

MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1733

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

WHEREAS the Council of the Municipal District of Taber wishes to redesignate lands within the municipality; and

WHEREAS the purpose of proposed Bylaw No. 1733 is to redesignate lands legally described as:
a portion of the SW¼-36-9-17-W4M

from "Rural/Urban Fringe - R/UF" to "Grouped Country Residential - GCR" to accommodate future residential development within the municipality; and

WHEREAS the lands that are affected by this amendment are illustrated on the map in Schedule A attached hereto; and

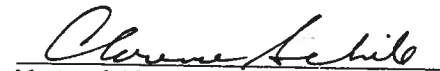
WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing;

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

1. Lands identified in Schedule A and legally described as a portion of the SW¼-36-9-17-W4 presently designated as "Rural/Urban Fringe - R/UF" be redesignated to "Grouped Country Residential - GCR".
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This Bylaw comes into effect upon third and final reading hereof.

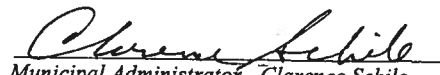
READ a first time this 14th day of September, 2004.


Reeve - Hank Van Beers


Municipal Administrator - Clarence Schile

READ a second time this 12th day of October, 2004.


Reeve - Hank Van Beers

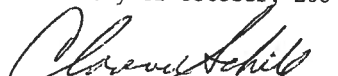

Municipal Administrator - Clarence Schile

READ a third time and finally PASSED this 12th day of October, 2004.

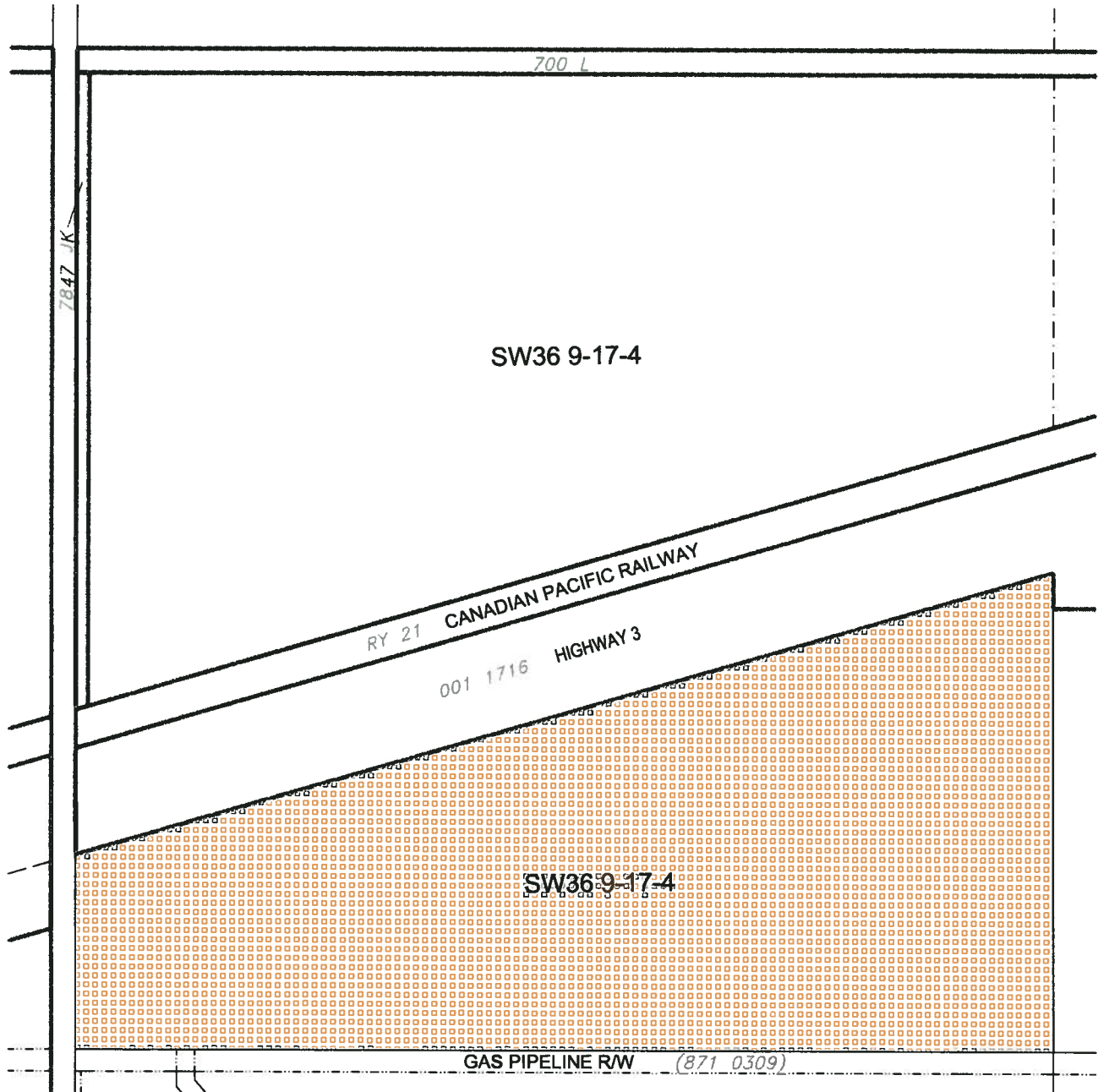

Reeve - Hank Van Beers


Municipal Administrator - Clarence Schile

Certified a True Copy this
13th day of October, 2004


Municipal Administrator

MUNICIPAL DISTRICT OF TABER
 GROUPED COUNTRY RESIDENTIAL
 PORTION OF SW 1/4 SEC 36, TWP 9, RGE 17, W4M
 LAND USE DISTRICT MAP
 Bylaw No. 1722, JANUARY 13, 2004



As Amended By Bylaw No. 1733, October 12, 2004

LAND USE DISTRICT



Grouped Country Residential GCR



0 Metres 100 200 300 400
 October 18, 2004 N:\Taber-Municipal-District\Taber-MD-LUD\Ludmap18.dwg



MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1750

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 is in receipt of a request to redesignate lands legally described as:

Parcel A, Plan 2698JK and a portion of NE¼ Sec 3, Twp 10, Rge 16, W4M

from "Rural Agricultural RA" to "Grouped Country Residential GRC" as shown on the map in Schedule 'A' attached hereto.

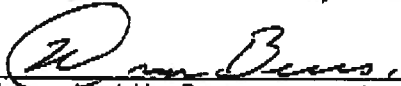
AND WHEREAS THE PURPOSE of proposed Bylaw No. 1750 is to accommodate future country residential development on the above-noted lands in compliance with the municipal Land Use Bylaw.

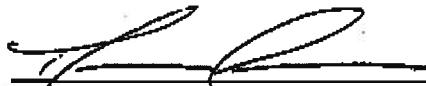
AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

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. Lands legally described as Parcel A, Plan 2698JK and a portion of NE¼ Sec 3, Twp 10, Rge 16, W4M presently designated as "Rural Agricultural RA" be redesignated to "Grouped Country Residential GRC".
2. The Land Use District Map be amended to reflect this redesignation.
3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.

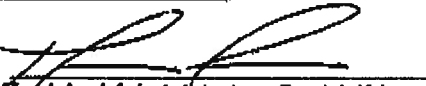
READ a first time this 11th day of December, 2007.


Reeve ~~Hank Van Beers~~


Municipal Administrator - Derrick Krizan

READ a second time this 8th day of January, 2008.

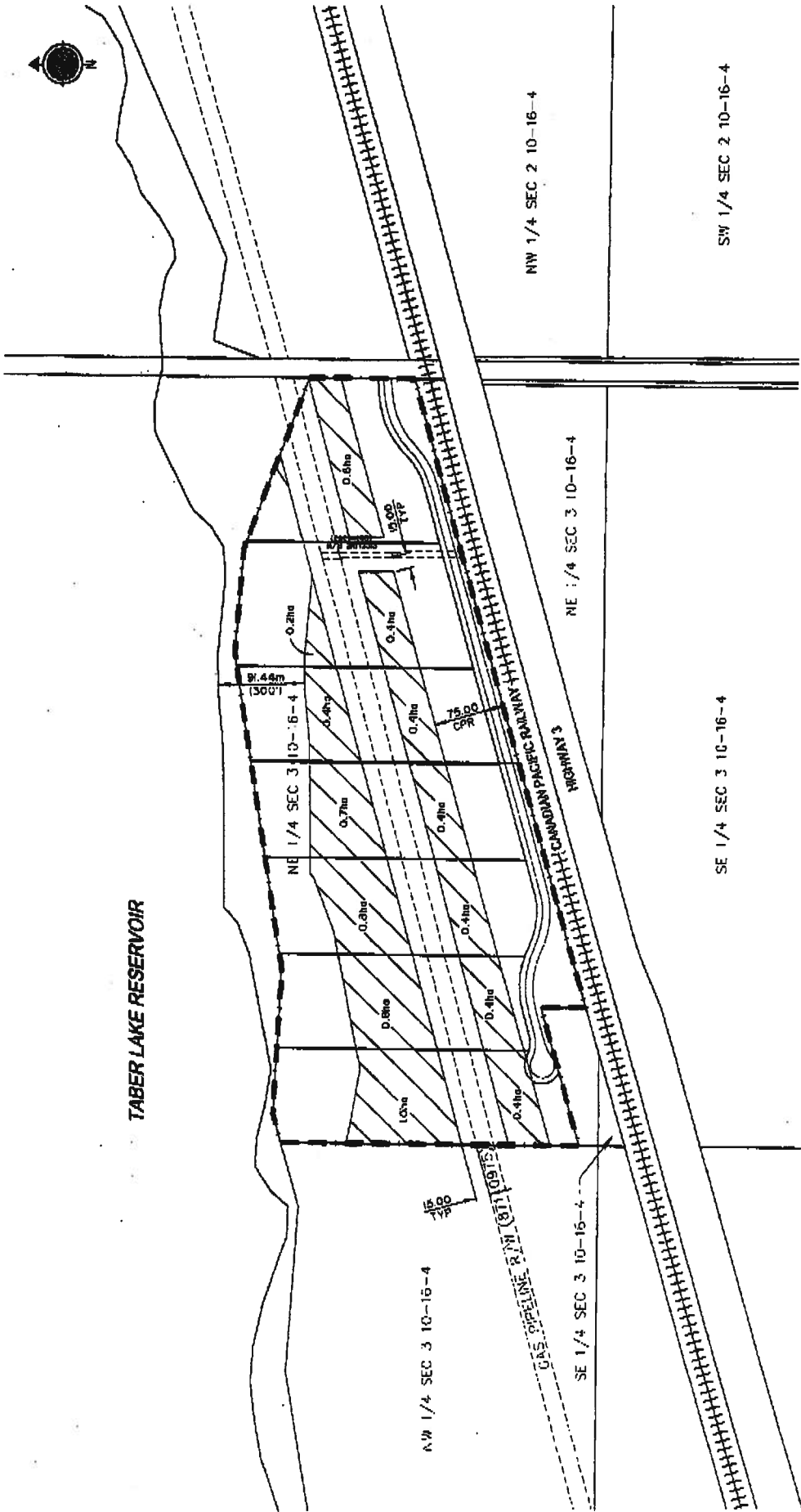

Reeve ~~Hank Van Beers~~


Municipal Administrator - Derrick Krizan

READ a third time and finally PASSED this 8th day of January, 2008.


Reeve ~~Hank Van Beers~~


Municipal Administrator - Derrick Krizan



TABER LAKE RESERVOIR

NW 1/4 SEC 2 10-16-4

SW 1/4 SEC 2 10-16-4

NE 1/4 SEC 3 10-16-4

SE 1/4 SEC 3 10-16-4

NW 1/4 SEC 3 10-16-4

SE 1/4 SEC 3 10-16-4

1: 4000

Legend

- SUBJECT LANDS
- BUILDING ENVELOPE
- 0.524ha DEVELOPABLE AREA PER LOT (APPROXIMATE)

Notes

1. TID SETBACK TO BE CONFIRMED TO PROVIDE 3ft ABOVE FLOOD SURGE LEVEL OF THE RESERVOIR. TID ESTIMATED THIS TO BE 100-300ft. THE MAXIMUM OF 300ft HAS BEEN SHOWN
2. CPR SETBACK CAN BE REDUCED FROM 75m TO 36m IF A 12.5' WIDE 12.5m HIGH BERM IS PROVIDED
3. ATCO RPELINES SETBACK BASED ON 15m SETBACK USED BY VARIOUS MUNICIPALITIES IN ALBERTA

Client/Project
 LENTW, ROSS
 SECTION 3, INCLAWAN
 AREA STRUCTURE PLAN
 Figure No.
 Title

Proposed Grouped Country
 Residential (GCR) - Building Envelopes
 December 2007
 11 539206



403-223-1799 (taber)@stantec.com

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

BYLAW NO. 1751

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

WHEREAS the purpose of proposed Bylaw No. 1751 is to redesignate lands legally described as:

A portion of the NW-21-9-16-W4M

from "Rural Agricultural - RA" to "Grouped Country Residential - GCR" to accommodate future country residential development within the municipality; and

WHEREAS the lands that are affected by this amendment are illustrated on the map in Schedule A attached hereto; and

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

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

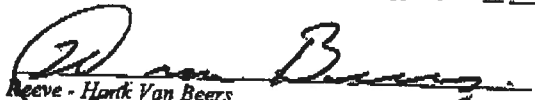
1. Lands identified in Schedule A and legally described as a portion of the NW-21-9-16-W4M presently designated as "Rural Agricultural - RA" be redesignated to "Grouped Country Residential - GCR".
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.

READ a first time this 9th day of May, 2006.


Reeve - Hank Van Beers


Municipal Administrator - Clarence Schile

READ a second time this 11th day of July, 2006.


Reeve - Hank Van Beers

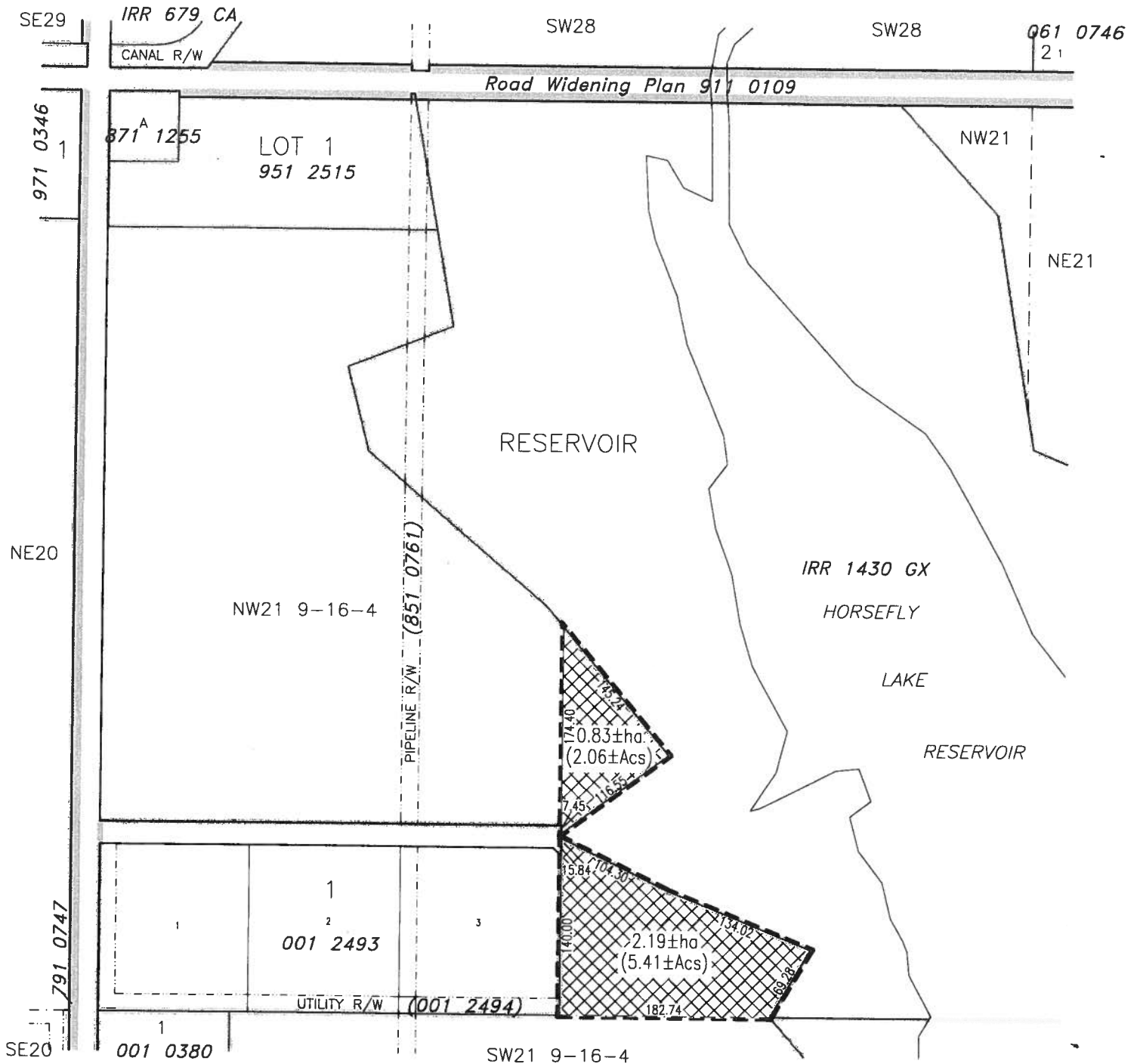

Municipal Administrator - Clarence Schile

READ a third time and finally PASSED this 11th day of July, 2006.


Reeve - Hank Van Beers


Municipal Administrator - Clarence Schile

LAND USE DISTRICT REDESIGNATION



SCHEDULE 'A'



FROM: RURAL AGRICULTURAL "RA"
TO: GROUPED COUNTRY RESIDENTIAL "GCR"

Portion Of NW 1/4 Sec 21, Twp 9, Rge 16, W 4 M

Municipality; MUNICIPAL DISTRICT OF TABER

Date; APRIL 18, 2006



OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

April 18, 2006 N:\Taber-Municipal-District\Taber-MD Land Use Redesignations\Taber MD NW-21-9-16-4.dwg



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

See subd 2006-0-088

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

BYLAW NO. 1756

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

WHEREAS the purpose of proposed Bylaw No. 1756 is to add the requirements from Schedule A as attached; and

WHEREAS the municipality may regulate and control the use and development of land and buildings in a municipality pursuant to section 640(1) of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended; and

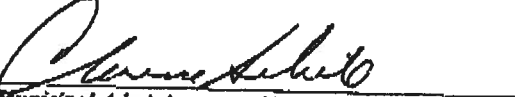
WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing;

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


1. The additional requirements as listed in Schedule A (as attached) be added to Bylaw No. 1722.
2. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
3. This bylaw comes into effect upon third and final reading hereof.

READ a first time this 13th day of June, 2006.


Reeve - Hank Van Beers


Municipal Administrator - Clarence Schile

READ a second time this 11th day of July, 2006.


Reeve - Hank Van Beers


Municipal Administrator - Clarence Schile

READ a third time and finally PASSED this 10th day of October, 2006.


Reeve - Hank Van Beers


Municipal Administrator - Clarence Schile

SCHEDULE A
MUNICIPAL DISTRICT OF TABER
Land Use Bylaw – Proposed Amendments

Schedule 2 – Land Use Districts

DESIGNATED HAMLET RESIDENTIAL

- add:

14. HEIGHT OF BUILDINGS

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

GROUPED COUNTRY RESIDENTIAL

- change:

2. LOT SIZE REQUIREMENTS

- Minimum of 1 acre be changed to 2 acres or greater

- add:

11. HEIGHT OF BUILDINGS

- Unless stipulated in an area structure plan.

Use	Height (feet)
Ancillary residential structures	20 (ground to peak)
Single family dwellings, Moved-in dwellings	33

- add:

12. KEEPING OF AMINALS

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

Schedule 8 – Moved-in Dwelling Standards for Hamlets and Grouped Country Residential Districts

- add:

- (g) be a maximum of 33 feet in height.

MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1759

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

WHEREAS the purpose of proposed Bylaw No. 1759 is to redesignate lands legally described as:

A portion of the NE-30-12-16-W4M

from "Rural Agricultural - RA" to "Private Commercial Recreation - PCR" to accommodate future private recreational development within the municipality; and

WHEREAS the lands that are affected by this amendment are illustrated on the map in Schedule A attached hereto; and


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

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

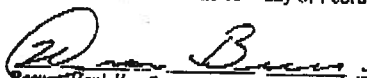
1. Lands identified in Schedule A and legally described as a portion of the NE-30-10-16-W4M presently designated as "Rural Agricultural - RA" be redesignated to "Private Commercial Recreation - PCR".
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.

READ a first time this 7th day of November, 2006.


Reeve - Hank Van Beers


Municipal Administrator

READ a second time this 13th day of February, 2007.


Reeve - Hank Van Beers

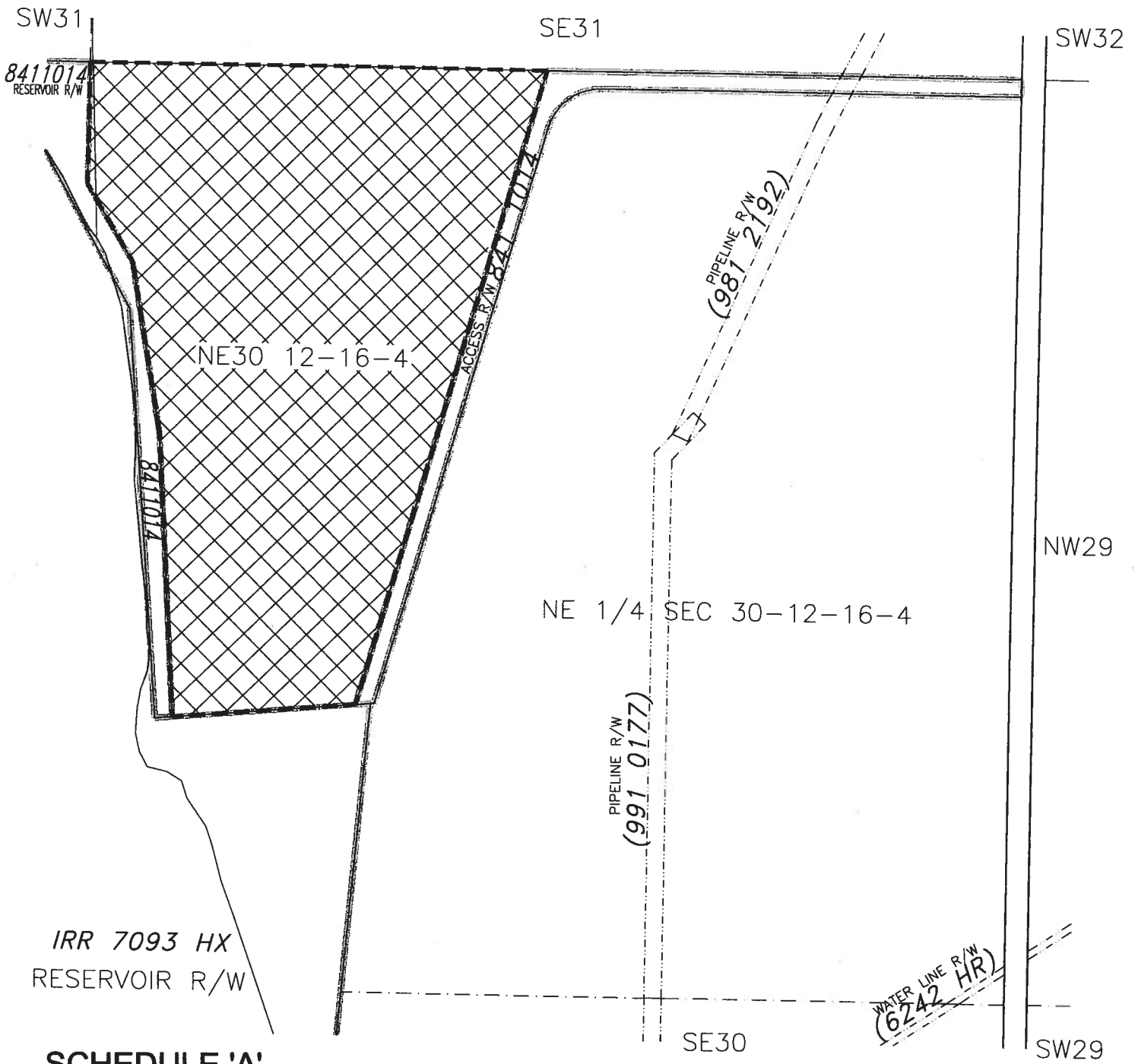

Municipal Administrator

READ a third time and finally PASSED this 13th day of February, 2007.



Reeve - Hank Van Beers


Municipal Administrator

LAND USE DISTRICT REDESIGNATION



SCHEDULE 'A'

 FROM: RURAL AGRICULTURAL (RA)
 TO: PRIVATE COMMERCIAL RECREATION (PCR)
 PORTION OF NE 1/4 Sec 30, Twp 12, Rge 16, W 4 M
 Municipality; MUNICIPAL DISTRICT OF TABER
 Date; NOVEMBER 06, 2006



OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

November 06, 2006 N:\Taber-Municipal-District\Taber-MD Land Use Redesignations\Taber MD NE-30-12-16-4.dwg



MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA
 TEL. 329-1344 T1H 5E8

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

March 13, 2007

3928

- Request to Purchase: Vacant Rail Line & Property North of Rail Line 16. H MOVED by Cecil R. Wiest that we table the request of the Enchant Co-operative Seed Cleaning Association Ltd. to purchase the old vacant rail line beside their property and the property as far north of the rail line. CARRIED
- SDA Fee Structure 16. I MOVED by T. Brian Brewin that we amend Appendix 1 of the Land Use Bylaw No. 1722 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. CARRIED
- Alberta Onsite Wastewater Management Assoc. Meeting 16. J MOVED by Greg Sekura that we request John Sinclair, Development Water/Wastewater Coordinator to attend the Alberta Onsite Wastewater Management Association industry meeting on Tuesday, March 27, 2007 in Lethbridge at the Travelodge Hotel. CARRIED
- Sharon Ulrich of the Taber Times left the meeting at 2:32 p.m.
- Delegation: Lynn Wenbourne 17. B Lynn, Mary and Billy Wenbourne were present to discuss the their Tax Recovery Land Leases. MOVED by T. Brian Brewin that Council accepts the Wenbourne's request to purchase the Tax Recovery Land Leases held by them. Murray Brown left the meeting at 3:05 p.m. Sharon Ulrich returned to the meeting at 3:05 p.m.
- Request to Purchase Municipal Right of Way - Woodman 16. K MOVED by Greg Sekura that we deny the use of the Municipal Right of Way as a pipeline right of way between NW 11-9-16-W4 and NE 10-9-16-W4 as requested by Harry and Arjan Woodman. CARRIED
- Hamlet Water Committee Recommendations 16. M MOVED by T. Brian Brewin that the recommendation of the Hamlet Water Committee for the coverage rate for water in the Hamlets be set at \$0.44 per cubic meter, be accepted and become effective July 1, 2007, and that schedule "A" of the Utility Bylaw be amended. CARRIED
- Policy Committee Recommendations 16. N MOVED by Murray Brown that the recommendations of the Policy Committee be accepted. CARRIED
- Enchant Historical Society 16. O MOVED by Greg Sekura that the request of the Enchant & District Historical Society to waive any portion of their water bill be denied, subject to review in one year. CARRIED
- MGB - Application for Annexation - Village of Barnwell 16. P Instructed Administration to write a letter to the Village of Barnwell requesting that adjacent landowner consultations regarding the annexation request be conducted and that the road plan 0011715 not be included in the annexation as it is owned by Mr. Van Strallen.
- Taber Golf Club - Request for Assistance 16. Q MOVED by Greg Sekura that we assist the Taber Golf Club with the completion of a project with regards to a donation of equipment and drivers in order to haul aggregate to a drainage project at the Taber Golf Course, as time permits. CARRIED
- Request to Remove Trees - Enchant - Lots 26-28, Block 4, Plan 438BD 16. R MOVED by T. Brian Brewin that we table for the request of Tony and Elaine Guertin for removal of trees on Lots 26-28, Block 4, Plan 438BD in Enchant and refer to the next ASB Meeting. CARRIED
- Tim Lewis Soil Erosion 16. S MOVED by Ben Elfring that we accept the memorandum between the M.D. of Taber and Tim Lewis (NE 10-10-18-W4). CARRIED
- MOVED by T. Brian Brewin that we amend the Soil Conservation and Blow Dirt Policy and add "issuance of a soil conservation notice and cleanup of dirt subject to Council approval". CARRIED
- Town of Taber - 80th Ave. Agreement 16. T MOVED by Ben Elfring that we approve the Town of Taber 80th Ave. Road Maintenance Agreement as presented. CARRIED
- Committee Reports 18. A MOVED by Ben Elfring that items 18 A) through E), committee reports of Council be accepted for information purposes. CARRIED.
- Disaster Plan MOVED by Ben Elfring that we contact the Town of Taber and Taber & District Housing requesting a review of the Disaster/Evacuation Plan for lodges and assisted living. CARRIED
- MOVED by Ben Elfring that probationary period is completed for the Agricultural Fieldman Position held by Jon Hood. CARRIED
- Adjourn 21. MOVED by Ben Elfring that the meeting adjourn at 3:53 p.m. CARRIED.

RECEIVED

SEP 5 - 2013

MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1761

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 is in receipt of a request to redesignate lands legally described as:

Portion of the NW ¼ 21-9-16 W4M

from "Rural Agriculture - RA" to "Grouped Country Residential - GCR" as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1761 is to accommodate a proposed subdivision and subsequent development on the above-noted lands for country residential use in compliance with the municipal Land Use Bylaw.

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. Lands legally described as a portion of the NW ¼ 21-9-16 W4M presently designated as "Rural Agriculture - RA" shall be redesignated to "Grouped Country Residential - GCR".
2. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
3. This bylaw comes into effect upon third and final reading hereof.

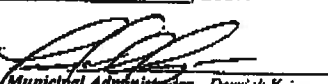
READ a first time this 13th day of February, 2007.


 Reeve - Hank Van Beers



 Municipal Administrator - Derrick Krizan


READ a second time this 10th day of April, 2007.

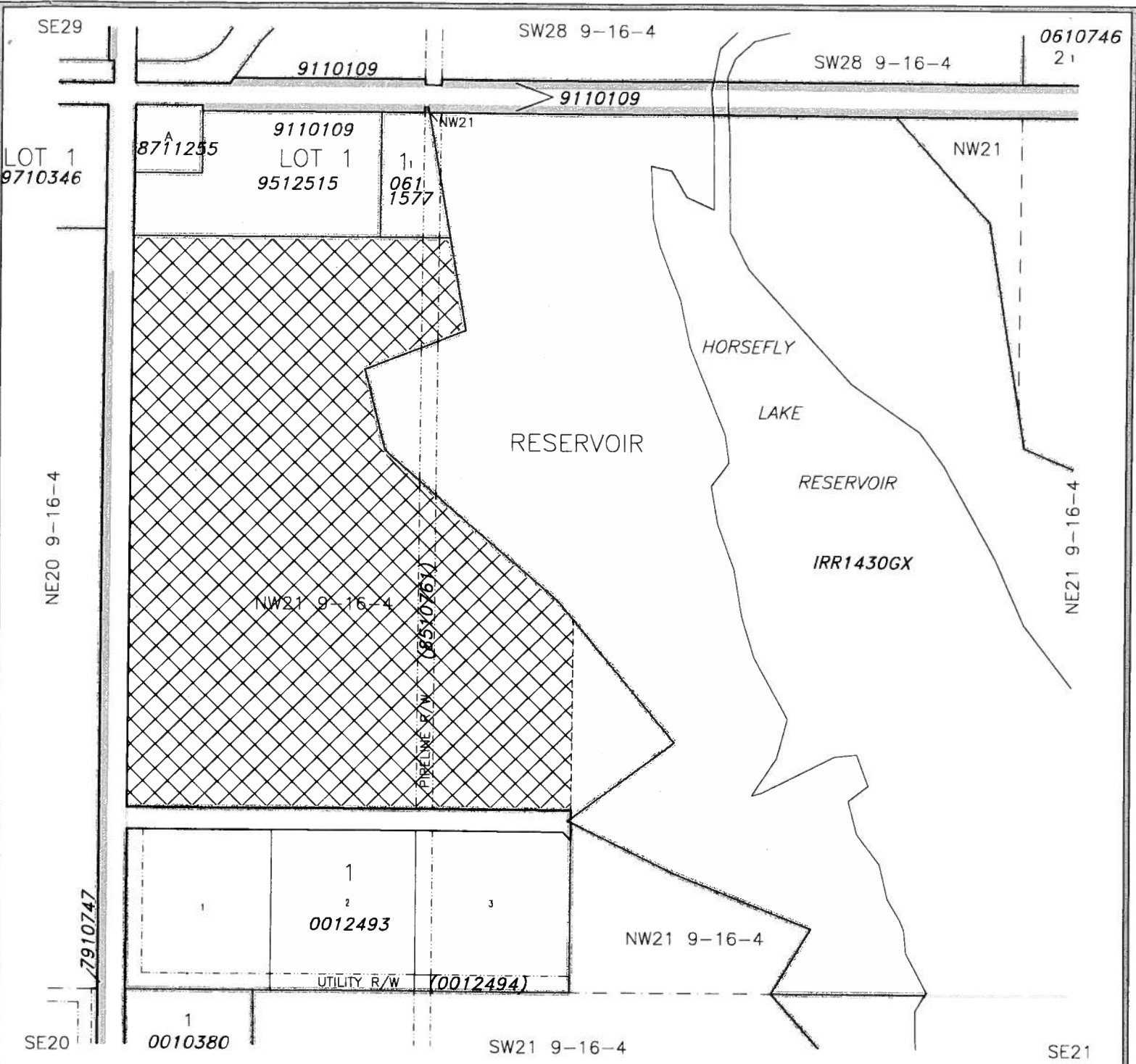

 Reeve - Hank Van Beers


 Municipal Administrator - Derrick Krizan

READ a third time and finally PASSED this 10th day of April, 2007.


 Reeve - Hank Van Beers


 Municipal Administrator - Derrick Krizan



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



**FROM: RURAL AGRICULTURAL 'RA'
TO: GROUPED COUNTRY RESIDENTIAL 'GCR'**

Portion Of MW 1/4 Sec 21, Twp 9, Rge 16, W 4 M
Municipality; MUNICIPAL DISTRICT OF TABER
Date; FEBRUARY 6, 2007



0 Metres 100 200 300 400
February 06, 2007 N:\Taber-Municipal-District\Taber-MD Land Use Redesignations\Taber MD NW-21-9-16-4(FEB 6-2007).dwg



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

MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1762

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 is in receipt of a request to redesignate lands legally described as:

Extra Road "B", Plan 011 2961 located in the NW ¼ 21-9-17 W4M

from "Rural Agriculture - RA" to "Grouped Country Residential - GCR" as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1762 is to accommodate a proposed subdivision and subsequent development on the above-noted lands for country residential use in compliance with the municipal Land Use Bylaw.

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. Lands legally described as Extra Road "B", Plan 011 2961 located in the NW ¼ 21-9-17 W4M presently designated as "Rural Agriculture - RA" shall be redesignated to "Grouped Country Residential - GCR".
2. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
3. This bylaw comes into effect upon third and final reading hereof.

READ a first time this 13th day of February, 2007.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan

READ a second time this 8th day of May, 2007.


Reeve - Hank Van Beers

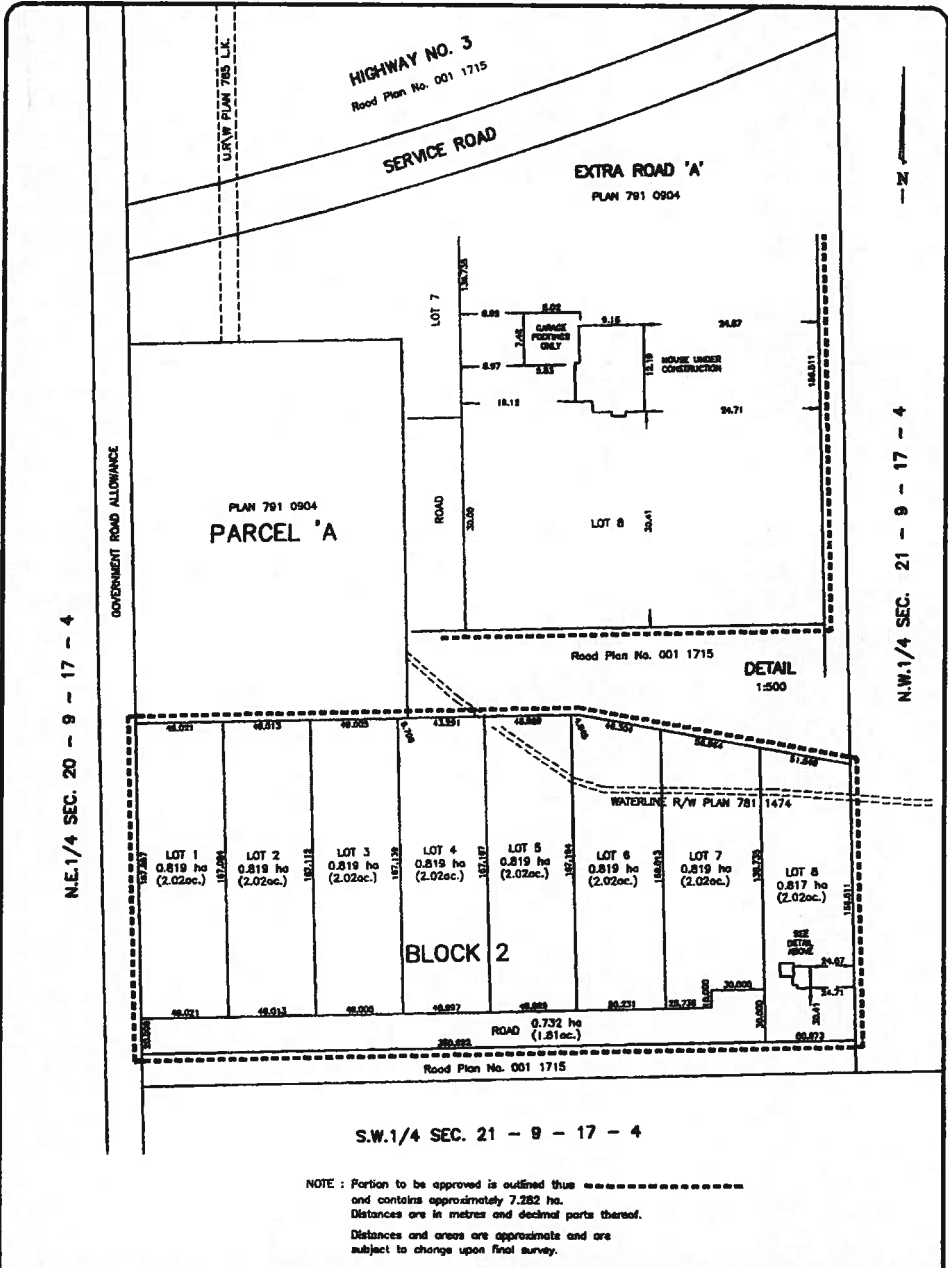

Municipal Administrator - Derrick Krizan

READ a third time and finally PASSED this 8th day of May, 2007.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan





N.E. 1/4 SEC. 20 - 9 - 17 - 4

N.W. 1/4 SEC. 21 - 9 - 17 - 4

NOTE : Portion to be approved is outlined thus -----
 and contains approximately 7.282 ha.
 Distances are in metres and decimal parts thereof.
 Distances and areas are approximate and are
 subject to change upon final survey.

MR. LAYNE JOHNSON
 TENTATIVE PLAN SHOWING SUBDIVISION
 of
EXTRA ROAD B, PLAN 791 0184
 within
N.W. 1/4 SEC. 21, TWP. 9, RGE. 17, W.4 M.
 Municipal District of Taber

boa brown okamura & associates ltd.
 Professional Surveyors
 214 Stafford Drive, Lethbridge, Alberta

APPROVED	DRAWN	TH	DATE	March 14'07
	CHECKED	JOW	JOB	06-8632
	SCALE		DRAWING	06-8632E
J. D. Williams, A.L.S.		1:2000		

MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1764

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 is in receipt of a request to redesignate lands legally described as:

**Lots 1 to 4, Block 1, Plan 4388 BD
located in a portion of the SE ¼ 17-14-18 W4M (Hamlet of Enchant)**

from "Hamlet Commercial - HC" to "Hamlet Residential - HR" as shown on the map in Schedule 'A' attached hereto.


AND WHEREAS THE PURPOSE of proposed Bylaw No. 1764 is to accommodate a proposed development on the above-noted lands for residential use in compliance with the municipal Land Use Bylaw.

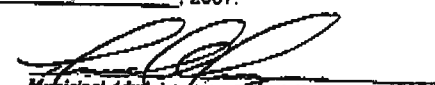
AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

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:

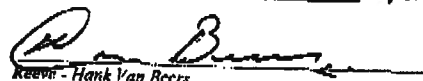
1. Lands legally described as Lots 1 to 4, Block 1, Plan 4388 BD located in a portion of the SE ¼ 17-14-18 W4M (Hamlet of Enchant) presently designated as "Hamlet Commercial - HC" shall be redesignated to "Hamlet Residential - HR".
2. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
3. This bylaw comes into effect upon third and final reading hereof.

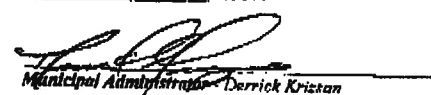
READ a first time this 13th day of February, 2007.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan

READ a second time this 13th day of March, 2007.

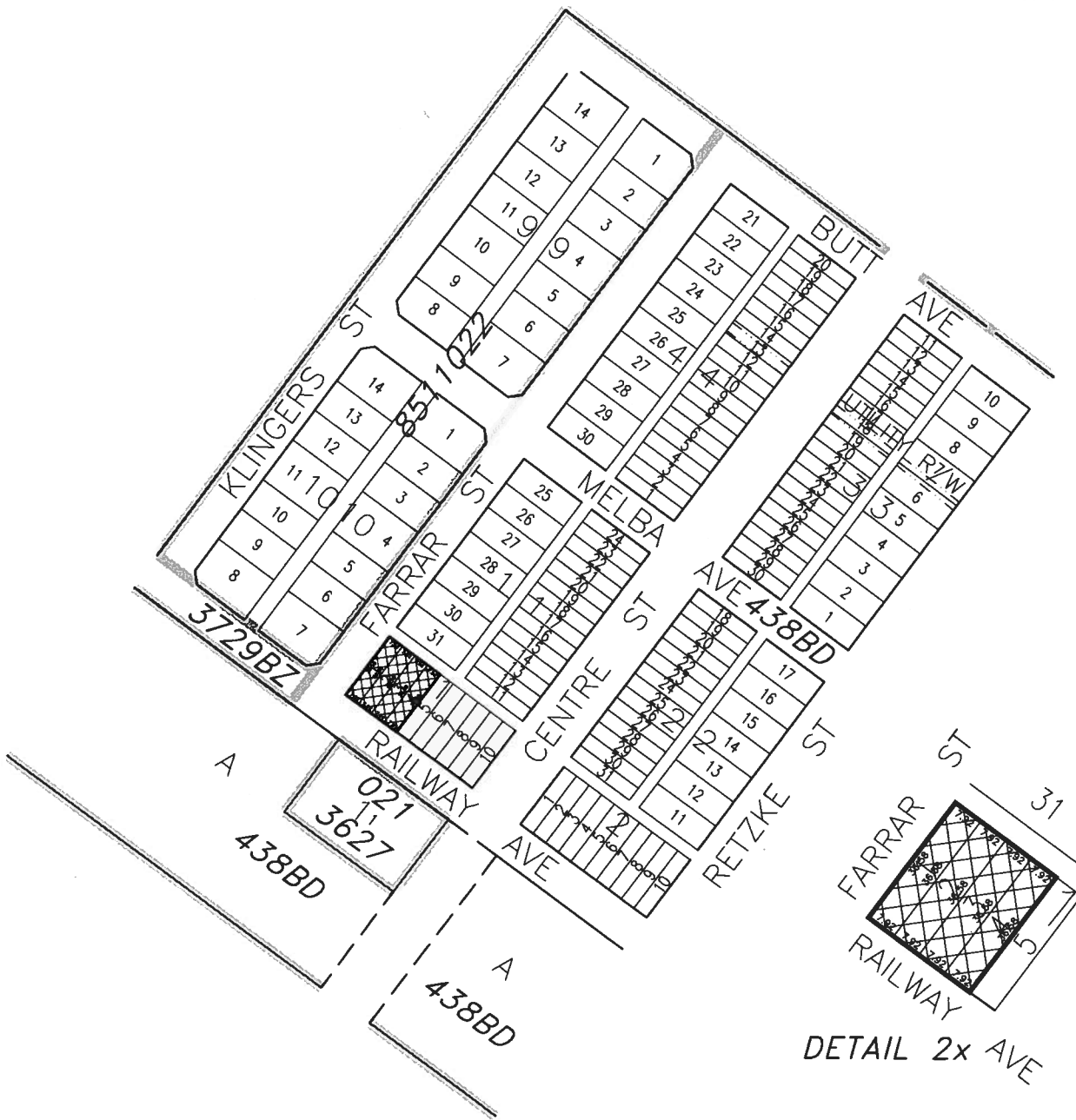

Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan

READ a third time and finally PASSED this 13th day of March, 2007.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: HAMLET COMMERCIAL 'HC'
TO: HAMLET RESIDENTIAL 'HR'

LOTS 1 TO 4, BLOCK 1, PLAN 4388 BD IN
Portion Of SE 1/4 Sec 17, Twp 14, Rge 18, W 4 M
Municipality; MUNICIPAL DISTRICT OF TABER (Hamlet Of Enchant)
Date; FEBRUARY 9, 2007



OLDMAN RIVER REGIONAL SERVICES COMMISSION



February 09, 2007 N:\Taber-Municipal-District\Taber-MD Land Use Redesignations\Taber MD NE-17-14-13-4(Enchant Lots1-4_Blk1_Plan 4388BD).dwg



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

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

BYLAW NO. 1768

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 is in receipt of a request to redesignate lands legally described as:

Portion of the SE ¼ 28-9-16 W4M

from "Rural Agriculture - RA" to "Grouped Country Residential - GCR" as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1768 is to accommodate a proposed subdivision and subsequent development on the above-noted lands for country residential use in compliance with the municipal Land Use Bylaw.

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. Lands legally described as a portion of the SE ¼ 28-9-16 W4M presently designated as "Rural Agriculture - RA" be redesignated to "Grouped Country Residential - GCR".
2. The Land Use District Map be amended to reflect this redesignation.
3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.

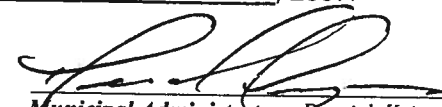
READ a **first** time this 8th day of May, 2007.


Reeve - *Hank Van Beers*



Municipal Administrator - *Derrick Krizsan*

READ a **second** time this 12th day of June, 2007.

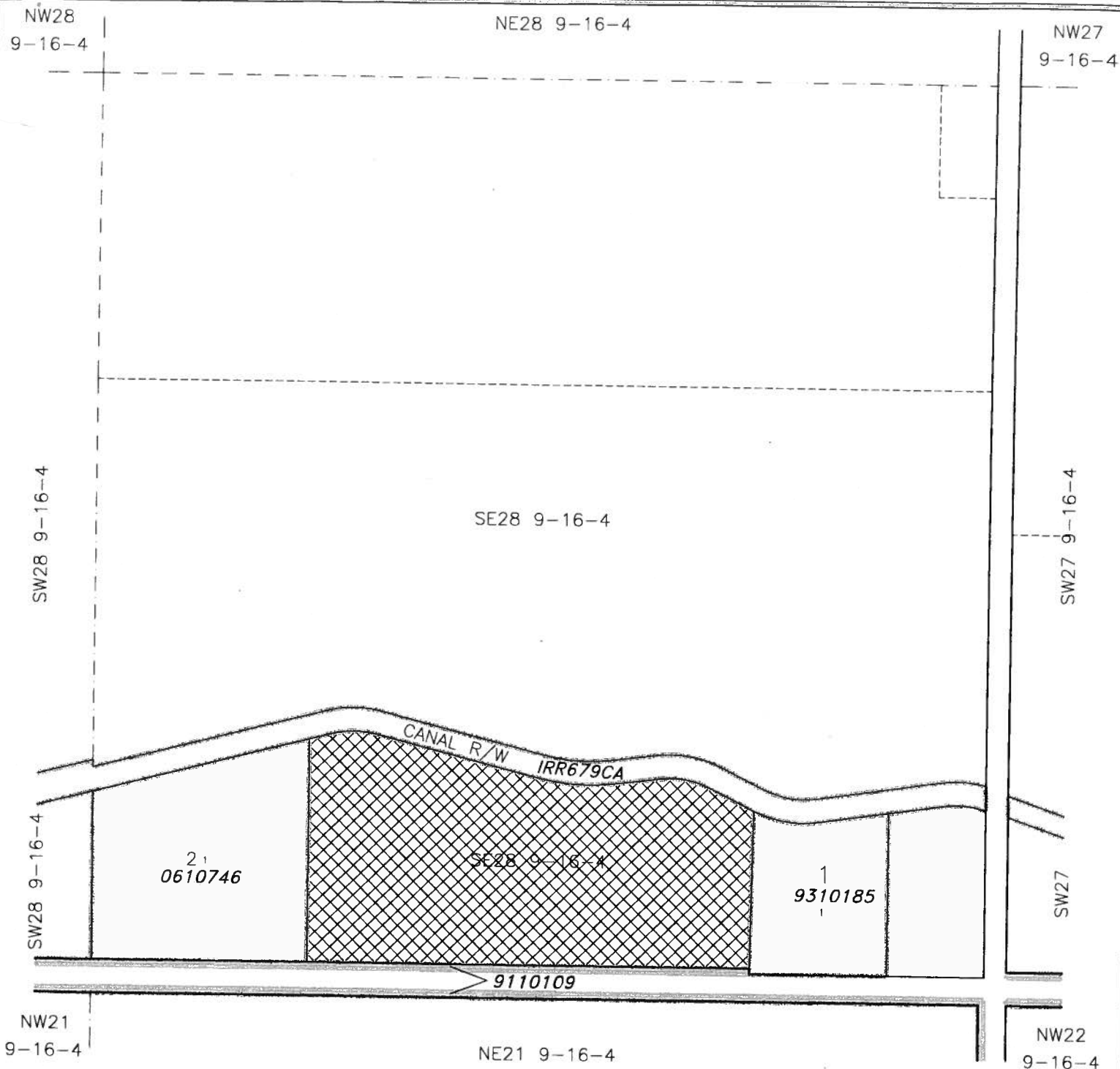

Reeve - *Hank Van Beers*


Municipal Administrator - *Derrick Krizsan*

READ a **third** time and finally **PASSED** this 12th day of June, 2007.


Reeve - *Hank Van Beers*


Municipal Administrator - *Derrick Krizsan*



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: RURAL AGRICULTURAL "RA"
TO: GROUPED COUNTRY RESIDENTIAL "GCR"

PORTION OF SE 1/4 SEC 28, TWP 9, RGE 16, W 4 M
MUNICIPALITY; MUNICIPAL DISTRICT OF TABER
DATE; MAY 2, 2007



0 Metres 100 200 300 400



May 02, 2007 N:\Taber-Municipal-District\Taber-MD Land Use Redesignations\Taber MD SE-28-9-16-4.dwg

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

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

BYLAW NO. 1769

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 is in receipt of a request to redesignate lands legally described as:

The E ½ of Lot 1, Block 4, Plan 3876R in the NE ¼ Sec 36, TWP 9, RGE 17, W4M

from "Designated Hamlet Public & Institutional HP/I" to "Designated Hamlet Commercial HC" as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1769 is to accommodate a commercial and ancillary residential use on the above-noted legal location in compliance with the municipal Land Use Bylaw.

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. Lands legally described as the E ½ of Lot 1, Block 4, Plan 3876R in the NE ¼ Sec 36, TWP 9, RGE 17, W4M presently designated as "Designated Hamlet Public & Institutional HP/I" be redesignated to "Designated Hamlet Commercial HC".
2. The Land Use District Map be amended to reflect this redesignation.
3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 12th day of June, 2007.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan

READ a **second** time this 10th day of July, 2007.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan

READ a **third** time and finally PASSED this 10th day of July, 2007.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan



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



**FROM: HAMLET PUBLIC / INSTITUTIONAL (HP/I)
TO: HAMLET COMMERCIAL (HC)**

**E 1/2 OF LOT 1, BLOCK 4, PLAN 3876R IN
NE 1/4 SEC 36, TWP 9, RGE 17, W 4 M
MUNICIPALITY; M. D. OF TABER
DATE; JUNE 05, 2007**



OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA
TEL. 329-1344 T1H 5EB

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

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

BYLAW NO. 1772

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 is in receipt of a request to redesignate a portion of lands legally described as:

Legal Subdivision 5 and Legal Subdivision 6 in the SW¼ Sec 21, Twp 9, Rge 16, W4M which lies west of Horseshoe Lake Reservoir excepting thereout Plan 0010380

from "Rural Agricultural RA" to "Grouped Country Residential GRC" as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1772 is to accommodate a proposed subdivision and subsequent development on the above-noted lands for country residential use in compliance with the municipal Land Use Bylaw.

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. Lands legally described as a portion of the Legal Subdivision 5 and Legal Subdivision 6 in the SW¼ Sec 21, Twp 9, Rge 16, W4M which lies west of Horseshoe Lake Reservoir excepting thereout Plan 0010380 presently designated as "Rural Agricultural RA" be redesignated to "Grouped Country Residential GRC".
2. The Land Use District Map be amended to reflect this redesignation.
3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.

READ a first time this 11th day of September, 2007.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizsan

READ a second time this 9th day of October, 2007.

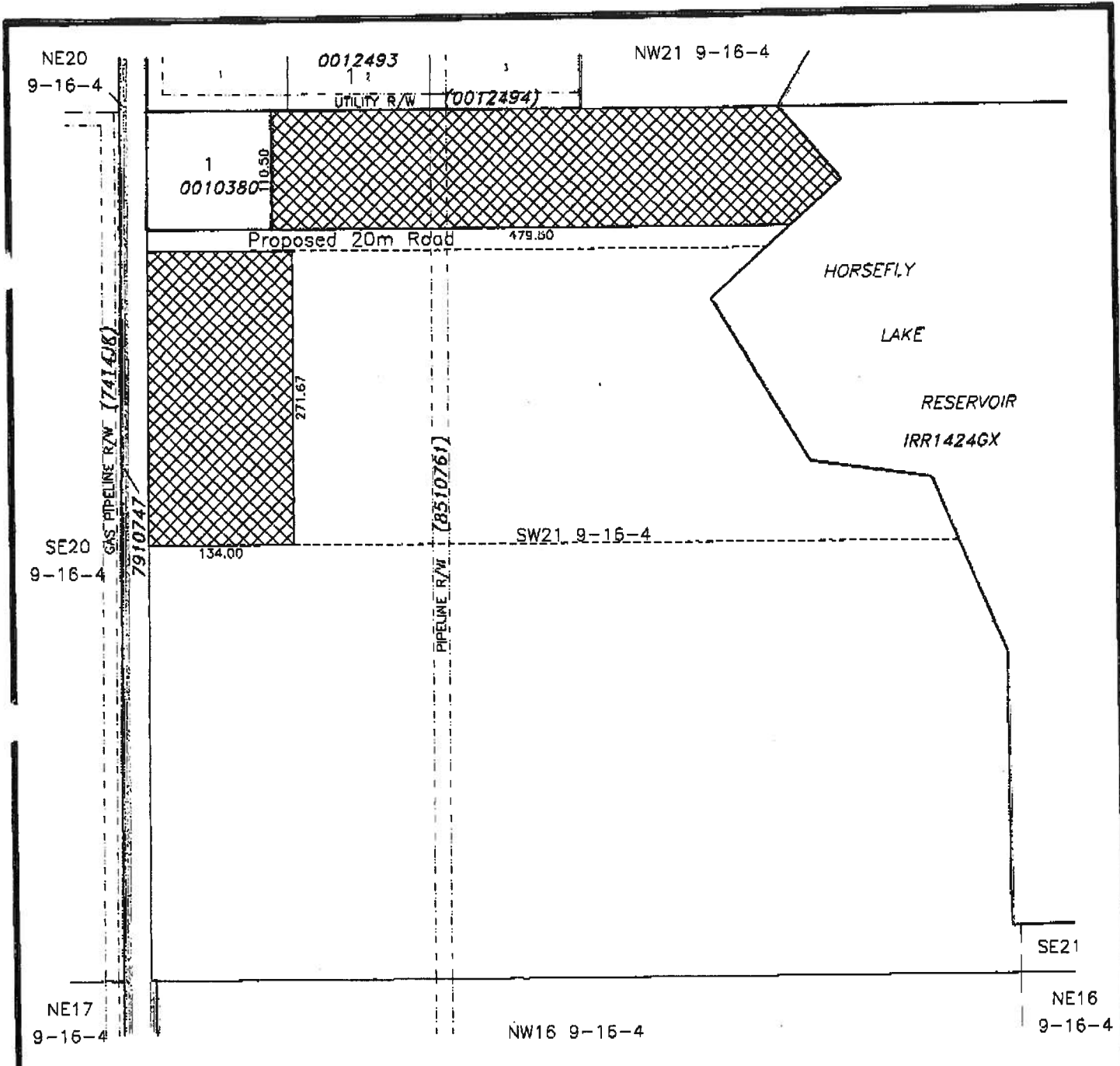

Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizsan


READ a third time and finally PASSED this 9th day of October, 2007.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizsan



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

 FROM: RURAL AGRICULTURAL 'RA'
 TO: GROUPED COUNTRY RESIDENTIAL 'GCR'
 PORTION OF SW 1/4 SEC 21, TWP 9, RGE 16, W 4 M
 MUNICIPALITY; MUNICIPAL DISTRICT OF TABER
 DATE; SEPTEMBER 5, 2007



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

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

BYLAW NO. 1773

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 desires to redesignate lands legally described as:

Lots 23 to 30, Block 17, Plan 0810492; Lot 22, Block 17, Plan 0512808; Lots 42 to 59, Block 16, Plan 0810493; Lots 7 to 10, Lots 13 to 16, & Lot 19, Block 16, Plan 4072GX; and Park 19A, Block 16, Plan 4072GX.

from "Designated Hamlet Transitional/Agricultural – HT/A" to "Designated Hamlet Residential - HR" and "Designated Hamlet Public and Institutional – HP/I" as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1773 is to accommodate future residential development and public and institutional uses respectively on the above-noted lands in compliance with the municipal Land Use Bylaw.

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. Lands legally described as Lots 23 to 30, Block 17, Plan 0810492 ; Lot 22, Block 17, Plan 0512808; Lots 42 to 59, Block 16, Plan 0810493; and Lots 7 to 10, Lots 13 to 16, & Lot 19, Block 16, Plan 4072GX, presently designated as "Designated Hamlet Transitional/Agricultural – HT/A" be redesignated to "Designated Hamlet Residential HR".
2. Lands legally described as Park 19A, Block 16, Plan 4072GX, presently designated as "Designated Hamlet Transitional/Agricultural – HT/A" be redesignated to "Designated Hamlet Public and Institutional – HP/I".
3. The Land Use District Map be 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.

READ a **first** time this 29th day of January, 2008.



Reeve - Hank Van Beers



Municipal Administrator - Derrick Krizsan

READ a **second** time this 26th day of February, 2008.



Reeve - Hank Van Beers



Municipal Administrator - Derrick Krizsan

READ a **third** time and finally PASSED this 26th day of February, 2008.



Reeve - Hank Van Beers



Municipal Administrator - Derrick Krizsan

MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1781

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 is in receipt of a request to redesignate lands legally described as:

Lot 1, Block 1, Plan 9612656 in the SE ¼ Sec 18, Twp 11, Rge 14, W4M

from "Rural Agricultural - RA" to "Grouped Country Residential - GRC" as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1781 is to accommodate future residential development on the above-noted lands in compliance with the municipal Land Use Bylaw.

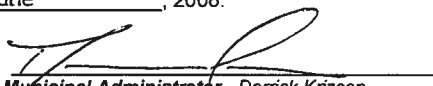
AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

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. Lands legally described as Lot 1, Block 1, Plan 9612656 in the SE ¼ Sec 18, Twp 11, Rge 14, W4M presently designated as "Rural Agricultural - RA" be redesignated to "Grouped Country Residential - GRC".
2. The Land Use District Map be amended to reflect this redesignation.
3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.

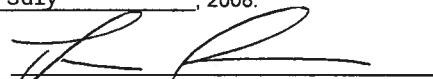
READ a first time this 10 day of June, 2008.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan

READ a second time this 8 day of July, 2008.

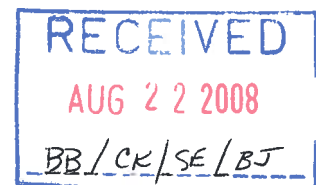

Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan

READ a third time and finally PASSED this 12 day of August, 2008.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan



NW18

NE18 11-14-4

NW17

SW18 11-14-4

SW17 11-14-4

SW17 11-14-4

SE18 11-14-4

SE18 11-14-4

CANCELED CANAL R/W 2756 JK

SW18

9612656

8410082

1

0510591

NW7

NE7 11-14-4

NW8

Note: Actual configuration of redesignation shall be determined by plan of survey.

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: RURAL AGRICULTURAL - RA

TO: GROUPED COUNTRY RESIDENTIAL - GCR

LOT 1, BLOCK 1, PLAN 9612656 IN

SE 1/4 SEC 18, TWP 11, RGE 14, W 4 M

MUNICIPALITY; MUNICIPAL DISTRICT OF TABER

DATE; JUNE 03, 2008

Bylaw #; 1781
Date; _____



OLDMAN RIVER REGIONAL SERVICES COMMISSION



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

MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1783

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 is in receipt of a request to redesignate lands legally described as:

Lot 3, Block 2, Plan 0211517 in the SW ¼ Sec 11, Twp 13, Rge 16, W4M

from "Rural/Urban Fringe – R/UF" to "Rural Highway Commercial - RHC" as shown on the map in Schedule 'A' attached hereto.

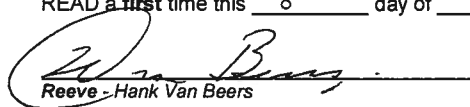
AND WHEREAS THE PURPOSE of proposed Bylaw No. 1783 is to accommodate commercial development on the above-noted lands in compliance with the municipal Land Use Bylaw.

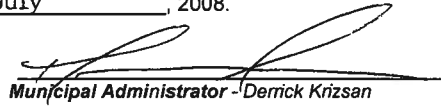
AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

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:

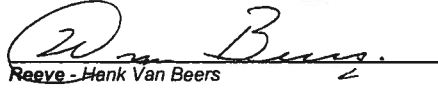
1. Lands legally described as Lot 3, Block 2, Plan 0211517 in the SW ¼ Sec 11, Twp 13, Rge 16, W4M presently designated as "Rural/Urban Fringe – R/UF" be redesignated to "Rural Highway Commercial - RHC".
2. The Land Use District Map be amended to reflect this redesignation.
3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.


READ a first time this 8 day of July, 2008.


Reeve - Hank Van Beers

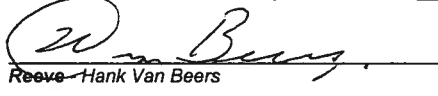

Municipal Administrator - Derrick Krizan

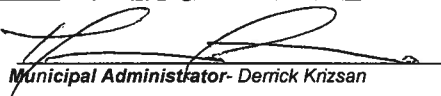
READ a second time this 12 day of August, 2008.

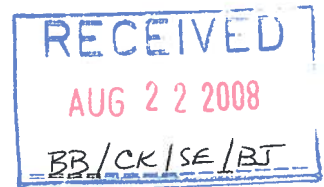

Reeve - Hank Van Beers

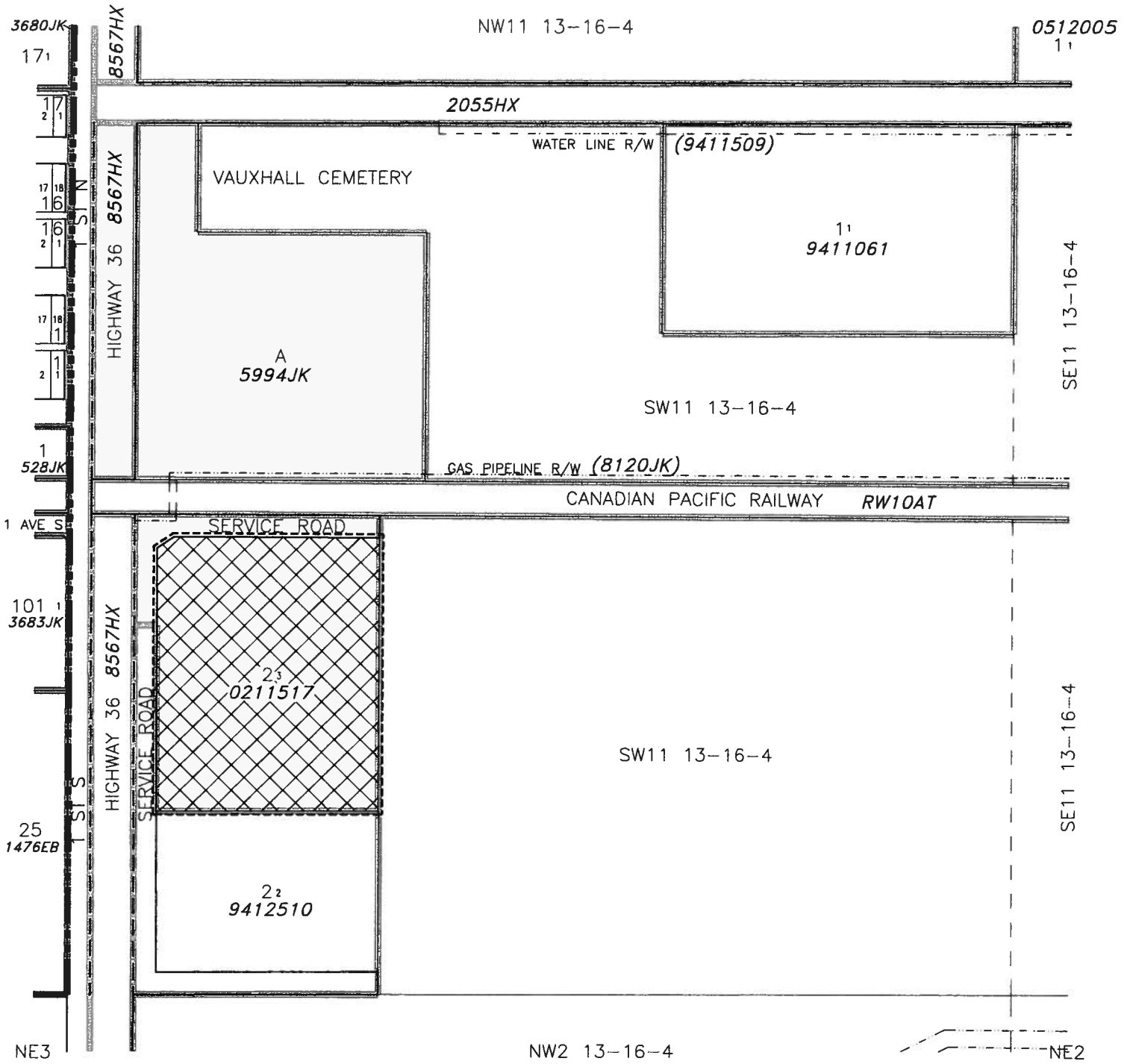

Municipal Administrator - Derrick Krizan

READ a third time and finally PASSED this 12 day of August, 2008.

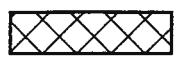

Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan





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



**FROM: RURAL / URBAN FRINGE (R/UF)
TO: RURAL HIGHWAY COMMERCIAL (RHC)**

**LOT 3, BLOCK 2, PLAN 0211517 IN
SW 1/4 SEC 11, TWP 13, RGE 16, W 4 M
MUNICIPALITY; M. D. OF TABER
DATE; JULY 03, 2008**

Bylaw #; 1783
Date; _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION
0 Metres 100 200 300 400
July 03, 2008 N:\Taber-Municipal-District\Taber-MD Land Use Redesignations\LOT 3, BLOCK 2, PLAN 0211517.dwg



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

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

BYLAW NO. 1792

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 is in receipt of a request to redesignate lands legally described as:

**Lot 1, Block 1, Plan 0711243 in
SE ¼ Sec 17, Twp 9, Rge 16, W4M**

from "Rural Agricultural - RA" to "Grouped Country Residential - GCR" as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1792 is to accommodate future residential development on the above-noted lands in compliance with the municipal Land Use Bylaw.

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

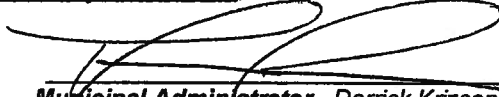
NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Municipal District of Taber in the Province of Alberta duly assembled does hereby enact the following:

1. Lands legally described as Lot 1, Block 1, Plan 0711243 in the SE¼ Sec 17, Twp 9, Rge 16, W4M presently designated as "Rural Agricultural - RA" be redesignated to "Grouped Country Residential - GCR".
2. The Land Use District Map be amended to reflect this redesignation.
3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 26 day of January, 2009.



Reeve - Hank Van Beers



Municipal Administrator - Derrick Krizan

READ a **second** time this 14 day of April, 2009.



Reeve - Hank Van Beers



Municipal Administrator - Derrick Krizan

READ a **third** time and finally PASSED this 14 day of April, 2009.



Reeve - Hank Van Beers



Municipal Administrator - Derrick Krizan

RECEIVED
APR 24 2009
BB/CK/SE/BJ

NW17

NE17 9-16-4

W16

SW17 9-16-4

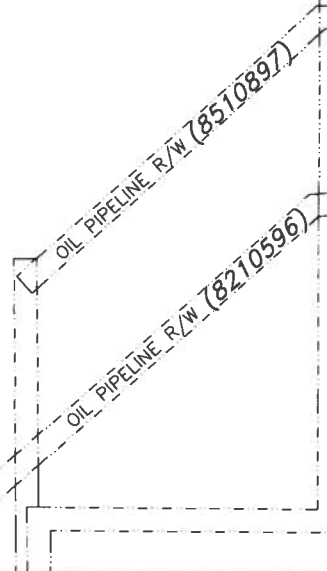
SE17 9-16-4

SW16 9-16-4



0711243

PIPELINE R/W (9412744)



OIL PIPELINE R/W (8210944)
GAS PIPELINE R/W (7414JK)
7910234

8711496

NW9

9611496

NE8 9-16-4

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: RURAL AGRICULTURAL - RA

TO: GROUPED COUNTRY RESIDENTIAL - GCR

LOT 1, BLOCK 1, PLAN 0711243 IN

SE 1/4 SEC 17, TWP 9, RGE 16, W 4 M

MUNICIPALITY; MUNICIPAL DISTRICT OF TABER

DATE; DECEMBER 17, 2008

Bylaw #; _____

Date; _____



OLDMAN RIVER REGIONAL SERVICES COMMISSION



MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1794

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 establish regulations for ancillary residential structures in the Grouped Country Residential – "GCR" and Designated Hamlet Residential – "HR" land use districts;

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1794 is to regulate ancillary residential structures in the Grouped Country Residential – "GCR" land use district as a discretionary use instead of a permitted use and establish a maximum size and number of such structures; and to establish a maximum square footage for ancillary residential structures in the Designated Hamlet Residential – "HR" land use district;

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 "ancillary residential structures" is deleted as a permitted use in Schedule 2, Grouped Country Residential – "GCR", Section 1(a) Land Uses.
2. That "ancillary residential structures" is added as a discretionary use in Schedule 2, Grouped Country Residential – "GCR" Section 1(b) Land Uses.
3. That section 11 Height of Buildings in Schedule 2, Grouped Country Residential – "GCR" is replaced with the following:

11. MAXIMUM HEIGHT AND SQUARE FOOTAGE OF BUILDINGS

Unless stipulated in an area structure plan,

Use	Maximum Height (feet)	Maximum Square Footage per Structure (square feet)
Ancillary residential structures	20 (ground to peak)	1,200 (maximum of 3 ancillary residential structures permitted per title)
Dwellings	33 (ground to peak)	not applicable

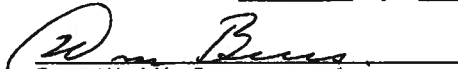
4. That section 5 Maximum Site Coverage, subsection (b) in Schedule 2, Designated Hamlet Residential – "HR" is replaced with the following:

(b) Ancillary building(s) or structure(s) – 10%. No ancillary building or structure to exceed 780 square feet in size.

5. That Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.

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

READ a first time this 12 day of May, 2009.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan

READ a second time this 9 day of June, 2009.

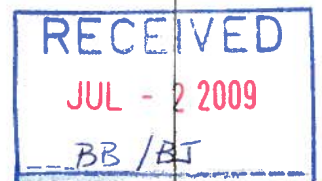

Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan

READ a third time and finally PASSED this 9 day of June, 2009.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan



MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1796

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 20, Plan 4466AA within NW 15-10-13-W4

from "Designated Hamlet Transitional/Agricultural - "HT/A"" to "Designated Hamlet Commercial - "HC"" as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS the Municipal District Council wishes to designate land described as:

Block 20, Plan 4466AA within NW 15-10-13-W4

which was formerly a public lane and therefore had no land use designation, to "Designated Hamlet Commercial - "HC", as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1796 is to accommodate future commercial development on the above-noted lands in compliance with the municipal Land Use Bylaw.

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 lands described as that portion of the lane lying east of Road Plan 0413711 within Block 20, Plan 4466AA in the NW ¼ Sec 15, Twp 10, Rge 13, W4M presently designated as "Designated Hamlet Transitional/Agricultural - "HT/A"" be redesignated to "Designated Hamlet Commercial - "HC"".
2. That the land described as that portion of the lane lying east of Road Plan 0413711 within Block 20, Plan 4466AA in the NW ¼ Sec 15, Twp 10, Rge 13, W4M be designated as "Designated Hamlet Commercial - "HC"".
3. That the Land Use District Map be 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.

READ a first time this 14 day of July, 2009.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan

READ a second time this 11 day of August, 2009.


Reeve - Hank Van Beers

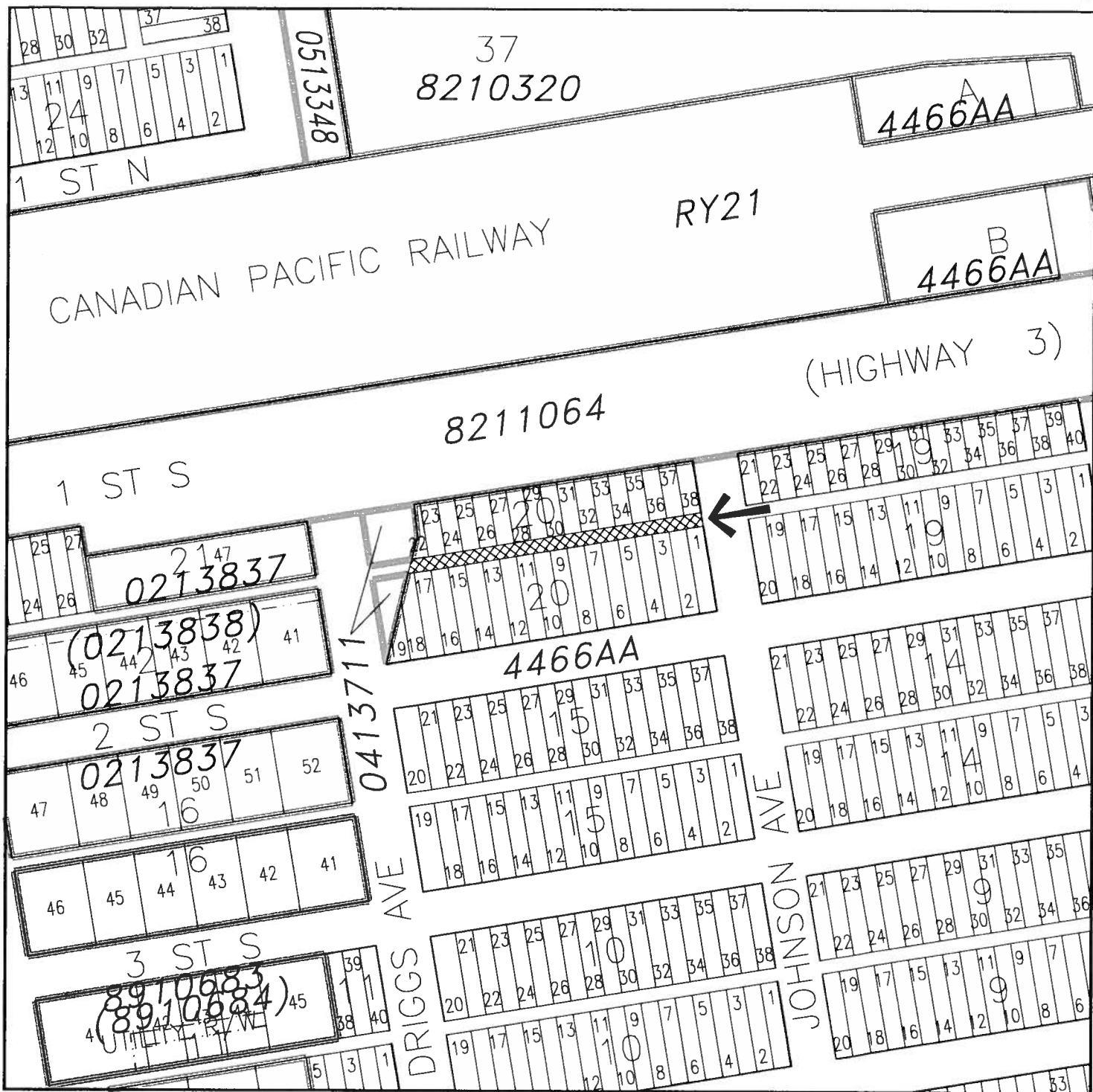

Municipal Administrator - Derrick Krizan

READ a third time and finally PASSED this 11 day of August, 2009.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan





**PROPOSED LANE CLOSING BYLAW
SCHEDULE 'A'**



THAT PORTION OF LANE LYING BETWEEN
LOTS 1 TO 18 & LOTS 22 TO 38, BLOCK 20, PLAN 4466AA

IN NW 1/4 SEC 15, TWP 10, RGE 13, W 4 M
MUNICIPALITY; MUNICIPAL DISTRICT OF TABER (HAMLET OF GRASSY LAKE)
DATE; FEBRUARY 26, 2009

Bylaw #: _____
Date: _____



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

CANADIAN PACIFIC RAILWAY

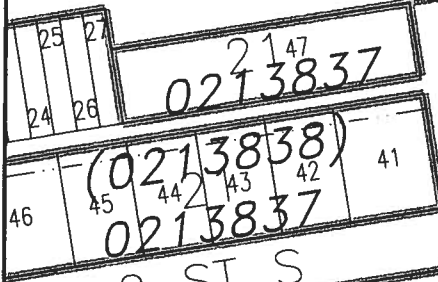
RY21

B
4466AA

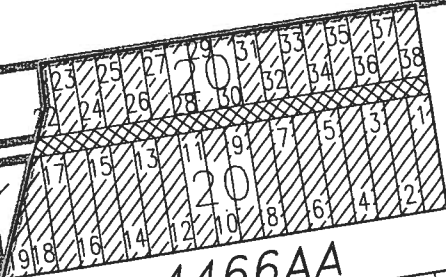
(HIGHWAY 3)

8211064

1 ST S



0413711



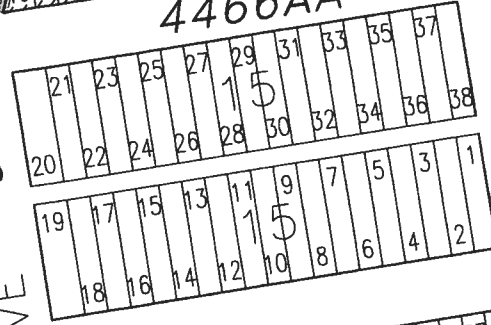
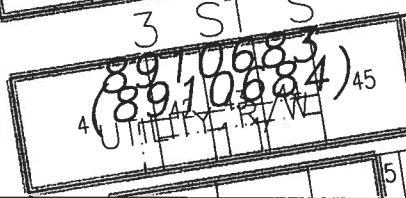
4466AA



2 ST S



3 ST S

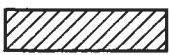


DRIGGS AVE

AVE

JOHNSON AVE

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: DESIGNATED HAMLET TRANSITIONAL/AGRICULTURAL - "HT/A"
TO: DESIGNATED HAMLET COMMERCIAL - "HC"

LOTS 1 TO 19 & LOTS 22 TO 38, BLOCK 20, PLAN 4466AA
IN NW 1/4 SEC 15, TWP 10, RGE 13, W 4 M



FROM: LANE (NO ZONING)
TO: DESIGNATED HAMLET COMMERCIAL - "HC"

THAT PORTION OF LANE LYING BETWEEN
LOTS 1 TO 18 & LOTS 22 TO 38, BLOCK 20, PLAN 4466AA
IN NW 1/4 SEC 15, TWP 10, RGE 13, W 4 M

MUNICIPALITY; MUNICIPAL DISTRICT OF TABER
(HAMLET OF GRASSY LAKE)

DATE; FEBRUARY 26, 2009

Bylaw #;

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

BYLAW NO. 1797

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 is in receipt of a request to include "Board and rooming houses" as a discretionary use in the Designated Hamlet Commercial – "HC" land use district;

AND WHEREAS the Municipal District Council also wishes to amend the term "Boarding house", as listed in Schedule 12 Definitions of Bylaw Terminology to state "Board and rooming houses";

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1797 is to allow for "Board and rooming houses" in the Designated Hamlet Commercial – "HC" land use district on a discretionary basis in compliance with the municipal Land Use Bylaw; and to provide consistency between the use "Board and rooming houses", as listed in the land use districts and the definition in Schedule 12 Definitions of Bylaw Terminology;

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. "Board and rooming houses" are classified as a discretionary use in the Designated Hamlet Commercial – "HC" land use district.
2. The term "Boarding house", as listed in Schedule 12 Definitions of Bylaw Terminology is amended to state "Board and rooming houses".
3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.


READ a **first** time this 10 day of March, 2009.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan

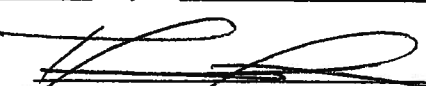
READ a **second** time this 14 day of April, 2009.

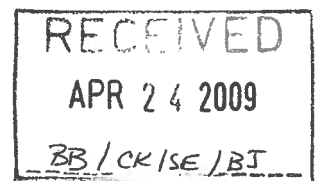

Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan

READ a **third** time and finally PASSED this 14 day of April, 2009.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan



MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1803

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 19, 20, 21 and 22, Block 3, Plan 4072GX in the
SW¼ Sec 24, Twp 13, Rge 14, W4M

from "Designated Hamlet Public and Institutional - "HP/" to "Designated Hamlet Residential- "HR" as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1803 is to accommodate existing and potential development on the above-noted lands in compliance with the municipal Land Use Bylaw.

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 lands described as Lots 19, 20, 21, and 22, Block 3, Plan 4072GX in the SW¼ Sec 24, Twp 13, Rge 14, W4M presently designated as "Designated Hamlet Public and Institutional - "HP/" be redesignated to "Designated Hamlet Residential - "HR"
2. That the Land Use District Map be amended to reflect this redesignation.
3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.

READ a first time this 14 day of July, 2009.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan

READ a second time this 11 day of August, 2009.

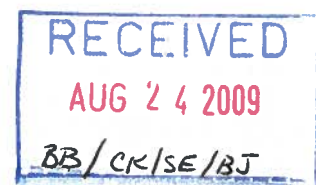

Reeve - Hank Van Beers

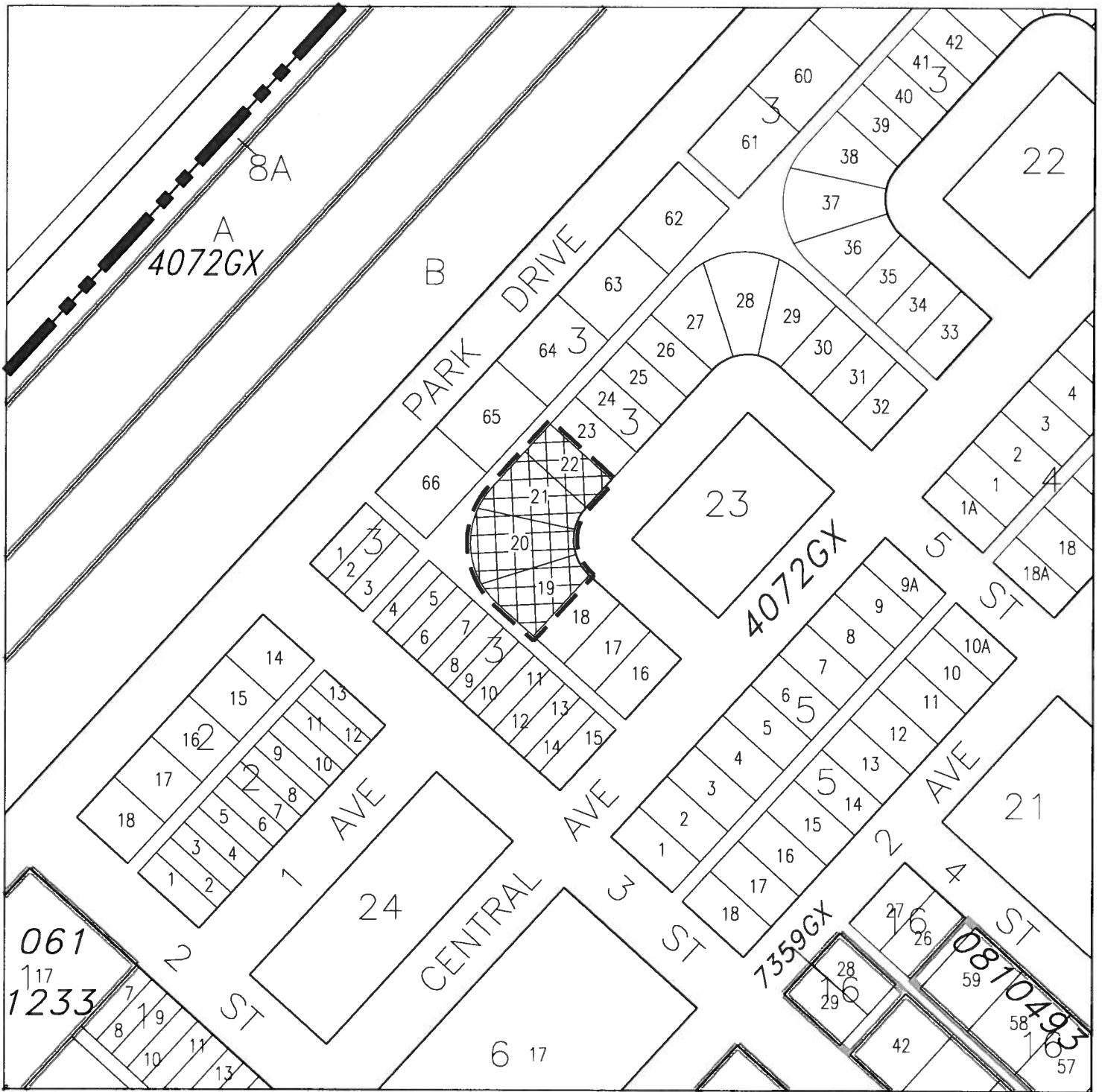

Municipal Administrator - Derrick Krizan

READ a third time and finally PASSED this 11 day of August, 2009.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan





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



**FROM: DESIGNATED HAMLET PUBLIC/INSTITUTIONAL - HP/I
TO: DESIGNATED HAMLET RESIDENTIAL - HR**

**LOTS 19 TO 22, BLOCK 3, PLAN 4072GX IN
SW 1/4 SEC 24, TWP 13, RGE 14, W 4 M
MUNICIPALITY; M. D. OF TABER (HAMLET OF HAYS)
DATE; MAY 15, 2009**

Bylaw #; _____
Date; _____



0 50 100 150 200
Metres



MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1807

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 26 to 30, Block 23, Plan 4466AA; Lots 21 to 38, Block 24, Plan 4466AA;
Lots 1 to 30, Block 29, Plan 7346AU and Lots 1 to 24, Block 30, Plan 7346AU
all within NW ¼ Sec 15, Twp 10, Rge 13, W4M**

from "Designated Hamlet Transitional/Agricultural – "HT/A" to "Designated Hamlet Residential– "HR", as shown on the map in Schedule 'A' attached hereto, and designate lands described as:

**Portions of Closed Lane within Blocks 23 and 24, Plan 4466AA and Blocks
29 and 30, Plan 7346AU all within NW ¼ Sec 15, Twp 10, Rge 13, W4M**

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

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1807 is to accommodate future residential development on the above-noted lands in compliance with the municipal Land Use Bylaw.

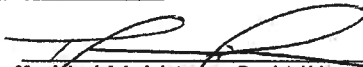
AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

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 lands described as Lots 26 to 30, Block 23, Plan 4466AA; Lots 21 to 38, Block 24, Plan 4466AA; Lots 1 to 30, Block 29, Plan 7346AU and Lots 1 to 24, Block 30, Plan 7346AU all within NW ¼ Sec 15, Twp 10, Rge 13, W4M presently designated as "Designated Hamlet Transitional/Agricultural – "HT/A" be redesignated to "Designated Hamlet Residential – "HR".
2. That the lands described as portions of Closed Lane within Blocks 23 and 24, Plan 4466AA and Blocks 29 and 30, Plan 7346AU all within NW ¼ Sec 15, Twp 10, Rge 13, W4M be designated as "Designated Hamlet Residential – "HR".
3. That the Land Use District Map be 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.

READ a first time this 8 day of December, 2009.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan


READ a second time this 9 day of February, 2009.

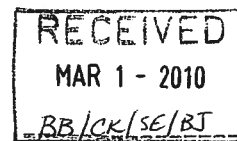

Reeve - Hank Van Beers

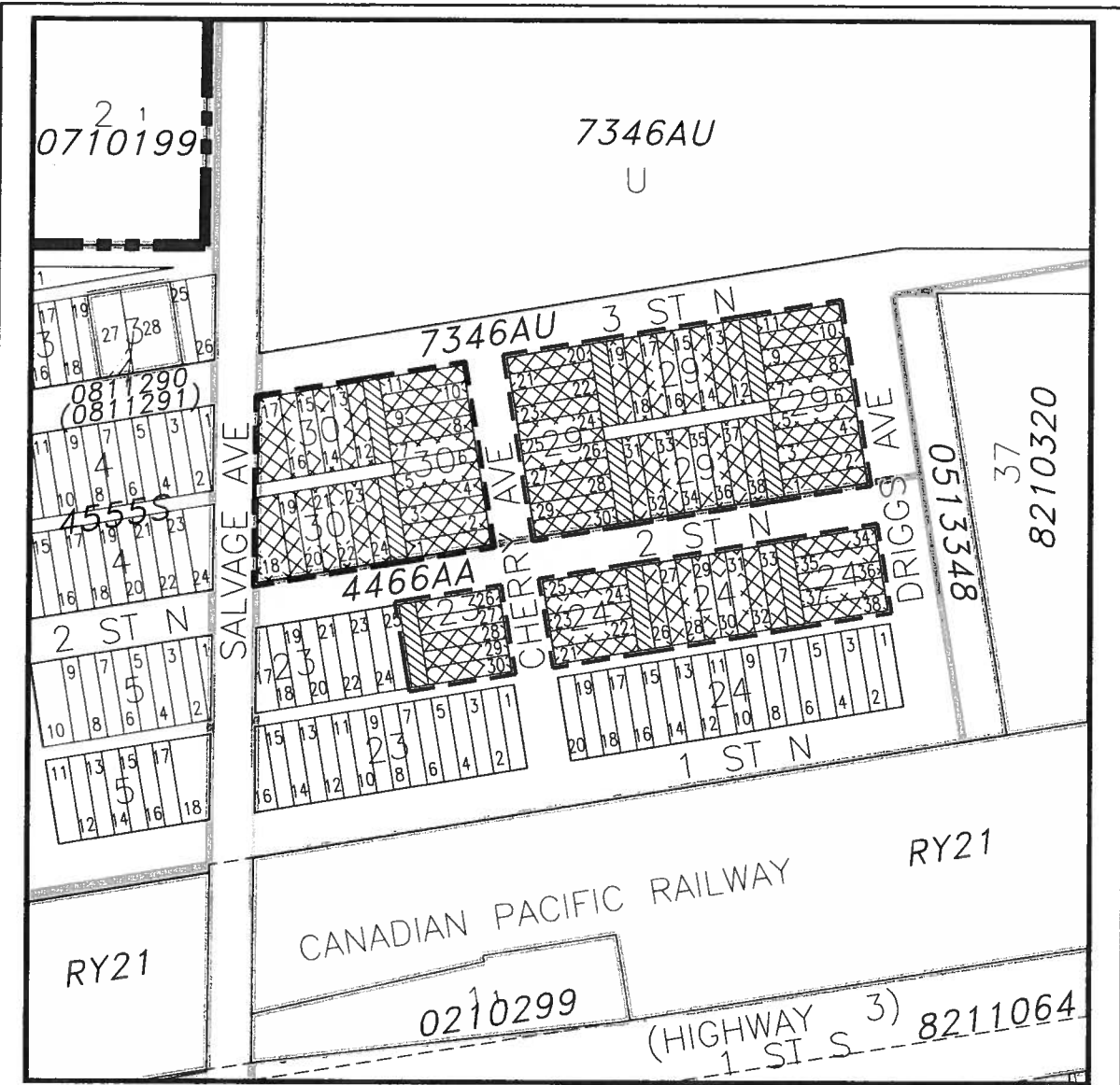

Municipal Administrator - Derrick Krizan

READ a third time and finally PASSED this 9 day of February, 2009.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan





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



FROM: DESIGNATED HAMLET TRANSITIONAL/AGRICULTURAL - HT/A
TO: DESIGNATED HAMLET RESIDENTIAL - HR

LOTS 26 TO 30, BLOCK 23, PLAN 4466AA,
LOTS 21 TO 38, BLOCK 24, PLAN 4466AA,
LOTS 1 TO 30, BLOCK 29, PLAN 7346AU &
LOTS 1 TO 24, BLOCK 30, PLAN 7346AU



FROM: NO ZONING (CLOSED LANE)
TO: DESIGNATED HAMLET RESIDENTIAL - HR

PORTIONS OF CLOSED LANE WITHIN
BLOCKS 23 & 24, PLAN 4466AA &
BLOCKS 29 & 30, PLAN 7346AU

Bylaw #: _____
Date: _____

ALL WITHIN NW 1/4 SEC 15, TWP 10, RGE 13, W 4 M
MUNICIPALITY; MUNICIPAL DISTRICT OF TABER (HAMLET OF GRASSY LAKE)
DATE; OCTOBER 29, 2009



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

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

BYLAW NO. 1809

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 remove the forms and notices from Schedule 4, Development and Land Use Bylaw Amendment Fees and Forms, of the Land Use Bylaw and place them in an Appendix and revise the corresponding references throughout the Land Use Bylaw accordingly. As an Appendix, the forms and notices can be updated from time to time by resolution of Council and will not require amendment through the public hearing process as is currently required.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1809 is to provide the municipality with the ability to revise and update land use bylaw forms and notices by resolution of Council when deemed necessary, with the intent to enhance efficiency and service to the public and decision-making authorities.

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 Section 12(b)(i) is amended to state the following "a completed development permit application (see Schedule 4 and Appendix 1); and".
2. That Section 34 and subsections (a) and (b) are added as follows:

34. FEES, FORMS AND NOTICES

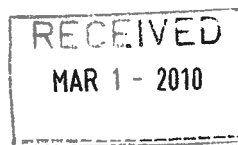
- (a) For the purposes of administering the provisions of this bylaw, Council may authorize by separate resolution the preparation and use of such fee schedules, forms, or notices as in its discretion it may deem necessary. Any such fee schedules, forms, or notices are deemed to have the full force and 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.

3. That Section 35 is added as follows:

35. APPENDICES

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.

4. That Forms A through E in Schedule 4, Development and Land Use Bylaw Amendment Fees and Forms are removed and placed in Appendix 1.
5. That Schedule 4, Development and Land Use Bylaw Amendment Fees and Forms is amended to delete "Every application for a development permit, land use bylaw amendment, letter of compliance shall be accompanied by a processing fee as established by resolution of Council from time to time (See Appendix 1) and add the following Sections 1 through 3:
 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.
6. That the title of Appendix 1 be renamed to state "APPENDIX 1 FEES, FORMS and NOTICES"
7. That the Table of Contents and page numbering are revised accordingly.
8. That Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
9. This bylaw comes into effect upon third and final reading hereof.



READ a first time this 12 day of January, 2010.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan

READ a second time this 9 day of February, 2010.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan

READ a third time and finally PASSED this 9 day of February, 2010.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan

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

BYLAW NO. 1811

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 land described as:

Lot 37, Block 46, Plan 4556S

In NE ¼ Sec 16, Twp 10, Rge 13, W4M

from "Designated Hamlet Public and Institutional – "HP/I"" to "Designated Hamlet Commercial– "HC"", as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1811 is to accommodate commercial development on the above-noted lands in compliance with the municipal Land Use Bylaw.

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 37, Block 46, Plan 4556S presently designated as "Designated Hamlet Public and Institutional – "HP/I"" be redesignated to "Designated Hamlet Commercial – "HC"".
2. That the Land Use District Map be amended to reflect this redesignation.
3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.

READ a first time this 9 day of February, 2010.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizsan


READ a second time this 9 day of March, 2010.

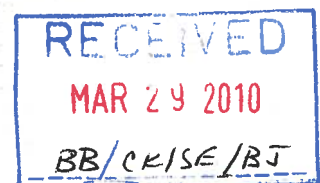

Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizsan

READ a third time and finally PASSED this 9 day of March, 2010.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizsan





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



FROM: DESIGNATED HAMLET PUBLIC/INSTITUTIONAL - HP/I
TO: DESIGNATED HAMLET COMMERCIAL - HC

**LOT 37, BLOCK 46, PLAN 4556S IN
NE 1/4 SEC 16, TWP 10, RGE 13, W 4 M
MUNICIPALITY; M. D. OF TABER (HAMLET OF GRASSY LAKE)
DATE; FEBRUARY 2, 2010**

Bylaw #; _____
Date; _____



0 Metres 50 100 150 200



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

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

BYLAW NO. 1812

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 regulate shipping containers within the municipality by classifying the use as either a permitted, discretionary or prohibited use in specified land use districts within the Land Use Bylaw, adding a shipping container schedule containing applicable regulations to the Land Use Bylaw, and adding a definition of shipping container to the definitions schedule of the Land Use Bylaw.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1812 is to provide the municipality with the ability to regulate shipping containers when used for purposes of storage or means other than transport of goods.

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 Section 1(a) and (b) of Schedule 2, Land Use Districts be amended to include shipping containers as a permitted and discretionary use in the Rural Agricultural – "RA" land use district and the Rural Urban Fringe – "R/UF" land use district as follows:

Section 1(a) Permitted – *add the phrase*: "Shipping container ¹"

Section 1(b) Discretionary – *add the phrase*: "Shipping container ²"

Add the following footnotes:

¹ 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.

² All other shipping containers."

2. That Section 1(a) and (b) of Schedule 2, Land Use Districts be amended to include shipping containers as a permitted and discretionary use in the Grouped Rural Industrial – "GRI" land use district, the Rural Highway Commercial – "RHC" land use district, the Designated Hamlet Commercial – "HC" land use district, the Designated Hamlet Industrial – "HI" land use district, the Designated Hamlet Public/Institutional – "HP/I" land use district and the Designated Hamlet Transitional/Agricultural – "HT/A" land use district as follows:

Section 1(a) Permitted – *add the phrase*: "Shipping container ¹"

Section 1(b) Discretionary – *add the phrase*: "Shipping container ²"

Add the following footnotes:

¹ Temporary shipping container in accordance with section 2, Schedule 12.

² All other shipping containers."

3. That Section 1(a) and (c) of Schedule 2, Land Use Districts be amended to include shipping containers as a permitted use and prohibited use in the Grouped Country Residential – "GCR" land use district, the Private Commercial Recreation – "PCR" land use district and the Designated Hamlet Residential – "HR" land use district as follows:

Section 1(a) Permitted – *add the phrase*: "Shipping container ¹"

Add the following footnote:

¹ Temporary shipping container in accordance with section 2, Schedule 12."

Section 1(c) Prohibited – *add the phrase*: "Shipping container ²"

Add the following footnote:

² All other shipping containers."

4. That Schedule 12, Definitions of Bylaw Terminology be renumbered as Schedule 13, and the following definition for shipping container be added as follows:

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.

5. That a new Schedule 12, titled "Shipping Container Standards" be added as follows:

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 – "GRC", Private Commercial Recreation – "PCR" 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) front 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 2 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.

6. That a new section titled "Shipping Container Standards" be added to each of the following land use districts (numbered accordingly within the respective district): Rural Agricultural – "RA", Rural Urban Fringe – "R/UF", Grouped Rural Industrial – "GRI", Rural Highway Commercial – "RHC", Designated Hamlet Commercial – "HC", Designated Hamlet Industrial – "HI", Designated Hamlet Public/Institutional – "HP/I", and Designated Hamlet Transitional/Agricultural – "HT/A" as follows:

SHIPPING CONTAINER STANDARDS

See Schedule 12.

7. That a new section titled "Shipping Container Standards" be added to each of the following land use districts (numbered accordingly within the district): Grouped Country Residential – "GCR", Private Commercial Recreation – "PCR" and Designated Hamlet Residential – "HR" as follows:

SHIPPING CONTAINER STANDARDS

See section 2, Schedule 12.

8. That Schedule 3 be amended to add the following to Section 1.

(g) Shipping containers is accordance with section 2 and 3 of Schedule 12.

9. That the Table of Contents and page numbering are revised accordingly.

10. That Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.

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

READ a first time this 9 day of March, 2010.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan

READ a second time this 13 day of April, 2010.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan

READ a third time and finally PASSED this 13 day of April, 2010.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizan

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

BYLAW NO. 1819

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 designate land described as:

The portion of closed lane within Block 16, Plan 7359GX adjacent to Lots 28 and 29, Block 16, Plan 7359GX in SW¼ Sec 24, Twp 13, Rge 14, W4M

"Designated Hamlet Residential- "HR"", as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS the land is a closed lane (Bylaw 1818) and has not previously been assigned a land use designation.

AND WHEREAS the purpose of the proposed amendment is to assign a land use designation to the land consistent with the adjacent lots.

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 the portion of closed lane within Block 16, Plan 7359GX adjacent to Lots 28 and 29, Block 16, Plan 7359GX in the SW¼ Sec 24, Twp 13, Rge 14, W4M be designated "Designated Hamlet Residential - "HR"".
2. That the Land Use District Map be amended to reflect this redesignation.
3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 14 day of December, 2010.



Reeve - Brian Brewin



Municipal Administrator - Derrick Krizan

READ a **second** time this 11 day of January, 2011.



Reeve - Brian Brewin



Municipal Administrator - Derrick Krizan

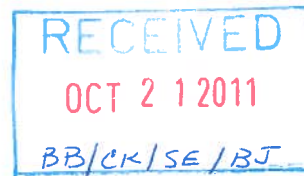
READ a **third** time and finally PASSED this 13 day of September, 2011.



Reeve - Brian Brewin




Municipal Administrator - Derrick Krizan





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

 TO: DESIGNATED HAMLET RESIDENTIAL - 'HR'
 PORTION OF CLOSED LANE WITHIN PLAN 7359GX, ADJACENT TO BLOCK 16
 IN SW 1/4 SEC 24, TWP 13, RGE 14, W 4 M
 MUNICIPAL DISTRICT OF TABER
 (HAMLET OF HAYS)
 DATE; NOVEMBER 8, 2010

Bylaw #: _____
 Date: _____



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

MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1822

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 establish minimum water and sewer servicing standards for development in the urban areas (Hamlets) and the rural area by adding a Servicing Standards section to the General Standards of Development.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1822 is to require development to be served by municipal water and sewer service where available; in areas where such services are unavailable, to ensure that adequate provisions are made for water and sewer and require analysis and reports demonstrating site suitability; regulate the use of holding tanks; and inform landowners that holding tanks, open discharge and lagoon systems are not considered sustainable and the use of such systems will be a consideration of subdivision approval.

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 Section 13 be added to Schedule 5, General Standards of Development as follows:

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 sewer cannot be made available, the Development Authority may approve use of an alternative system in accordance with section 13(b).

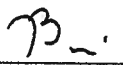
(b) Rural

- (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.

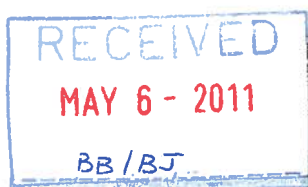
2. That Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended

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

READ a first time this 28 day of March, 2011


Reeve - Brian Brewin


Municipal Administrator - Derrick Krizan



READ a **second** time this 12 day of April, 2011.

B. Brewin
Reeve - Brian Brewin

[Signature]
Municipal Administrator - Derrick Krizan

READ a **third** time and finally PASSED this 12 day of April, 2011.

B. Brewin
Reeve - Brian Brewin

[Signature]
Municipal Administrator - Derrick Krizan

MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1826

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 land described as:

Lot 1, Block 1, Plan 0710605

In SE1/4, Sec 36, Twp 9, Rge 17, W4M

from "Rural Agricultural - "RA"" to "Grouped Rural Industrial- "GRI"", as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1826 is to accommodate rural industrial development on the above-noted lands in compliance with the municipal Land Use Bylaw.

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 0710605 presently designated as "Rural Agricultural - "RA"" be redesignated to "Grouped Rural Industrial - "GRI""
2. That the Land Use District Map be amended to reflect this redesignation.
3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.

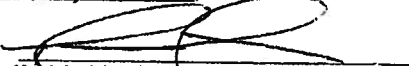
READ a first time this 10 day of May, 2011


Reeve - Brian Brewin


Municipal Administrator - Derck Krizan

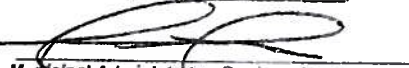
READ a second time this 12 day of July, 2011


Reeve - Brian Brewin

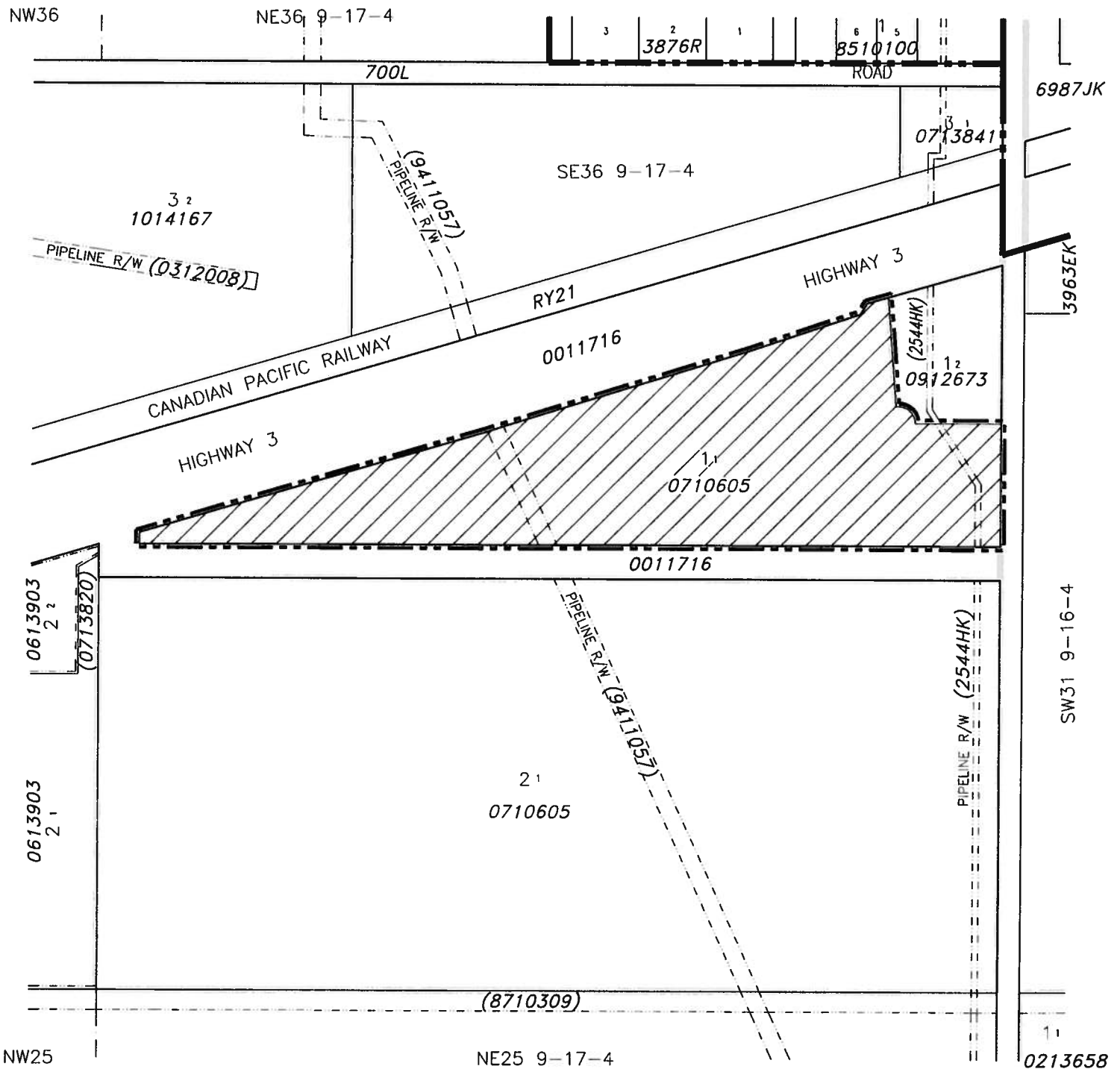

Municipal Administrator - Derck Krizan

READ a third time and finally PASSED this 12 day of July, 2011

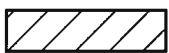

Reeve - Brian Brewin


Municipal Administrator - Derck Krizan





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



**FROM: RURAL AGRICULTURAL - RA
TO: GROUPED RURAL INDUSTRIAL - GRI**

**LOT 1, BLOCK 1, PLAN 0710605
WITHIN SE 1/4 SEC 36, TWP 9, RGE 17, W 4 M
MUNICIPALITY; MUNICIPAL DISTRICT OF TABER
DATE; APRIL 11, 2011**

Bylaw #; _____
Date; _____



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. 1830

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 land described as:

Lots 1 and 2, Block 2, Plan 0613903

In SW¼, Sec 36, Twp 9, Rge 17, W4M

from "Grouped Country Residential - "GCR" to "Rural Agricultural - "RA" as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1830 is to accommodate rural agricultural uses on the above-noted lands in compliance with the municipal Land Use Bylaw.

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 and 2, Block 2, Plan 0613903 presently designated as "Grouped Country Residential - "GCR" be redesignated to "Rural Agricultural - "RA"
2. That the Land Use District Map be amended to reflect this redesignation.
3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.

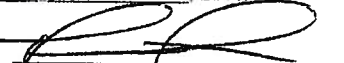
READ a first time this 14 day of June, 2011.


Reeve - Brian Brewin

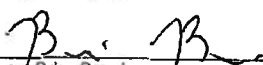

Municipal Administrator - Derreck Krizan

READ a second time this 12 day of July, 2011.


Reeve - Brian Brewin

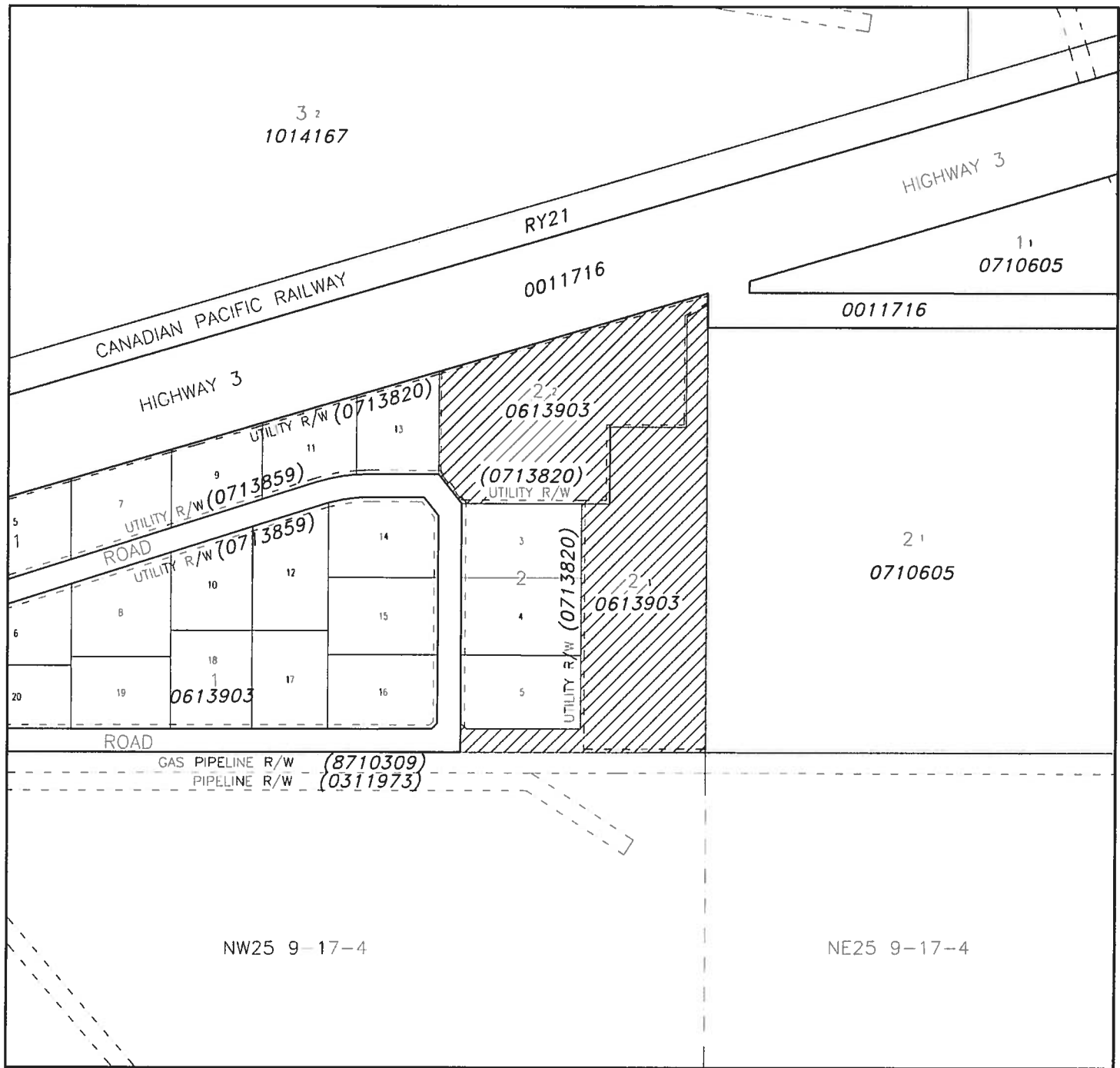

Municipal Administrator - Derreck Krizan

READ a third time and finally PASSED this 12 day of July, 2011.


Reeve - Brian Brewin


Municipal Administrator - Derreck Krizan





LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: GROUPED COUNTRY RESIDENTIAL - GCR
TO: RURAL AGRICULTURAL - RA

LOTS 1 & 2, BLOCK 2, PLAN 0613903
WITHIN SW 1/4 SEC 36, TWP 9, RGE 17, W 4 M
MUNICIPALITY; MUNICIPAL DISTRICT OF TABER
DATE; JUNE 7, 2011

Bylaw #; _____
Date; _____



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. 1831

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 clarify the land use bylaw regarding residential use of ancillary buildings, agricultural buildings and non-residential buildings.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1831 is to clearly stipulate that the establishment of a dwelling, even on a temporary basis, within an ancillary building, agricultural building or any building associated with a non-residential use is not a permitted use in the Rural Agricultural, Rural/Urban Fringe, Grouped Country Residential, and Designated Hamlet Residential land use districts.

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 Schedule 2, Section 1(c) Prohibited Land Uses, in the Rural Agricultural – "RA", Rural/Urban Fringe – "R/UF" and the Grouped Country Residential – "GCR" land use districts be amended to include the following language:

"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 and B, public and institutional) in accordance with the land use bylaw"

2. That Schedule 2, Section 1(c) Prohibited Land Uses, in the Designated Hamlet Residential – "HR" land use district be amended to include the following language:

"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"

3. That Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.

READ a first time this 14 day of June, 2011.

B. B.
Reeve - Brian Brewin

[Signature]
Municipal Administrator - Dermck Krizan

READ a second time this 12 day of July, 2011.

B. B.
Reeve - Brian Brewin

[Signature]
Municipal Administrator - Dermck Krizan

READ a third time and finally PASSED this 12 day of July, 2011.

B. B.
Reeve - Brian Brewin

[Signature]
Municipal Administrator - Dermck Krizan



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

BYLAW NO. 1835

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 amend certain land use districts to include the uses "sectional or modular dwelling", "moved-in dwelling" and "manufactured home" for consistency in terminology and update the application requirements and minimum standards for previously occupied dwellings;

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1835 is to clarify the types of dwellings that may be permitted in certain land use districts; ensure development applications for previously occupied dwellings contain sufficient information regarding the condition and integrity of the dwelling thereby assisting the Development Authority with decision-making; and further the Municipal Development Plan objective of "ensur[ing] all developments in the M.D. of Taber are of a high quality."

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 uses "Sectional or modular dwelling" and "Moved-in dwelling" be added to section 1(b) Discretionary of the following land use districts:

Rural Agricultural – "RA"

Rural/Urban Fringe – "R/UF"

Designated Hamlet Transitional/Agricultural – "HT/A"

2. That the use "Sectional or modular dwelling" be added to section 1(b) Discretionary of the following land use district:

Grouped Country Residential – "GCR"

3. That the use "Manufactured home" be added to section 1(b) Discretionary of the following land use district:

Designated Hamlet Residential – "HR"

4. That the following sections be amended to state "Moved-in dwelling/previously occupied dwelling requirements":

Section 9, Rural Agricultural – "RA"

Section 8, Rural/Urban Fringe – "R/UF"

Section 9, Grouped Country Residential – "GCR"

Section 11, Designated Hamlet Residential – "HR"

5. That sections 6 and 7 be added to the Designated Hamlet Transitional/Agricultural – "HT/A" land use district as follows:

6. Mobile Home Development Standards

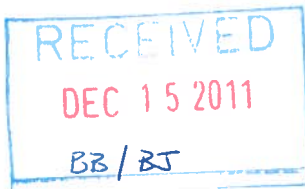
See Schedule 6.

7. Moved-in dwelling/previously occupied dwelling requirements

See Schedule 8.

6. That section 3 of Schedule 6, Mobile Home Standards of Development, be amended as follows (deleted text shown in ~~strike through~~; new text shown in *italics*):

- add the statement (*applicable to all applications regardless of land use district designation*) to the section heading;
- delete section 3(b) ~~may require personal inspection by the designated officer or Development Authority to determine the unit's suitability in accordance with section 2(b) above, and replace with the following:~~



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;

- add sections 3(c) and (d) as follows:

3(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);

3(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.

7. That Schedule 8, Moved-in Dwelling Standards for Hamlets and Grouped Country Residential Districts be amended as follows (deleted text shown in strikethrough; new text shown in italics):

- delete the heading in Schedule 8 Moved-in Dwelling Standards for Hamlets and Grouped Country Residential Districts and replace with the following:

Schedule 8 Moved-in Dwelling/Previously Occupied Dwelling Standards

- amend the introductory sentence as follows:

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

- delete sections (b) through (g)

~~(b) indicate if the dwelling will meet the construction requirements of the Alberta Safety Codes, and if it does not;~~

~~(c) indicate how the dwelling will be brought up to these standards within a time limit established by the Development Authority;~~

~~(d) indicate if the building will meet with health and fire regulations, and be subject to inspections by the appropriate agencies;~~

~~(e) be subject to a complete inspection by the appropriate provincial body prior to transport, and again before occupancy, to establish full compliance with all requirements and conditions of development as determined by the Development Authority and the appropriate provincial body;~~

~~(f) and may be accompanied by a letter of credit in an amount to be determined by the Development Authority in order to ensure that any conditions of approval are completed;~~

~~(g) be a maximum of 33 feet in height (ground to peak).~~

- add sections (b),(c) and (d) as follows:

(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.

8. That Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.

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

READ a first time this 11 day of October, 2011.


Reeve - Brian Brewin


Municipal Administrator - Derrick Krizsan

READ a second time this 8 day of November, 2011.

Brian Brewin Derrick Krizan
Reeve - Brian Brewin Municipal Administrator - Derrick Krizan

READ a third time and finally PASSED this 8 day of November, 2011.

Brian Brewin Derrick Krizan
Reeve - Brian Brewin Municipal Administrator - Derrick Krizan

MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1836

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 is in receipt of a request to redesignate certain lands within the municipality to accommodate a proposed subdivision of the said lands.

AND WHEREAS the Land Use Bylaw No. 1722 presently designates the said lands as Grouped Rural Industrial – GRI.

AND WHEREAS the purpose of proposed Bylaw No. 1722 is to redesignate lands legally described as:

MERIDIAN 4 RANGE 18 TOWNSHIP 9 SECTION 30
THAT PORTION OF THE SOUTH WEST QUARTER WHICH LIES TO THE SOUTH OF RAILWAY ON PLAN RY21
CONTAINING 42.5 HECTARES (105.05 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

- A) THE WESTERLY 351 FEET OF THE SOUTHERLY 1282.88 FEET BOTH IN PERPENDICULAR WIDTH
THROUGHOUT OF SAID QUARTER SECTION
CONTAINING 4.18 HECTARES (10.34 ACRES) MORE OR LESS
- | B) PLAN | NUMBER | HECTARES | (ACRES) | MORE OR LESS |
|-------------|---------|----------|---------|--------------|
| SUBDIVISION | 8211600 | 5.38 | 13.29 | |
| SUBDIVISION | 9112453 | 2.71 | 6.70 | |
| ROAD | 9813423 | 6.225 | 15.36 | |
- EXCEPTING THEREOUT ALL MINES AND MINERALS

from Grouped Rural Industrial – “GRI” to Rural Agricultural – “RA”, as shown on the map in Schedule ‘A’ attached hereto.

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. Lands legally described as:

MERIDIAN 4 RANGE 18 TOWNSHIP 9 SECTION 30
THAT PORTION OF THE SOUTH WEST QUARTER WHICH LIES TO THE SOUTH OF RAILWAY ON PLAN RY21
CONTAINING 42.5 HECTARES (105.05 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

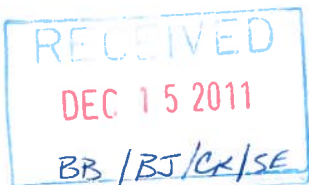
- A) THE WESTERLY 351 FEET OF THE SOUTHERLY 1282.88 FEET BOTH IN PERPENDICULAR WIDTH
THROUGHOUT OF SAID QUARTER SECTION
CONTAINING 4.18 HECTARES (10.34 ACRES) MORE OR LESS
- | B) PLAN | NUMBER | HECTARES | (ACRES) | MORE OR LESS |
|-------------|---------|----------|---------|--------------|
| SUBDIVISION | 8211600 | 5.38 | 13.29 | |
| SUBDIVISION | 9112453 | 2.71 | 6.70 | |
| ROAD | 9813423 | 6.225 | 15.36 | |
- EXCEPTING THEREOUT ALL MINES AND MINERALS

shall be redesignated from Grouped Rural Industrial – “GRI” to Rural Agricultural – “RA”, as shown on the map in Schedule ‘A’ attached hereto.

2. That the Land Use District Map be amended to reflect this redesignation.

3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.

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



READ a first time this 11 day of October, 2011.


Reeve – Brian Brewin

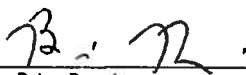

Municipal Administrator – Derrick Krizan

READ a second time this 8 day of November, 2011.





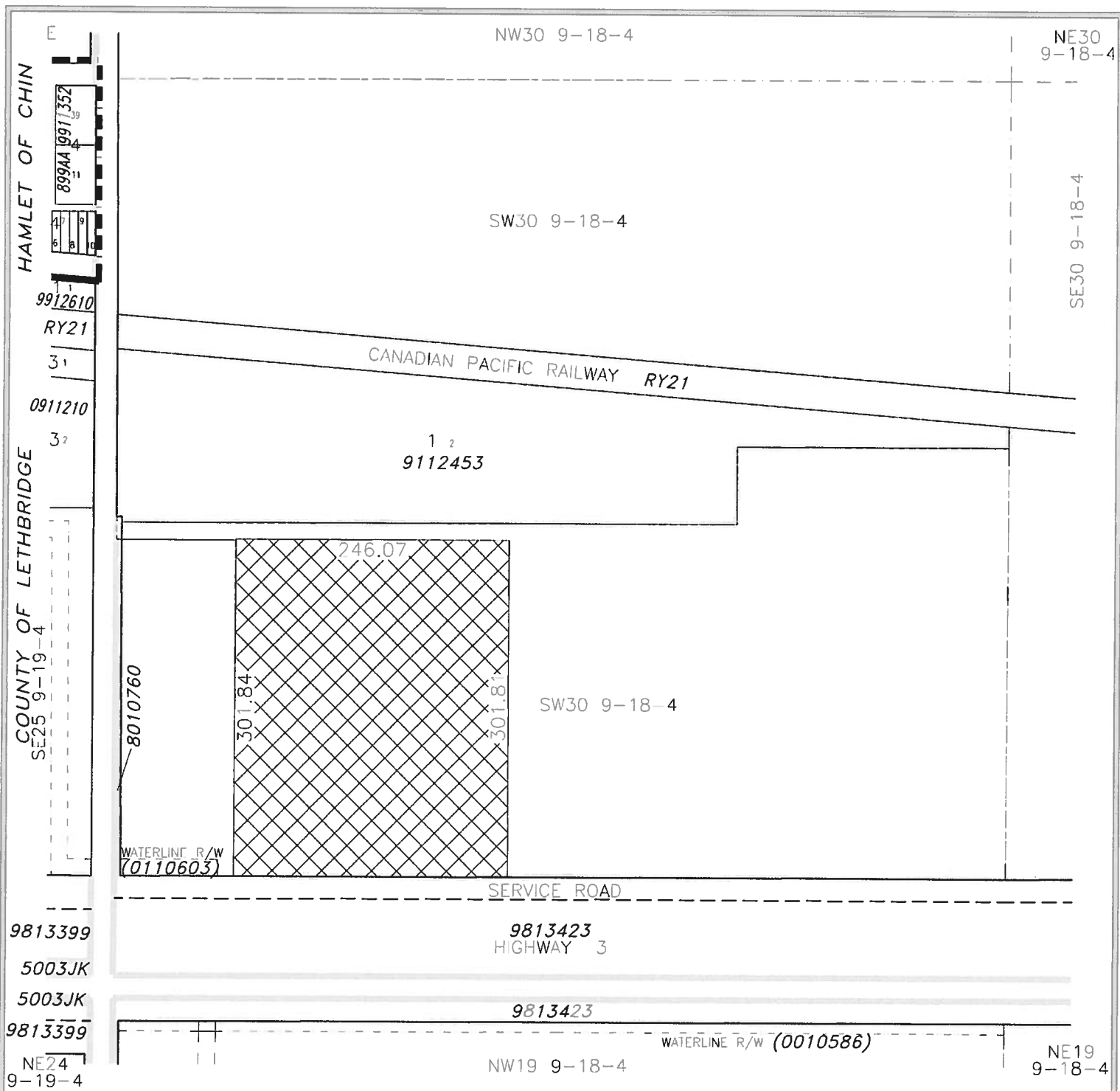
READ a **third** time and finally PASSED this 8 day of November, 2011.



Reeve - Brian Brewin



Municipal Administrator - Derrick Krizan



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

 FROM: GROUPED RURAL INDUSTRIAL - GRI
TO: RURAL AGRICULTURAL - RA

PORTION OF SW 1/4 SEC 30, TWP 9, RGE 18, W 4 M
MUNICIPALITY; MUNICIPAL DISTRICT OF TABER
DATE; AUGUST 29, 2011

Bylaw #; _____
Date; _____



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. 1838

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 land described as:

**Lots 1 to 3, Block 23, Plan 4466AA
Lots 13 to 20, Block 24, Plan 4466AA
Lot 45, Block 24, Plan 1013680
Lots 46 and 47, Block 24, Plan 1014862
All within the NW¼ Sec 15, Twp 10, Rge 13, W4M**

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

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1838 is to accommodate future commercial development on the above-noted lands, which is considered more compatible with the adjacent residential land to the north.

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 20, Block 24, Plan 4466AA, Lot 45, Block 24, Plan 1013680 and Lots 46 and 47, Block 24, Plan 1014862, presently designated as "Designated Hamlet Industrial – "HI" be redesignated to "Designated Hamlet Commercial – "HC"
2. That the Land Use District Map be amended to reflect this redesignation.
3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.
5. That bylaw 1838 be consolidated with Bylaw No. 1722.

READ a first time this 14 day of February, 2012.



Reeve – Brian Brewin



Municipal Administrator - Demck Krizsan

READ a second time this 13 day of March, 2012.



Reeve – Brian Brewin



Municipal Administrator - Demck Krizsan

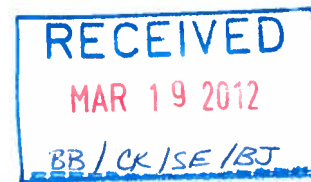
READ a third time and finally PASSED this 13 day of March, 2012.

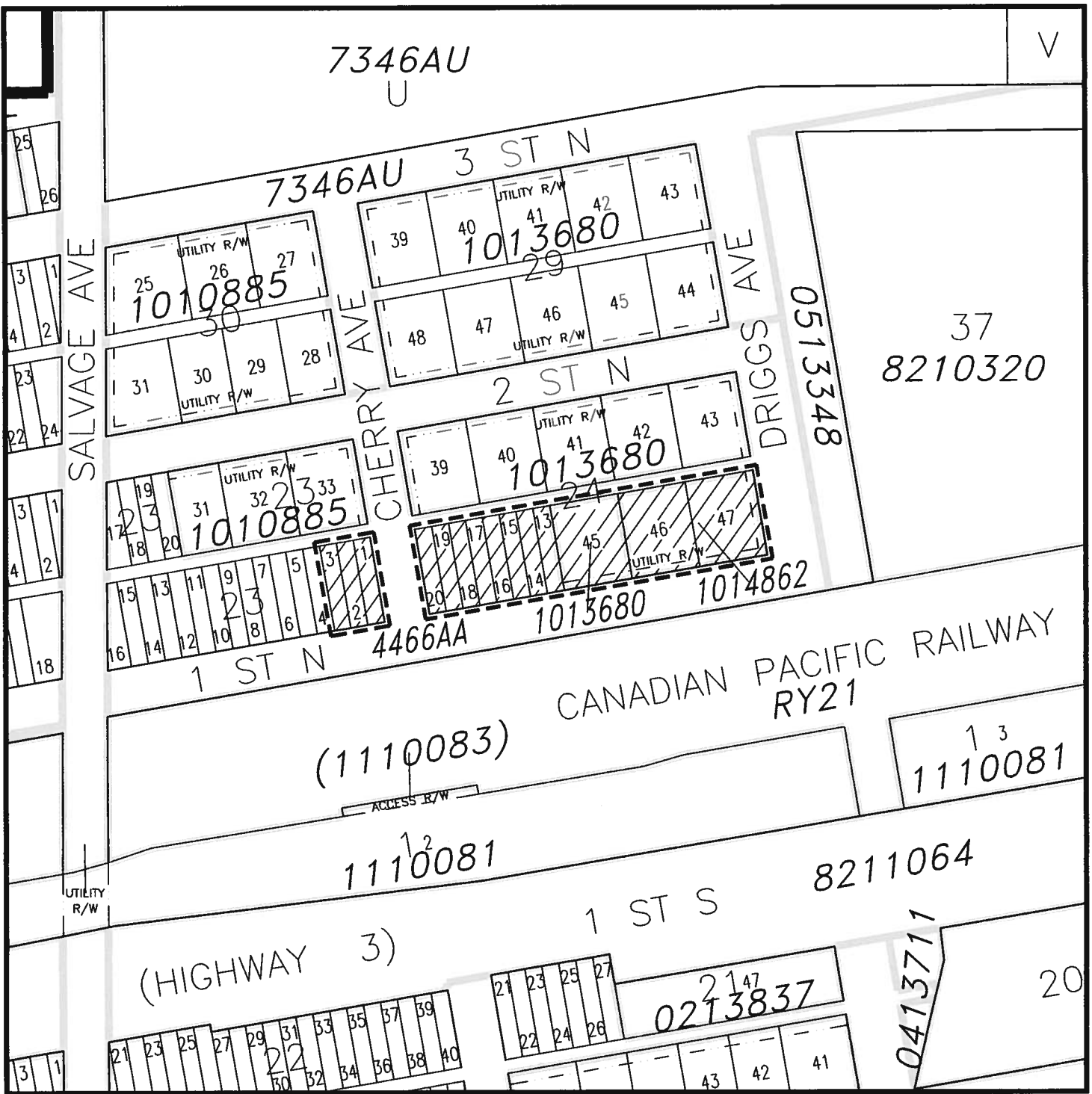


Reeve – Brian Brewin



Municipal Administrator - Demck Krizsan





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



FROM: DESIGNATED HAMLET INDUSTRIAL "HI"
TO: DESIGNATED HAMLET COMMERCIAL "HC"

LOTS 1 TO 3, BLOCK 23, PLAN 4466AA,
LOTS 13 TO 20, BLOCK 24, PLAN 4466AA,
LOT 45, BLOCK 24, PLAN 1013680 &
LOTS 46 & 47, BLOCK 24, PLAN 1014862
ALL WITHIN NW 1/4 SEC 15, TWP 10, RGE 13, W 4 M
MUNICIPALITY: MUNICIPAL DISTRICT OF TABER
DATE: JANUARY 31, 2012

Bylaw #: _____

Date: _____

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 10th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 3E9
TEL: 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



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

BYLAW NO. 1843

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 land described as:

**Lot 1, Block 4, Plan 4072GX and
Lot 2, Block 4, Plan 4072GX
All within the SW¼ Sec 24, Twp 13, Rge 14, W4M (Hamlet of Hays)**

from Designated Hamlet Public and Institutional – "HP/I" to Designated Hamlet Residential – "HR", as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1843 is to accommodate future residential development on the above-noted 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 Lot 1, Block 4, Plan 4072GX and Lot 2, Block 4, Plan 4072GX presently designated as Designated Hamlet Public and Institutional – "HP/I" be re-designated to Designated Hamlet Residential – "HR".
2. That the Land Use District Map be amended to reflect this redesignation.
3. Bylaw No 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.
5. That bylaw 1843 be consolidated with Bylaw No. 1722.

READ a first time this 29 day of October, 2012.



Reeve – Brian Brewin



Municipal Administrator - Derrick Krizsan

READ a second time this 27 day of November, 2012.




Reeve – Brian Brewin



Municipal Administrator - Derrick Krizsan

READ a third time and finally PASSED this 27 day of November, 2012



Reeve – Brian Brewin



Municipal Administrator - Derrick Krizsan





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



**FROM: DESIGNATED HAMLET PUBLIC AND INSTITUTIONAL "HP/I"
TO: DESIGNATED HAMLET RESIDENTIAL "HR"**

**LOTS 1 & 2, BLOCK 4, PLAN 4072GX IN
SW1/4 SEC 24, TWP 13, RGE 14, W 4 M
MUNICIPALITY; MUNICIPAL DISTRICT OF TABER
(Hamlet of Hays)**

DATE; OCTOBER 16, 2012

**Bylaw #; _____
Date; _____**



OLDMAN RIVER REGIONAL SERVICES COMMISSION



October 17, 2012 N:\Taber-Municipal-District\Taber-MD LUD & Land Use Redesignations\Taber MD (Hays) Lots_1-2_Blk_4_Plan_4072GX.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. 1844

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 adjust the ancillary structure size in the Grouped Country Residential - "GCR" land use district and clarify when installation of a public utility does not require a development permit.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1844 is to increase the maximum square footage for ancillary residential structures in the Grouped Country Residential - "GCR" land use district, establish a maximum square footage for the combined total of all ancillary residential structures on a lot in the Grouped Country Residential - "GCR" land use district, and clearly stipulate when a development permit is not required for the installation of public utilities.

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:

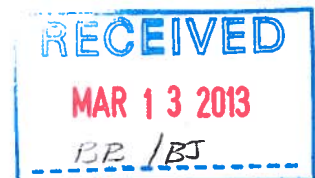
1. That Schedule 2, Section 11, of the Grouped Country Residential - "GCR" land use district be amended, as follows (add the text shown in *italics* and delete the text shown in ~~strikethrough~~):

11. MAXIMUM HEIGHT AND SQUARE FOOTAGE OF BUILDINGS

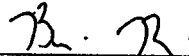
Unless stipulated in an area structure plan,

Use	Maximum Height (feet)	Maximum Square Footage Per Structure (square feet)
Ancillary residential structures	20 (ground-to-peak)	1,200 <small>(maximum of 3 ancillary residential structures permitted per title)</small>
(a) Dwellings	33 (ground to peak)	not applicable
(b) Ancillary residential structures	20 (ground to peak)	1,600
(i) <i>The combined total of all ancillary residential structures on a lot shall not exceed 1,800 square feet.</i>		
(ii) <i>A maximum of 3 ancillary structures may be permitted per lot at the discretion of the Development Authority.</i>		

2. That Schedule 3, Section 1(a)(ii) be amended to add the text shown in *italics*, as follows:
 - (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;
3. That Schedule 3, Section 1 be amended to include subsection (h) as follows:
 - (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.
4. That 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 Bylaw No. 1844 be consolidated with Bylaw No. 1722.



READ a first time this 11 day of December, 2012.



Reeve – Brian Brewin



Municipal Administrator - Derrick Krizan

That section 1 of this bylaw is amended to read as follows:

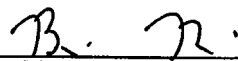
11. MAXIMUM HEIGHT AND SQUARE FOOTAGE OF BUILDINGS

- (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.

READ a second time this 8 day of January, 2013, as amended




Reeve – Brian Brewin



Municipal Administrator - Derrick Krizan

READ a third time and finally PASSED this 29 day of January, 2013, as amended.



Reeve – Brian Brewin



Municipal Administrator - Derrick Krizan

MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1850

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 land described as:

That portion of the SE¼ Sec 35, Twp 10, Rge 17, W4M
which lies northeast of Road Plan 8410661

from "Rural Agricultural – "RA"" to "Private Commercial Recreation – "PCR"", as shown on the map in Schedule 'A' attached hereto.

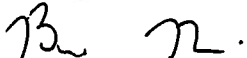
AND WHEREAS THE PURPOSE of proposed Bylaw No. 1850 is to accommodate future recreational development (shooting range) on the above-noted lands in compliance with the municipal Land Use Bylaw and any adopted area structure plan.

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 that portion of the SE¼, Sec 35, Twp 10, Rge 17, W4M which lies northeast of Road Plan 8410661, presently designated as "Rural Agricultural – "RA"" be redesignated to "Private Commercial Recreation – "PCR"".
2. That the Land Use District Map be amended to reflect this redesignation.
3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.
5. That a consolidated version of Bylaw No. 1722 be prepared to reflect this redesignation.

READ a first time this 22 day of April, 2013.




Reeve – Brian Brewin



Municipal Administrator - Derrick Krzsan

READ a second time this 11 day of June, 2013.

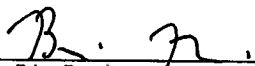


Reeve – Brian Brewin



Municipal Administrator - Derrick Krzsan

READ a third time and finally PASSED this 11 day of June, 2013.

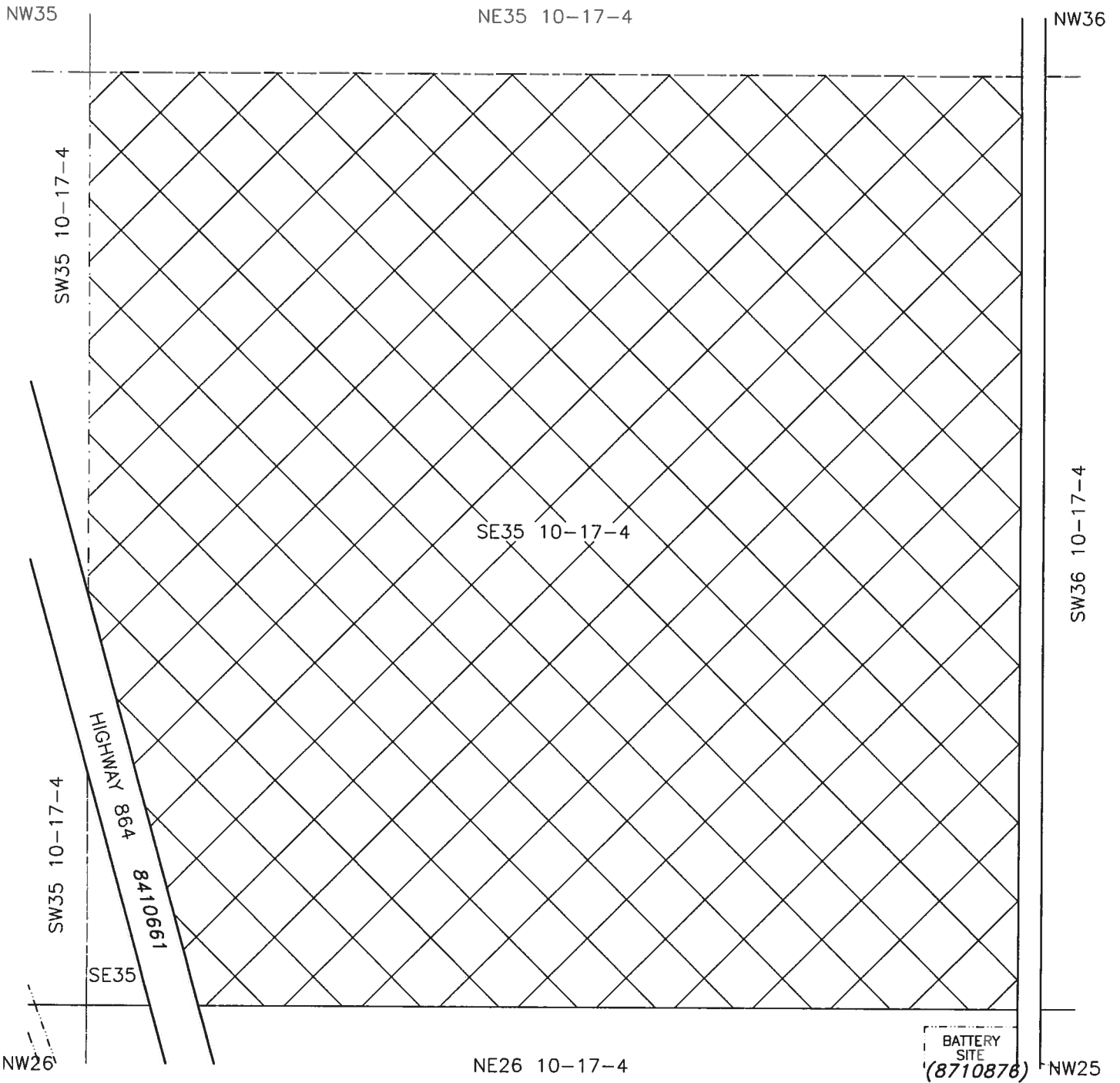


Reeve – Brian Brewin



Municipal Administrator - Derrick Krzsan





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



**FROM: Rural Agricultural RA
TO: Private Commercial Recreation PCR**

**PORTION OF SE 1/4 SEC 35, TWP 10, RGE 17, W 4 M
MUNICIPALITY: MUNICIPAL DISTRICT OF TABER
DATE: APRIL 16, 2013**

Bylaw #: _____
Date: _____



OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

**MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1855**

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 amend the Land Use Bylaw to include an additional industrial use classification (Rural Industrial Class C) to capture the range of manufacturing, warehousing and business activities occurring in the Municipal District of Taber which are currently being processed under the Rural Industrial Class B use, 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" land use district.

AND WHEREAS THE PURPOSE of proposed Bylaw No.1855 is to expand the categorization of industrial business uses, clarify the definition for home occupation and allow for additional uses within the Rural Urban Fringe - "R/UF" land use district.

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 term "Industrial Class C, rural" be added to Schedule 13 and defined as follows:

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.

2. That the term "Industrial Class A, rural" in Schedule 13 be amended as follows (add the text shown in underlined italics and delete the text shown in ~~striketrough~~):

Industrial Class A, rural means:

- (a) a use involved in storage ~~or processing~~ 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; seed cleaning plants; farm machinery, vehicle and equipment storage; water treatment plants and reservoirs; waste transfer sites; wind energy conversion systems and other uses determined by ~~special~~ the Development Authority ~~ruling~~ to be similar in nature.

3. That the term "Industrial Class B, rural" in Schedule 13 be amended as follows (add the text shown in underlined italics and delete the text shown in ~~striketrough~~):

Industrial Class B, rural means:

- (a) a resource extractive use or use involved in on-site processing of an extractive resource; or

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- (b) a use involved in the storage or processing of agricultural produce or raw materials or goods requiring a proximate location to the source of the agricultural produce; 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; bulk-fuel depots, 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; veterinary clinics and kennels, auto wreckers; salvage yards; and or other such uses determined by special the Development Authority ruling to be similar in nature.

- 4. That the term "Home occupation" in Schedule 13 be amended as follows (add the text shown in underlined italics and delete the text shown in strikethrough):

Home occupation means the secondary use of a dwelling unit (and/or its ancillary buildings or lands) by a full-time occupant of the dwelling for a small-scale home business any trade, profession, or craft for supplementary employment involving the manufacture, processing, provision, or sale of goods and/or services which is incidental to the residential use of the dwelling, buildings and land such that the use, location, and operation is not (particularly in hamlets) 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.

- 5. That the term "Industrial" in Schedule 13 be amended as follows (add the text shown in underlined italics and delete the text shown in strikethrough):

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.

- 6. That Section 1(b) of Schedule 2, Land Use District Regulations be amended to include Isolated (single lot) rural industrial Class C as a discretionary use in the Rural Agricultural – "RA" land use district and the Rural Urban Fringe – "R/UF" land use district as follows:

Section 1(b) Discretionary – add the phrase: "Isolated (single lot) rural industrial Class C"

- 7. That Section 1(b) of Schedule 2, Land Use District Regulations be amended to include Rural industrial Class C as a discretionary use in the Grouped Rural Industrial – "GRI" land use district as follows:

Section 1(b) Discretionary – add the phrase: "Rural industrial Class C"

- 8. That Section 1(b) of Schedule 2, Land Use District Regulations be amended to include Class C rural industries as a discretionary use in the Designated Hamlet Industrial – "HI" land use district as follows:

Section 1(b) Discretionary – add the phrase: "Class C rural industries"

- 9. That the term "Isolated (single lot) rural industrial Class B in Section 1(c) of Schedule 2, Land Use District Regulations in the Rural/Urban Fringe - "R/UF" land use district be amended as follows (add the text shown in underlined italics):

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

- 10. That Section 1(b) of Schedule 2, Land Use District Regulations be amended to include abattoirs and animal processing plants as a discretionary use in the Rural/Urban Fringe - "R/UF" land use district as follows:

Section 1(b) Discretionary – add the phrase: "abattoirs and animal processing plants"

- 11. That Section 6(b) of Schedule 2, Land Use District Regulations in the Rural/Urban Fringe - "R/UF" land use district be amended as follows (add the text shown in underlined italics):

- 6(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.
12. That Section 5(a) and (b) of Schedule 2, Land Use District Regulations in the Rural Agricultural - "RA" land use district is amended as follows (add the text shown in underlined italics and delete the text shown in ~~strikethrough~~):
- 5(a) Isolated rural industrial Class A₁ and 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.
- 5(b) Isolated Class B and C rural industrial development shall be discouraged:
- (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.
13. That Section 6 of Schedule 2, Land Use District Regulations in the Grouped Rural Industrial - "GRI" land use district is amended as follows (add the text shown in underlined italics):

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:

- (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.

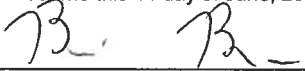
14. That Section 1(c) of Schedule 2, Land Use District Regulations, be amended to include rural industrial class C to the prohibited dwelling unit and living quarters stipulations, in the Rural Agricultural - "RA" land use district, Rural Urban Fringe - "R/UF" land use district, Grouped Country Residential - "GCR" land use district, and Designated Hamlet Residential - "HR" land use district as follows (add the text shown in underlined italics):

13(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 A₁ and B and C, public and institutional) in accordance with the land use bylaw

15. That Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
16. This bylaw comes into effect upon third and final reading hereof.
17. That a consolidated version of Bylaw No. 1722 be prepared incorporating Bylaw No. 1855.

READ a **first** time this 11 day of June, 2013.

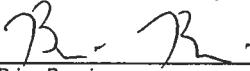


Reeve – Brian Brewin



Municipal Administrator - Demick Krizsan

READ a **second** time this 10 day of September, 2013.

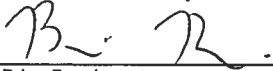


Reeve – Brian Brewin

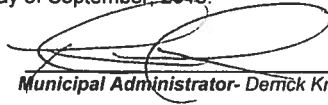


Municipal Administrator - Demick Krizsan

READ a **third** time and finally PASSED this 10 day of September, 2013.



Reeve – Brian Brewin



Municipal Administrator - Demick Krizsan

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

BYLAW NO. 1863

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 amend the Land Use Bylaw to: add a schedule formalizing the Municipal District of Taber's Antenna Systems Siting Protocol for telecommunication, radiocommunication and broadcasting antenna systems, clarify the process for holding a development hearing with regard to antenna systems in particular and discretionary uses in general; and define the terms telecommunication, radiocommunication and broadcasting antenna, antenna systems, and development hearing.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1863 is to establish the procedural standard for public participation and consultation that applies to proponents of antenna systems and identify the Municipal District of Taber's preferred development and design standards with regard to such, and to undertake associated amendments to clarify administration of the protocol and development hearings.

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 Schedule 13, Definitions of Bylaw Terminology be renumbered as Schedule 14.
2. That a Schedule 13, Telecommunication, Radiocommunication and Broadcasting Antenna Systems (Antenna Systems) Siting Protocol be added, as follows:

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

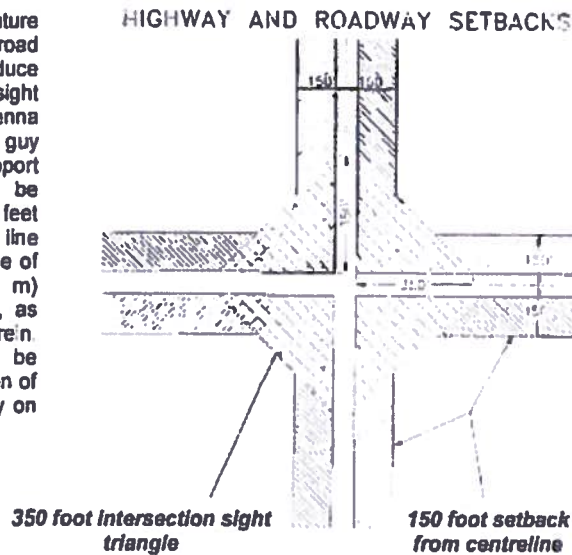
The Municipal District of Taber requests that the following antenna systems development and design standards be adhered to:

- (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, should 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 here in. 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 should 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 should maintain an adequate setback from coulees and steep slopes, consistent with the setback requirements in Schedule 5, section 4(a).
- ii Proponents should 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 should 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 should be marked with alternating bands of aviation orange and white paint or other approved Transport Canada colour combinations;
 - b. the top of the antenna should 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) should 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:
 - i. landowners and adjacent municipalities within half a mile (805 m) of the proposed antenna system,
 - ii. any review agencies deemed affected, as determined by the Designated Officer,
 - iii. 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.

3. That section 14(b) and 14(c), Processing Discretionary Use Applications, in the administration section be amended as follows (add the text shown in underlined italics):

14. (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.

4. That section 16(b) and 16(d), Processing Non-Complying Applications, in the administration section be amended as follows (add the text shown in underlined italics):

16. (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

(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.

5. That section 18(a) and 18(b), Development Hearing Notification Procedures, in the administration section be amended as follows (add the text shown in underlined italics; text to be deleted shown in ~~strikethrough~~):

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) or any combination of the above

(b) Any person notified in accordance with subsection (a) and who wishes to comment on the application must notify the Development Authority of this intention within 14 7 consecutive days of the mailing, posting or publication of a notice of application, if such comments are to be considered. 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 within 7 consecutive days of the mailing, posting or publication of a notice of application.

6 That a definition for Telecommunication, Radiocommunication or Broadcasting antenna, antenna system(s) and development hearing be added to Schedule 14, Definitions of the Bylaw Terminology, as follows.

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.

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).

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.

- 7. That Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended
- 8. This bylaw comes into effect upon third and final reading hereof
- 9. That a consolidated version of Bylaw No. 1722 be prepared incorporating Bylaw No. 1863

READ a first time this 8 day of October, 2013.

B. R.
Reeve - Brian Brewin

[Signature]
Municipal Administrator - Derrick Krizan

READ a second time this 8 day of November, 2013, as amended.

B. R.
Reeve - Brian Brewin

[Signature]
Municipal Administrator - Derrick Krizan

READ a third time and finally PASSED this 8 day of November, 2013, as amended.

B. R.
Reeve - Brian Brewin

[Signature]
Municipal Administrator - Derrick Krizan

Potential Amendments to Bylaw 1863

Schedule 13

5. Development and Design Standards

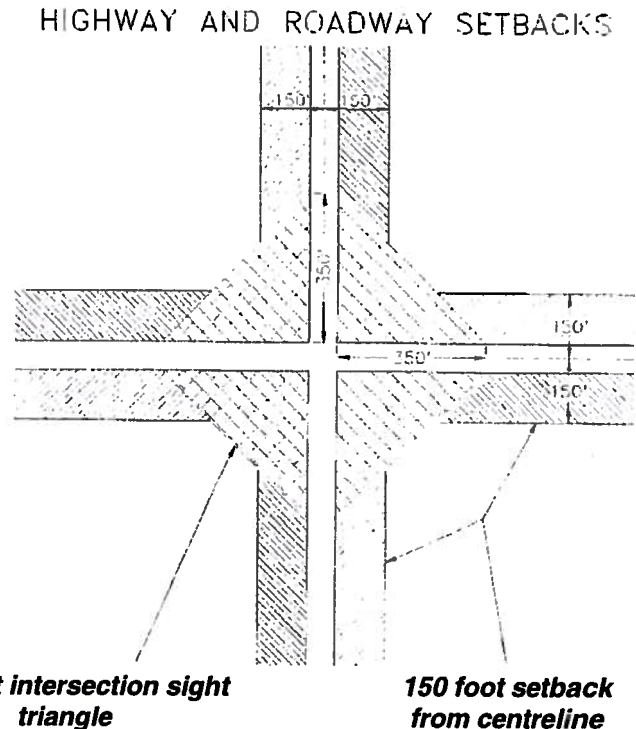
The Municipal District of Taber requests that the following antenna systems development and design standards be adhered to:

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(b) Public Roadway Setbacks

Rural:

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Hamlet:

- ii. An antenna system, including any guy wires or other similar support mechanisms, proposed within a hamlet **should 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 ~~should~~ will maintain an adequate setback from coulees and steep slopes, consistent with the setback requirements in Schedule 5, section 4(a).
- ii. Proponents ~~should~~ 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 ~~should~~ 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:
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 - b. the top of the antenna ~~should be~~ 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) ~~should be~~ 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.

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

BYLAW NO. 1866

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 land described as:

**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
All within the NE1/4 Sec. 16, Twp. 10, Rge. 13, W4M.**

from "Designated Hamlet Transitional/Agricultural – "HT/A"" to "Designated Hamlet Residential – "HR"", as shown on the map in Schedule 'A' attached hereto; and

**Lots 21-40, Block 47, Plan 4556S; and Lots 31-40, Block 48, Plan 4556S
All within the NE1/4 Sec. 16, Twp. 10, Rge. 13, W4M.**

from "Designated Hamlet Transitional/Agricultural – "HT/A"" to "Designated Hamlet Commercial – "HC"", as shown on the map in Schedule 'A' attached hereto.

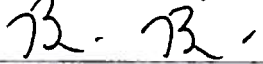
AND WHEREAS THE PURPOSE of proposed Bylaw No. 1866 is to accommodate future residential development on the lands to be designated "HR" and future commercial development on the lands to be designated "HC" in compliance with the municipal Land Use Bylaw.

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 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, all within the NE¼ Sec. 16, Twp. 10, Rge. 13, W4M, presently designated as "Designated Hamlet Transitional/Agricultural – "HT/A"" be redesignated to "Designated Hamlet Residential – "HR"".
2. That the land described as Lots 21-40, Block 47, Plan 4556S and Lots 31-40, Block 48, Plan 4556S, all within the NE¼ Sec. 16, Twp. 10, Rge. 13, W4M, presently designated as "Designated Hamlet Transitional/Agricultural – "HT/A"" be redesignated to "Designated Hamlet Commercial – "HC"".
3. That the Land Use District Map be 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.

READ a first time this 11 day of February, 2014.



Reeve – Brian Brewin



Municipal Administrator - Derrick Krizan

READ a second time this 11 day of March, 2014.



Reeve – Brian Brewin



Municipal Administrator - Derrick Krizan

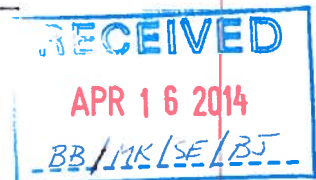
READ a third time and finally PASSED this 11 day of March, 2014.



Reeve – Brian Brewin

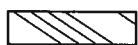


Municipal Administrator - Derrick Krizan





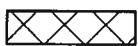
**LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'**



**FROM: DESIGNATED HAMLET TRANSITIONAL/AGRICULTURAL - HT/A
TO: DESIGNATED HAMLET COMMERCIAL - HC**
LOTS 31 TO 40, BLOCK 48, PLAN 4556S AND LOTS 21 TO
40, BLOCK 47, PLAN 4556S

Bylaw #: _____

Date: _____



**FROM: DESIGNATED HAMLET TRANSITIONAL/AGRICULTURAL - HT/A
TO: DESIGNATED HAMLET RESIDENTIAL - HR**

LOTS 1 TO 6 & 33 TO 40, BLOCK 43, PLAN 4556S,
LOTS 1 TO 40, BLOCK 44, PLAN 4556S, LOTS 35 TO 40,
BLOCK 41, PLAN 4556S, LOTS 1 TO 20, BLOCK 47, PLAN 4556S
AND LOTS 1 TO 8, BLOCK 48, PLAN 4556S
ALL WITHIN NE 1/4 SEC 16, TWP 10, RGE 13, W 4 M
MUNICIPAL DISTRICT OF TABER (GRASSY LAKE)
DATE: JANUARY 21, 2014

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

OLDMAN RIVER REGIONAL SERVICES COMMISSION

February 04, 2014 N:\Taber-Municipal-District\Taber-MD LUD & Land Use Redesignations\
Taber MD NE16-10-13-4 (Grassy Lake).dwg

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

BYLAW NO. 1872

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 land described as:

**Lot 1, Block 1, Plan 9410025
Within the S ½ Sec. 12, Twp 10, Rge 16, W4M**

from "Rural Agricultural – "RA" to "Grouped Rural Industrial – "GRI", as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1872 is to accommodate future industrial subdivision of the lands to be designated "GRI" in compliance with the municipal Land Use Bylaw.

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 9410025 within the S½ Sec. 12, Twp. 10, Rge. 16, W4M, as shown on the map in Schedule 'A', presently designated as "Rural Agricultural - RA" be redesignated to "Grouped Rural Industrial - GRI".
2. That the Land Use District Map be amended to reflect this redesignation.
3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.
5. That a consolidated version of Bylaw No. 1722 be prepared to reflect this redesignation.

READ a first time this 9th day of December, 2014.

B. B.
Reeve – Brian Brewin

[Signature]
Municipal Administrator - Derrick Krizan

READ a second time this 13th day of January, 2015.

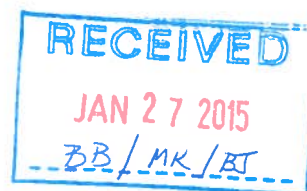
B. B.
Reeve – Brian Brewin

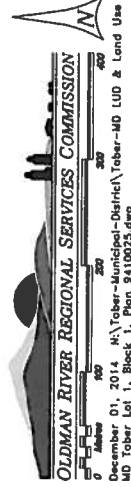
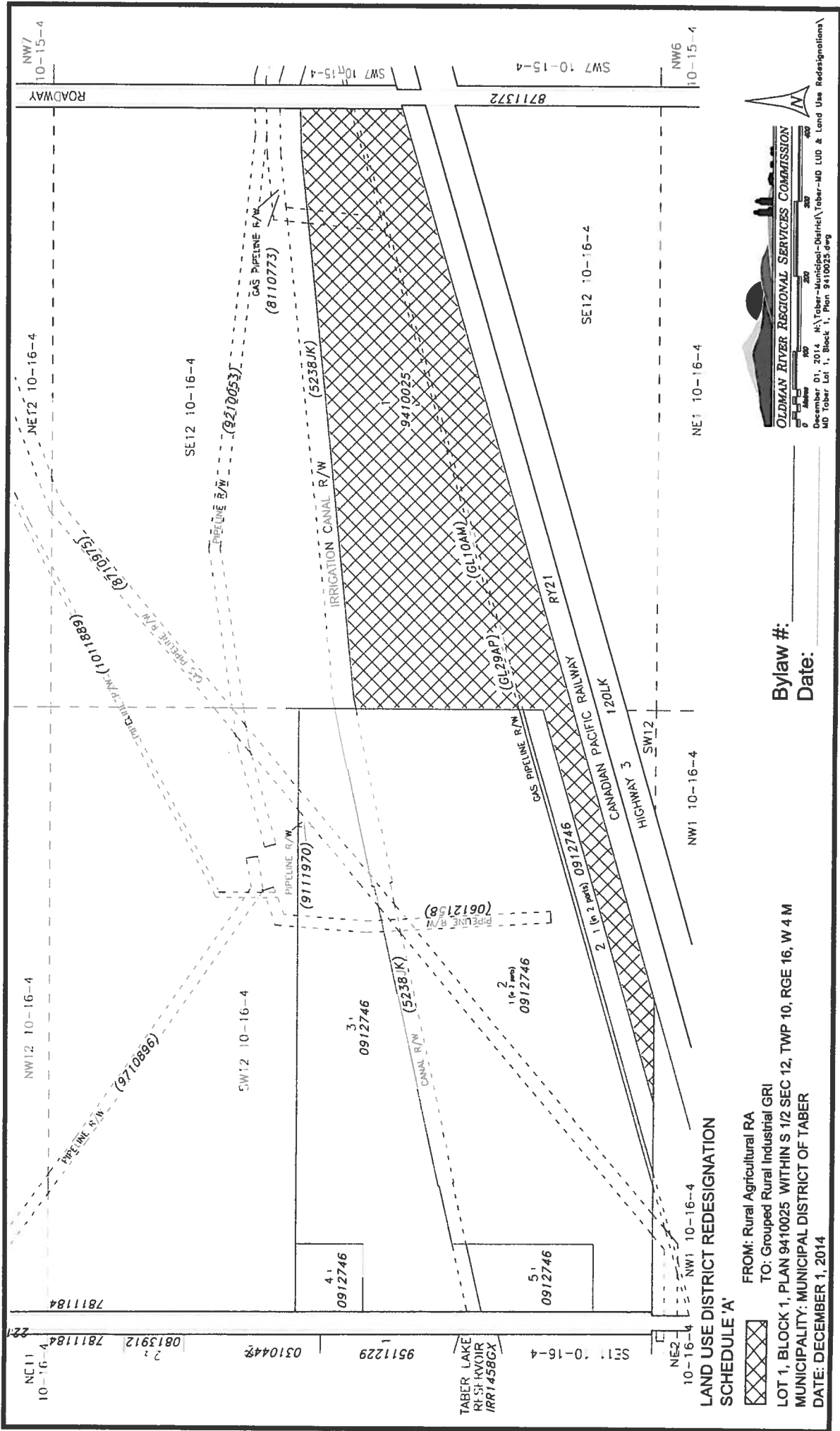
[Signature]
Municipal Administrator - Derrick Krizan

READ a third time and finally PASSED this 13th day of January, 2015.

B. B.
Reeve – Brian Brewin

[Signature]
Municipal Administrator - Derrick Krizan

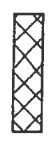




Bylaw #: _____
 Date: _____

FROM: Rural Agricultural RA
 TO: Grouped Rural Industrial GRI
 LOT 1, BLOCK 1, PLAN 9410025 WITHIN S 1/2 SEC 12, TWP 10, RGE 16, W 4 M
 MUNICIPALITY: MUNICIPAL DISTRICT OF TABER
 DATE: DECEMBER 1, 2014

LAND USE DISTRICT REDESIGNATION
 SCHEDULE 'A'



TABER LAKE
 RT. ST. RVOIR
 IRR145BCX

NC11
 10-16-4
 7811184
 0813912
 0310448
 9511229

NW7
 10-15-4
 SW7 10-15-4
 NW6
 10-15-4

ROADWAY
 8711372

NET12 10-16-4
 SE12 10-16-4
 NW12 10-16-4
 SW12 10-16-4
 NE12 10-16-4
 NW1 10-16-4
 NW2 10-16-4
 NW3 10-16-4
 NW4 10-16-4
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 NE9 10-16-4
 NE10 10-16-4
 NE11 10-16-4
 NE12 10-16-4

IRRIGATION CANAL R/W (5238JK)
 GAS PIPELINE R/W (8110773)
 PIPELINE R/W (9210053)
 PIPELINE R/W (911970)
 PIPELINE R/W (0612158)
 CANAL R/W (5238JK)
 GAS PIPELINE R/W (912746)
 HIGHWAY 3
 CANADIAN PACIFIC RAILWAY
 120LK
 RY21
 SW12
 SW11
 SW10
 SW9
 SW8
 SW7
 SW6
 SW5
 SW4
 SW3
 SW2
 SW1
 NE12
 NE11
 NE10
 NE9
 NE8
 NE7
 NE6
 NE5
 NE4
 NE3
 NE2
 NE1

9410025
 (GL10AM)
 (GL29AP)
 (GL29AP)
 4.1 0912746
 3.1 0912746
 2.1 (in 2 parts) 0912746
 1.1 (in 2 parts) 0912746
 5.1 0912746
 7811184
 0813912
 0310448
 9511229
 SE11 10-16-4
 NW1 10-16-4
 NW2 10-16-4
 NW3 10-16-4
 NW4 10-16-4
 NW5 10-16-4
 NW6 10-16-4
 NW7 10-16-4
 NW8 10-16-4
 NW9 10-16-4
 NW10 10-16-4
 NW11 10-16-4
 NW12 10-16-4
 SW1 10-16-4
 SW2 10-16-4
 SW3 10-16-4
 SW4 10-16-4
 SW5 10-16-4
 SW6 10-16-4
 SW7 10-16-4
 SW8 10-16-4
 SW9 10-16-4
 SW10 10-16-4
 SW11 10-16-4
 SW12 10-16-4
 NE1 10-16-4
 NE2 10-16-4
 NE3 10-16-4
 NE4 10-16-4
 NE5 10-16-4
 NE6 10-16-4
 NE7 10-16-4
 NE8 10-16-4
 NE9 10-16-4
 NE10 10-16-4
 NE11 10-16-4
 NE12 10-16-4

**MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1876**

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 establish a new Land Use District, being "Direct Control - "DC".

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1876 is to provide a means whereby Council may 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 the Land Use Bylaw is inadequate given planning goals, development patterns, greater public interest, innovative design, site characteristics or as deemed appropriate by Council.

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 Schedule 2, Land Use District Regulations be amended by adding a new Land Use District titled "DIRECT CONTROL - "DC" and accompanying regulations as follows:

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

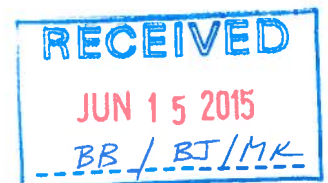
As required by Council having regard to Schedule 5.

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.

2. That Schedule 1, section 1(b), Land Use Districts and Maps be amended to add "Direct Control – "DC"" to the list of Land Use Districts' identifying names and symbols.
3. That a new Schedule 14, titled "Direct Control Districts and Adopting Bylaws" be added to Bylaw No. 1722, within which a complete copy of all adopted Direct Control bylaws are to be appended.
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 bylaw amendment, including an update of the table of contents accordingly.

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

B. B.
Reeve – Brian Brewin

[Signature]
Municipal Administrator – Derrick Krzsan

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

B. B.
Reeve – Brian Brewin

[Signature]
Municipal Administrator – Derrick Krzsan

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

B. B.
Reeve – Brian Brewin

[Signature]
Municipal Administrator – Derrick Krzsan

**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**

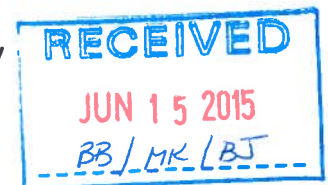
from "Designated Hamlet Commercial – "HC" to "Direct Control – "DC", as shown on the map in Schedule 'A' attached hereto.

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. 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. 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. 1883

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 1, Block 3, Plan 0713841

And

Approximately 5.08 acres (2.04 ha) of the Eastern Portion of
SE¼ Sec. 36, Twp. 9, Rge. 17, W4M Lying to the North of the Railway Right of
Way as Shown on Plan RY21, Excepting Thereout Plan 0713841 and All That
Portion Lying Within Lot 2, Block 3, Plan 1014167

from "Rural Agricultural – "RA" to "Grouped Country Residential – "GCR", as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1883 is to redesignate the described lands to Grouped Country Residential for future country residential subdivision in compliance with the municipal Land Use Bylaw

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 3, Plan 0713841 and approximately 5.08 acres (2.04 ha) of the eastern portion of SE¼ Sec. 36, Twp. 9, Rge. 17, W4M lying to the north of the railway right of way as shown on Plan RY21, excepting thereout Plan 0713841 and all that portion lying within Lot 2, Block 3, Plan 1014167.
2. That the Land Use Districts Map be amended to reflect this redesignation.
3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.
5. That a consolidated version of Bylaw No. 1722 be prepared to reflect this redesignation.

READ a first time this 23rd day of June, 2015.


Reeve – Brian Brewin


Municipal Administrator – Derrick Krizan

READ a second time this 11th day of August, 2015.

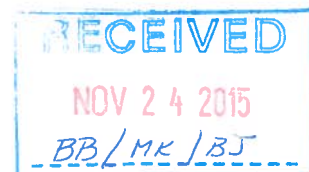

Reeve – Brian Brewin

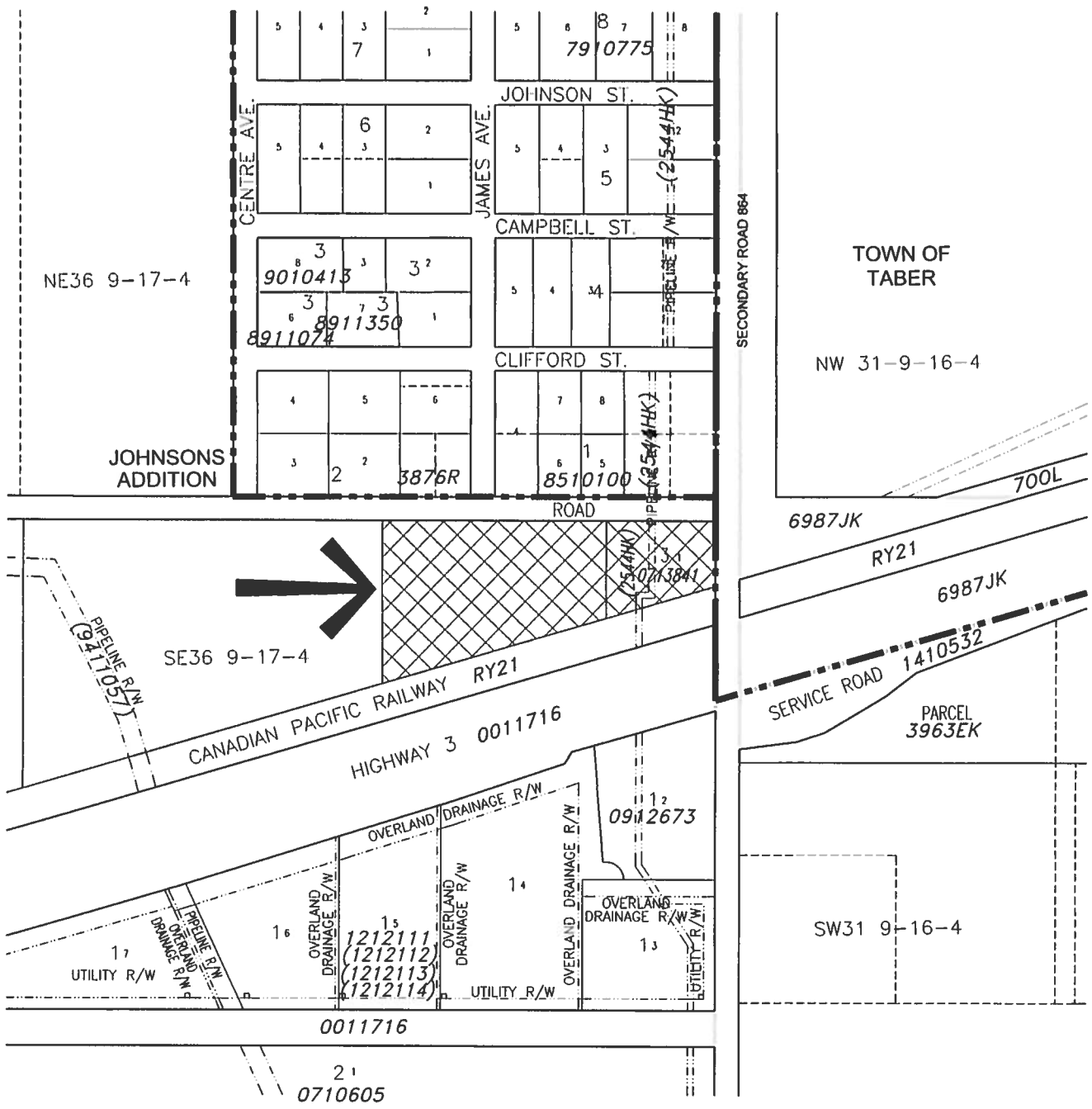

Municipal Administrator – Derrick Krizan

READ a third time and finally PASSED this 11th day of August, 2015.


Reeve – Brian Brewin


Municipal Administrator – Derrick Krizan





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

Bylaw #: _____
Date: _____

 FROM: Rural Agricultural RA
TO: Grouped Country Residential GCR

LOT 1, BLOCK 3, PLAN 0713841 & PORTION OF SE 1/4 SEC 36, TWP 9, RGE 17, W 4 M
MUNICIPALITY: MUNICIPAL DISTRICT OF TABER
DATE: JUNE 10, 2015



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. 1885

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:

A portion of the SE¼ Sec. 13, Twp. 10, Rge. 17, W4M

from "Rural/Urban Fringe – "R/UF" to "Rural Agricultural – "RA", as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1885 is to accommodate future subdivision for airport uses of the lands to be designated "RA" in compliance with the municipal Land Use Bylaw.

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 a portion of the SE¼ Sec. 13, Twp. 10, Rge. 17, W4M, illustrated on the map in Schedule 'A' attached hereto, be redesignated from Rural/Urban Fringe – "R/UF" to Rural Agricultural – "RA".
2. That the Land Use Districts Map be amended to reflect this redesignation.
3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.
5. That a consolidated version of Bylaw No. 1722 be prepared to reflect this redesignation.

READ a first time this 11 day of August, 2015.

B. B. [Signature]
Reeve – Brian Brewin Municipal Administrator - Derrick Krizan

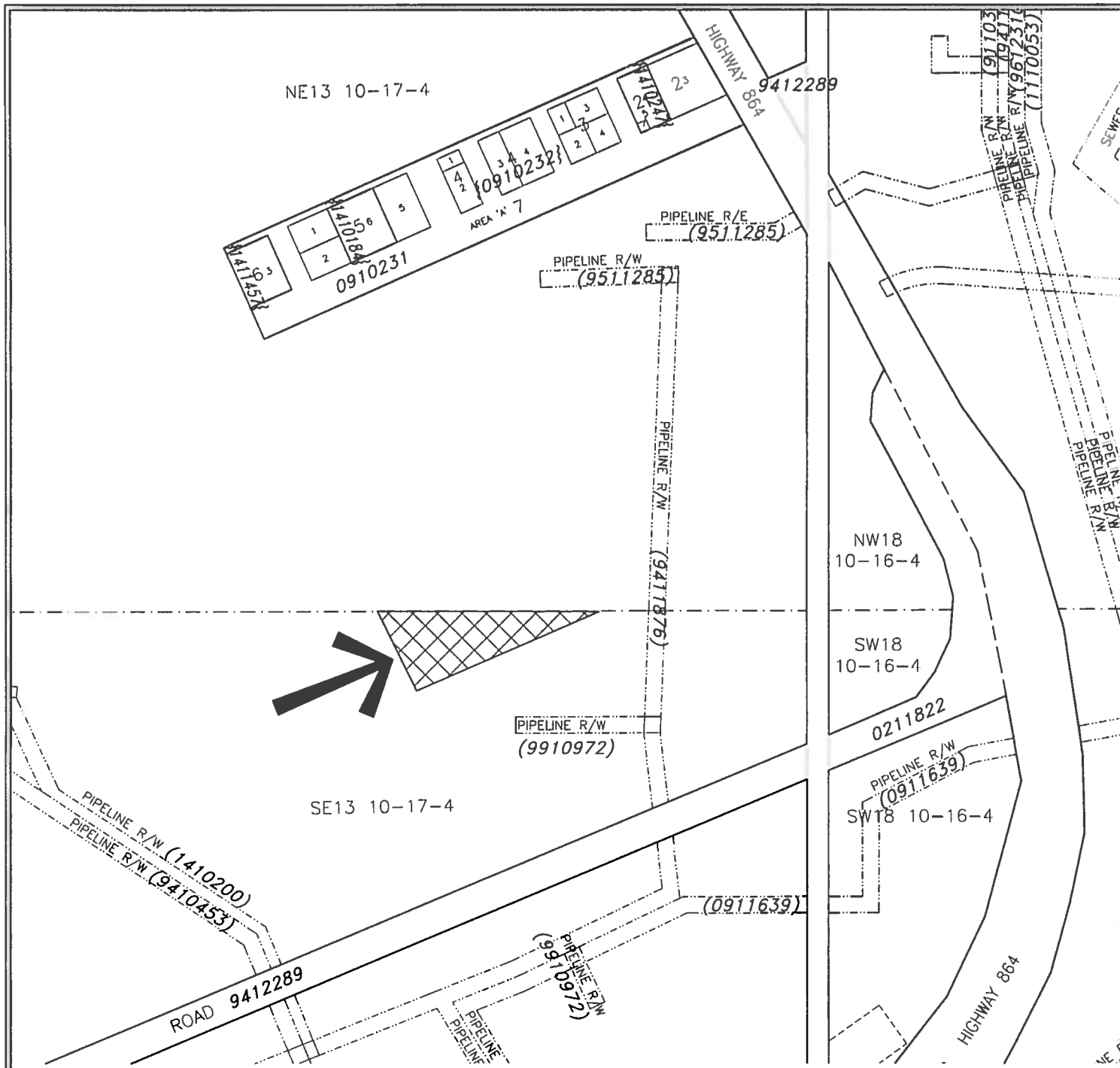
READ a second time this 8 day of September, 2015.

B. B. [Signature]
Reeve – Brian Brewin Municipal Administrator - Derrick Krizan

READ a third time and finally PASSED this 8 day of September, 2015.

B. B. [Signature]
Reeve – Brian Brewin Municipal Administrator - Derrick Krizan





NOTE: Exact location to be determined at time of survey

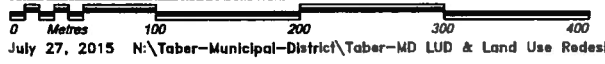
LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: Rural / Urban Fringe R/UF
TO: Rural Agricultural RA

PORTION OF SE 1/4 SEC 13, TWP 10, RGE 17, W 4 M
MUNICIPALITY: MUNICIPAL DISTRICT OF TABER
DATE: JULY 22, 2015

Bylaw #: _____
Date: _____



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. 1886**

BEING a bylaw of the Municipal District of Taber in the Province of Alberta to revise Bylaw No. 1876 and Bylaw No. 1877 to correct a clerical error.

WHEREAS Section 63(1) and Section 63(2)(h) of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provides that a council may by bylaw authorize the revision of a bylaw(s) to correct clerical, grammatical and typographical errors; and

WHEREAS Section 692(6) of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provides that a bylaw may be amended without giving notice or holding a public hearing if the amendment corrects clerical, technical, grammatical or typographical errors and does not materially affect the bylaw in principle or substance; and

WHEREAS a clerical error has been identified in Bylaw No. 1876 and Bylaw No. 1877 being bylaws to amend Bylaw No. 1722, being the municipal Land Use Bylaw; and

WHEREAS the Council of the Municipal District of Taber deems it proper and expedient to correct the clerical error and deems that the correction does not materially affect the bylaws in principle or substance;

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 Section 3 of Bylaw No. 1876 is hereby revised to correct the following clerical error (text to be replaced is shown in ~~strikethrough~~; text to be added is shown in *italics*):
 3. That a new Schedule 44 15, titled "Direct Control District and Adopting Bylaws" be added to Bylaw No. 1722, within which a complete copy of all adopted Direct Control bylaws are to be appended.
2. That Section 4 of Bylaw No. 1877 is hereby revised to correct the following clerical error (text to be replaced is shown in ~~strikethrough~~; text to be added is shown in *italics*):
 4. That Schedule 44 15 of Bylaw No. 1722 is amended to include this bylaw.
3. Bylaw No. 1876 and Bylaw No. 1877 are hereby amended.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a first time this 11th day of August, 2015.



Reeve - Brian Brewin



Municipal Administrator - Derrick Krizan

READ a second time this 11th day of August 2015



Reeve - Brian Brewin



Municipal Administrator - Derrick Krizan

READ a third time and finally PASSED this 11th day of August, 2015.



Reeve - Brian Brewin



Municipal Administrator - Derrick Krizan



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

BYLAW NO. 1887

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 32-33, Block 22, Plan 4466AA
And
Lots 34-40, Block 22, Plan 4466AA**

from "Designated Hamlet Commercial – "HC" to "Designated Hamlet Public/Institutional – "HP//", as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1887 is to accommodate future public and institutional uses of said lands in compliance with the municipal Land Use Bylaw.

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 Lots 32-33, Block 22, Plan 4466AA and Lots 34-40, Block 22, Plan 4466AA, illustrated on the map in Schedule 'A' attached hereto, be redesignated from Designated Hamlet Commercial – "HC" to Designated Hamlet Public/Institutional – "HP//".
2. That the Land Use Districts Map be amended to reflect this redesignation.
3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.
5. That a consolidated version of Bylaw No. 1722 be prepared to reflect this redesignation.

READ a first time this 8 day of September, 2015.

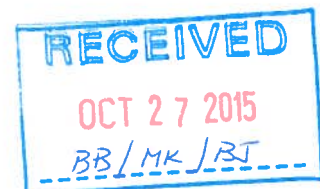
B. B. [Signature]
Reeve - Brian Brewin Municipal Administrator - Derrick Krizan

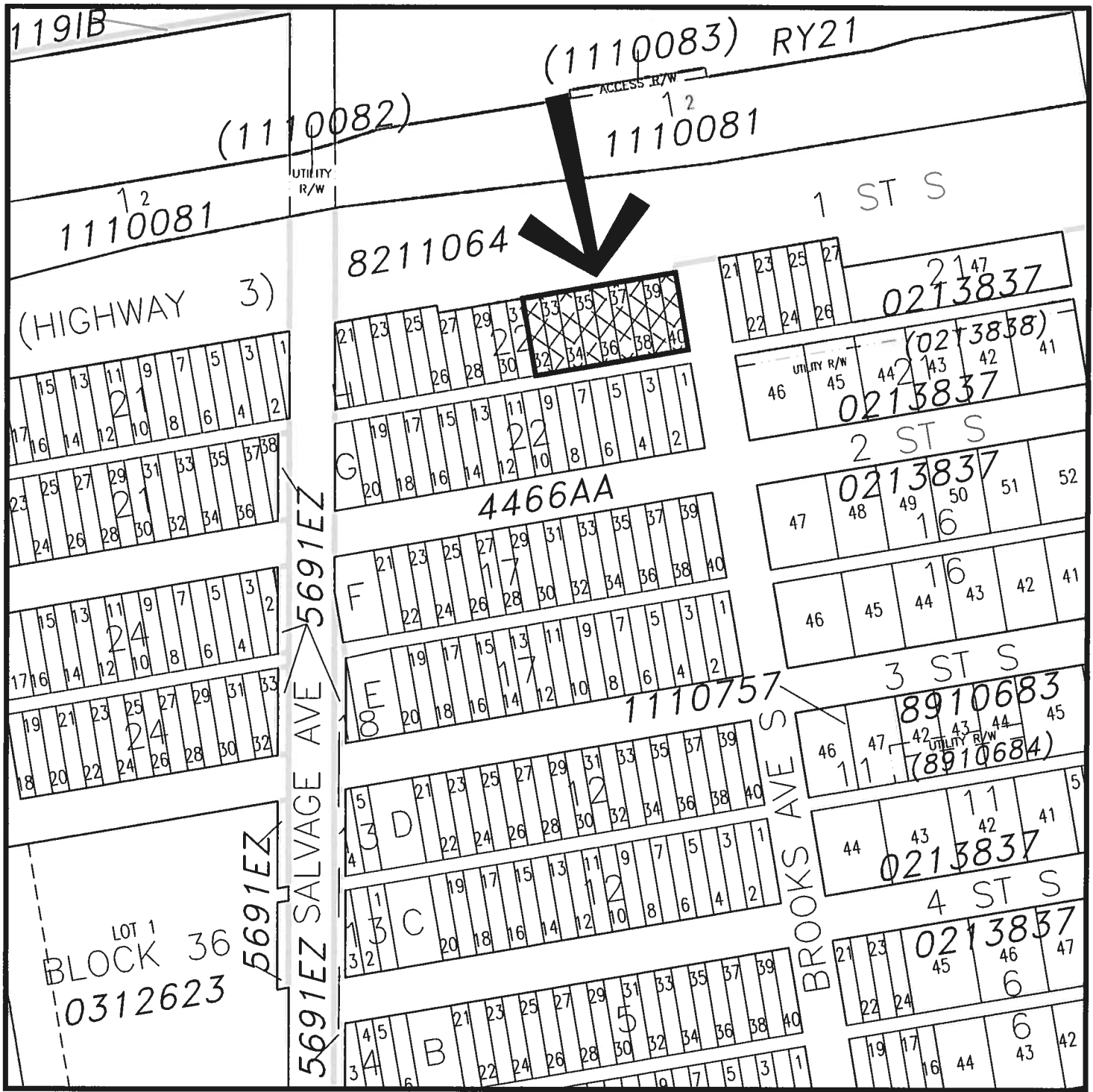
READ a second time this 13 day of October, 2015.

B. B. [Signature]
Reeve - Brian Brewin Municipal Administrator - Derrick Krizan

READ a third time and finally PASSED this 13 day of October, 2015.

B. B. [Signature]
Reeve - Brian Brewin Municipal Administrator - Derrick Krizan





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



**FROM: Hamlet Commercial HC
TO: Hamlet Public/Institutional HP/I**

**LOTS 32-33 AND LOTS 34-40, BLOCK 22, PLAN 4466AA
WITHIN NW 1/4 SEC 15, TWP 10, RGE 13, W 4 M
MUNICIPALITY: MUNICIPAL DISTRICT OF TABER
DATE: SEPTEMBER 1, 2015**

Bylaw #: _____
Date: _____

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"



0 Metres 50 100 150 200
October 27, 2015 N:\Taber-Municipal-District\Taber-MD LUD & Land Use Redesignations\
MD Taber Lots 32-40, Block 22, Plan 4466AA.dwg



MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1892

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 amend the Land Use Bylaw to include solar energy as a specifically defined use.

AND WHEREAS THE PURPOSE of proposed Bylaw No.1892 is to include two classifications for solar energy systems based on household and commercial/industrial systems and accompanying development permit application requirements and general considerations.

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 terms "Solar energy system, commercial/industrial" and "Solar energy system, household" are added to Schedule 14, Definitions of Bylaw Terminology and defined as follows:

Solar energy system, commercial/industrial means a system using solar technology to collect energy from the sun and convert it to energy that is intended to off-site consumption, distribution to the marketplace, or a solar energy system that does not meet the definition of Solar energy system, household.

Solar energy system, household means a photovoltaic system using solar panels to collect solar energy from the sun and convert it to electrical, mechanical, thermal or chemical energy that is primarily intended for sole use and consumption on-site by the landowner, resident or occupant.

2. That Section 1(b) of Schedule 2, Land Use District Regulations is amended to include Solar energy system, commercial/industrial as a discretionary use in the Rural Agricultural – "RA" land use district, the Rural Urban Fringe – "R/UF" land use district and the Grouped Rural Industrial – "GRI" land use district as follows:

Section 1(b) Discretionary – *add the use:* "Solar energy system, commercial/industrial"

3. That Section 1(b) of Schedule 2, Land Use District Regulations is amended to include Solar energy system, household as a discretionary use in the Rural Agricultural – "RA" land use district, the Rural Urban Fringe – "R/UF" land use district, the Grouped Rural Industrial – "GRI" land use district, the Grouped Country Residential – "GCR" land use district, the Rural Highway Commercial – "RHC" land use district, the Private Commercial Recreation – "PCR" land use district, the Designated Hamlet Residential – "HR" land use district, the Designated Hamlet Commercial – "HC" land use district, the Designated Hamlet Industrial – "HI" land use district, the Designated Hamlet Public and Institutional – "HP/I" land use district, and the Designated Hamlet Transitional/Agricultural – "HT/A" land use district as follows:

Section 1(b) Discretionary – *add the use:* "Solar energy system, household"

4. That Schedule 11, Wind Energy Conversion Systems is amended to include Solar Energy Systems in the title and the phrase "Part 1" is added as a heading for Wind Energy Conversion Systems (WECS) preceding sections 1 through 16 as follows (add the text shown in underlined italics and delete the text shown in ~~strikethrough~~):

SCHEDULE 11

WIND ENERGY CONVERSION SYSTEMS (WECS) AND SOLAR ENERGY SYSTEMS

Part 1

WIND ENERGY CONVERSION SYSTEMS (WECS)

5. That Schedule 11, Wind Energy Conversion Systems and Solar Energy Systems is amended to add Part 2 Solar Energy Systems following Part 1 Wind Energy Systems (WECS) as follows:

Part 2

RECEIVED

JUL 18 2016

BB / BJ

SOLAR ENERGY SYSTEMS

1. DEFINITIONS

Solar energy system, commercial/industrial

A system using solar technology to collect energy from the sun and convert it to energy that is intended for off-site consumption, distribution to the marketplace, or a solar energy system that does not meet the definition of solar energy systems, household.

Solar energy system, household

A photovoltaic system using solar panels to collect solar energy from the sun and convert it to electrical, mechanical, thermal, or chemical energy that is primarily intended for sole use and consumption on-site by the landowner, resident or occupant.

2. SOLAR ENERGY SYSTEM, HOUSEHOLD:

- (a) Development permit applications for solar energy system, household, 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;
 - (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 maximum height from existing grade.
- (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. In the Designated Hamlet land use districts, free-standing solar panels are subject to the ancillary building and structure setbacks.
- (f) The maximum height of a free-standing solar panels shall not exceed 8 ft (2.44 m).
- (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.

3. SOLAR ENERGY SYSTEM, COMMERCIAL/INDUSTRIAL:

- (a) Development permit applications for solar energy system, commercial/industrial shall be accompanied by the following additional information:
 - (i) the location of overhead utilities on or abutting the subject parcel and identification of any sensitive, environmental or topographical features which may be present on the parcel;
 - (ii) information regarding setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land;
 - (iii) detailed information about the system type, number of structures, height of structures, and the energy process and rated output;
 - (iv) any information regarding general public safety and security measures;
 - (v) 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; potential visual impacts, and consistency with the policies of the Municipal Development Plan;
 - (vi) preliminary grading/drainage plan;
 - (vii) any potential impacts to public roads;
 - (viii) decommissioning plan;

- (ix) if required by the Development Authority, an Environmental Assessment Review prepared by a qualified professional or other studies and reports to demonstrate site suitability and impact mitigation.
 - (b) In the Rural Agricultural – "RA" and Rural/Urban Fringe – "R/UF" land use districts, applicants are encouraged to consider the following when selecting sites:
 - (i) use of the lowest productive land, dry corners, and poor agricultural land is preferred;
 - (ii) to the extent possible, use of irrigated land and high quality agricultural land should be avoided/minimized.
6. That Section 3 of Schedule 3, Development Not Requiring A Permit is amended as follows (add the text shown in underlined italics and delete the text shown in ~~strikethrough~~):
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, household installations of more than 5 solar panels on the same parcel, and are not proposed to be located within 150 feet of the centre line of any municipal road right-of-way.
7. That Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
8. This bylaw comes into effect upon third and final reading hereof.
9. That a consolidated version of Bylaw No. 1722 is prepared incorporating Bylaw No. 1892.

READ a **first** time this 24 day of May, 2016.

Brian Brewin

Reeve – Brian Brewin

Derrick Krizsan

Municipal Administrator - Derrick Krizsan

READ a **second** time this 28 day of June, 2016.

Brian Brewin

Reeve – Brian Brewin

Derrick Krizsan

Municipal Administrator - Derrick Krizsan

READ a **third** time and finally PASSED this 28 day of June, 2016 as amended.

Brian Brewin

Reeve – Brian Brewin

Derrick Krizsan

Municipal Administrator - Derrick Krizsan

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

BYLAW NO. 1899

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:

All of Legal Subdivision 5 and that portion of Legal Subdivision 6 in the SW¼ Sec 21, Twp 9, Rge 16, W4M, which lies west of Horseshoe Lake Reservoir on Plan IRR1424, excepting thereout Descriptive Plan 0010380 and Plan 0813596

from "Rural Agricultural – "RA" to "Grouped Country Residential – "GCR", as shown on the map in Schedule 'A' attached hereto.


AND WHEREAS THE PURPOSE of proposed Bylaw No. 1899 is to accommodate grouped country residential development of said lands in compliance with the municipal Land Use Bylaw.

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 all of Legal Subdivision 5 and that portion of Legal Subdivision 6 in the SW¼ Sec 21, Twp 9, Rge 16, W4M, which lies west of Horseshoe Lake Reservoir on Plan IRR1424, excepting thereout Descriptive Plan 0010380 and Plan 0813596 illustrated on the map in Schedule 'A' attached hereto, be redesignated from Rural Agricultural – "RA" to Grouped Country Residential – "GCR".
2. That the Land Use Districts Map be amended to reflect this redesignation.
3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.
5. That a consolidated version of Bylaw No. 1722 be prepared to reflect this redesignation.

READ a first time this 13th day of September, 2016.




Reeve – Brian Brewin



Municipal Administrator - Derrick Krizsan

READ a second time this 11th day of October, 2016.




Reeve – Brian Brewin



Municipal Administrator - Derrick Krizsan

READ a third time and finally PASSED this 25th day of October, 2016.

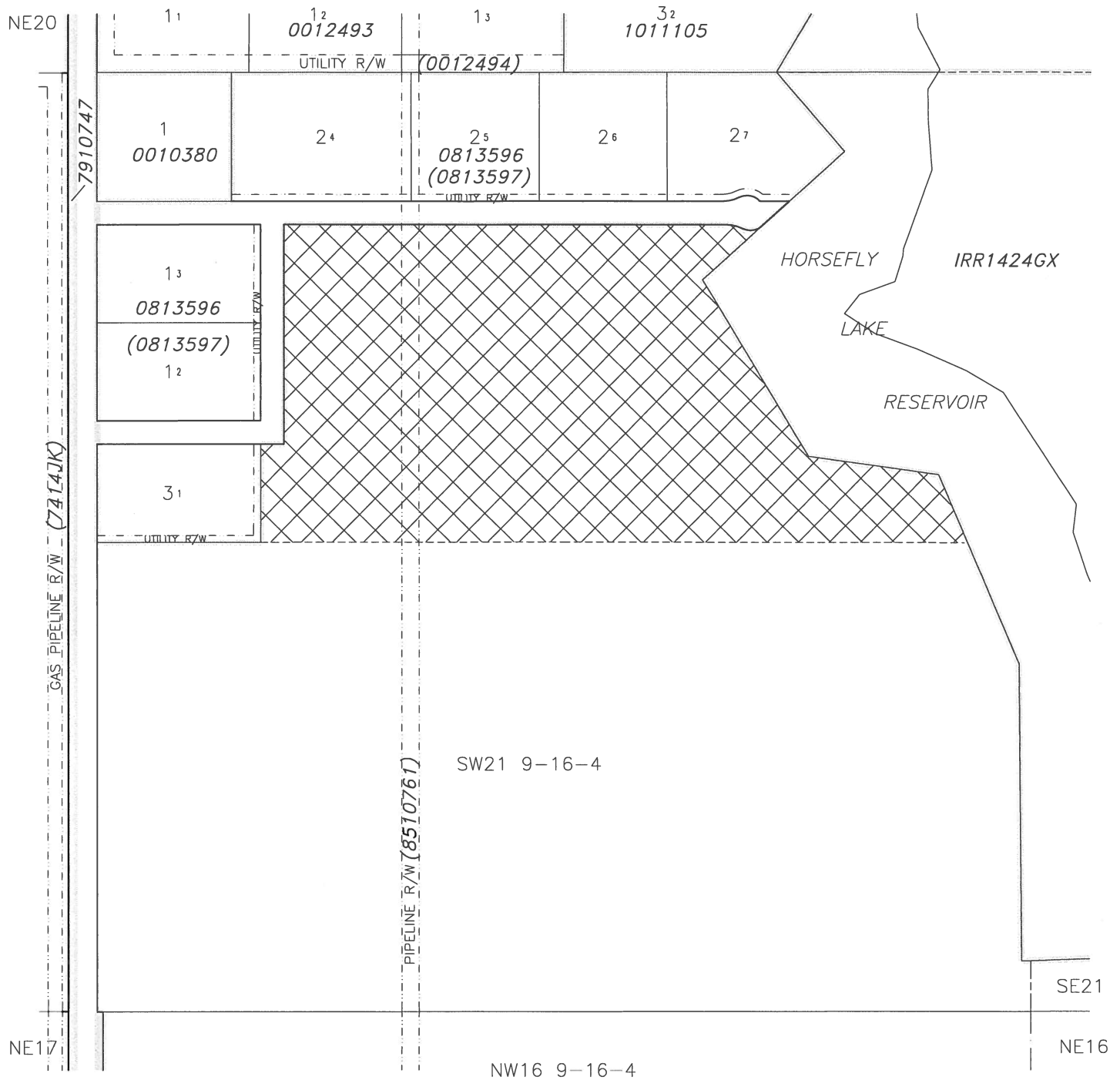


Reeve – Brian Brewin



Municipal Administrator - Derrick Krizsan





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

Bylaw #: _____
Date: _____



FROM: Rural Agricultural - RA
TO: Grouped Country Residential - GCR

PORTIONS OF LEGAL SUBDIVISIONS 5 & 6
WITHIN SW 1/4 SEC 21, TWP 9, RGE 16, W 4 M
MUNICIPALITY: MUNICIPAL DISTRICT OF TABER
DATE: AUGUST 19, 2016

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344



"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

October 27, 2016 N:\Taber-Municipal-District\Taber-MD LUD & Land Use Redesignations\MD Taber SW21-9-16-4.dwg

**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.

RECEIVED

JUL 17 2017

BB/BJ/KS

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.

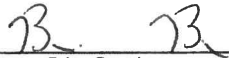


Reeve – Brian Brewin



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. 1907**

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.

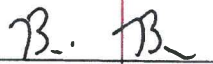
WHEREAS THE PURPOSE of proposed Bylaw No. 1907 is to classify non-temporary shipping containers as a discretionary use in the Private Commercial Recreation – "PCR" land use district.

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 Section 1(b) of Schedule 2, Land Use District Regulations is amended to include "Shipping container²" as a discretionary use in the Private Commercial Recreation – "PCR" land use district.
2. That Section 1(c) of Schedule 2, Land Use District Regulations is amended to delete "Shipping container²" from the list of prohibited uses in the Private Commercial Recreation – "PCR" land use district.
3. That Section 1(a) of Schedule 12, Shipping Container Standards is amended to delete Private Commercial Recreation – "PCR" from the list of land use districts where shipping containers are prohibited as follows (delete the text shown in ~~strike~~through):
 - 1(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", ~~Private Commercial Recreation – "PCR"~~ and Designated Hamlet Residential – "HR".
4. That 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 is prepared incorporating Bylaw No. 1907.

READ a **first** time this 13 day of June, 2017.



Reeve – Brian Brewin



Municipal Administrator - Derrick Krizan

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



Reeve – Brian Brewin



Municipal Administrator - Derrick Krizan

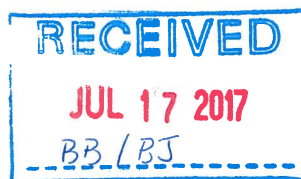
READ a **third** time and finally PASSED this 11 day of July, 2017.



Reeve – Brian Brewin



Municipal Administrator - Derrick Krizan



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

BYLAW NO. 1914

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 "Designated Hamlet Industrial– "HI", as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1914 is to accommodate industrial development of said lands in compliance with the municipal Land Use Bylaw.

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" be redesignated to "Designated Hamlet Industrial – "HI".
2. That the Land Use Districts Map be amended to reflect this redesignation.
3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.
5. That a consolidated version of Bylaw No. 1722 be prepared to reflect this redesignation.

READ a **first** time this 24 day of October, 2017.

Reeve –

Municipal Administrator - Derrick Krizsan

READ a **second** time this _____ day of _____, 2017.

Reeve –

Municipal Administrator - Derrick Krizsan

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

Reeve –

Municipal Administrator- Derrick Krizsan

**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

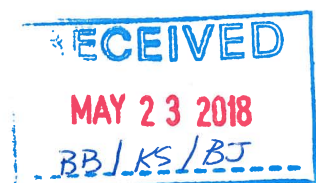
from "Designated Hamlet Residential – "HR" to "Direct Control – "DC", as shown on the map in Schedule 'A' attached hereto.

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.

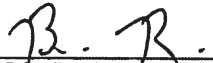
X. APPEAL PROCEDURE

- 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

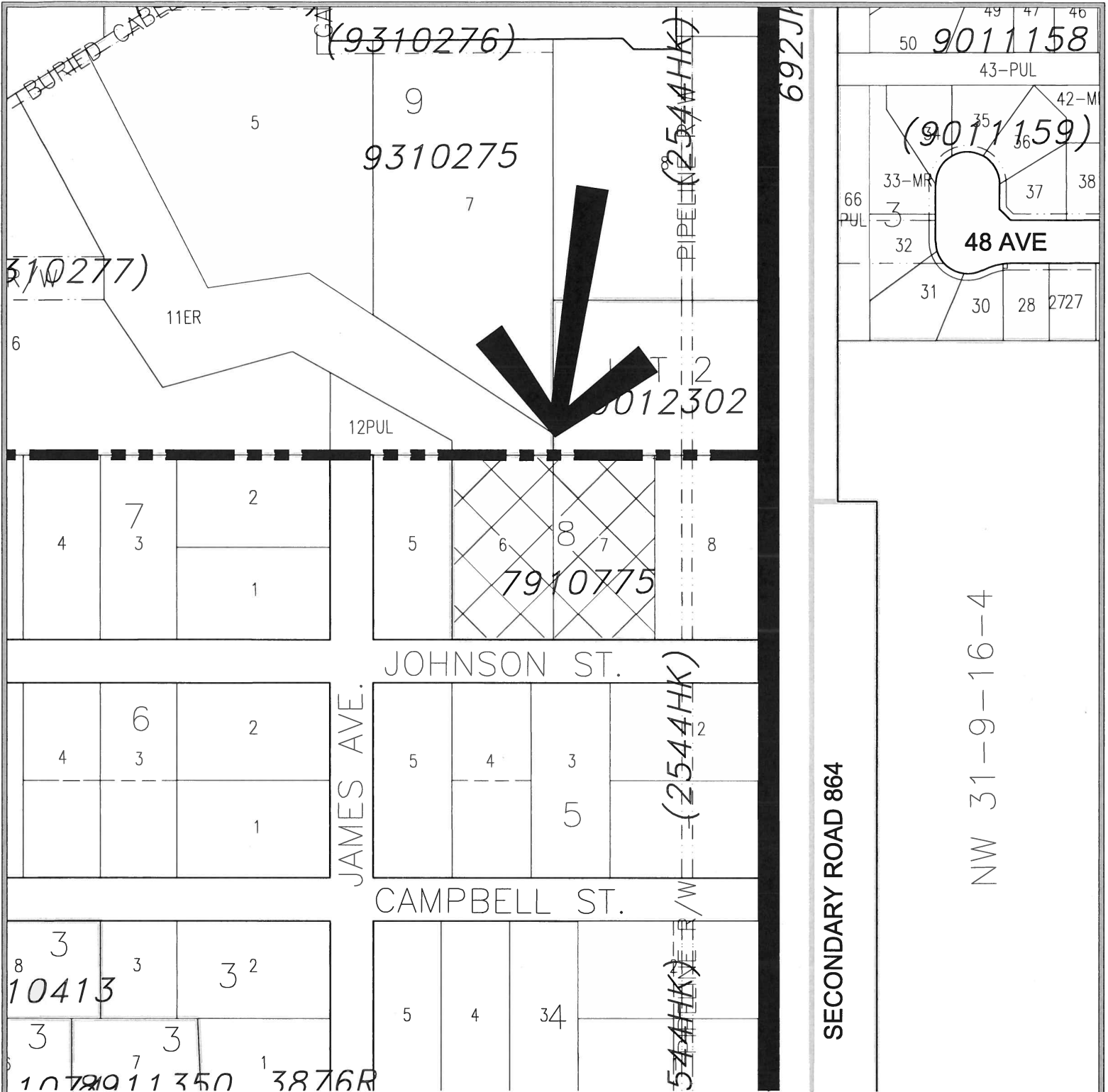
READ a **third** time and finally PASSED this 24 day of April, 2018.



Reeve – Brian Brewin



Municipal Administrator - Derrick Krizsan



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



FROM: Hamlet Residential HR

TO: Direct Control DC

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

Bylaw #: _____
Date: _____



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

BYLAW NO. 1936

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 deems it necessary to amend Land Use Bylaw No. 1722 to provide compliance with the recent amendments to the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 relating to Part 17 dealing with administrative procedures and requirements.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1936 is 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, and update other administrative requirements for clarity and ease of use.

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 administrative section of Land Use Bylaw No. 1722 is amended as indicated in the attached Schedule A (text shown in highlighted strikethrough is deleted; text shown in highlighted underlined italics is added);
2. That the Table of Contents of Land Use Bylaw No. 1722 is updated accordingly.
3. That Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended and a consolidated version of Bylaw No. 1722 reflecting the amendment is authorized to be prepared, including formatting, page numbering and any necessary section numbering throughout.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 26 day of June 2018.

Brian Brewin

Reeve – Brian Brewin

Derrick Krizan

Municipal Administrator – Derrick Krizan

READ as amended a **second** time this 14 day of August 2018.

Brian Brewin

Reeve – Brian Brewin

Derrick Krizan

Municipal Administrator – Derrick Krizan

READ as amended a **third** time and finally PASSED this 14 day of August 2018.

Brian Brewin

Reeve – Brian Brewin

Derrick Krizan

Municipal Administrator – Derrick Krizan

RECEIVED

OCT 3 - 2018

BB / BJ

Schedule A

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 a 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 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. 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.

PROCESSING DISCRETIONARY USE APPLICATIONS

14. (a) Upon receipt of a completed application for a development permit for a discretionary use, the designated officer 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 is 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; or
 - (iv) posting a notice prominently on the Municipal District of Taber official website or official social media site(s);
- ~~(iv)~~ ✓ 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).
- ~~(b)(c)~~ Any person notified in accordance with subsection (a) and who wishes to comment on the application must should notify the Development Authority of this intention within 14 consecutive days of the mailing, posting or publication of a notice of application, if such comments are to be considered 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 within 7 consecutive days of the mailing, posting or publication of a notice of application.

DEVELOPMENT PERMIT NOTIFICATION NOTICE OF DECISION

19. ~~(a)~~ Upon the approval of the application and the issue of a development permit, the Development Authority shall immediately notify or cause to be notified, any persons likely to

be affected by or appeal the decision of the Development Authority in accordance with the procedure in Section 18(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 sites(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 includes the date on which the decision was made, to the applicant on the same day the decision is made.

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

- (i) the date the Development Authority signs the notice of decision or development permit, or
 - (ii) the date the decision is posted on the property for which the application has been made, or
 - (iii) the date the decision is posted in the newspaper circulating in the Municipal District of Taber, or
 - (iv) 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 of receipt of the completed application by the designated officer.

(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 ~~14~~ 21 days after notice of the issuance of the permit in accordance with ~~section 686(1) of the Act~~ 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 ~~(see Subdivision and Development Appeal Board Bylaw)~~.
- (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 21 days after the date on which the decision was made in accordance with section 19 (see section 19(c) for definition of "date on which the decision was made").

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(a)(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.

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

BYLAW NO. 1941

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 deems it necessary to amend Land Use Bylaw No. 1722 to include regulations for retail cannabis stores and cannabis production facilities given the impending federal legislation legalizing cannabis sales.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1941 is 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.

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 term "Cannabis production facility" is added to Schedule 14, Definitions of Bylaw Terminology and defined as follows:

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".

2. That the term "Retail cannabis store" is added to Schedule 14, Definitions of Bylaw Terminology and defined as follows:

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.

3. That the term "Cannabis" and "Cannabis accessories" are added to Schedule 14, Definitions of Bylaw Terminology and defined as follows:

Cannabis means cannabis as defined in the 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.

4. That the term "Provincial health care facility" is added to Schedule 14, Definitions of Bylaw Terminology and defined as follows:

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

5. That the following definitions in Schedule 14 are amended as follows (add the text shown in underlined italics):

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".*

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. Example 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".*



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".*

6. That Section 1(b) of Schedule 2, Land Use District Regulations is amended to include cannabis production facility as a discretionary use in the Rural Agricultural – "RA" land use district, the Rural/Urban Fringe – "R/UF" land use district, the Grouped Rural Industrial – "GRI" land use district, the Designated Hamlet Industrial – "HI" land use district, and the Designated Hamlet Transitional/Agricultural – "HT/A" land use district as follows:

Section 1(b) Discretionary – *add the use* "Cannabis production facility"

7. That use specific requirements for a cannabis production facility are added to the Rural Agricultural – "RA" land use district as section 15, the Rural/Urban Fringe – "R/UF" land use district as section 14, the Grouped Rural Industrial – "GRI" land use district as section 10, the Designated Hamlet Industrial – "HI" land use district as section 9, and the Designated Hamlet Transitional/Agricultural – "HT/A" land use district as section 8, in Schedule 2, Land Use District Regulations, as follows:

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.
8. That the Designated Hamlet Commercial – "HC" land use district in Schedule 2, Land Use District Regulations is amended to add section 8 as follows:

~~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 (public or private), 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:

*amended
as attached*

- (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.

9. That the Table of Contents of Land Use Bylaw No. 1722 is updated accordingly.

10. That Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended and a consolidated version of Bylaw No. 1722 reflecting the amendment is authorized to be prepared, including formatting, page numbering, and any necessary section numbering throughout.

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

READ a First time this 9 day of October, 2018.

READ a Second time as amended this 11 day of December, 2018.

READ a Third time as amended this 11 day of December, 2018.

SIGNED and PASSED this 11 day of December, 2018.



Reeve



Chief Administrative Officer

Memo

To: MD of Taber Council

File: 4A-342

From: Bonnie Brunner, Senior Planner

Date: November 28, 2018
Via e-mail

Re: Proposed Amendment to MD of Taber Land Use Bylaw No. 1722
Bylaw 1941 Cannabis retail store and production facility
Public Hearing December 11, 2018

Given the legalization of cannabis by the Federal Government, amendments to the MD of Taber Land Use Bylaw addressing retail cannabis stores and facilities for the production of cannabis are necessary. Proposed Bylaw No. 1941:

- Classifies a retail cannabis store as a Discretionary Use in the Designated Hamlet Commercial – “HC” land use district only.
- Classifies a cannabis production facility as a Discretionary Use in the Rural Agricultural – “RA” land use district, Rural/Urban Fringe – “R/UF” land use district, Grouped Rural Industrial – “GRI” land use district, Designated Hamlet Industrial – “HI” land use district and the Designated Transitional/Agricultural – “H/TA” land use district.
- Establishes a minimum setback requirement for a retail cannabis store of 100 metres from a hospital, school, school and municipal and school reserve (SR & MSR), and municipal or provincial land that contains a park, playground, campground, or recreation area.
- Establishes a minimum setback requirement of 150 metres between retail cannabis stores.
- Includes definitions for a retail cannabis store, cannabis production facility, cannabis, cannabis accessories and provincial health care facility, and clarifies that a home occupation use and retail sales use does not include sale of cannabis and cannabis accessories and intensive horticultural operation/facility does not include a cannabis production facility.
- Establishes use specific development and application requirements for a cannabis retail store and cannabis production facility, such as responsibilities for obtaining licenses, documentation demonstrating compliance with provincial requirements governing store premises and business naming and signage, and information requirements for cannabis production facilities to ensure potential odours and impacts of processes are minimized.

Subsequent to first reading of the bylaw, information has been obtained indicating that the setback established within a land use bylaw with respect to a cannabis retail store from schools may include home schooling unless prescribed otherwise within the municipal land use bylaw (the definition of a school includes a home education program (home schooling) under the School Act). As such, the following amendment to section 8.(a)(ii) of Bylaw 1941 is proposed for Council consideration:

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 (~~public or private~~ 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.

APPENDIX 1

**MUNICIPAL DISTRICT OF TABER
DEVELOPMENT PERMIT FEES**

Schedule of Fees

- (A) Requests for a Land Use Bylaw Amendment, an Area Structure, or any other Statutory Plan shall be accompanied by a Five Hundred Dollar (\$500.00) application fee. (non-refundable)
- (B) Applications for a Development Permit shall be accompanied by the following non-refundable fee(s):
- (a) Development for Residential Uses
- | | | |
|---|----------|-----|
| Single Family Residential | \$100.00 | |
| Home Occupations | \$50.00 | |
| Duplex/Semi Detached Dwellings | \$200.00 | |
| Multi-family Apartments & Townhouses (per unit) | \$100.00 | |
| Additions to Dwellings | \$100.00 | |
| Accessory Buildings in Residential Districts | \$50.00 | 100 |
- (b) Development for Commercial and Industrial Uses
- | | | |
|---|----------|-----|
| Change of Use or Additional Use | \$100.00 | |
| New Buildings with an area of: | | |
| i. less than 500 square metres (5400 ft ²) | \$100.00 | |
| ii. 500 to 2,000 square metres (21,500 ft ²) | \$200.00 | |
| iii. 2,001 to 5,000 square metres (53,800 ft ²) | \$200.00 | 300 |
| iv. over 5,000 square metres | \$500.00 | |
- (C) Applications Requiring Public Notice - When Council policy requires notification in the form of a Public Notice, an additional fee of \$300.00 shall be required.
- (D) Unauthorized Development - When an application is made after development has commenced or occurred, the above fee may be doubled.
- (E) Land Use Bylaw \$20.00 per copy 25
- (F) Joint Intermunicipal Development Plan \$20.00 per copy
- (G) Certificate of Compliance \$20.00 per certificate 40
- (H) Subdivision and Development Appeal Hearings \$400.00 (amended Mar 13/07)
with \$300.00 being refundable upon a successful appeal
- (I) Special Meeting Fee \$750.00 (amended Mar 13/07)

Note:

- 1) In any case where the required fee or use is not specifically listed in the fee schedule, such fees shall be determined by the Subdivision and Development Authority in a manner consistent with those fees listed in appendix for similar developments.
- 2) The Schedule of Development Permit Fees may be amended from time to time by resolution of Council.

Council Approval on December 9, 2003 (effective January 1, 2004)

**MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1943
Revised Bylaw No. 1941**

BEING a bylaw of the Municipal District of Taber in the Province of Alberta to revise Bylaw No. 1941 to correct a clerical error.

WHEREAS Section 63(1) and Section 63(2)(g) of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provides that a council may by bylaw authorize the revision of a bylaw to make changes, without materially affecting the bylaw in principle or substance, to correct clerical, technical, grammatical or typographical errors in the bylaw; to bring out more clearly what is considered to be the meaning of a bylaw, or to improve the expression of the law; and

WHEREAS Section 692(6) of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provides that a bylaw under Section 692(1), Planning bylaws, may be amended without giving notice or holding a public hearing if the amendment corrects clerical, technical, grammatical or typographical errors and does not materially affect the bylaw in principle or substance; and

WHEREAS a clerical error has been identified in Bylaw No. 1941 being a bylaw to amend Bylaw No. 1722, being the municipal Land Use Bylaw, whereby the section classifying a "Retail cannabis store" as a discretionary use in the "Designated Hamlet Commercial – HC" land use district was inadvertently omitted; and

WHEREAS the public notice for Bylaw No. 1941 correctly identified a "Retail cannabis store" as a proposed discretionary use in the "Designated Hamlet Commercial – HC" land use district and the supporting documentation provided to the Council of the Municipal District of Taber at the time of consideration of first reading for Bylaw No. 1941 and during the public hearing clearly indicated the intent to include a "Retail cannabis store" as a discretionary use in the "Designated Hamlet Commercial – HC" land use district; and

WHEREAS the Council of the Municipal District of Taber deems it proper and expedient to correct the clerical error and deems that the correction does not materially affect the bylaw in principle or substance;

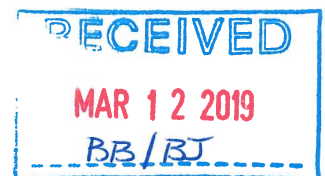
NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Municipal District of Taber in the Province of Alberta duly assembled does hereby enact the following:

1. That Section 8 of Bylaw No. 1941 is hereby revised to add the text shown in underlined italics to correct the clerical error as follows:

8. That Section 1(b) of Schedule 2, Land Use District Regulations is amended to include "Retail cannabis store" as a discretionary use in the Designated Hamlet Commercial – "HC" land use district and that the Designated Hamlet Commercial – "HC" land use district in Schedule 2, Land Use District Regulations is amended to add section 8 as follows:

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.
2. Bylaw No. 1941 is hereby revised and a consolidated version of Bylaw No. 1722 reflecting the correction is authorized to be prepared.
3. This bylaw shall come into effect upon third and final reading hereof.

READ a First time this 26 day of February, 2019.

READ a Second time this 26 day of February, 2019.

READ a Third time this 26 day of February, 2019.

SIGNED and PASSED this 26 day of February, 2019.



Reeve



Chief Administrative Officer

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

BYLAW NO. 1944

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:

The 40.00 metre by 262.32 metre portion of the SW¼ 11-13-16-4,
containing 1.05 hectares,
shown on the map in Schedule 'A' attached hereto

from "Rural/Urban Fringe – "R/UF" to "Rural Highway Commercial– "RHC".

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1944 is to accommodate highway commercial development of said lands in compliance with the municipal Land Use Bylaw.

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 the 40.00 metre by 262.32 metre portion of the SW¼ 11-13-16-4, containing 1.05 hectares, shown on the map in Schedule 'A', is redesignated from "Rural/Urban Fringe – "R/UF" to "Rural Highway Commercial – "RHC".
2. That the Land Use Districts Map is amended to reflect this redesignation.
3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.
5. That a consolidated version of Bylaw No. 1722 be prepared to reflect this redesignation.

READ a First time this 26 day of February, 2019.

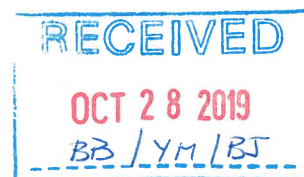
READ a Second time this 26 day of March, 2019.

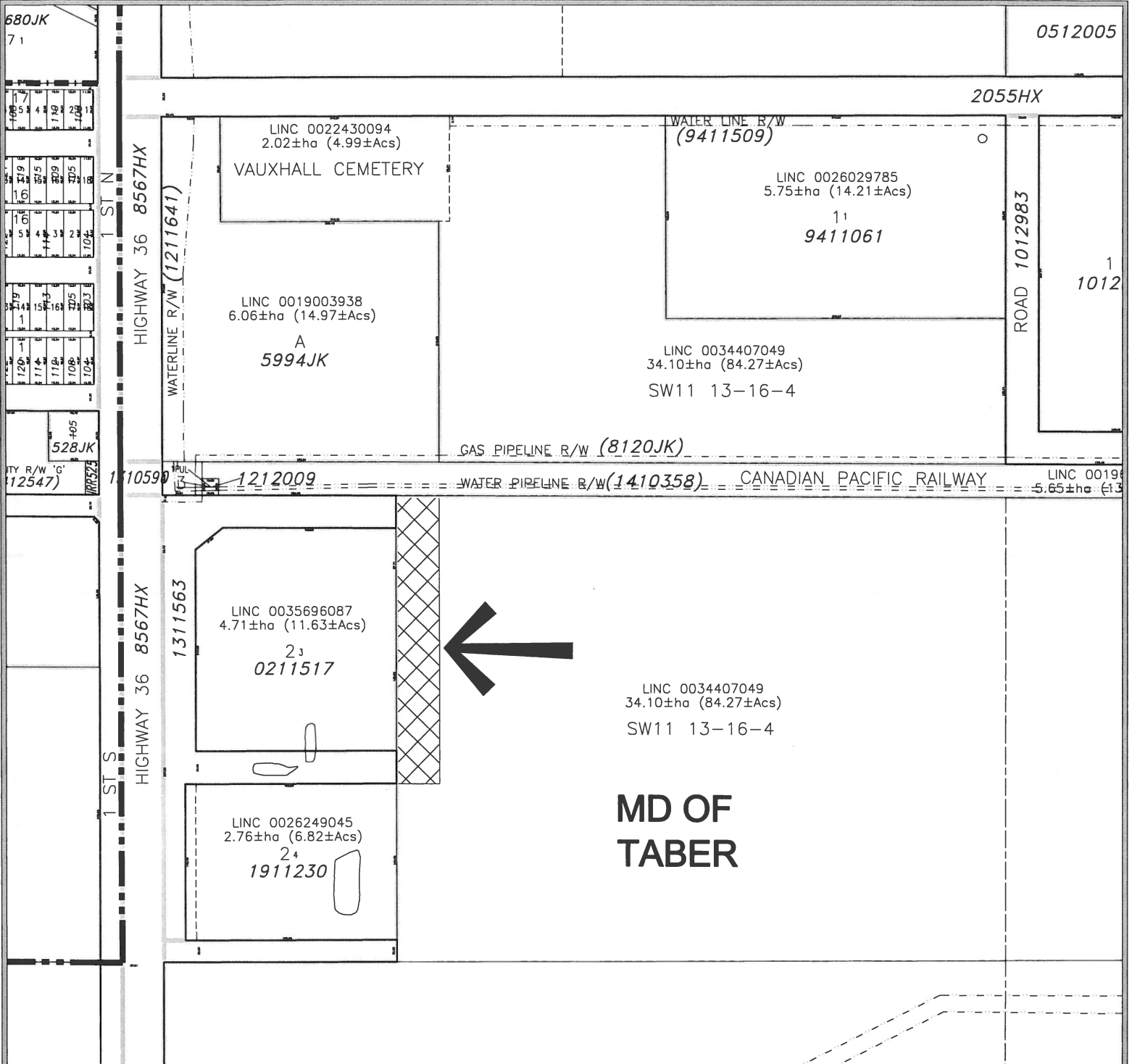
READ a Third time this 26 day of March, 2019.

SIGNED and PASSED this 26 day of March, 2019.


Reeve


Chief Administrative Officer





LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: Rural / Urban Fringe R/UF
TO: Rural Highway Commercial RHC

PORTION OF SW 1/4 SEC 11, TWP 13, RGE 16, W 4 M
MUNICIPALITY: MUNICIPAL DISTRICT OF TABER
DATE: FEBRUARY 20, 2019

Bylaw #: 1944
Date: _____



0 Metres 100 200 300 400



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

BYLAW NO. 1958

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:

The southerly 147.22 metres of the easterly 228.14 metres of the North East Quarter, Section 17, Township 10, Range 16, W4M containing 3.36 hectares (8.29 acres) more or less, excepting Plan High 3654HP containing 0.303 hectare more or less, shown on the map in Schedule 'A' attached hereto

from "Grouped Country Residential – "GCR" to "Rural Agricultural – "RA".

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1958 is to accommodate rural agricultural development of said lands in compliance with the municipal Land Use Bylaw.

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, the southerly 147.22 metres of the easterly 228.14 metres of the North East Quarter, Section 17, Township 10, Range 16, W4M containing 3.36 hectares (8.29 acres) more or less, excepting Plan High 3654HP containing 0.303 hectare more or less, shown on the map in Schedule 'A' attached hereto is redesignated from "Grouped Country Residential – "GCR" to "Rural Agricultural – "RA".
2. That the Land Use Districts Map is amended to reflect this redesignation.
3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.
5. That a consolidated version of Bylaw No. 1722 be prepared to reflect this redesignation.

READ a First time this 10 day of December, 2019.

READ a Second time this 14 day of January, 2020.

READ a Third time this 14 day of January, 2020.

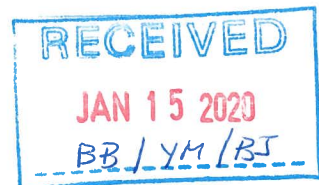
SIGNED and PASSED this 14 day of January, 2020.

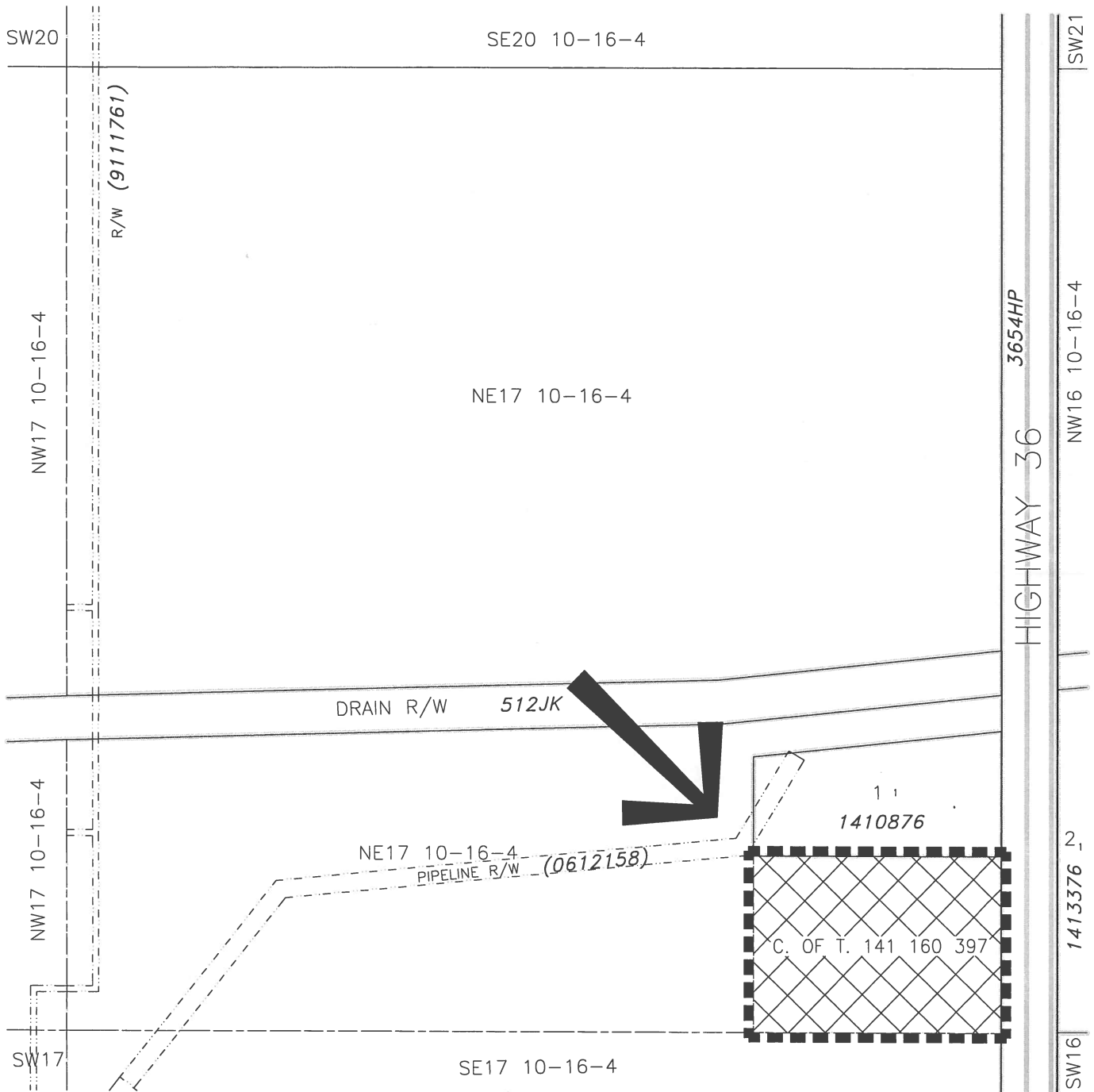


Reeve



Chief Administrative Officer





LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: Grouped Country Residential - GCR
TO: Rural Agricultural - RA

C. OF T. 141 160 397 WITHIN
PORTION OF NE 1/4 SEC 17, TWP 10, RGE 16, W 4 M
MUNICIPALITY: M.D. OF TABER
DATE: NOVEMBER 25, 2019

Bylaw #: 1958
Date: _____



0 Metres 100 200 300 400



January 16, 2020 N:\Taber-Municipal-District\Taber-MD LUD & Land Use Redesignations\MD Taber Portion of NE17-10-16-4.dwg

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

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

BYLAW NO. 1963

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:

A portion of Lot 3, Block 2, Plan 2010659
as illustrated in the attached
Schedule 'A'

from "Rural Agricultural – "RA" to "Private Commercial Recreation – "PCR".

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1963 is to accommodate future development of the land for phase four of a campground in accordance with the adopted King Arthur's Lake Front Resort Area Structure Plan.

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 a portion of Lot 3, Block 2, Plan 2010659 in the E½ Sec. 30, Twp. 12, Rge. 16, W4M, encompassing 8.22 acres more or less, shown on the map in Schedule 'A' attached hereto is redesignated from "Rural Agricultural – "RA" to "Private Commercial Recreation – "PCR".
2. That the Land Use Districts Map is amended to reflect this redesignation.
3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.
5. That a consolidated version of Bylaw No. 1722 be prepared to reflect this redesignation.


READ a First time this 12 day of May, 2020.

READ a Second time this 14 day of July, 2020.

READ a Third time this 14 day of July, 2020.

SIGNED and PASSED this 14 day of July, 2020.


Reeve


Chief Administrative Officer

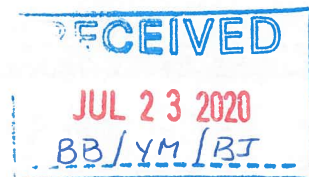




Photo: 2019

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



FROM: Rural Agriculture RA
TO: Private Commercial Recreation PCR

PORTION OF E1/2 SEC 30, TWP 12, RGE 16, W 4 M
MUNICIPALITY: M.D. OF TABER
DATE: MAY 5, 2020

Bylaw #: _____
Date: _____



May 06, 2020 N:\Taber-Municipal-District\Taber-MD LUD & Land Use Redesignations\MD-Taber-SE&NE30-12-16-4.dwg

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL: 403-328-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

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

BYLAW NO. 1967

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 deems it necessary to amend Land Use Bylaw No. 1722 to address common development issues and matters relating to application requirements, siting criteria, development standards, and decommissioning relating to solar energy system developments.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1967 is 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.

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 use 'Solar energy system, household' is removed from the list of discretionary uses in section 1(b), Schedule 2 Land Use District Regulations, in all land use districts excepting direct control districts.
2. That the use 'Solar energy system, commercial/industrial' is removed from the list of discretionary uses in section 1(b), Schedule 2 Land Use District Regulations, in the following land use districts: Rural Agricultural – "RA", Rural/Urban Fringe – "R/UF", and Grouped Rural Industrial – "GRI".
3. That the use 'Solar energy system Class A' is added to the list of discretionary uses in section 1(b), Schedule 2 Land Use District Regulations, in all land use districts excepting direct control districts.
4. That the use 'Solar energy system Class B' is added to the list of discretionary uses in section 1(b), Schedule 2 Land Use District Regulations, in the following land use districts: Rural Agricultural – "RA", Rural/Urban Fringe – "R/UF", Grouped Rural Industrial – "GRI", Rural Highway Commercial – "RHC", Private Commercial Recreation – "PCR", Designated Hamlet Commercial – "HC", Designated Hamlet Industrial – "HI", Designated Hamlet Public/Institutional – HP/I, and Designated Hamlet Transitional/Agricultural – "HT/A".
5. That the use 'Solar energy system Class C' is added to the list of discretionary uses in section 1(b), Schedule 2 Land Use District Regulations, in the following land use districts: Rural Agricultural – "RA", Rural/Urban Fringe – "R/UF" and Grouped Rural Industrial – "GRI".
6. That Part 2, Solar Energy Systems, Schedule 11 Wind Energy Conversion Systems and Solar Energy Systems, is deleted and replaced with the following:

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;
 - (vi) 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.

7. That the terms and definitions for 'Solar energy system, commercial/industrial' and 'Solar energy system, household' are deleted from Schedule 14 Definitions of Bylaw Terminology and the following terms and definitions added:

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.

8. That the Table of Contents of Land Use Bylaw No. 1722 is updated accordingly.
9. That Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended and a consolidated version of Bylaw No. 1722 reflecting the amendment is authorized to be prepared, including formatting, page numbering, and any necessary section numbering throughout.
10. This bylaw comes into effect upon third and final reading hereof.

READ a First time this 10th day of November, 2020.

READ a Second time this 8th day of December, 2020, as amended.

READ a Third time this 8th day of December, 2020.

SIGNED and PASSED this 8th day of December, 2020.


Reeve


Chief Administrative Officer

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

BYLAW NO. 1970

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 2, Plan 9611496
Within the NW¼ Sec. 8, Twp. 9, Rge. 16, W4M
Containing 10.84 Hectares (26.79 acres) More or Less

from "Grouped Country Residential – "GCR" to "Rural Agricultural – "RA".

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1970 is to accommodate rural agricultural development of said lands in compliance with the municipal Land Use Bylaw.

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

READ a First time this 26th day of January, 2021.

READ a Second time this 23rd day of February, 2021.

READ a Third time this 23rd day of February, 2021.

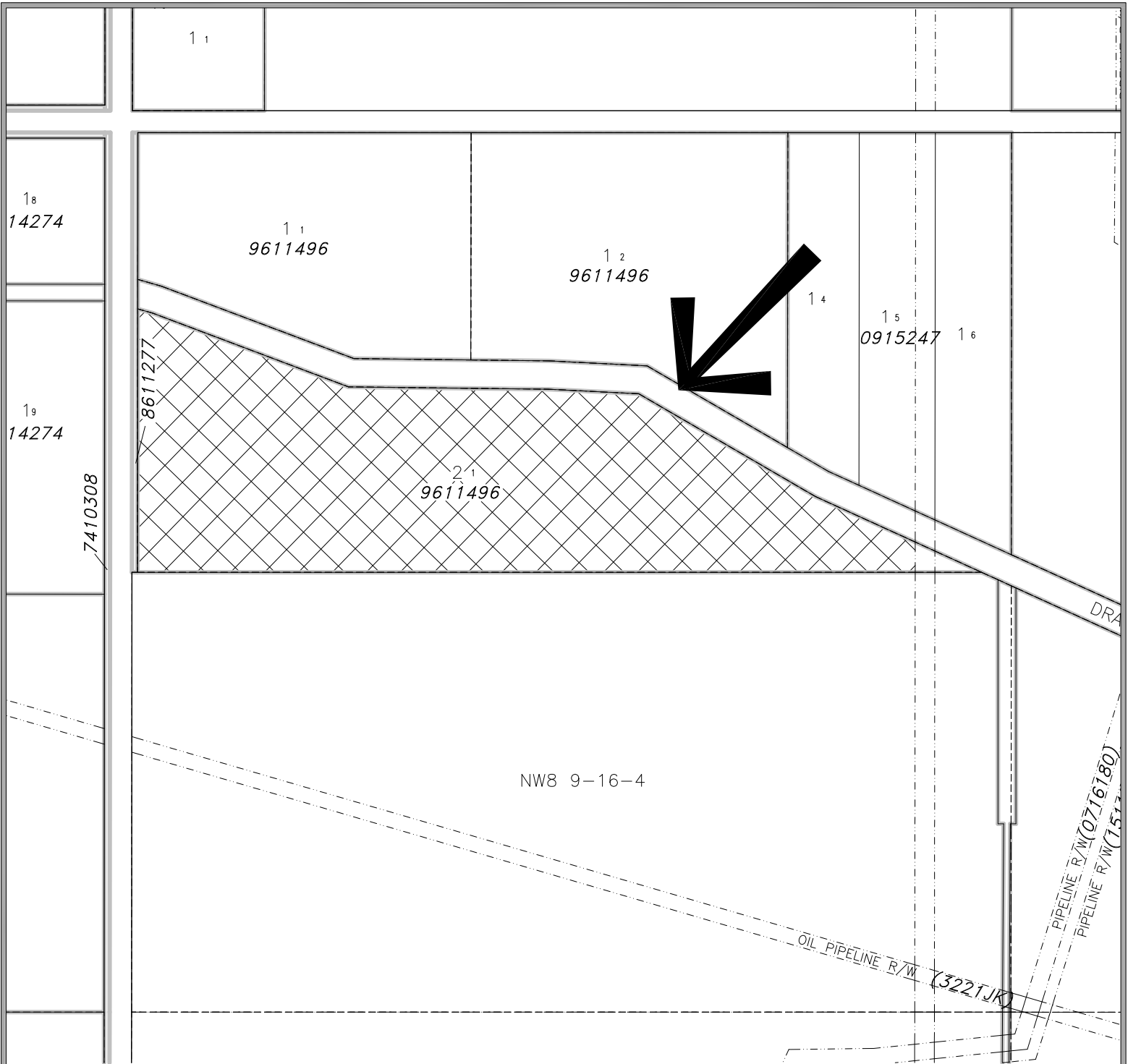
SIGNED and PASSED this 23rd day of February, 2021.



Reeve



Chief Administrative Officer



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: Grouped Country Residential GCR
TO: Rural Agricultural RA

LOT 1, BLOCK 2, PLAN 9611496
WITHIN NW 1/4 SEC 8, TWP 9, RGE 16, W 4 M
MUNICIPALITY: M.D. TABER
DATE: JANUARY 19, 2021

Bylaw #: _____
Date: _____



OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

**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

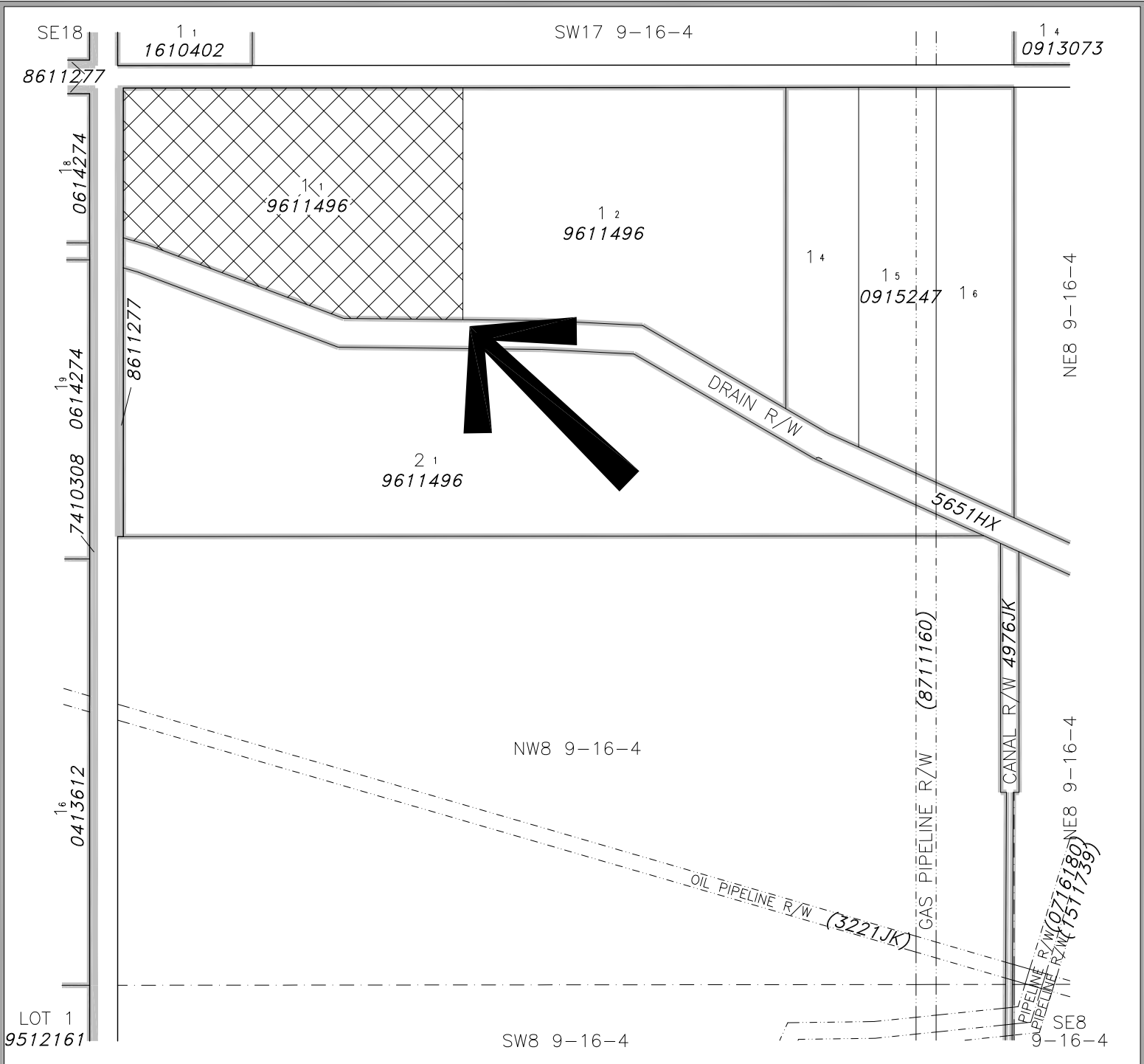
MUNICIPAL DISTRICT OF TABER



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: _____



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 use¹
Moved-in dwelling
Signs
Solar energy systems Class A, ground mount

¹Residential 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 ft² 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 ft²
 - b. One building not to exceed 576 ft²
- (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 use¹".

XVII. DEFINITIONS AND OTHER PROCESSES, REQUIREMENTS, AND PROVISIONS

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

XVIII. APPEAL PROCEDURE

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

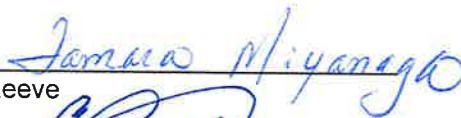
3. That the Land Use Districts Map is amended to reflect this redesignation.
4. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
5. This bylaw comes into effect upon third and final reading hereof.
6. That a consolidated version of Bylaw No. 1722 be prepared to reflect this redesignation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

READ a First time this 26th day of September, 2023.


READ a Second time this 24th day of October, 2023.

READ a Third time this 24th day of October, 2023.

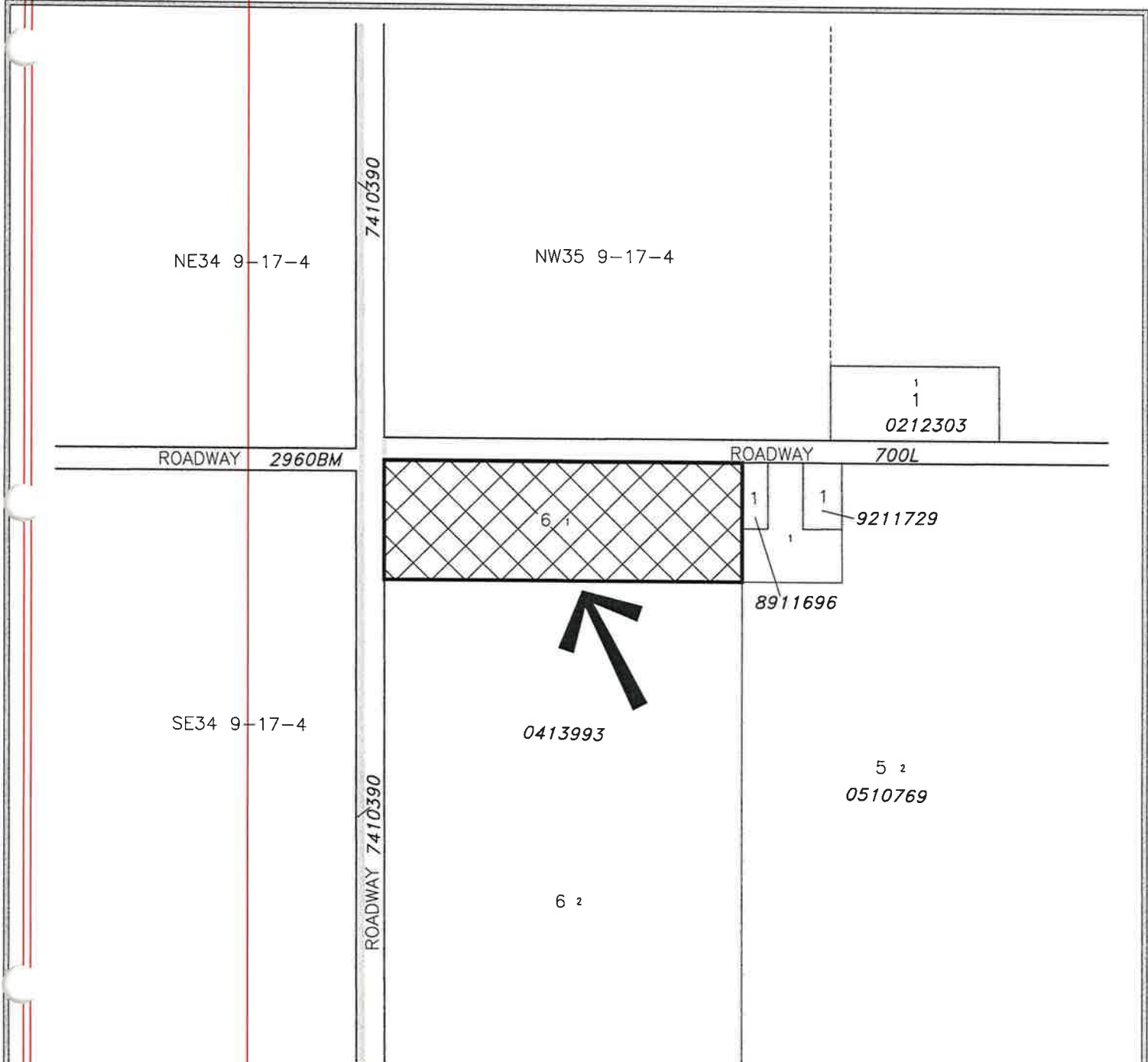
SIGNED and PASSED this 24th day of October, 2023.



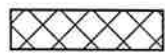
Reeve



Chief Administrative Officer



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

 FROM: Rural Agricultural RA
TO: Direct Control DC

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

Bylaw #: 2002



OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400



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"

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 Affairs¹.

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.

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



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

2.0 METHODOLOGY

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

2.1 Geotechnical Drilling Program

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

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

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

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

2.2 Test Pit Program

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

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



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

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

3.0 SITE AND SUBSURFACE CONDITIONS

3.1 Site Location and Description

The subject site is located on the northeast corner of the parcel legally described as SW-35-009-17-W4M, with a total area of 8.6 acres (refer to Figure 1). At the time of the current assessment, a series of structures (former residences and out-buildings) had recent been demolished from the east side of the site, and a new residence was under construction near the centre of the proposed 'east' lot area. The remainder of the site is undeveloped and has been used for agricultural (grazing) purposes.

The site is bounded by Township Road 95A to the north, and Range Road 172 to the west. The predominant use of adjacent lands is agricultural (cultivated), with several residential acreages proximate to the site. It is noted that there is an existing residence immediately east of the Site.

3.2 Published Site Geology

Based on quaternary mapping for the area², the subject area is typically characterized by lacustrine deposits of sand and silt, with local ice rafted stones, of up to 40 m thick, deposited mainly in pro-glacial lakes, but includes undifferentiated recent lake sediment. The surface is characterized as flat to gently undulating.

3.3 Subsurface Soil Stratigraphy and Laboratory Results

The subsurface conditions encountered are detailed on the attached borehole logs and summarized in the following paragraphs. It must be noted that boundaries of soil indicated on the borehole logs are inferred from non-contiguous sampling and observations during drilling. These boundaries are intended to reflect transition zones for the purposes of geotechnical design and should not be interpreted as exact planes of geological change.

Borehole BH23-01 was surfaced with a 100 mm thick layer of gravel fill, whereas borehole BH23-02 and BH23-03 were surfaced with a 300 mm to 700 mm thick layer of topsoil.

Underlying the fill and topsoil, a naturally occurring sandy silt layer was observed. The sandy silt was generally described as low to non plastic with trace to some clay, some gravel, suspected sulphates, light brown, and loose to compact (based on tactile observations and SPT N-values ranging between 8 and 14

² Shetson, I (1987) Quaternary Geology, Southern Alberta. Alberta Research Council, Natural Resources Division.



blows per 300 mm of sampler penetration). Based on laboratory testing, the *in situ* water content of the silt ranged between about 20 and 29 percent, generally indicative of very moist to wet soil conditions.

Underlying the sandy silt, a transition to clay till was observed. The clay till was generally described as low to medium plastic, trace silt to silty, trace sand, some gravel, coal inclusions, light grey, and firm to very stiff (based on tactile observations and SPT N-values ranging between 11 and 21 blows per 300 m of sampler penetration). Based on laboratory testing, the *in situ* water content of the clay ranged between about 18 and 27 percent, generally indicative of moist to wet soil conditions.

Logs for each of the test pits which further described the soil texture and structure are provided in Appendix B, along with textural analyses provided by Down to Earth Laboratories. Further discussion pertaining to soil texture as it relates to onsite sewage disposal is provided in Section 4.

3.4 Groundwater Conditions

Details of groundwater seepage are provided on the borehole logs. As noted on the logs, the boreholes were all dry and open during and immediately following the drilling.

As indicated previously, 25 mm diameter hand-slotted standpipes were installed in all the boreholes to facilitate measurement of the depth of groundwater. The standpipes were 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 m². 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/m², 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 m² 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/m², 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 m² 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/m², 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 m² for soil-based treatment.

Using Tool #8 of the Model Process Guidance Document and the results of the current suitability assessment, the following Table 3 provides classification of the three proposed residential lots relative to their suitability for PSTS construction.

Table 2: Classification of Proposed Lot Suitability for PSTSs

Lot No.	Classification
Lot 1	Type 3 Limited
Lot 2	Type 3 Limited
Lot 3	Type 3 Limited



5.0 CLOSURE

This report is subject to the limitations outlined on the attached "Limitations of Geotechnical Reports".

We trust that this report satisfies your present requirements, and we look forward to assisting you in the completion of this project. Should you have any questions, please contact the undersigned at your convenience.

Yours truly,

WSP E&I Canada Limited



June 2023

John Lobbezoo, P.Eng.
Principal Geotechnical Engineer
Lethbridge Area GEM Lead

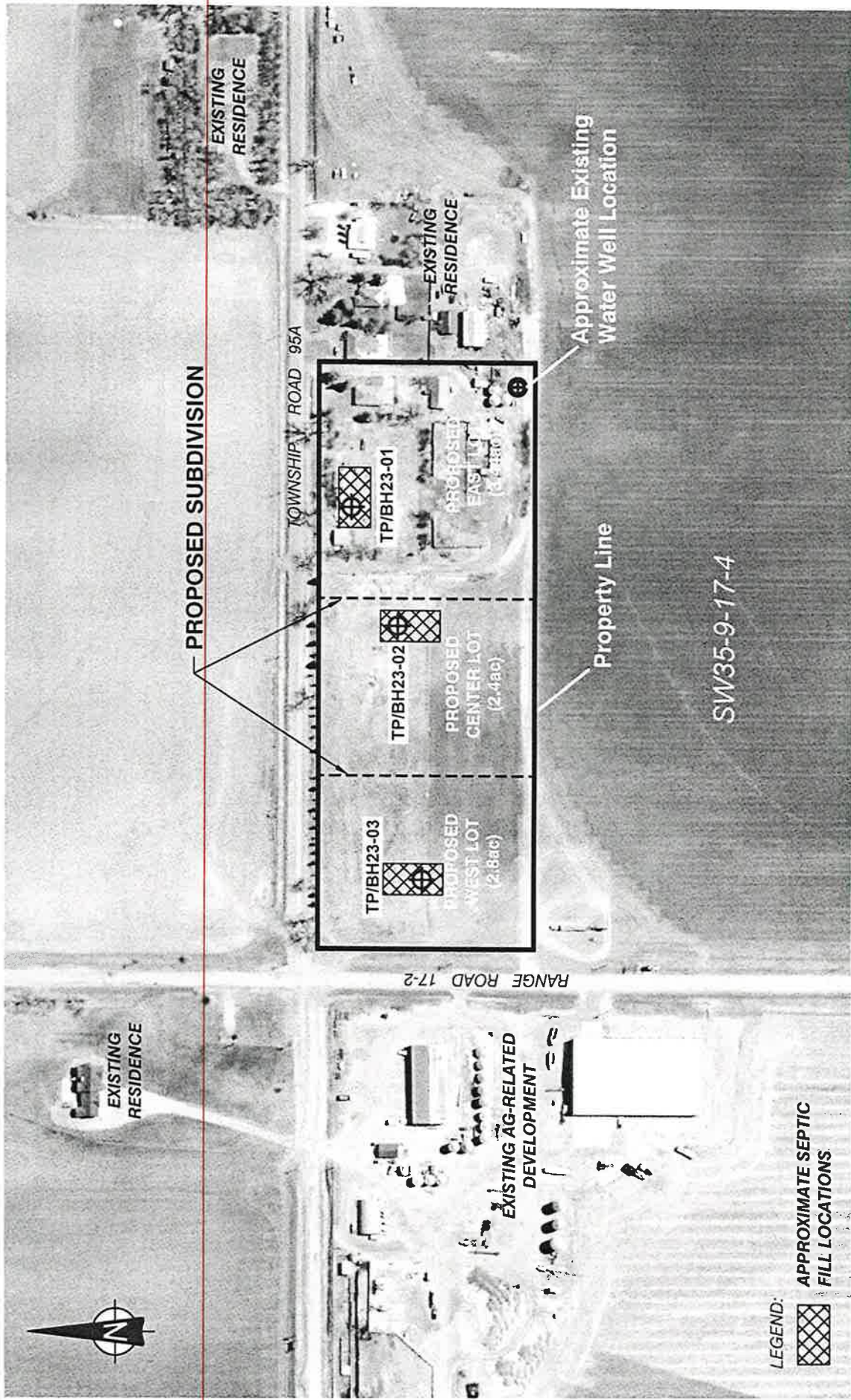
Co-authored by:
James Le, EIT
Geotechnical Services

Reviewed by:
Kevin Spencer, M.Eng., P.Eng.
Sr. Principal Geotechnical Engineer

Attachments

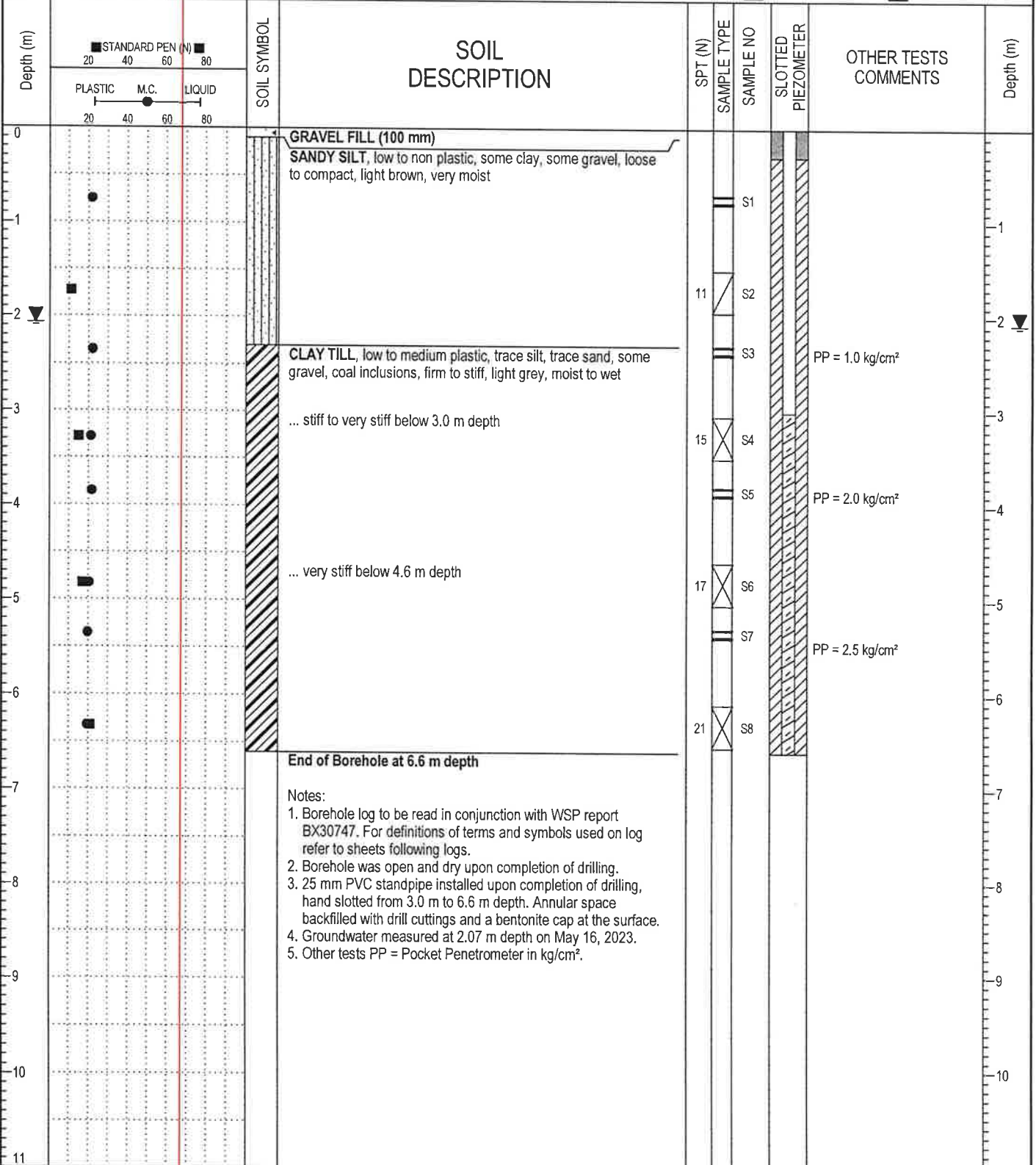
- Figure 1: Site and Borehole Location Plan
- Borehole Logs
- Explanation of Symbols and Terms
- Test Pit Summary Table
- Limitations to Geotechnical Reports
- Down to Earth Labs – Soil Texture Report

PERMIT TO PRACTICE	
WSP E&I CANADA LIMITED	
RM SIGNATURE:	
RM APEGA ID #:	110450
DATE:	1 June 2023
PERMIT NUMBER: P004546	
The Association of Professional Engineers and Geoscientists of Alberta (APEGA)	



CLIENT	1354893 Alberta Ltd.		DWN BY:	BJ	TITLE	SITE PLAN		REV. NO.:	A
	WSP E & I Canada Limited 3102 - 12th Avenue North Lethbridge, Alberta CANADA T1H 5V1 Tel: (403) 329-1467		CHKD BY:	EC	PROJECT	Proposed Rural Subdivision Part SW35-09-17-W4M near Barnwell, Alberta		DATE:	MAY 2023
DATUM:				PROJECTION:		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	

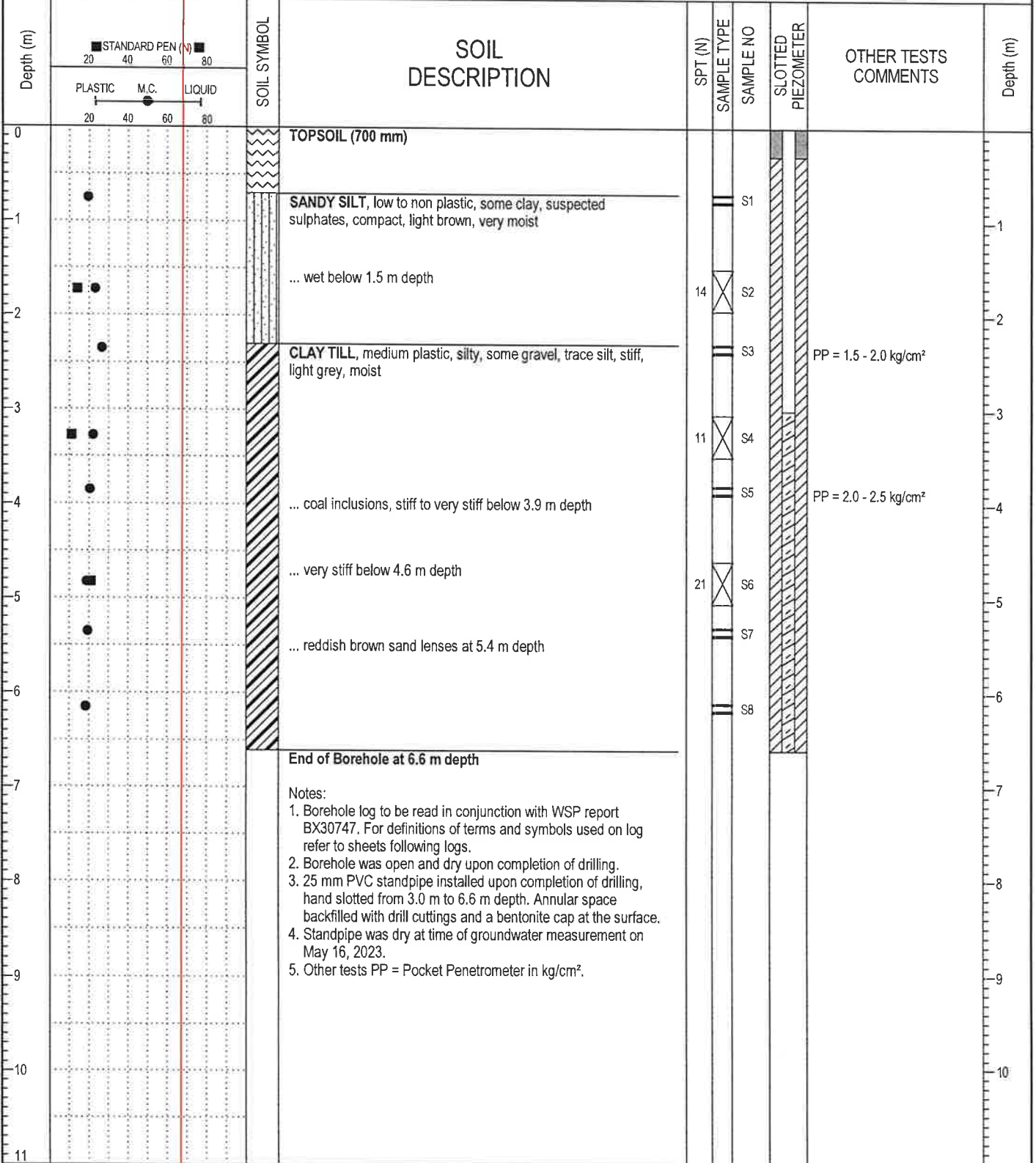


- Notes:
- Borehole log to be read in conjunction with WSP report BX30747. For definitions of terms and symbols used on log refer to sheets following logs.
 - Borehole was open and dry upon completion of drilling.
 - 25 mm PVC standpipe installed upon completion of drilling, hand slotted from 3.0 m to 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

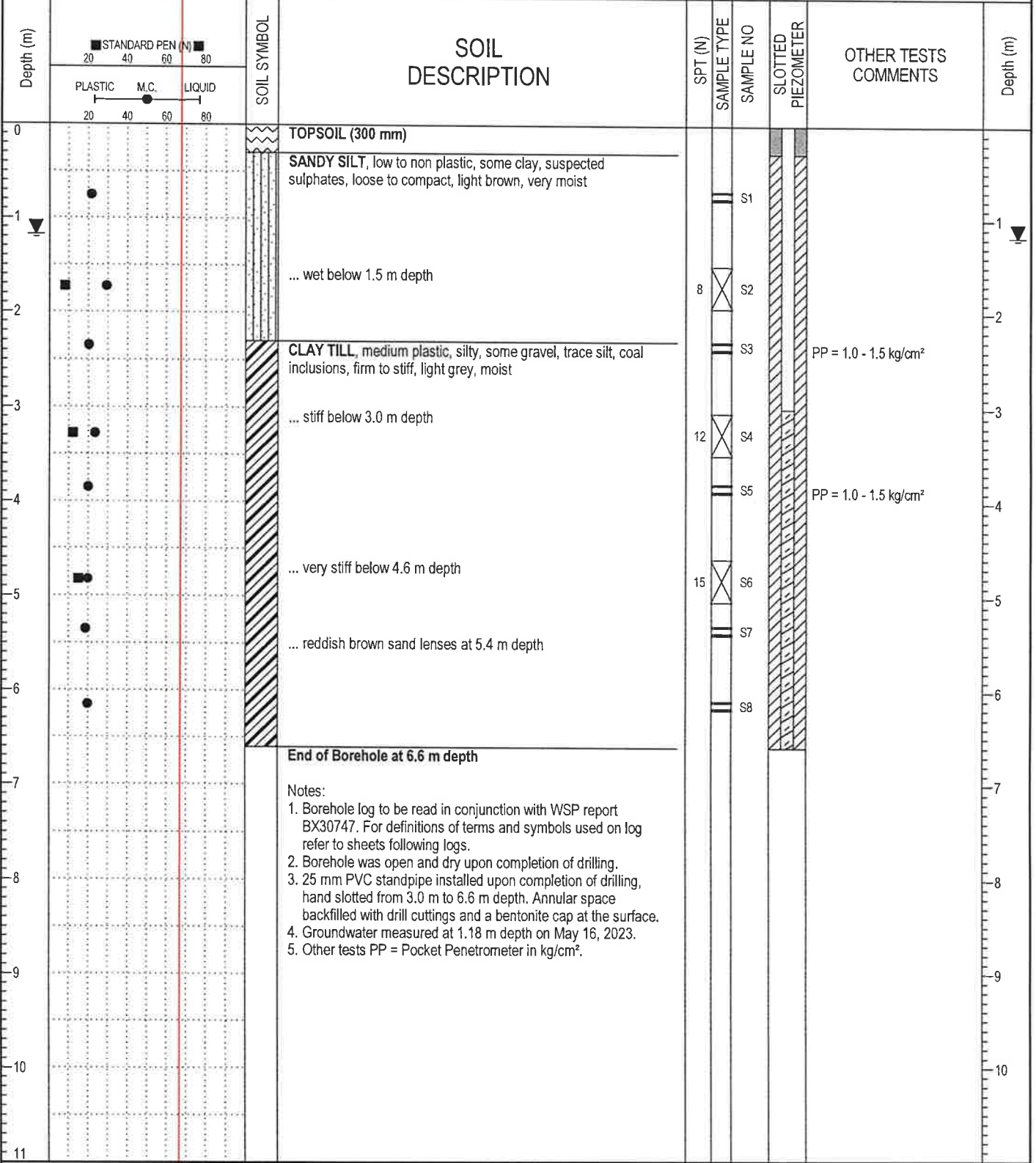
PROJECT: Proposed Rural Residential Subdivision	DRILLER: Chilako Drilling	BOREHOLE NO: BH23-02
CLIENT: 1354893 Alberta Ltd.	DRILL/METHOD: Truck Mounted C1150 Drill/SSA	PROJECT NO: BX30747
LOCATION: Proposed center lot; refer to Figure 1		ELEVATION: --
SAMPLE TYPE	<input type="checkbox"/> Shelby Tube <input checked="" 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	



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 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 checked="" 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 _R	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 _l	Liquid limit (ASTM D 423)
N _d	Dynamic cone penetration test	w _p	Plastic Limit (ASTM D 424)
NP	Non plastic soil	E _r	Unit strain at failure
pp	Pocket penetrometer strength (kg/cm ²)	γ	Unit weight of soil or rock
*q	Triaxial compression test	γ _d	Dry unit weight of soil or rock
q _u	Unconfined compressive strength	ρ	Density of soil or rock
*SB	Shearbox test	ρ _d	Dry Density of soil or rock
SO ₄	Concentration of water-soluble sulphate	C _u	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 System¹ 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 Manual².

Relative Density and Consistency:

<u>Cohesionless Soils</u>		<u>Consistency</u>	<u>Cohesive Soils</u>	
Relative Density	SPT (N) Value		Undrained Shear Strength c _u (kPa)	Approximate SPT (N) Value
Very Loose	0-4	Very Soft	0-12	0-2
Loose	4-10	Soft	12-25	2-4
Compact	10-30	Firm	25-50	4-8
Dense	30-50	Stiff	50-100	8-15
Very Dense	>50	Very Stiff	100-200	15-30
		Hard	>200	>30

Standard Penetration Resistance ("N" value)

The number of blows by a 63.6kg hammer dropped 760 mm to drive a 50 mm diameter open sampler attached to "A" drill rods for a distance of 300 mm.

¹ "Unified Soil Classification System", Technical Memorandum 36-357 prepared by Waterways Experiment Station, Vicksburg, Mississippi, Corps of Engineers, U.S. Army, Vol. 1 March 1953.

² "Canadian Foundation Engineering Manual", 4th Edition, Canadian Geotechnical Society, 2006.

MODIFIED UNIFIED CLASSIFICATION SYSTEM FOR SOILS

MAJOR DIVISION		GROUP SYMBOL	GRAPH SYMBOL	COLOUR CODE	TYPICAL DESCRIPTION	LABORATORY CLASSIFICATION CRITERIA		
COARSE GRAINED SOILS (MORE THAN HALF BY WEIGHT LARGER THAN 75µm)	GRAVELS MORE THAN HALF THE COARSE FRACTION LARGER THAN 4.75mm	CLEAN GRAVELS (LITTLE OR NO FINES)	GW		RED	WELL GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES	$C_u = \frac{D_{60}}{D_{10}} > 4$; $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}} = 1 \text{ to } 3$	
			GP		RED	POORLY GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES	NOT MEETING ABOVE REQUIREMENTS	
		DIRTY GRAVELS (WITH SOME FINES)	GM		YELLOW	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES	CONTENT OF FINES EXCEEDS 12 %	ATTERBERG LIMITS BELOW "A" LINE OR P.I. LESS THAN 4
			GC		YELLOW	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES		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>		Other Tests:
0.0 – 0.35	Topsoil "A" Horizon	
0.35 – 0.45	Topsoil "B" Horizon	
0.45 – 1.0	Loam, Granular 2 - 3	
1.0 – 1.4	Silty Clay, Medium Blocky 2 - 3	
1.4 – 2.0	Silt Loam, Granular 2-3	
2.0	End of Test Pit at 2.0 m depth <i>-minor groundwater seepage at 1.8 m depth</i>	

TP23-02		
<i>Depth (m):</i>		Other Tests:
0.0 – 0.3	Topsoil "A" Horizon	
0.3 – 0.7	Topsoil "B" Horizon	
0.7 – 0.75	Topsoil "C" Horizon ... root zone to 0.75 m	
0.75 – 1.1	Loam, Granular 2 - 3	
1.1 – 1.6	Loam, Granular 2 - 3	
1.6 – 1.8	Clay, Medium Blocky 2 – 3	
1.8	End of Test Pit at 1.8 m depth <i>-test pit open and dry upon completion</i>	

TP23-03		
<i>Depth (m):</i>		Other Tests:
0.0 – 0.25	Topsoil "A" Horizon	
0.25 – 0.3	Topsoil "B" Horizon	
0.3 – 0.9	Loam, Granular 2 - 3	
0.9 – 1.5	Silty Clay, Granular 2 - 3	
1.5 – 2.0	Loam, Granular 2 - 3	
2.0	End of Test Pit at 2.0 m depth <i>-test pit open and dry upon completion</i>	



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

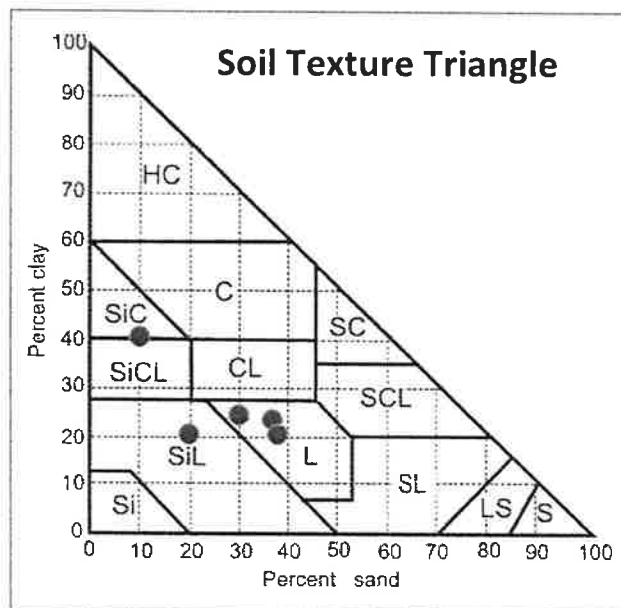
Project :

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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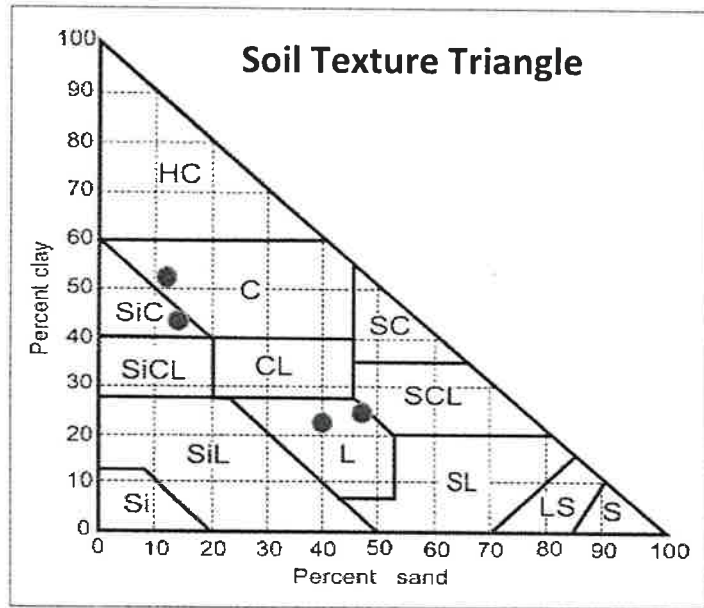
Project :

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PO:

Sample ID:	2305170014	2305170015	2305170016	2305170017
Cust. Sample ID:	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

