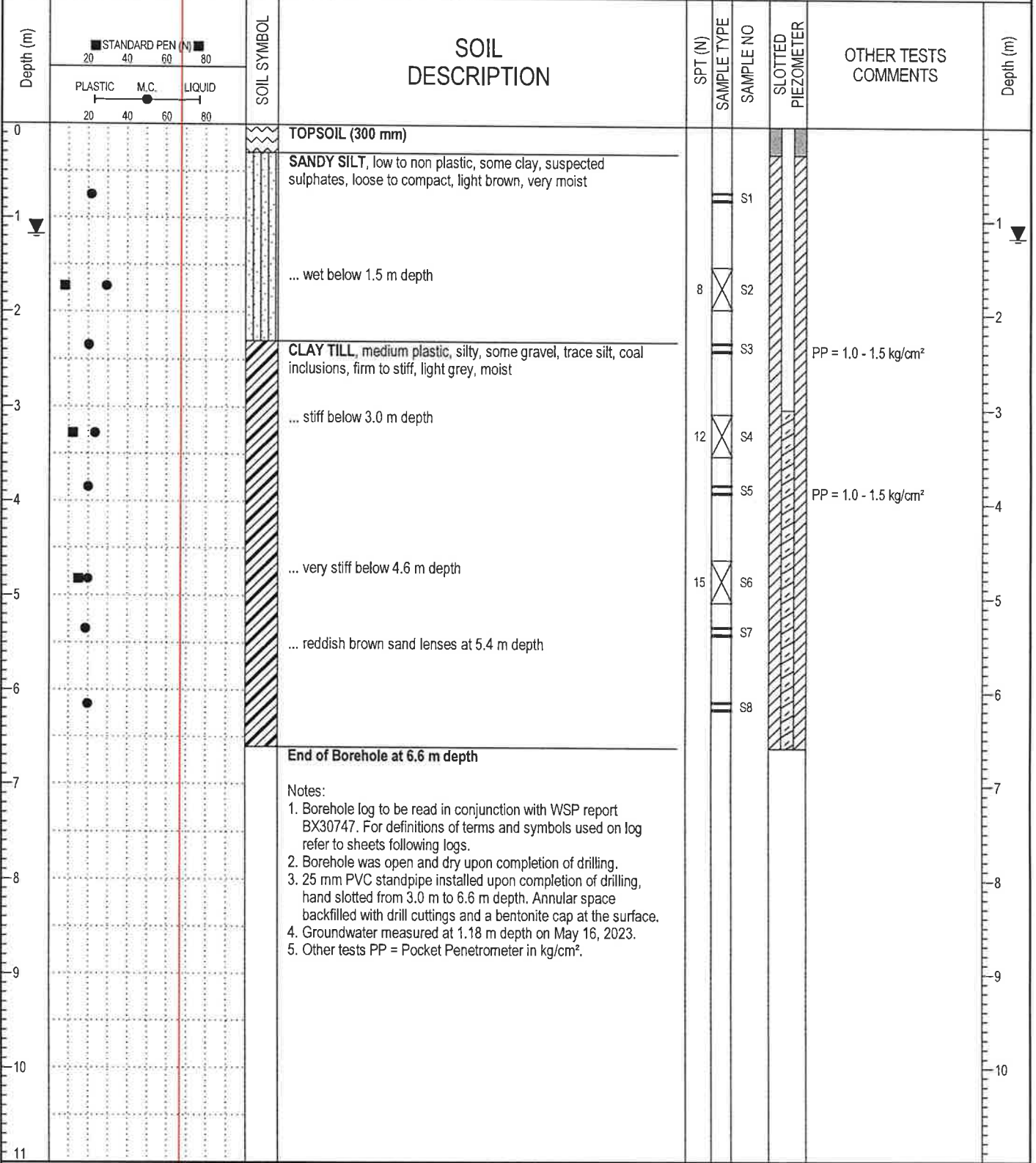


- Notes:
- Borehole log to be read in conjunction with WSP report BX30747. For definitions of terms and symbols used on log refer to sheets following logs.
  - Borehole was open and dry upon completion of drilling.
  - 25 mm PVC standpipe installed upon completion of drilling, hand slotted from 3.0 m to 6.6 m depth. Annular space backfilled with drill cuttings and a bentonite cap at the surface.
  - Standpipe was dry at time of groundwater measurement on May 16, 2023.
  - Other tests PP = Pocket Penetrometer in kg/cm².

BX30747 BHILOGS.GPJ 23/06/01 04:26 PM (BOREHOLE LOG)

WSP E&I Canada Limited	LOGGED BY: CA	COMPLETION DEPTH: 5.10 m
	REVIEWED BY: JL	COMPLETION DATE: 5/9/23

PROJECT: Proposed Rural Residential Subdivision	DRILLER: Chilako Drilling	BOREHOLE NO: BH23-03
CLIENT: 1354893 Alberta Ltd.	DRILL/METHOD: Truck Mounted C1150 Drill/SSA	PROJECT NO: BX30747
LOCATION: Proposed west lot; refer to Figure 1		ELEVATION: --
SAMPLE TYPE	<input checked="" type="checkbox"/> Shelby Tube <input type="checkbox"/> No Recovery <input checked="" type="checkbox"/> SPT Test (N) <input type="checkbox"/> Grab Sample <input type="checkbox"/> Split-Pen <input type="checkbox"/> Core	
BACKFILL TYPE	<input type="checkbox"/> Bentonite <input type="checkbox"/> Pea Gravel <input type="checkbox"/> Slough <input type="checkbox"/> Grout <input checked="" type="checkbox"/> Drill Cuttings <input type="checkbox"/> Sand	



- Notes:
- Borehole log to be read in conjunction with WSP report BX30747. For definitions of terms and symbols used on log refer to sheets following logs.
  - Borehole was open and dry upon completion of drilling.
  - 25 mm PVC standpipe installed upon completion of drilling, hand slotted from 3.0 m to 6.6 m depth. Annular space backfilled with drill cuttings and a bentonite cap at the surface.
  - Groundwater measured at 1.18 m depth on May 16, 2023.
  - Other tests PP = Pocket Penetrometer in kg/cm².

BX30747 BH-LOGS.GPJ 23/08/01 04:26 PM (BOREHOLE LOG)

WSP E&I Canada Limited	LOGGED BY: CA	COMPLETION DEPTH: 5.10 m
	REVIEWED BY: JL	COMPLETION DATE: 5/9/23

## EXPLANATION OF TERMS AND SYMBOLS

The terms and symbols used on the borehole logs to summarize the results of field investigation and subsequent laboratory testing are described in these pages.

It should be noted that materials, boundaries and conditions have been established only at the borehole locations at the time of investigation and are not necessarily representative of subsurface conditions elsewhere across the site.

### TEST DATA

Data obtained during the field investigation and from laboratory testing are shown at the appropriate depth interval.

Abbreviations, graphic symbols, and relevant test method designations are as follows:

*C	Consolidation test	*ST	Swelling test
D <sub>R</sub>	Relative density	TV	Torvane shear strength
*k	Permeability coefficient	VS	Vane shear strength
*MA	Mechanical grain size analysis and hydrometer test	w	Natural Moisture Content (ASTM D2216)
N	Standard Penetration Test (CSA A119,1-60)	w <sub>l</sub>	Liquid limit (ASTM D 423)
N <sub>d</sub>	Dynamic cone penetration test	w <sub>p</sub>	Plastic Limit (ASTM D 424)
NP	Non plastic soil	E <sub>r</sub>	Unit strain at failure
pp	Pocket penetrometer strength (kg/cm <sup>2</sup> )	γ	Unit weight of soil or rock
*q	Triaxial compression test	γ <sub>d</sub>	Dry unit weight of soil or rock
q <sub>u</sub>	Unconfined compressive strength	ρ	Density of soil or rock
*SB	Shearbox test	ρ <sub>d</sub>	Dry Density of soil or rock
SO <sub>4</sub>	Concentration of water-soluble sulphate	C <sub>u</sub>	Undrained shear strength
		→	Seepage
		▼	Observed water level

\* The results of these tests are usually reported separately

Soils are classified and described according to their engineering properties and behaviour.

The soil of each stratum is described using the Unified Soil Classification System<sup>1</sup> modified slightly so that an inorganic clay of "medium plasticity" is recognized.

The modifying adjectives used to define the actual or estimated percentage range by weight of minor components are consistent with the Canadian Foundation Engineering Manual<sup>2</sup>.

#### Relative Density and Consistency:

<u>Cohesionless Soils</u>		<u>Consistency</u>	<u>Cohesive Soils</u>	
Relative Density	SPT (N) Value		Undrained Shear Strength c <sub>u</sub> (kPa)	Approximate SPT (N) Value
Very Loose	0-4	Very Soft	0-12	0-2
Loose	4-10	Soft	12-25	2-4
Compact	10-30	Firm	25-50	4-8
Dense	30-50	Stiff	50-100	8-15
Very Dense	>50	Very Stiff	100-200	15-30
		Hard	>200	>30

#### Standard Penetration Resistance ("N" value)

The number of blows by a 63.6kg hammer dropped 760 mm to drive a 50 mm diameter open sampler attached to "A" drill rods for a distance of 300 mm.

<sup>1</sup> "Unified Soil Classification System", Technical Memorandum 36-357 prepared by Waterways Experiment Station, Vicksburg, Mississippi, Corps of Engineers, U.S. Army, Vol. 1 March 1953.

<sup>2</sup> "Canadian Foundation Engineering Manual", 4<sup>th</sup> Edition, Canadian Geotechnical Society, 2006.

**MODIFIED UNIFIED CLASSIFICATION SYSTEM FOR SOILS**

MAJOR DIVISION		GROUP SYMBOL	GRAPH SYMBOL	COLOUR CODE	TYPICAL DESCRIPTION	LABORATORY CLASSIFICATION CRITERIA		
COARSE GRAINED SOILS (MORE THAN HALF BY WEIGHT LARGER THAN 75µm)	GRAVELS MORE THAN HALF THE COARSE FRACTION LARGER THAN 4.75mm	CLEAN GRAVELS (LITTLE OR NO FINES)	GW		RED	WELL GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES	$C_u = \frac{D_{60}}{D_{10}} > 4$ ; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}} = 1 \text{ to } 3$	
			GP		RED	POORLY GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES	NOT MEETING ABOVE REQUIREMENTS	
		DIRTY GRAVELS (WITH SOME FINES)	GM		YELLOW	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES	CONTENT OF FINES EXCEEDS 12 %	ATTERBERG LIMITS BELOW "A" LINE OR P.I. LESS THAN 4
			GC		YELLOW	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES		ATTERBERG LIMITS ABOVE "A" LINE P.I. MORE THAN 7
	SANDS MORE THAN HALF THE COARSE FRACTION SMALLER THAN 4.75mm	CLEAN SANDS (LITTLE OR NO FINES)	SW		RED	WELL GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES	$C_u = \frac{D_{60}}{D_{10}} > 6$ ; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}} = 1 \text{ to } 3$	
			SP		RED	POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES	NOT MEETING ABOVE REQUIREMENTS	
		DIRTY SANDS (WITH SOME FINES)	SM		YELLOW	SILTY SANDS, SAND-SILT MIXTURES	CONTENT OF FINES EXCEEDS 12 %	ATTERBERG LIMITS BELOW "A" LINE OR P.I. LESS THAN 4
			SC		YELLOW	CLAYEY SANDS, SAND-CLAY MIXTURES		ATTERBERG LIMITS ABOVE "A" LINE P.I. MORE THAN 7
FINE-GRAINED SOILS (MORE THAN HALF BY WEIGHT SMALLER THAN 75µm)	SILTS BELOW "A" LINE NEGLECTIBLE ORGANIC CONTENT	$W_L < 50\%$	ML		GREEN	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY SANDS OF SLIGHT PLASTICITY	CLASSIFICATION IS BASED UPON PLASTICITY CHART (SEE BELOW)	
		$W_L < 50\%$	MH		BLUE	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS, FINE SANDS OR SILTY SOILS		
	CLAYS ABOVE "A" LINE NEGLECTIBLE ORGANIC CONTENT	$W_L < 30\%$	CL		GREEN	INORGANIC CLAYS OF LOW PLASTICITY, GRAVELLY, SANDY OR SILTY CLAYS, LEAN CLAYS		
		$30\% < W_L < 50\%$	CI		GREEN-BLUE	INORGANIC CLAYS OF MEDIUM PLASTICITY, SILTY CLAYS		
		$W_L > 50\%$	CH		BLUE	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS		
	ORGANIC SILTS & CLAYS BELOW "A" LINE	$W_L < 50\%$	OL		GREEN	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY	WHENEVER THE NATURE OF THE FINES CONTENT HAS NOT BEEN DETERMINED, IT IS DESIGNATED BY THE LETTER "F", E.G. SF IS A MIXTURE OF SAND WITH SILT OR CLAY	
		$W_L > 50\%$	OH		BLUE	ORGANIC CLAYS OF HIGH PLASTICITY		
	HIGHLY ORGANIC SOILS		Pt		ORANGE	PEAT AND OTHER HIGHLY ORGANIC SOILS	STRONG COLOUR OR ODOUR, AND OFTEN FIBROUS TEXTURE	
SPECIAL SYMBOLS								
LIMESTONE		OILSAND						
SANDSTONE		SHALE						
SILTSTONE		FILL (UNDIFFERENTIATED)						
SOIL COMPONENTS								
FRACTION	U.S. STANDARD SIEVE SIZE		DEFINING RANGES OF PERCENTAGE BY WEIGHT OF MINOR COMPONENTS					
	GRAVEL	PASSING	RETAINED	PERCENT				DESCRIPTOR
COARSE	76mm	19mm	35-50	AND				
FINE	19mm	4.75mm						
SAND	COARSE	4.75mm	2.00mm	20-35				Y/EY
	MEDIUM	2.00mm	425µm	10-20				SOME
	FINE	425µm	75µm					
FINES (SILT OR CLAY BASED ON PLASTICITY)	75µm		1-10	TRACE				
OVERSIZED MATERIAL								
ROUNDED OR SUBROUNDED:		NOT ROUNDED:						
COBBLES 76mm TO 200mm		ROCK FRAGMENTS > 76mm						
BOULDERS > 200mm		ROCKS > 0.76 CUBIC METRE IN VOLUME						





## Test Pit Summary Table

WSP File: BX30747

Project: Proposed Rural Subdivision Subdivision

Date of Excavation: May 9, 2023

TP23-01		
<i>Depth (m):</i> 0.0 – 0.35 0.35 – 0.45 0.45 – 1.0 1.0 – 1.4 1.4 – 2.0  2.0	Topsoil "A" Horizon Topsoil "B" Horizon Loam, Granular 2 - 3 Silty Clay, Medium Blocky 2 - 3 Silt Loam, Granular 2-3  <b>End of Test Pit at 2.0 m depth</b> <i>-minor groundwater seepage at 1.8 m depth</i>	Other Tests:
TP23-02		
<i>Depth (m):</i> 0.0 – 0.3 0.3 – 0.7 0.7 – 0.75  0.75 – 1.1 1.1 – 1.6 1.6 – 1.8  1.8	Topsoil "A" Horizon Topsoil "B" Horizon Topsoil "C" Horizon ... root zone to 0.75 m Loam, Granular 2 - 3 Loam, Granular 2 - 3 Clay, Medium Blocky 2 – 3  <b>End of Test Pit at 1.8 m depth</b> <i>-test pit open and dry upon completion</i>	Other Tests:
TP23-03		
<i>Depth (m):</i> 0.0 – 0.25 0.25 – 0.3 0.3 – 0.9 0.9 – 1.5 1.5 – 2.0  2.0	Topsoil "A" Horizon Topsoil "B" Horizon Loam, Granular 2 - 3 Silty Clay, Granular 2 - 3 Loam, Granular 2 - 3  <b>End of Test Pit at 2.0 m depth</b> <i>-test pit open and dry upon completion</i>	Other Tests:



## LIMITATIONS TO GEOTECHNICAL REPORTS

1. The work performed in the preparation of this report and the conclusions presented herein are subject to the following:
  - a) The contract between WSP and the Client, including any subsequent written amendment or Change Order duly signed by the parties (hereinafter together referred as the "Contract");
  - b) Any and all time, budgetary, access and/or site disturbance, risk management preferences, constraints or restrictions as described in the contract, in this report, or in any subsequent communication sent by WSP to the Client in connection to the Contract; and
  - c) The limitations stated herein.
2. **Standard of care:** WSP has prepared this report in a manner consistent with the level of skill and are ordinarily exercised by reputable members of WSP's profession, practicing in the same or similar locality at the time of performance, and subject to the time limits and physical constraints applicable to the scope of work, and terms and conditions for this assignment. No other warranty, guaranty, or representation, expressed or implied, is made or intended in this report, or in any other communication (oral or written) related to this project. The same are specifically disclaimed, including the implied warranties of merchantability and fitness for a particular purpose.
3. **Limited locations:** The information contained in this report is restricted to the site and structures evaluated by WSP and to the topics specifically discussed in it, and is not applicable to any other aspects, areas or locations.
4. **Information utilized:** The information, conclusions and estimates contained in this report are based exclusively on: i) information available at the time of preparation, ii) the accuracy and completeness of data supplied by the Client or by third parties as instructed by the Client, and iii) the assumptions, conditions and qualifications/limitations set forth in this report.
5. **Accuracy of information:** No attempt has been made to verify the accuracy of any information provided by the Client or third parties, except as specifically stated in this report (hereinafter "Supplied Data"). WSP cannot be held responsible for any loss or damage, of either contractual or extra-contractual nature, resulting from conclusions that are based upon reliance on the Supplied Data.
6. **Report interpretation:** This report must be read and interpreted in its entirety, as some sections could be inaccurately interpreted when taken individually or out-of-context. The contents of this report are based upon the conditions known and information provided as of the date of preparation. The text of the final version of this report supersedes any other previous versions produced by WSP.
7. **No legal representations:** WSP makes no representations whatsoever concerning the legal significance of its findings, or as to other legal matters touched on in this report, including but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and change. Such interpretations and regulatory changes should be reviewed with legal counsel.
8. **Decrease in property value:** WSP shall not be responsible for any decrease, real or perceived, of the property or site's value or failure to complete a transaction, as a consequence of the information contained in this report.
9. **No third party reliance:** This report is for the sole use of the party to whom it is addressed unless expressly stated otherwise in the report or Contract. Any use or reproduction which any third party makes of the report, in whole or in part, or any reliance thereon or decisions made based on any information or conclusions in the report is the sole responsibility of such third party. WSP does not represent or warrant the accuracy, completeness, merchantability, fitness for purpose or usefulness of this document, or any information contained in this





document, for use or consideration by any third party. WSP accepts no responsibility whatsoever for damages or loss of any nature or kind suffered by any such third party as a result of actions taken or not taken or decisions made in reliance on this report or anything set out therein, including without limitation, any indirect, special, incidental, punitive or consequential loss, liability or damage of any kind.

10. **Assumptions:** Where design recommendations are given in this report, they apply only if the project contemplated by the Client is constructed substantially in accordance with the details stated in this report. It is the sole responsibility of the Client to provide to WSP changes made in the project, including but not limited to, details in the design, conditions, engineering or construction that could in any manner whatsoever impact the validity of the recommendations made in the report. WSP shall be entitled to additional compensation from Client to review and assess the effect of such changes to the project.
11. **Time dependence:** If the project contemplated by the Client is not undertaken within a period of 18 months following the submission of this report, or within the time frame understood by WSP to be contemplated by the Client at the commencement of WSP's assignment, and/or, if any changes are made, for example, to the elevation, design or nature of any development on the site, its size and configuration, the location of any development on the site and its orientation, the use of the site, performance criteria and the location of any physical infrastructure, the conclusions and recommendations presented herein should not be considered valid unless the impact of the said changes is evaluated by WSP, and the conclusions of the report are amended or are validated in writing accordingly.

Advancements in the practice of geotechnical engineering, engineering geology and hydrogeology and changes in applicable regulations, standards, codes or criteria could impact the contents of the report, in which case, a supplementary report may be required. The requirements for such a review remain the sole responsibility of the Client or their agents.

WSP will not be liable to update or revise the report to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of the report.
12. **Limitations of visual inspections:** Where conclusions and recommendations are given based on a visual inspection conducted by WSP, they relate only to the natural or man-made structures, slopes, etc. inspected at the time the site visit was performed. These conclusions cannot and are not extended to include those portions of the site or structures, which were not reasonably available, in WSP's opinion, for direct observation.
13. **Limitations of site investigations:** Site exploration identifies specific subsurface conditions only at those points from which samples have been taken and only at the time of the site investigation. Site investigation programs are a professional estimate of the scope of investigation required to provide a general profile of subsurface conditions. The data derived from the site investigation program and subsequent laboratory testing are interpreted by trained personnel and extrapolated across the site to form an inferred geological representation and an engineering opinion is rendered about overall subsurface conditions and their likely behaviour with regard to the proposed development. Despite this investigation, conditions between and beyond the borehole/test hole locations may differ from those encountered at the borehole/test hole locations and the actual conditions at the site might differ from those inferred to exist, since no subsurface exploration program, no matter how comprehensive, can reveal all subsurface details and anomalies.

Final sub-surface/bore/profile logs are developed by geotechnical engineers based upon their interpretation of field logs and laboratory evaluation of field samples. Customarily, only the final bore/profile logs are included in geotechnical engineering reports.

Bedrock, soil properties and groundwater conditions can be significantly altered by environmental remediation and/or construction activities such as the use of heavy equipment or machinery, excavation, blasting, pile-driving

or draining or other activities conducted either directly on site or on adjacent terrain. These properties can also be indirectly affected by exposure to unfavorable natural events or weather conditions, including freezing, drought, precipitation and snowmelt.

During construction, excavation is frequently undertaken which exposes the actual subsurface and groundwater conditions between and beyond the test locations, which may differ from those encountered at the test locations. It is recommended practice that WSP be retained during construction to confirm that the subsurface conditions throughout the site do not deviate materially from those encountered at the test locations, that construction work has no negative impact on the geotechnical aspects of the design, to adjust recommendations in accordance with conditions as additional site information is gained and to deal quickly with geotechnical considerations if they arise.

Interpretations and recommendations presented herein may not be valid if an adequate level of review or inspection by WSP is not provided during construction.

14. **Factors that may affect construction methods, costs and scheduling:** The performance of rock and soil materials during construction is greatly influenced by the means and methods of construction. Where comments are made relating to possible methods of construction, construction costs, construction techniques, sequencing, equipment or scheduling, they are intended only for the guidance of the project design professionals, and those responsible for construction monitoring. The number of test holes may not be sufficient to determine the local underground conditions between test locations that may affect construction costs, construction techniques, sequencing, equipment, scheduling, operational planning, etc.  
  
Any contractors bidding on or undertaking the works should draw their own conclusions as to how the subsurface and groundwater conditions may affect their work, based on their own investigations and interpretations of the factual soil data, groundwater observations, and other factual information.
15. **Groundwater and Dewatering:** WSP will accept no responsibility for the effects of drainage and/or dewatering measures if WSP has not been specifically consulted and involved in the design and monitoring of the drainage and/or dewatering system.
16. **Environmental and Hazardous Materials Aspects:** Unless otherwise stated, the information contained in this report in no way reflects on the environmental aspects of this project, since this aspect is beyond the Scope of Work and the Contract. Unless expressly included in the Scope of Work, this report specifically excludes the identification or interpretation of environmental conditions such as contamination, hazardous materials, wild life conditions, rare plants or archeology conditions that may affect use or design at the site. This report specifically excludes the investigation, detection, prevention or assessment of conditions that can contribute to moisture, mould or other microbial contaminant growth and/or other moisture related deterioration, such as corrosion, decay, rot in buildings or their surroundings. Any statements in this report or on the boring logs regarding odours, colours, and unusual or suspicious items or conditions are strictly for informational purposes
17. **Sample Disposal:** WSP will dispose of all uncontaminated soil and rock samples after 30 days following the release of the final geotechnical report. Should the Client request that the samples be retained for a longer time, the Client will be billed for such storage at an agreed upon rate. Contaminated samples of soil, rock or groundwater are the property of the Client, and the Client will be responsible for the proper disposal of these samples, unless previously arranged for with WSP or a third party.



# Down To Earth Labs Inc.

The Science of Higher Yields

WSP E+I Canda Limited  
3102-12 Ave N  
Lethbridge, AB T1H 5V1

**Report #:** 151488  
**Report Date:** 2023-05-19  
**Received:** 2023-05-17  
**Completed:** 2023-05-19  
**Test Done:** ST

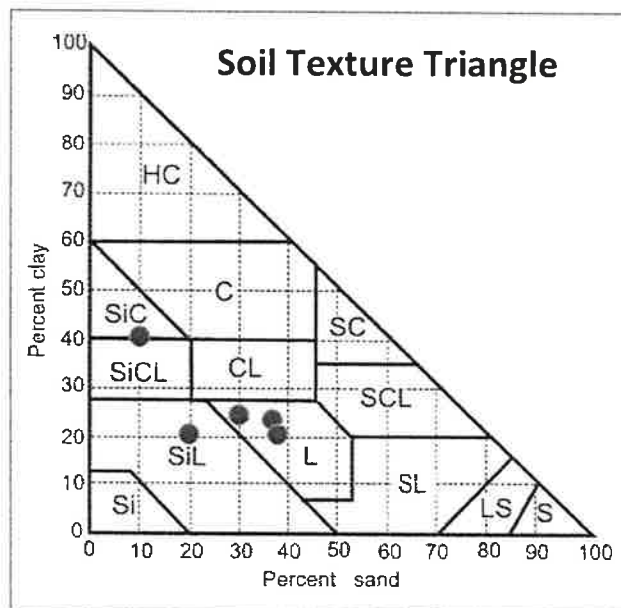
**Project :**

3510 6th Ave North  
Lethbridge, AB T1H 5C3  
403-328-1133  
www.downtoearthlabs.com  
info@downtoearthlabs.com

**PO:**

Sample ID:	230517O009	230517O010	230517O011	230517O012	230517O013
Cust. Sample ID:	TP23-01/S1	TP23-01/S2	TP23-01/S3	TP23-02/S1	TP23-02/S2
Analyte	Units				

Sand	%	37.2	10.3	20.3	30.4	38.2
Silt	%	39.8	49.7	59.7	45.6	41.8
Clay	%	23.0	40.0	20.0	24.0	20.0
Soil Texture	-	Loam	Silty Clay	Silt Loam	Loam	Loam





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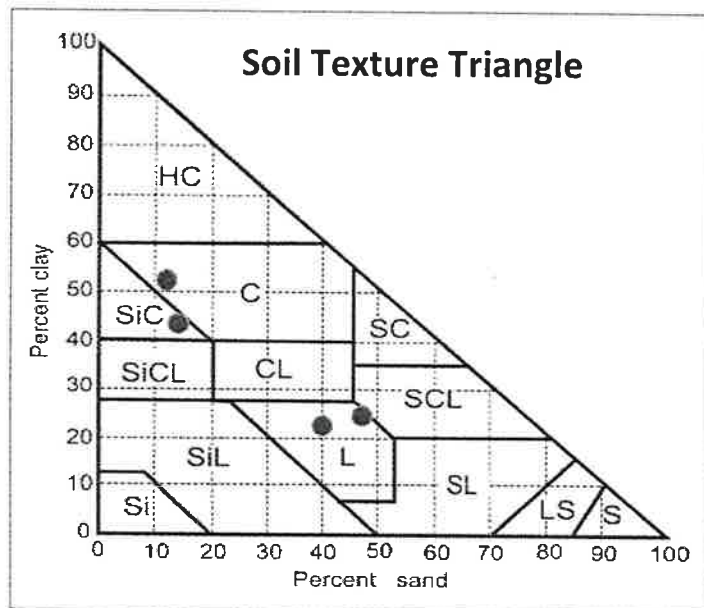
**Project :**

3510 6th Ave North  
Lethbridge, AB T1H 5C3  
403-328-1133  
www.downtoearthlabs.com  
info@downtoearthlabs.com

**PO:**

<b>Sample ID:</b>	2305170014	2305170015	2305170016	2305170017
<b>Cust. Sample ID:</b>	TP23-02/S3	TP23-03/S1	TP23-03/S2	TP23-03/S3

Analyte	Units				
Sand	%	12.2	40.2	14.3	47.3
Silt	%	35.8	37.8	42.7	28.7
Clay	%	52.0	22.0	43.0	24.0
Soil Texture	-	Clay	Loam	Silty Clay	Loam



Raygan Boyce - Chemist

IDF Parameters (City of Lethbridge)

Year	100 Year
A	440.09
B	1013.7
C	0.058
D	0.731

ALLOWABLE RELEASE RATE DETERMINATION (PRE-DEVELOPMENT)

Area	C Value	Weighted C Value	Weighted C Value x 25%
Residential	0	0.5	
Landscaping	3.4965	0.15	
Total	3.4965	0.15	0.5245

Td = time of duration = 1440 mins  
 I = A / (Td + B) / C = 5.00069412 mm/hr  
 Q = 2.78 x C x I x A = 9.12465764 1/2 (allowable release rate)

POST DEVELOPMENT RUNOFF

Area	C Value	Weighted C Value	Weighted C Value x 25%
Residential	0.5245	0.9	
Landscaping	2.972	0.15	
Total	3.4965	0.26760583	0.13013100

Area (ha) 3.477  
 C<sub>pond</sub> 0.33  
 Release Rate (L/s) 9.12  
 Max Storage (m<sup>3</sup>) 764.00

Duration (min)	100 yr (mm/hr)	Flow (m <sup>3</sup> /hr)	Volume (m <sup>3</sup> )	Volume Released (m <sup>3</sup> )	Storage Required (m <sup>3</sup> )
10.00	489.35	0.60	367.36	5.47	358.88
20.00	114.08	0.36	436.63	10.95	425.68
30.00	64.82	0.27	486.95	16.42	470.52
40.00	48.73	0.22	526.13	21.90	504.23
50.00	38.39	0.19	558.68	27.37	531.30
60.00	31.10	0.16	586.76	32.85	553.91
70.00	25.79	0.10	610.01	38.32	601.69
80.00	21.89	0.07	628.31	43.79	641.54
90.00	18.85	0.05	642.54	49.26	675.28
100.00	16.26	0.05	654.65	54.73	704.92
110.00	14.19	0.04	664.65	60.20	730.45
120.00	12.32	0.04	670.36	65.67	751.68
130.00	11.18	0.04	673.58	71.14	769.50
140.00	10.25	0.03	675.62	76.61	784.89
150.00	9.49	0.03	676.62	82.08	797.92
160.00	8.85	0.03	676.62	87.55	808.57
170.00	8.31	0.03	675.62	93.02	816.85
180.00	7.84	0.02	673.58	98.49	822.76
190.00	7.42	0.02	670.36	103.96	826.30
200.00	7.06	0.02	666.01	109.43	827.47
210.00	6.73	0.02	660.36	114.90	826.16
220.00	6.42	0.02	653.58	120.37	822.45
230.00	6.18	0.02	645.65	125.84	816.34
240.00	5.94	0.02	636.65	131.31	807.84
250.00	5.72	0.02	625.65	136.78	796.95
260.00	5.52	0.02	613.62	142.25	783.66
270.00	5.33	0.02	600.58	147.72	768.01
280.00	5.16	0.02	586.64	153.19	750.07
290.00	5.01	0.02	571.80	158.66	729.82
300.00	3.02	0.01	557.06	164.13	697.31
310.00	2.84	0.01	541.42	169.60	662.56
320.00	2.74	0.01	524.88	175.07	625.59
330.00	2.64	0.01	507.44	180.54	586.40
340.00	2.54	0.01	489.00	186.01	545.06
350.00	2.44	0.01	469.56	191.48	501.56
360.00	2.34	0.01	449.12	196.95	455.89
370.00	2.24	0.01	427.68	202.42	407.94
380.00	2.14	0.01	405.24	207.89	357.61
390.00	2.04	0.01	381.80	213.36	304.80
400.00	1.94	0.01	357.36	218.83	249.51
410.00	1.84	0.01	331.92	224.30	191.74
420.00	1.74	0.01	305.48	229.77	131.49
430.00	1.64	0.01	278.04	235.24	68.76
440.00	1.54	0.01	249.60	240.71	4.45
450.00	1.44	0.01	220.16	246.18	-57.28

HYDROLOGY CALCULATIONS (RATIONAL METHOD)

REV	DATE	DESCRIPTION	BY	CHK	DATE	DESCRIPTION
1	05/24/2023	INITIAL DESIGN APPROVAL	AAK	AAK		
2	08/12/2023	REDESIGN FOR EXISTING	AAK	AAK		
3	05/25/2023	DESIGN FOR EXISTING	AAK	AAK		

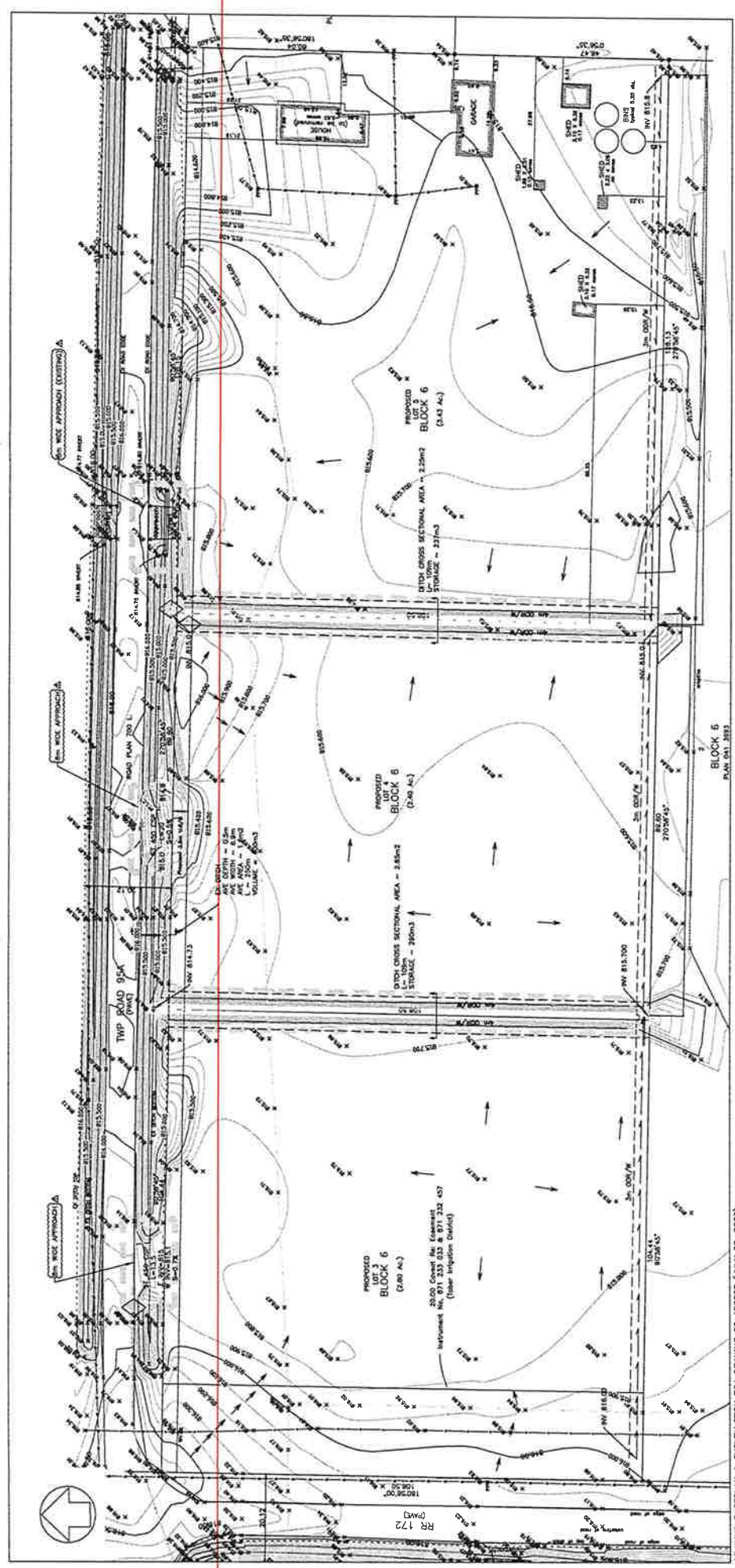
PROVISIONAL ALBERTA PROFESSIONAL ENGINEERING SOCIETY  
 REGISTRATION NO. 10128-2023  
 REGISTRATION EXPIRES 31/03/2024  
 REGISTRATION FEE \$1000.00  
 REGISTRATION RENEWAL FEE \$1000.00  
 REGISTRATION RENEWAL DEADLINE 31/03/2024

PROJ. NAME: CIVIL  
 DRAWING NO.: 24000  
 DRAWING DATE: 05/24/2023  
 DRAWING SCALE: AS SHOWN  
 DRAWING TITLE: GRADING PLAN

CLIENT: LAYNE JOHNSON  
 PROJECT: LAYNE JOHNSON ASP  
 DRAWING NO.: C10A  
 REV: 2

WSP  
 WSP CONSULTING  
 3509 68A AVENUE NORTH, LEHRIDGE, ALBERTA T1J 5C1  
 TEL: 403.327.7783 WWW.WSP.CA

PROJ. NAME: LAYNE JOHNSON ASP  
 DRAWING NO.: C10A  
 REV: 2



DRAWING BASEPLAN & SURVEY FROM BOA DRAWING 23-198835 (JULY 20, 2023)

- LEGEND**
- X 815.76
  - FINISHED GRADE CONTOUR
  - CG GAS LINE
  - CGC LINE
  - RELIEF LINE
  - WV WATER VALVE
  - W WATER LINE
  - DRAINAGE DIRECTION
  - DI OVERHEAD POWER
  - DI POWER POLE
  - CHADING LIMIT
  - V-UTCH

- NOTES**
1. ALL UTILITY LOCATIONS TO BE CONFIRMED WITH ALL APPLICABLE AGENCIES.
  2. ALL EXISTING UTILITIES TO BE MAINTAINED AND PROTECTED.
  3. ALL NEW UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE ALBERTA UTILITIES ACT AND REGULATIONS.
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SCALE (1:2000 ASH B)

	LAVINE JOHNSON	LAVINE JOHNSON ASP	PROJECT																				
FILE	DETAILS	CLIENT	DRAWING NUMBER	REV	2																		
LAVINE JOHNSON		WSP CONSULTING 3625 66 AVENUE NORTH, LE PARELLE ALBERTA T1J 5C1 1 403.297.7766   www.wsp.com		C010																			
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APPENDIX 1

**FEES, FORMS AND NOTICES**

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APPENDIX 1

**MUNICIPAL DISTRICT OF TABER  
PLANNING AND DEVELOPMENT FEES**

**Schedule of Fees<sup>1</sup>**

E-Exempt  
I-Included  
T-Taxable

<b><i>Development Permit Applications Residential Uses</i></b>			
Single Family Residential	\$ 100.00		E
Home Occupations	\$ 50.00		E
Duplex/Semi Detached Dwellings	\$ 200.00		E
Multi-family Apartments & Townhouses	\$ 100.00	per unit	E
Additions to Dwellings	\$ 100.00		E
Accessory Buildings in Residential Districts	\$ 100.00		E
<b><i>Development Permit Applications for Commercial and Industrial Uses</i></b>			
Change of Use or Additional Use	\$ 100.00		E
<b><i>New Buildings with an area of</i></b>			
less than 500 square metres (5400 ft <sup>2</sup> )	\$ 100.00		E
500 to 2,000 square metres (21,500 ft <sup>2</sup> )	\$ 200.00		E
2,001 to 5,000 square metres (53,800 ft <sup>2</sup> )	\$ 300.00		E
over 5,000 square metres	\$ 500.00		E
Unauthorized Development-When an application is made after development has commenced or occurred, the above fee may be doubled.			
Certificate of Compliance	\$ 40.00	per certificate	E
Land Use Bylaw Amendment Application	\$ 500.00		E
Area Structure Amendment Application	\$ 500.00		E
Statutory Plan Amendment Application	\$ 500.00		E
Applications requiring Public Notice	\$ 300.00	*As per Council Policy	E
Land Use Bylaw	\$ 25.00	per book	I
Joint Intermunicipal Development Plan	\$ 20.00	per book	I
Subdivision and Development Appeal Hearings	\$ 400.00	*upon a successful appeal \$300.00 to be refunded	E
Special Meeting Fee	\$ 750.00		E

<sup>1</sup> Excerpt from Schedule 'A' Fees and Charges Bylaw No. 1984. Current as of January 1, 2022.

**Note:**

In any case where the required fee or use is not specifically listed in the fee schedule, such fees shall be determined by Council, in accordance with the MD of Taber Fees & Charges Bylaw.





## DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

Pursuant to Land Use Bylaw No. 1722

### Development Permit Application Requirements

The following information and fees must be provided to process a development permit:

- Application Form** – completed in full and signed by the applicant and registered owner(s) if different from the applicant.
- Application Fee** – refer to the M.D. of Taber Schedule of Fees for applicable fee.
- Site Plan** – provide a legible plan identifying the existing and proposed development; refer to the Site Plan Requirements attached.
- Abandoned Well Information** – provide documentation from the Alberta Energy Regulator (AER) identifying the presence or absence of abandoned wells for all development permits proposing buildings that are larger than 500 ft<sup>2</sup> (47 m<sup>2</sup>) and for additions to buildings that will as a result of the addition become larger than 500 ft<sup>2</sup> (47 m<sup>2</sup>). If an abandoned well is identified on the property, development shall comply with the setback directed by AER Directive 079. The Development Authority may require a professionally prepared map showing the actual location of the abandoned well in the field and the required AER setback in relation to building sites prior to issuance of a decision.
- Floor/Building Plan** – a full set of building plans (min. 11X17) or floor plan drawings for all levels of the building (for all buildings including new, previously owned, and additions); note, plans become part of the application and are not returned to the applicant.
- Colour Photographs** – provide recent colour photographs of each elevation of the structure where application is for a moved-in-dwelling or previously occupied manufactured dwelling and at least two recent colour photographs of the end and side views of any proposed shipping container.
- Safety Codes Report** – provide documentation prepared by a qualified Safety Codes inspector where application is for a previously occupied dwelling (moved-in, modular or manufactured) demonstrating that dwelling meets Alberta Safety Code requirements. If dwelling does not meet requirements, provide information indicating how the dwelling will be brought up to meet the Alberta Safety Codes and a proposed timeframe for completing improvements.

The following additional information may be required at the discretion of the Development Authority and the M.D. of Taber in order to process your application:

- Landscaping Plan
- Grading/Drainage Plan
- Traffic Impact Analysis
- Soils Analysis for septic feasibility
- Geotechnical and/or engineering reports
- Provincial and/or federal approvals
- Any other information as required by the Development Authority

### Important Advisory

1. The Development Authority may deem an application incomplete if any of the application requirements are incomplete or if the quality of the information is deemed inadequate to properly evaluate the application. The applicant will be issued a written notice if the application has been deemed incomplete.
2. A pre-application meeting is not required prior to submitting a development permit application. Applicants are encouraged to contact the M.D. of Taber Office with any questions about the application process and to review land use bylaw requirements prior to submitting an application.
3. Any development started on the property prior to the issuance of a development permit and expiration of the appeal period is at the applicant's risk.
4. A development permit does not constitute a building permit or approval from any applicable provincial or federal department. The applicant is responsible for determining and obtaining any permits required under Safety Codes, AB Transportation and any other applicable provincial and federal approvals prior to commencement.



## DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

Pursuant to Land Use Bylaw 1722

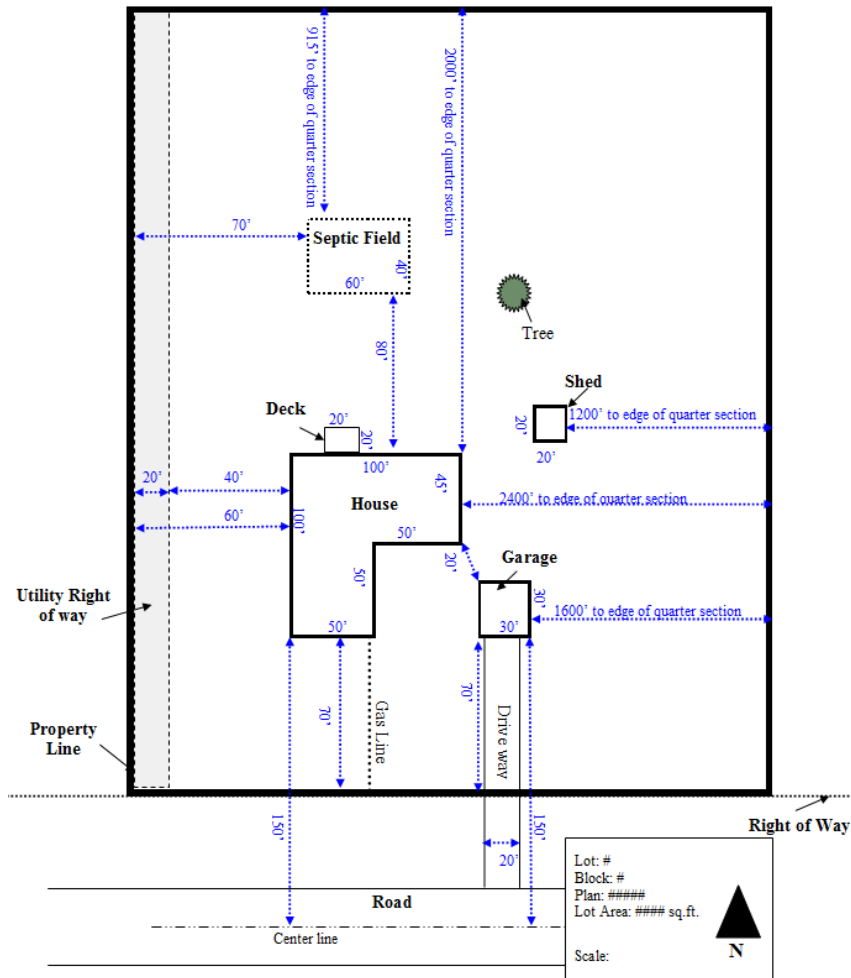
### Site Plan Requirements

A site plan identifies the existing and proposed uses and structures on the subject parcel. It is desirable that the site plan and any accompanying drawings are on a scale appropriate to the development. If you are not submitting a professionally prepared site plan, please ensure that the plan is drawn on graph paper or on the grid paper provided in the development permit application.

**Please identify the following on the site plan:**

- |   |   |
|---|---|
| <input type="checkbox"/> North arrow, scale and land use district   | <input type="checkbox"/> Septic system, tank and field, if applicable   |
| <input type="checkbox"/> Legal description and address, if applicable   | <input type="checkbox"/> Proposed and existing landscaping and fencing  |
| <input type="checkbox"/> Lot dimensions and area  | <input type="checkbox"/> Any easements and utility right of ways  |
| <input type="checkbox"/> Adjacent roadways and lanes and proposed access  | <input type="checkbox"/> Any pipelines and wells, including abandoned wells and required setbacks   |
| <input type="checkbox"/> All existing and proposed buildings, structures and uses with dimensions                 | <input type="checkbox"/> Any drainage and water courses, irrigation canals/ditches/reservoirs, water bodies   |
| <input type="checkbox"/> Setbacks from property lines of all existing and proposed buildings, structures and uses | <input type="checkbox"/> Location and dimension of off-street parking and loading areas (for hamlets, home occupations and commercial and industrial development) |
| <input type="checkbox"/> Water wells, cisterns, dugouts, if applicable  |   |

**Sample Site Plan**





## FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 1722

OFFICE USE		
Application No:	Roll No:	Use: <input type="checkbox"/> Permitted <input type="checkbox"/> Discretionary <input type="checkbox"/> Similar <input type="checkbox"/> Prohibited
Application Fee: \$	Date Received:	<input type="checkbox"/> Abandoned Well Information
Application Deemed Complete:		Land Use District: <input type="checkbox"/> Rural Agricultural <input type="checkbox"/> Hamlet Industrial <input type="checkbox"/> Rural Urban Fringe <input type="checkbox"/> Hamlet Public and Institutional <input type="checkbox"/> Grouped Country Residential <input type="checkbox"/> Hamlet Transitional/Agricultural <input type="checkbox"/> Grouped Rural Industrial <input type="checkbox"/> Private Commercial Recreation <input type="checkbox"/> Rural Highway Commercial <input type="checkbox"/> Locality of Retlaw Direct Control <input type="checkbox"/> Hamlet Residential <input type="checkbox"/> Linear Parcel Direct Control <input type="checkbox"/> Hamlet Commercial <input type="checkbox"/> Direct Control
20-Day Completeness Period:	40-Day Time Period:	
IDP Referral: <input type="checkbox"/> Yes <input type="checkbox"/> No		

### 1. APPLICANT & LAND INFORMATION

**Applicant's Name:** \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

**Landowner's Name:** \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Applicant's interest in the proposed development if not the landowner:

- Agent     Contractor     Tenant     Other: \_\_\_\_\_

Quarter: \_\_\_\_\_ Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_ W4

Lot(s) \_\_\_\_\_ Block: \_\_\_\_\_ Plan: \_\_\_\_\_

Street or Rural address: \_\_\_\_\_

Titled Area of Parcel: \_\_\_\_\_ Acres \_\_\_\_\_ Hectares    Land Use District: \_\_\_\_\_

Are any of the following within 1/2 a mile of the proposed development?     Provincial Highway

- Confined Feeding Operation     Sour gas well or pipeline     Sewage treatment plant or Landfill

### 2. DEVELOPMENT INFORMATION

#### Existing Development

Please list the existing buildings, structures and use(s) of the land and whether any are to be removed or relocated.

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## FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 1722

### Proposed Development

Please describe the proposed development including uses, buildings, structures, and any planned renovations and additions that are to be constructed on the lot; including the dimensions of each.

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Please check the applicable box below:

- |  |  |
|--|--|
| <input type="checkbox"/> Single Detached Dwelling (site built)   | <input type="checkbox"/> Manufactured Dwelling: <input type="checkbox"/> New <input type="checkbox"/> Used |
| <input type="checkbox"/> Moved-in Dwelling (previously occupied) | <input type="checkbox"/> Ancillary Structure/Building (eg: deck/garage/shop)                               |
| <input type="checkbox"/> Other Building Type: _____              | <input type="checkbox"/> Addition: _____   |

**FOR NON-RESIDENTIAL DEVELOPMENT ONLY** please check the applicable box below if the proposed development is for one of the following **AND** complete the supplementary form:

- |  |  |  |   |   |
|--|--|--|---|---|
| <input type="checkbox"/> Commercial<br>(Form A1) | <input type="checkbox"/> Industrial<br>(Form A1) | <input type="checkbox"/> Public & Institutional<br>(Form A1) | <input type="checkbox"/> Home Occupation<br>(Form A2) | <input type="checkbox"/> Sign(s)<br>(Form A3) |
|--|--|--|---|---|

### Building Details

<i>Dimensions</i>	Principal Building or Addition	Ancillary Building or Addition	Office Use
Building/Addition Size	<input type="checkbox"/> m <sup>2</sup> <input type="checkbox"/> sq. ft	<input type="checkbox"/> m <sup>2</sup> <input type="checkbox"/> sq. ft	
Height of Building	<input type="checkbox"/> m <input type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft	
Wall Height		<input type="checkbox"/> m <input type="checkbox"/> ft	
<i>Proposed Setbacks from Property Lines</i>	Principal Building	Ancillary Building	
Front	<input type="checkbox"/> m <input type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft	
Rear	<input type="checkbox"/> m <input type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft	
Side	<input type="checkbox"/> m <input type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft	
Side	<input type="checkbox"/> m <input type="checkbox"/> ft	<input type="checkbox"/> m <input type="checkbox"/> ft	
Parcel Type:	<input type="checkbox"/> Interior Lot	<input type="checkbox"/> Corner Lot	
<i>Development Details</i>			
Is a new/additional driveway proposed to access the development? <input type="checkbox"/> No <input type="checkbox"/> Yes (specify)			
For Solar or Wind Development: Do you currently possess an Alberta Utilities Commission Approval under Rule 24 (net zero contract), or is approval pending? Please ✓ one: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Pending			
<b>Please provide the estimated total cost of development: \$</b>			



## FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 1722

### Exterior Finish, Fencing & Landscaping

Describe generally the types, colors, and materials, as applicable, of:

Exterior finishes of the proposed building(s): \_\_\_\_\_

Proposed fencing and height: \_\_\_\_\_

Proposed landscaping: \_\_\_\_\_

Describe any proposed improvements to the exterior of the dwelling where application is for a previously occupied dwelling (moved-in, modular or manufactured home): \_\_\_\_\_

### Services

Indicate the proposed sewer system and potable water supply:

*Sewer System:*

Private Septic     Municipal

Specify septic type: \_\_\_\_\_

*Water Supply:*

Cistern     Water well     Dugout     Municipal/Regional/Co-op

Other(specify): \_\_\_\_\_

### Waivers

Is a waiver to one or more standards in the Land Use Bylaw being requested?     No     Yes

If yes, please specify: \_\_\_\_\_

### 3. DECLARATION OF APPLICANT/OWNER

*I/We have read and understand the terms noted below and hereby apply for a development permit to carry out the development described within this application including any attached supplementary forms, plans, and documents.*

**I/We hereby certify that the registered owner of the land is aware of, and in agreement with this application.**

*Further I/We hereby give my/our consent to allow authorized persons the **right to enter** upon the subject land and/or building(s) for the purpose of an inspection with respect to this application only.*

Date: \_\_\_\_\_

**Applicant's Signature:** \_\_\_\_\_

**Landowner's Signature:** \_\_\_\_\_  
(if different from applicant)

*IMPORTANT: This information may also be shared with appropriate government/ other agencies and may also be kept on file by the agencies. This information may also be used by and for any or all municipal programs and services. The application and related file content will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact the Municipal District of Taber.*



## FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 1722

### 4. TERMS

1. Subject to the provisions of the Land Use Bylaw No. 1722 of the Municipal District of Taber, the term "development" includes any change in the use, or intensity of use, of buildings or land.
2. The Development Authority may deem a development permit application incomplete if any of the application requirements are incomplete or the quality of the information is deemed inadequate to properly evaluate the application. If an application is determined to be incomplete, the applicant will be issued a written notice, delivered by hand, postal service, or electronic means, stating that the application is incomplete and listing the outstanding documents and information that must be provided within a date set out in the notice in order for the application to be considered complete.
3. Pursuant to section 12(b) of the Land Use Bylaw No. 1722, the Development Authority may require additional information, such as but not limited to, a landscaping plan, a grading/drainage plan, traffic impact analysis, soils analysis for septic feasibility, geotechnical and engineering reports, and provincial and federal approvals, in order to accurately evaluate the application and determine compliance with the land use bylaw or other government regulations.
4. Although the designated officer is in a position to advise applicants of the process and requirements of the development application, such advice must not be taken as official consent, and is without prejudice to the decision in connection with the formal application.
5. Any development started before the issuance of a development permit and expiration of the appeal period is at the applicant's own risk.
6. **If a decision is not made within 40 days** from the date the application is deemed complete, or within such longer period as the applicant may approve in writing, **the applicant may deem the application to be refused** and the applicant may exercise the right of appeal as though the applicant had been mailed a refusal at the end of the 40-day period.
7. A development permit does not constitute a building permit or approval from any provincial or federal department. Construction undertaken subsequent to approval of this development permit application may be regulated by the **Alberta Safety Codes**. The applicant/owner/developer assumes all responsibilities pertaining to construction plan submissions, approval and inspections as may be required by the appropriate provincial body. The applicant is responsible for determining and obtaining any other applicable provincial and federal approvals prior to commencement.





Municipal District of Taber  
4900B - 50th Street  
Taber, Alberta T1G 1T2  
403-223-3541

## FORM A: DEVELOPMENT PERMIT APPLICATION

Pursuant to Land Use Bylaw No. 1722

### Site Plan

(Or attach separate site plan)

A large, empty grid of small squares, intended for drawing a site plan. The grid consists of 20 columns and 30 rows of squares.





**FORM A1: COMMERCIAL/INDUSTRIAL/  
PUBLIC & INSTITUTIONAL APPLICATION**  
Supplement to Development Permit Application  
Pursuant to Land Use Bylaw No. 1722

OFFICE USE	
Application No:	Roll No:

This supplementary Form A1 must be completed in addition to Form A: Development Permit Application if you are applying for a development permit for a commercial, industrial or public & institutional use.

**Applicant's Name:** \_\_\_\_\_ Phone: \_\_\_\_\_

Applicant's Mailing Address: \_\_\_\_\_

Legal Land Description of Proposed Development: \_\_\_\_\_

1. This business will be an:       On-site Business       Off-site/Mobile Business

Please attach a site plan or floor plan for the proposed business:       Attached Site Plan/Floor plan

Please describe the proposed business including any goods, services and/or activities provided:

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2. Hours of operation: \_\_\_\_\_

Number of employees: \_\_\_\_\_ Number of estimated clients/customers per day: \_\_\_\_\_

How many off-street parking spaces for clients, employees, and deliveries will be available? \_\_\_\_\_

3. Describe the use, number, and size, of all commercial vehicles visiting the site:

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4. Describe how vehicles will access the site and the proposed internal circulation/parking plan and identify on an attached site plan:

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**FORM A1: COMMERCIAL/INDUSTRIAL/  
PUBLIC & INSTITUTIONAL APPLICATION**  
Supplement to Development Permit Application  
Pursuant to Land Use Bylaw No. 1722

5. Describe the proposed grading and drainage plan and identify on an attached site plan (please be advised, an engineered grading and drainage plan may be required):

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6. Are any outdoor storage areas proposed?  No  Yes

Please describe the type (what is to be stored) and amount of items to be stored and identify area(s) on an attached site plan:

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7. Will there be any flammable or hazardous material on the premises as a result of the business?

No  Yes (please list materials and estimated quantity) \_\_\_\_\_

8. Are there any potential environmental impacts or nuisance effects associated with the business (e.g., processing by-products, fluids, noise, vibration, odour, unsightliness)?

No  Yes (please describe the potential impacts and the proposed mitigated plan): \_\_\_\_\_

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9. Is outdoor lighting proposed?  No  Yes

Please specify type and amount and identify on an attached site plan:

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10. Are any signs proposed for the business?  No  Yes

Please specify number, type, and size and indicate on an attached site plan:

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Municipal District of Taber  
4900B - 50th Street  
Taber, Alberta T1G 1T2  
403-223-3541

**FORM A1: COMMERCIAL/INDUSTRIAL/  
PUBLIC & INSTITUTIONAL APPLICATION**  
Supplement to Development Permit Application  
Pursuant to Land Use Bylaw No. 1722

**DECLARATION OF APPLICANT/OWNER**

*The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application for the proposed use.*

Date: \_\_\_\_\_ **Applicant's Signature:** \_\_\_\_\_

**Landowner's Signature:** \_\_\_\_\_  
(if different from applicant)

*IMPORTANT: This information may also be shared with appropriate government/ other agencies and may also be kept on file by the agencies. This information may also be used by and for any or all municipal programs and services. The application and related file content will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact the Municipal District of Taber.*





## FORM A2: HOME OCCUPATION APPLICATION

Supplement to Development Permit Application  
Pursuant to Land Use Bylaw No. 1722

OFFICE USE	
Application No:	Roll No:

This supplementary Form A2 must be completed in addition to Form A: Development Permit Application if you are applying for a development permit for a home occupation use.

**Applicant's Name:** \_\_\_\_\_ Phone: \_\_\_\_\_

Applicant's Mailing Address: \_\_\_\_\_

Legal Land Description of Proposed Development: \_\_\_\_\_

1. This business will be an:       On-site Business       Off-site/Mobile Business

Please attach a site plan or floor plan for the proposed business:       Attached Site Plan/Floor plan

Please describe the proposed business including any goods and/or services provided:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

2. Hours of operation: \_\_\_\_\_

Number of employees: \_\_\_\_\_ Do all of the employees live on the premises:  No     Yes

If no, please specify how many of the employees do not live on the premises: \_\_\_\_\_

Number of estimated clients/customers per day: \_\_\_\_\_

How many off-street parking spaces for clients, employees, and deliveries will be available? \_\_\_\_\_

3. Describe the use, number, and size, of all commercial vehicles visiting the site:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

4. Are any outdoor storage or display areas proposed?     No     Yes

Please describe type and amount of items to be stored and indicate location and proposed screening on an attached site plan (Note: outdoor storage or display not permitted in Hamlet and Grouped Country Residential Districts):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



## FORM A2: HOME OCCUPATION APPLICATION

Supplement to Development Permit Application  
Pursuant to Land Use Bylaw No. 1722

5. Will there be any flammable or hazardous material on the premises as a result of the business?

No       Yes (please list materials and estimated quantity) \_\_\_\_\_

6. Are any signs proposed for the business?       No       Yes

Please specify number, type, and size and indicate on an attached site plan:

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### DECLARATION OF APPLICANT/OWNER

*The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application for a Home Occupation.*

Date: \_\_\_\_\_      **Applicant's Signature:** \_\_\_\_\_

**Landowner's Signature:** \_\_\_\_\_  
(if different from applicant)

*IMPORTANT: This information may also be shared with appropriate government/ other agencies and may also be kept on file by the agencies. This information may also be used by and for any or all municipal programs and services. The application and related file content will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact the Municipal District of Taber.*





**FORM A3: SIGN APPLICATION**  
Supplement to Development Permit Application  
Pursuant to Land Use Bylaw No. 1722

OFFICE USE	
Application No:	Roll No:

This supplementary form A3 must be completed in addition to Form A: Development Permit Application if you are applying for a development permit for a sign.

**Applicant's Name:** \_\_\_\_\_ Phone: \_\_\_\_\_

Applicant's Mailing Address: \_\_\_\_\_

Legal Land Description of Proposed Development: \_\_\_\_\_

**1.** Type of sign proposed:       Permanent       Temporary       Changes to an existing sign

If temporary:

Date sign will be displayed: \_\_\_\_\_ Date sign will be removed: \_\_\_\_\_

**2.** Sign type:       Freestanding       Canopy       Fascia       Other (specify): \_\_\_\_\_

Sign dimensions: \_\_\_\_\_ Length      \_\_\_\_\_ Width      Sign Height from Ground: \_\_\_\_\_

Square footage of proposed sign: \_\_\_\_\_

Sign materials: \_\_\_\_\_

Please attach a site plan identifying the location(s) of the proposed sign(s):       Attached Site Plan

**3.** Will the sign be illuminated or animated or contain changeable copy?       No       Yes

If yes, describe the type of illumination or animation or changeable copy format:

\_\_\_\_\_

**4.** Are there any existing signs on the lot?       No       Yes

If yes, describe the type, size and height of each existing sign and identify their location(s) on a site plan:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Municipal District of Taber  
4900B - 50th Street  
Taber, Alberta T1G 1T2  
403-223-3541

**FORM A3: SIGN APPLICATION**  
Supplement to Development Permit Application  
Pursuant to Land Use Bylaw No. 1722

**DECLARATION OF APPLICANT/OWNER**

*The information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts in relation to the application for a Sign.*

Date: \_\_\_\_\_ **Applicant's Signature:** \_\_\_\_\_

**Landowner's Signature:** \_\_\_\_\_  
(if different from applicant)

*IMPORTANT: This information may also be shared with appropriate government/ other agencies and may also be kept on file by the agencies. This information may also be used by and for any or all municipal programs and services. The application and related file content will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact the Municipal District of Taber.*

**MUNICIPAL DISTRICT OF TABER  
NOTICE OF DEVELOPMENT HEARING**

LAND USE BYLAW NO. 1722

**FORM B**

DEVELOPMENT APPLICATION NO. \_\_\_\_\_

Notice is hereby given that an application is being made for a development permit with regard to the following:

**TYPE OF DEVELOPMENT:**

**LEGAL DESCRIPTION OF SITE:**

**PLACE OF HEARING:** \_\_\_\_\_

**TIME OF HEARING:** \_\_\_\_\_

**DATE OF HEARING:** \_\_\_\_\_

Any person affected by the said proposal has the right to present a written brief prior to the hearing and to be present and be heard at the hearing.

Persons requesting to be heard at the hearing shall submit a written notification to be heard to the designated officer not later than:

(a.m./p.m.) on \_\_\_\_\_

**DATE:** \_\_\_\_\_

**SIGNED:** \_\_\_\_\_

Designated Officer or  
Development Authority Chairman



**MUNICIPAL DISTRICT OF TABER  
NOTICE OF DECISION**

LAND USE BYLAW NO. 1722

**FORM C**

DEVELOPMENT APPLICATION NO. \_\_\_\_\_

DATE OF DECISION \_\_\_\_\_

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

In the matter of development of property located at \_\_\_\_\_

\_\_\_\_\_

The development as specified in Application No. \_\_\_\_\_ has been:

APPROVED

APPROVED subject to the following conditions: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

A development permit shall be issued in accordance with this notice but shall not be valid until the

\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

REFUSED for the following reasons: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**DATE:** \_\_\_\_\_

**SIGNED:** \_\_\_\_\_

Designated Officer or  
Development Authority Chairman

**THIS DOES NOT CONSTITUTE A DEVELOPMENT PERMIT**

This decision is appealable to the Subdivision and Development Appeal Board of the Municipal District of Taber within fourteen (14) days of the date of this notice by any party considering themselves to be adversely affected.



**MUNICIPAL DISTRICT OF TABER  
DEVELOPMENT PERMIT**

LAND USE BYLAW NO. 1722

**FORM D**

DEVELOPMENT APPLICATION NO. \_\_\_\_\_

DEVELOPMENT PERMIT NO. \_\_\_\_\_

This development permit is hereby issued to:

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

In respect of works consisting of: \_\_\_\_\_

\_\_\_\_\_

On land located at: \_\_\_\_\_

and described on plans submitted by the applicant.

This permit refers only to works outlined in Development Application No. \_\_\_\_\_, and is subject to conditions contained herein: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This permit becomes effective on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ unless an appeal pursuant to section 686(1) of the Municipal Government Act is lodged within fourteen (14) days of the following date.

**DATE:** \_\_\_\_\_

**SIGNED:** \_\_\_\_\_

Designated Officer or  
Development Authority Chairman

**THIS IS NOT A BUILDING PERMIT**

**IMPORTANT: see over**

**IMPORTANT:**

The development outlined above is subject to the following conditions:

- (a) This permit indicates that only the development to which it relates is authorized in accordance with the provisions of the land use bylaw and in no way relieves or excuses the applicant from complying with the land use bylaw or any other bylaw, laws, orders and/or regulations affecting such development.
- (b) This permit, issued in accordance with the notice of decision, is valid for a period of twelve (12) months from the date of issue. If, at the expiry of this period, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.
- (c) If this development permit is issued for construction of a building, the exterior of the building, including painting, shall be completed within twelve (12) months from the date of issue of this development permit.
- (d) The designated officer may, in accordance with section 645 of the Municipal Government Act, take such action as is necessary to ensure that the provisions of this bylaw are complied with.
- (e) Construction undertaken in accordance with this development may be regulated by the **Alberta Safety Codes**. The applicant/owner/developer assumes all responsibilities pertaining to construction plan submissions, approvals, and inspections as may be required by the appropriate provincial body.



**MUNICIPAL DISTRICT OF TABER  
APPLICATION FOR A LAND USE BYLAW AMENDMENT**

**LAND USE BYLAW NO. 1722**

APPLICATION NO. \_\_\_\_\_

PROCESSING FEE \$ \_\_\_\_\_

**FORM E**

DATE RECEIVED BY DESIGNATED OFFICER \_\_\_\_\_

**GENERAL INFORMATION**

APPLICANT'S NAME: \_\_\_\_\_

ADDRESS:

REGISTERED OWNER'S NAME: \_\_\_\_\_

ADDRESS:

APPLICANT'S INTEREST IF NOT THE REGISTERED OWNER: \_\_\_\_\_

LEGAL DESCRIPTION OF LAND: LOT(s) \_\_\_\_\_ BLOCK \_\_\_\_\_ PLAN \_\_\_\_\_  
(Option - Lease - Other)

QUARTER \_\_\_\_\_ SECTION \_\_\_\_\_ TOWNSHIP \_\_\_\_\_ RANGE \_\_\_\_\_

STREET ADDRESS (if applicable) \_\_\_\_\_

**NATURE AND REASONS FOR AMENDMENT REQUEST:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SPECIFIC INFORMATION**

**IN ORDER TO PROPERLY EVALUATE AN APPLICATION FOR AMENDMENT, COUNCIL AND THE DEVELOPMENT AUTHORITY MUST BE PROVIDED WITH A COMPLETE AND CLEAR PICTURE OF THE LAND; EVERYTHING WHICH IS PRESENTLY BUILT ON THE LAND, AND EVERYTHING WHICH IS TO BE BUILT ON THAT LAND.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Describe the lot/parcel dimensions and acreage \_\_\_\_\_

Indicate data on a scaled PLOT PLAN. (1" = 20' - 0-4 acres; 1" = 100' - 5-9 acres; 1" = 200' - 10 or more acres)

Indicate clearly on the scaled PLOT PLAN the **setbacks** of all buildings from the front, rear, and side yard lot boundaries, as well as **distances** between all buildings/structures (existing and proposed).

*I have read and understand the terms noted below and hereby apply for a land use bylaw amendment to facilitate the development described above or shown on the attached plans. I further certify that the registered owner of the land described above is aware of, and in agreement with this application.*

Signature of **Applicant**: \_\_\_\_\_

Signature of **Registered Owner** (if not applicant): \_\_\_\_\_

**TERMS:**

1. Subject to the provisions of the Land Use Bylaw No. 1722 of the Municipal District of Taber, the term "development" includes the making of any change in the use of buildings or land.
2. Although the designated officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as official consent, and is without prejudice to the decision in connection with the formal application. It must be clearly understood that any action taken by the applicant before a development permit is received, is at his own risk.
3. Plans and drawings, in sufficient detail to enable adequate consideration of the application, must be submitted in **duplicate** with this application, together with a plan sufficient to identify the land. It is desirable that the plans and drawings should be on a scale appropriate to the development. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared.
4. **A decision shall be made by Council within 90 days** from the date of the receipt of the application in its complete and final form, or within such longer period as the applicant may approve in writing.
5. A **refusal** is not appealable and a subsequent application for amendment involving the same lot and/or the same or similar use may not be made for at least 6 months after the date of refusal.
6. An **approval** shall be finalized by amending the land use bylaw in accordance with section 692 of the Municipal Government Act.

**Decision of Council:**

REFUSED for the following reasons: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**First Reading Date:** \_\_\_\_\_

**Public Hearing Date:** \_\_\_\_\_

**Second Reading Date:** \_\_\_\_\_

Approved by Amending Bylaw No. \_\_\_\_\_

**Third and Final Reading Date:** \_\_\_\_\_

**APPENDIX 2**

**Excerpt from: CODE OF PRACTICE  
– Minimum Distance Separation**

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## APPENDIX 2

### Excerpt from: CODE OF PRACTICE - MINIMUM DISTANCE SEPARATION

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# Section 1

## Land Use Considerations

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### Expected Results

- Minimize the nuisance effects of intensive livestock operations.
- Reduced social and environmental impacts through appropriate site selection.
- Consistent application of the Minimum Distance Separation (MDS) method.

An appropriate site selection can reduce environmental risks, as well as development and operating costs. The following preliminary information must be obtained when considering a site for an intensive livestock operation.

### 1.1 Siting to Reduce Odour Nuisance - Minimum Distance Separation (MDS) Method

Separation between intensive livestock operations and neighbours can compensate for normal odour production, thereby reducing potential nuisance conflicts. The MDS method is based on Livestock Siting Units (LSUs) which considers site specific factors, such as livestock type, amount and type of manure production, and the manure handling system. Technological advancements in manure handling, storage, barn design, and management can reduce nuisance potential, which may allow for a variance to the MDS requirement.

#### 1.1.1 Application of MDS

The MDS method is a tool to reduce the potential for land use conflicts and minimize nuisance impacts on neighbours.

##### 1.1.1.1 Application of the MDS Method for Agricultural Developments

The MDS method provides a recommended minimum distance separation between a new intensive livestock development or the expansion of an existing intensive livestock operation and neighbouring land uses (residential, commercial, or recreational).

##### 1.1.1.2 Application of the MDS Method for the First Expansion of the Operation

Expansions that occur within a 3-year period of the issuance of a development permit shall be considered as a new development. No expansion factor will be applied. Expansions that occur after a 3-year period of the issuance of a development permit may have an expansion factor applied to the MDS. This is only applicable to the first expansion of the development. In such cases, the expansion factor (**Appendix C-2**) is applied.

### **1.1.2 Determining MDS**

Measure the distance from the neighbouring adjoining residence (not property line) to the point closest to the developing livestock facility or manure storage facility. For the purpose of determining MDS, only the livestock and manure storage facilities are considered. Facilities associated with the intensive livestock operation, such as feed handling and storage, office, water supply, land on which manure is spread, and grazing areas are not considered to be part of the livestock facility for the purpose of determining the MDS. The MDS for various livestock types has been precalculated into tabular form to simplify their use (**Appendix D**). In no case shall the MDS be less than 150 metres (492 feet).

### **1.1.3 Operations on Separate Land Parcels**

Intensive livestock operations on adjacent parcels of land under the same operator may be considered as one operation for the purpose of determining MDS, regardless of whether the operations are on one or more land titles.

### **1.1.4 Exemptions to MDS**

Residences owned or under the control of the intensive livestock operator are considered exempt from the MDS siting requirements of the intensive livestock operation. Part of the MDS requirement for an expanding intensive livestock operation may be waived if existing neighbouring land uses are in agreement.

### **1.1.5 Variance to MDS**

All possible ways of reducing nuisance associated with the livestock facility design, such as siting, topography, climate, and manure management, cannot be included in the MDS tables. Management techniques or technology that clearly alters nuisance could affect the MDS. Variance to the MDS may be permitted upon consultation with Alberta Agriculture, Food and Rural Development staff. The affected party must provide documented justification for any variances which are applied for. Factors that may affect variances are:

#### **1.1.5.1 Unique Topography**

Topographical features can alter the effect of odour movement and dispersion.

#### **1.1.5.2 Physical and Visual Screening**

Natural or constructed screening can improve the aesthetics of the livestock facility or manure storage facility. Screening can assist in minimizing odours by reducing wind effects at the manure storage facility.

#### **1.1.5.3 Micro-Climate**

Available meteorological data may demonstrate significant alteration in odour intensity or frequency of occurrence in relation to a neighbouring land use. Some of these parameters include temperature, humidity, and wind direction and velocity.

#### **1.1.5.4 Management/Technology**

The use of management or technology capable of altering nuisance may be used to alter the MDS requirement.

## **1.2 Environmental Siting Considerations**

Soil, topographic, and hydrologic conditions must be considered in siting the facilities of intensive livestock operations to prevent the movement of manure nutrients into groundwater and surface water. These conditions determine risk to the environment and should be assessed prior to construction.

### **1.2.1 Engineering Soil Investigation**

To ensure the protection of groundwater and surface water, a soils investigation is recommended for facilities where manure or manure runoff is stored. Parameters pertinent to the subsoil investigation include depth to bedrock, depth to groundwater, soil permeability, soil texture, and soil plasticity.

#### **1.2.1.1 Identify Depth to Bedrock**

Identify depth to bedrock from the bottom elevation of the manure storage facility.

#### **1.2.1.2 Soil Plasticity**

Soil plasticity index should be measured.

#### **1.2.1.3 Soil Texture**

Particle size analysis (percentage of sand, silt, clay, gravel) is an acceptable indication of soil texture.

#### **1.2.1.4 Permeability of Site**

Sites with fine textured (low to very low permeability) soils are more suitable. Soil texture and plasticity will indicate permeability. Site specific tests may be required to determine permeability.

### **1.2.2 Depth to Water Table**

Determine depth to the seasonal high water table and annual water table variations. The bottom elevation of the manure storage facility must be constructed a minimum of 1 metre (3.28 feet) above the seasonal high water table.

### **1.2.3 Water Source and Supply**

Identify groundwater and surface water sources, as well as quantity and quality. Determine if artesian and/or perched groundwater exists at the site.

### **1.2.4 Water License**

Withdrawal of groundwater and surface water is legislated under the *Water Act*. Contact Alberta Environment for the necessary approvals. If irrigation water is to be used for the livestock facility, the nearest Irrigation District Office must also be contacted. If water is to be used for the livestock facility through a water co-op, then the local water co-op must be contacted.

