VILLAGE OF WARNER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 555 – 14

BEING a bylaw of the Village of Warner in the Province of Alberta being a bylaw to amend the Village of Warner Land Use Bylaw No. 538-12.

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 technical error has been identified section 1.2(f), Part 5 of the Village of Warner Land Use Bylaw No. 538-12; and

WHEREAS the Council of the Village of Warner deems it proper and expedient to correct the technical 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 Village of Warner in the Province of Alberta duly assembled does hereby enact the following:

1. Section 1.2(f), Part 5 of the Village of Warner Land Use Bylaw No. 538-12 is hereby amended to correct a technical error, as follows (text to be added is shown in *italics;* text to be deleted is shown in ~~strikethrough~~):

   1.2(f) in all districts the erection, maintenance or alteration of a fence, gate, wall, hedge or other means of enclosure that does not exceed 0.9 m (3 ft) in height in any front yard *and secondary front yard* and 1.8 m (6 ft) in height in any ~~secondary front,~~ rear or side yard;

2. Bylaw No. 538-12, being the Village of Warner Land Use Bylaw, is hereby amended.

3. Bylaw No. 538-12, being the Village of Warner Land Use Bylaw shall be consolidated to reflect this amendment.

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

READ a **first** time this 18 day of June, 2014.

Mayor – *Tyler Lindsay* ***Administrator*** –

READ a **second** time this 16 day of July, 2014.

Mayor – *Tyler Lindsay* ***Administrator*** – *Jon Hood*

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READ a **third** time and finally PASSED this 16 day of July, 2014.

Mayor – *Tyler Lindsay*

Administrator – *Jon Hood*

VILLAGE OF WARNER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 560-14

BEING a bylaw of the Village of Warner in the Province of Alberta, to amend Bylaw No. 538-12, being the municipal Land Use Bylaw.

WHEREAS the Village of Warner Council wishes to designate lands legally described as:

All of lane adjacent to Lots 1 to 12 inclusive and all of lane adjacent to and lying north of Lots 13 to 20 inclusive, Block 31, Plan 6442Y

to "Public and Institutional - PI" as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS the legally described land is a former lane (Bylaw 545-14) to which a land use designation has not previously been assigned.

AND WHEREAS the legally described land contains public utilities and is encumbered by easements and rights-of-way for such.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 560-14 is to assign an appropriate land use designation to 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 Village of Warner in the Province of Alberta duly assembled does hereby enact the following:

1. Land legally described as all of lane adjacent to Lots 1 to 12 inclusive and all of lane adjacent to and lying north of Lots 13 to 20 inclusive, Block 31, Plan 6442Y be designated "Public and Institutional - PI".
2. The Land Use District Map be amended to reflect this designation.
3. Bylaw No. 538-12, being the Village of Warner Land Use Bylaw, is hereby amended.
4. Bylaw No. 538-12, being the Village of Warner Land Use Bylaw shall be consolidated to reflect this amendment.
5. This bylaw comes into effect upon third and final reading hereof.

READ a first time this 17th day of December, 2014.

Mayor – Tyler Lindsay *Chief Administrative Officer – Jon Hood*

READ a second time this 21 day of January, 2015.

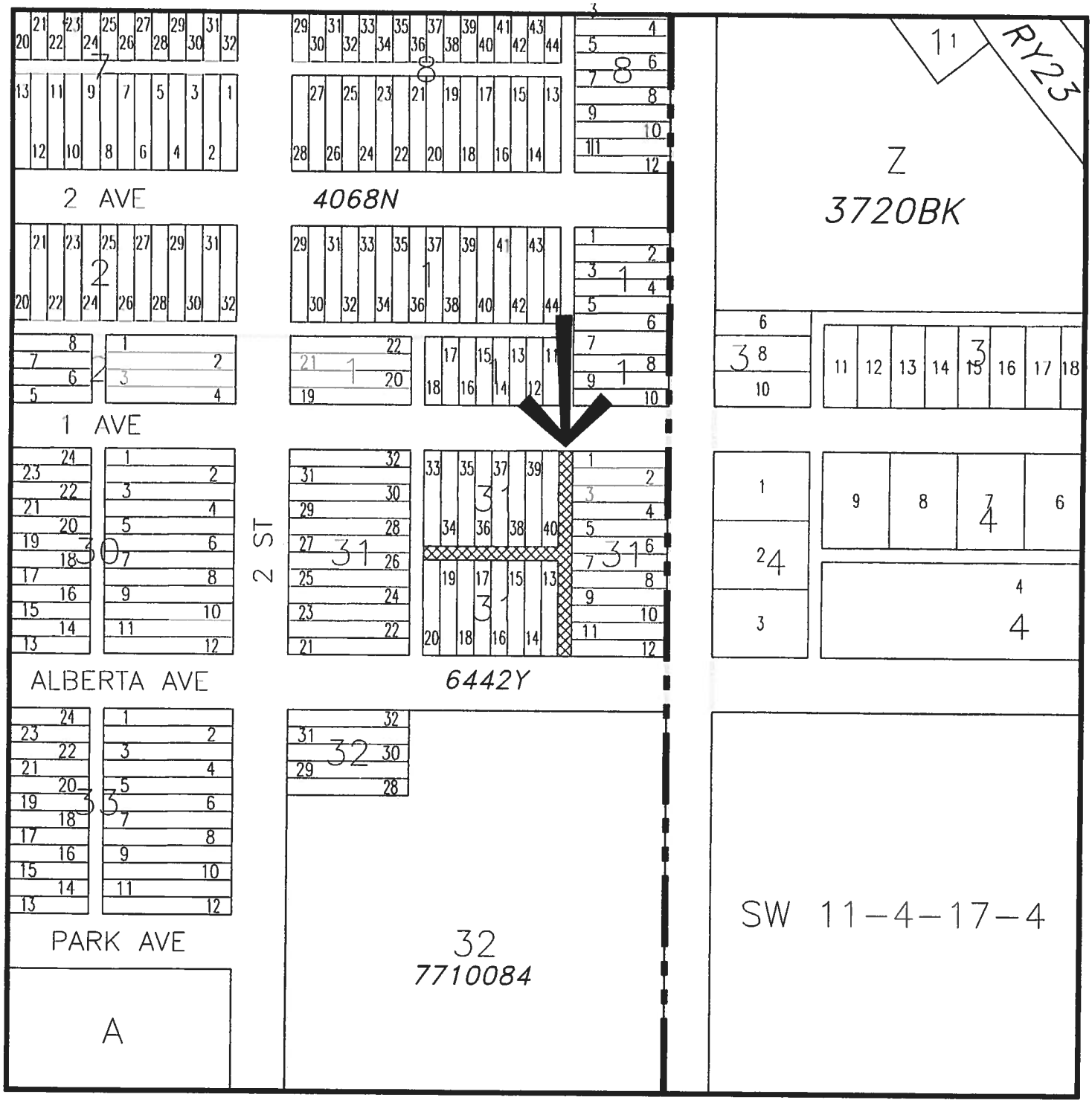
Mayor – Tyler Lindsay *Chief Administrative Officer – Jon Hood*

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READ a **third** time and finally PASSED this 21 day of January, 2015.

***Mayor** – Tyler Lindsay*

***Chief Administrative Officer**- Jon Hood*



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'

Bylaw #: _____

Date: _____

FROM: No Zoning

TO: Public and Institutional - PI

ALL OF LANE ADJACENT TO LOTS 1 TO 12 INCLUSIVE AND ALL OF LANE ADJACENT TO & LYING NORTH OF LOTS 13 TO 20 INCLUSIVE, BLOCK 31, PLAN 6442Y

WITHIN SE 1/4 SEC 10, TWP 4, RGE 17, W 4 M

MUNICIPALITY: TOWN OF WARNER

DATE: NOVEMBER 27, 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

0 Metres 50 100 150 200

November 27, 2014 N:\Warner-County\Warner\Warner LUD & Land Use Redesignations\Warner-Village - La

VILLAGE OF WARNER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 570-16

BEING a bylaw of the Village of Warner in the Province of Alberta, to amend Bylaw No. 538-12, being the municipal Land Use Bylaw.

WHEREAS the Village of Warner Council wishes to add a discretionary use within the Commercial land use district;

AND WHEREAS THE PURPOSE of proposed Bylaw No. 570-16 is to classify "Auto body and paint shop" as a discretionary use in the Commercial (C) land use district.

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 Village of Warner in the Province of Alberta duly assembled does hereby enact the following:

1. Section 2, Table 3.1: Use Table, Part 3 – Use Regulation is amended to classify "Auto body and paint shop" as a discretionary use (D) in the Commercial (C) land use district.
2. Bylaw No. 538-12, being the Village of Warner Land Use Bylaw, is hereby amended.
3. Bylaw No. 538-12, being the Village of Warner Land Use Bylaw shall be consolidated to reflect this amendment.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 16th day of March, 2016.

Mayor – Tyler Lindsay

Chief Administrative Officer – Jon Hood

READ a **second** time this 20th day of April, 2016.

Mayor – Tyler Lindsay

Chief Administrative Officer – Jon Hood

READ a **third** time and finally PASSED this 20th day of April, 2016.

Mayor – Tyler Lindsay

Chief Administrative Officer- Jon Hood

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VILLAGE OF WARNER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 599-18

BEING a bylaw of the Village of Warner in the Province of Alberta, to amend Bylaw No. 538-12, being the municipal Land Use Bylaw.

WHEREAS the Council of the Village of Warner wishes to amend the Land Use Bylaw to regulate retail cannabis sales and cannabis production facilities given the impending federal legislation legalizing retail sales of cannabis.

AND WHEREAS the purpose of proposed Bylaw No. 599-18 is to classify a retail cannabis store as a discretionary use in the Commercial – C land use district and include a set of accompanying use specific standards, classify a cannabis production facility as a discretionary use in the Industrial – I land use district and include a set of accompanying use specific standards, and include associated definitions and amendments.

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, Revised Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Village of Warner in the Province of Alberta duly assembled does hereby enact the following:

1. That Table 3.1: Use Table, section 2 Use Table, Part 3 Use Regulation is amended to include "Retail cannabis store" as a "Use Type" in the "Retail sales & service" Commercial use category and classified as a Discretionary Use "D" in the Commercial – C Land Use District, with the use specific standards referenced as "Part 3, Section 18".

2. That Part 3 Use Regulation is amended to include standards applicable to a retail cannabis store, inserted as Section 18, as follows:

Section 18 RETAIL CANNABIS STORE

18.1 A retail cannabis store shall not be approved if any portion of an exterior wall of the store is located within 100 m (328 ft) of:

(a) the boundary of a parcel of land on which a provincial health care facility is located, including any associated grounds;

(b) the boundary of a parcel of land containing a school (public or private), including any associated school grounds;

(c) 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*;

(d) the boundary of the parcel of land on which the Village of Warner Library is located;

(e) the boundary of the parcel of land on which the Lions Park and Campground is located.

18.2 A retail cannabis store shall not be approved if any portion of an exterior wall of the store is located within 150 m (492 ft) of another retail cannabis store (measured to the exterior wall).

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18.3 All parking and loading area requirements shall be provided in accordance with Section 14 Off-Street Parking and Loading Requirements, Part 6 General Standards of Development. The "Retail" category in Table 6.2 – Non-Residential Minimum Required Off-Street Parking, Section 14.8, Part 6, shall be used to calculate off-street parking space requirements for a retail cannabis store.

18.4 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 Town prior to operation of a retail cannabis store.

18.5 The applicant proposing a retail cannabis store shall submit the following additional information with the development permit application:

(a) documentation demonstrating how the cannabis retail store complies with the Conditions Governing Cannabis Store Premises under the *Alberta Gaming, Liquor and Cannabis Regulation;* and

(b) proposed exterior business signage and information demonstrating compliance with the Alberta Gaming and Liquor Commission store names.

3. That Table 3.1: Use Table, section 2 Use Table, Part 3 Use Regulation is amended to include "Cannabis production facility" as a "Use Type" in the "Other" Industrial use category and classified as a Discretionary Use "D" in the Industrial – I Land Use District, with the use specific standards referenced as "Part 3, Section 19".

4. That Part 3 Use Regulation is amended to include standards applicable to a cannabis production facility, inserted as Section 19, as follows:

Section 19 CANNABIS PRODUCTION FACILITY

19.1 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.

19.2 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.

19.3 A cannabis production facility shall not be approved within 100 m (328 ft) of:

(a) a residential district, measured from building containing the use to the nearest property line of a parcel designated residential;

(b) the boundary of a parcel of land containing a school (public or private), including any associated school grounds; or

(c) 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;*

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

19.4 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.

19.5 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.

19.6 All parking and loading area requirements shall be provided in accordance with Section 14 Off-Street Parking and Loading Requirements, Part 6 General Standards of Development. The "All other uses" category in Table 6.2 – Non-Residential Minimum Required Off-Street Parking, Section 14.8, Part 6, shall be used to calculate off-street parking space requirements for a cannabis production facility.

19.7 A public utility and waste management plan shall be submitted with the development permit application that describes:

(a) estimated volume of monthly water usage;

(b) incineration of waste products and airborne emissions, including smell;

(c) the quantity and characteristics of liquid and waste material discharged by the facility; and

(d) the method and location of collection and disposal of liquid and waste material.

5. That the terms "CANNABIS PRODUCTION FACILITY" and "RETAIL CANNABIS STORE" are added to Part 9 Definitions and defined as follows:

CANNABIS PRODUCTION FACILITY means a development where federally licensed cannabis is grown, processed, packaged, tested, researched, destroyed, stored, or loaded for shipping.

RETAIL CANNABIS STORE means a development involving 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.

6. That the term "CANNABIS" and "CANNABIS ACCESSORY" are added to Part 9 Definitions 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.

7. That the term "PROVINCIAL HEALTH CARE FACILITY" is added to Part 9 Definitions and defined as follows:

PROVINCIAL HEALTH CARE FACILITY means a hospital as defined in the *Hospitals Act*.

8. That the following definitions in Part 9 Definitions are amended as follows (add the text shown in *underlined italics;* delete the text shown in ~~strikethrough~~):

HOME OCCUPATION means an occupation, trade, profession or craft carried on by an occupant of a dwelling unit as a use secondary to the residential use of the lot, and which does not change the character thereof, result in any exterior evidence of such secondary use, or involve hazardous or noxious materials or uses. Uses such as tire shops, auto body repair, sandblasting, and spray booths are not home occupations. *This use does not include sale of cannabis and cannabis accessories, which is classified as a "Retail cannabis store".*

EXTENSIVE AGRICULTURE, PASTURE means the production of crops or livestock or both by expansive cultivation or open grazing only. The pasturing of livestock is subject to the Village's Animal Control Bylaw or any other municipal bylaw that regulates the amount of livestock that can be kept on a property in the Village. Barns and other similar buildings associated with extensive agriculture are classified as accessory structures. This use does not include agricultural-related industry buildings or uses such as packaging plants, processing plants, agricultural support services, *cannabis production facilities,* or any other similar uses or structures.

RETAIL means a commercial development where goods, merchandise, substances, articles, and other materials are offered for sale to the general public and includes limited on-site storage or limited seasonal outdoor sales to support that store's operations. Typical uses include but are not limited to grocery, bakery, hardware, pharmaceutical, postal outlet, appliance, clothing, and sporting goods stores. These uses exclude warehouse sales ~~and the sale of~~ gasoline *sales*, heavy agricultural and industrial equipment *sales*, alcoholic beverages ~~sales~~, *retail cannabis store*, ~~or~~ *and* retail stores requiring outdoor storage.

9. That the Table of Contents of Bylaw No. 538-12 is updated accordingly.

10. Bylaw No. 538-12 is hereby amended and a consolidated version reflecting the amendment is authorized to be prepared, including formatting, page numbering and any necessary section numbering throughout.

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

READ a **first** time this __15th_day of ___August__, 2018.

***Mayor** – Tyler Lindsay*

***Chief Administrative Officer** – Jon Hood*

READ a **second** time this __19th__ day of _September_, 2018.

***Mayor** – Tyler Lindsay*

***Chief Administrative Officer** – Jon Hood*

READ a **third** time and finally PASSED this _17th day of __October, 2018.

***Mayor** – Tyler Lindsay*

***Chief Administrative Officer** – Jon Hood*

VILLAGE OF WARNER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 595-19

BEING a bylaw of the Village of Warner in the Province of Alberta, to amend Bylaw No. 538-12, being the municipal Land Use Bylaw.

WHEREAS the Council of the Village of Warner deems it necessary to amend Land Use Bylaw No. 538-12 to provide compliance with the recent amendments to the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26 relating to Part 17 and enhance the standards for residential fencing, add the general contractor use and a lumber yard use as discretionary uses in the Commercial land use district, and correct minor clerical errors.

AND WHEREAS the purpose of proposed Bylaw No. 595-19 is to clarify the role of the approval authorities, update administrative processes and timelines for determining complete applications and issuing notification for development and subdivision, update appeal timelines, update and enhance other administrative requirements for clarity and ease of use, enhance the standards for residential fencing, add general contractor use and lumber yard use as a discretionary use in the commercial land use districts, and correct minor clerical errors.

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, Revised Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Village of Warner in the Province of Alberta duly assembled does hereby enact the following:

1. That Part 1 Administration is amended as indicated in the attached Schedule A (text shown in strikethrough is deleted; text shown in underlined italics is added).
2. That references to Part 1 sections in Section 1 Use Categories and Specific Uses, Part 3 – Use Regulation are amended accordingly to reflect the section numbering changes in Part 1.
3. That section 6 Fences, Part 6 Standards of Development, is amended as follows (text shown in strikethrough is deleted; text shown in underlined italics is added):

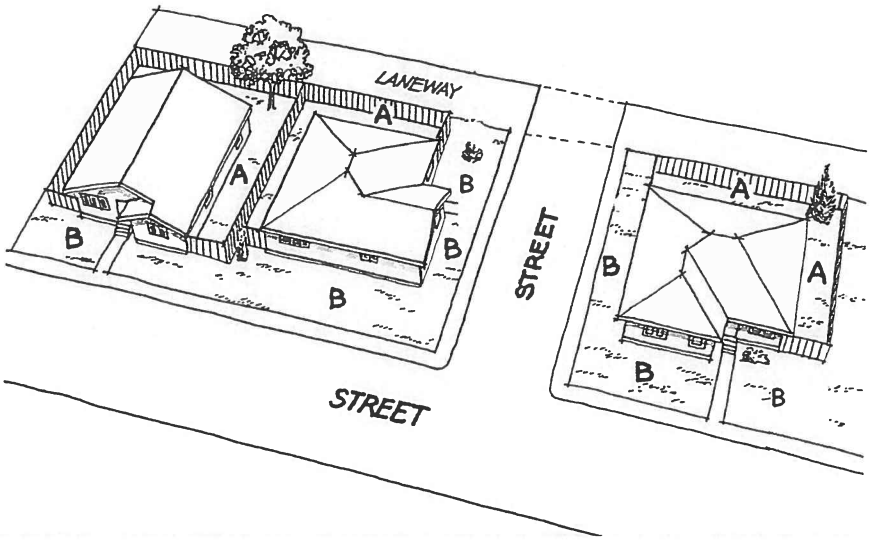
SECTION 6 **FENCES*, GATES, WALLS, HEDGES, AND OTHER MEANS OF ENCLOSURE***

6.1 No fence, *gate,* wall, ~~*vegetation*~~*, hedge, or other means of enclosure* ~~any combination thereof~~ shall extend more than 0.9 m (3 ft) above the ground in any front yard or secondary front yard (as illustrated in Figure 6.4, area labeled as B) without a development permit approved by the Municipal Planning Commission.

6.2 Fences*, gates, walls, hedges, and other means of enclosure* in the rear and side yards in all districts except Industrial shall be 1.8 m (6 ft) in height or less as illustrated in Figure 6.4 in the area labeled as A. Fences*, gates, walls, hedges, and other means of enclosure* in the rear and side yards in the Industrial district shall be 2.4 m (8 ft) in height or less as illustrated in Figure 6.4 in the area labeled as A.

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Figure 6.4



6.3 ~~Barbed wire fencing shall not be permitted in any Residential land use district.~~ *In any residential land use district (R and RMH), fences, gates, walls and other means of enclosure constructed of barbed wire, razor wire, lego concrete blocks, or other materials incompatible with a residential aesthetic are prohibited. In all other land use districts, fences, gates, walls, and other means of enclosure constructed of barbed wire, razor wire, or lego concrete blocks require development permit approval.*

6.4 Where a *development* permit *approval for a fence, gate, wall, hedge, or other means of enclosure* is required, the ~~Municipal Planning Commission~~ *Development Authority* may regulate the types of *vegetation,* materials and colours used ~~for a fence~~.

6.5 Fencing*, gates, walls, hedges, or other means of enclosure* shall not be permitted to be constructed within any developed or undeveloped roadway or laneway right-of-way. Removal of such ~~fencing~~ will be at the property owner's expense*, not the municipality*.

4. That sections 14.5 and 14.7 Off-Street Parking and Loading Requirements, Part 6 Standards of Development, are amended as follows (text shown in strikethrough is deleted; text shown in underlined italics is added):

14.5 A shared parking provision based upon the proposed sharing of parking spaces between two or more uses must include a written agreement between the owners on record. Where such shared parking is approved, a caveat ~~shall~~ *may* be *required to be* registered against the lot to guarantee the continuous use of the site for parking.

14.7 All required parking spaces shall be provided on the same lot as the building or use, except where the Development Authority may permit off-site parking spaces to be provided on a lot within 152.4 m (500 ft) of the building or use if, in the Development Authority's opinion, it is impractical to provide parking on the same lot as the building or use. Where such off-site parking is approved, a caveat ~~shall~~ *may* be *required to be* registered against the lot to guarantee the continuous use of the site for parking.

5. That Table 3.1: Use Table, section 2 Use Table, Part 3 Use Regulation is amended to include "Contractor, general" as a Discretionary Use "D" in the Commercial – C Land Use District.

6. That Table 3.1: Use Table, section 2 Use Table, Part 3 Use Regulation is amended to include "Lumber yard " as a Discretionary Use "D" in the Commercial – C Land Use District.

7. That the term "HEDGE" is added to Part 9 Definitions and defined as follows:

   HEDGE means a row of closely planted shrubs or bushes forming a boundary, enclosure or fence.

8. That the following definition in Part 9 Definitions is amended as follows (delete the text shown in ~~strikethrough~~):

   FENCE means a~~n accessory~~ structure usually made of wood, rails or bricks intended to mark parcel boundaries and provide yard privacy.

9. That the following clerical error in section 18.4, Part 3 Use Regulation and in the definition "SUBDIVISION AND APPEAL BOARD" in Part 9 Definitions is corrected as follows (add the text shown in *underlined italics;* delete the text shown in ~~strikethrough~~):

   18.4 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 ~~Town~~ *Village* prior to operation of a retail cannabis store.

   SUBDIVISION AND *DEVELOPMENT* APPEAL BOARD means the tribunal established, by bylaw, to act as the municipal appeal body for subdivision and development.

10. That the Table of Contents of Bylaw No. 538-12 is updated accordingly.

11. Bylaw No. 538-12 is hereby amended and a consolidated version reflecting the amendment is authorized to be prepared, including formatting, page numbering and any necessary section numbering and references throughout.

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

READ a **first** time this 20th day of March, 2019.

Mayor – *Tyler Lindsay*

Chief Administrative Officer – *Jon Hood*

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

Mayor – *Tyler Lindsay*

Chief Administrative Officer – *Jon Hood*

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

Mayor – *Tyler Lindsay*

Chief Administrative Officer – *Jon Hood*

SCHEDULE A
Bylaw No. 595-19
Text shown in strikethrough is proposed to be deleted. Text shown in underlined italics is proposed to be added.

VILLAGE OF WARNER
LAND USE BYLAW NO. 538-12

PART 1 – Administration

GENERAL

SECTION 1 TITLE

1.1 This bylaw may be cited as the "Village of Warner Land Use Bylaw."

SECTION 2 PURPOSE

2.1 In compliance with section 640 of the *Municipal Government Act*, this bylaw serves to regulate and control the use and development of land and buildings within the Village of Warner to achieve orderly, efficient, economical and beneficial development.

SECTION 3 EFFECTIVE DATE

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

SECTION 4 REPEAL OF FORMER BYLAW

4.1 Village of Warner Land Use Bylaw No. 464-98 and amendments thereto are hereby repealed.

SECTION 5 SEVERABILITY

5.1 If any provision of this bylaw is held to be invalid by a decision of a court of competent jurisdiction, that decision will not affect the validity of the remaining portions.

SECTION 6 COMPLIANCE WITH THE LAND USE BYLAW

6.1 No development, other than those designated in Part 5 (Development Not Requiring a Permit), shall be undertaken within the Village unless a development application has been approved and a development permit has been issued.

6.2 Notwithstanding ~~Part 1,~~ subsection 6.1, while a development permit may not be required pursuant to Part 5, development shall comply with all regulations of this bylaw.

SECTION 7 COMPLIANCE WITH OTHER LEGISLATION

7.1 Compliance with the requirements of this bylaw does not exempt any person undertaking a development from complying with all applicable municipal, provincial or

federal legislation, and respecting any easements, covenants, agreements or other contracts affecting the land or the development.

SECTION 8 RULES OF INTERPRETATION AND DEFINITIONS

8.1 Unless otherwise required by the context, words used in the present tense include the future tense; words used in the singular include the plural; and the word person includes a corporation as well as an individual. The *Interpretation Act, Chapter I-8, RSA 2000, as amended,* shall be used in the interpretation of this bylaw. Words have the same meaning whether they are capitalized or not.

8.2 The written regulations of this bylaw take precedence over any graphic or diagram if there is a perceived conflict.

8.3 The Land Use Districts Map takes precedence over any graphic or diagram in the district regulations if there is a perceived conflict.

8.4 Refer to Part 9 for definitions.

SECTION 9 MEASURMENTS AND STANDARDS

9.1 All units of measure contained within this bylaw are metric (SI) standards. Imperial measurements and conversions are provided for information only.

SECTION 10 FORMS, NOTICES AND FEES

10.1 For the purposes of administering the provisions of this bylaw, Council may authorize by separate resolution or bylaw as may be applicable, 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.

10.2 Application forms and notices are included in Appendix A.

10.3 Fees are included in Appendix B.

10.4 Refund of application fees requires approval of the Village Council.

10.5 In any case, where the required fee is not listed in the fee schedule, such fee shall be determined by the Development Officer and shall be consistent with those fees listed in the schedule for similar developments.

10.6 If development is commenced without a valid development permit an additional fee, in the amount prescribed under the fee schedule, shall be payable upon application for the development permit.

SECTION 11 APPENDICES

11.1 Appendices A and B attached hereto are for information purposes only and may be amended from time to time *independent of this bylaw.*

APPROVING AUTHORITIES

SECTION 12 DEVELOPMENT AUTHORITY

12.1 The Development Authority is established in accordance with the Village of Warner Subdivision and Development Authority/Municipal Planning Commission Bylaw. For the purposes of the Land Use Bylaw, the Development Authority is the Development Officer (a Designated Officer) and the Municipal Planning Commission.

12.2 The Development Officer is an authorized person in accordance with section 624 of the *Municipal Government Act*.

12.3 In the absence of the Development Officer, the following are authorized to act in the capacity of Development Officer:

(a) Municipal Planning Commission;

(b) Chief Administrative Officer; or

(c) a designate(s) in accordance with the *Municipal Government Act.*

12.4 The Development Authority shall perform such powers and duties as are specified:

(a) in the Village of Warner Subdivision and Development Authority*/Municipal Planning Commission* Bylaw;

(b) in this bylaw;

(c) in the *Municipal Government Act*;

(d) where applicable, by resolution of Council.

SECTION 13 SUBDIVISION AUTHORITY

13.1 The Subdivision Authority is authorized to make decisions on applications for subdivision pursuant to the Village of Warner Subdivision and Development Authority/Municipal Planning Commission Bylaw, and shall perform such powers and duties as are specified:

(a) in the Village of Warner Subdivision and Development Authority/Municipal Planning Commission Bylaw;

(b) in this bylaw;

(c) in the Municipal Government Act;

(d) where applicable, by resolution of Council.

13.2 The Subdivision Authority may delegate, through any of the methods described in subsection 13.1, to an individual, municipal staff, or a regional service 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 this bylaw, including the task of sending all required notifications to applicants as stipulated.

SECTION ~~13~~ *14* DEVELOPMENT OFFICER – POWERS AND DUTIES

~~13~~*14*.1 The office of Development Officer is hereby established and such office shall be filled by one or more persons as appointed by resolution of Council. The Development Officer is a Designated Officer for the purposes of this bylaw.

~~13~~*14*.2 The Development Officer:

(a) shall receive and process all applications for development permits *and determine whether a development permit application is complete in accordance with Part 1, Section 28;*

(b) shall maintain for the inspection of the public during office hours, a copy of this bylaw and all amendments thereto and ensure that copies of the same are available for public purchase;

(c) shall ~~also~~ establish and maintain a register in which shall be recorded the application made for a development permit and the decision made on the application, and contain any such other information as the Municipal Planning Commission considers necessary;

(d) shall consider and decide on applications for a development permit for:

(i) permitted uses that comply with this Land Use Bylaw;

(ii) permitted uses on existing registered lots ~~where the Municipal Planning Commission granted a variance(s) to~~ *that do not meet* the minimum lot width, length and/or area requirements ~~as part of a subdivision approval~~;

(iii) landscaping;

(iv) fences, walls or other types of enclosures; and

(v) demolition;

(e) shall refer to the Municipal Planning Commission all development permit applications for which decision making authority has not been assigned to the Development Officer;

(f) may refer any development application to the Municipal Planning Commission for a decision and may refer any other planning or development matter to the Municipal Planning Commission for its review, comment or advice;

(g) shall notify adjacent landowners and any persons who are likely to be affected by a proposed development in accordance with Part 1, Section ~~33~~ *34*;

(h) shall receive, review, and refer any applications to amend this bylaw to Council;

(i) shall issue the written notice of decision and/or development permit on all development permit applications and any other notices, decisions or orders in accordance with this bylaw;

(j) may receive and consider and decide on requests for time extensions for Development Permits which the Development Officer has approved and shall refer to the Municipal Planning Commission those requests *for time extensions for Development Permits* which the Municipal Planning Commission has approved;

(k) shall provide a regular report to the Municipal Planning Commission summarizing the applications made for a development permit and the decision made on the applications, and any other information as the Municipal Planning Commission considers necessary; and

(l) shall perform any other powers and duties as are specified in this bylaw, the, Village of Warner Subdivision and Development Authority/Municipal Planning Commission Bylaw, the *Municipal Government Act* or by resolution of Council.

SECTION ~~14~~*15* MUNICIPAL PLANNING COMMISSION

~~14~~ *15*.1 The Municipal Planning Commission may exercise only such powers and duties as are specified in the *Municipal Government Act*, the Village of Warner Subdivision and Development Authority/Municipal Planning Commission Bylaw, this bylaw, or by resolution of Council.

~~14~~*15*.2 The Municipal Planning Commission shall be responsible for:

(a) considering and deciding upon development permit applications referred to it by the Development Officer;

(b) providing recommendations on planning and development matters referred to it by the Development Officer or Council;

(c) considering and deciding upon requests for time extensions on development permit applications referred to it by the Development Officer;

(d) considering and deciding upon applications for subdivision approval;

(e) processing condominium certificates; and

(f) any other powers and duties as are specified in this bylaw, the Municipal Planning Commission Bylaw, the *Municipal Government Act* or by resolution of Council.

SECTION ~~15~~16 COUNCIL

~~15~~16.1 Council shall be responsible for considering and deciding upon requests for time extensions on subdivision approvals in accordance with section 657 of the *Municipal Government Act*.

~~15~~16.2 Council shall be responsible for considering all proposed amendments to this bylaw.

SECTION ~~16~~17 SUBDIVISION AND DEVELOPMENT APPEAL BOARD (SDAB)

~~16~~17.1 The SDAB is established by separate bylaw pursuant to the *Municipal Government Act*, and may exercise such powers and duties as are specified in this bylaw, the *Municipal Government Act* and the Subdivision and Development Appeal Board Bylaw.

DEVELOPMENT IN GENERAL

SECTION ~~17~~18 LAND USE DISTRICTS

~~17~~18.1 The Village of Warner is divided into those land use districts shown in Part 2 on the Land Use Districts Map.

~~17~~18.2 The one or more uses of land or buildings that are:

(a) permitted uses in each district, with or without conditions; or

(b) discretionary uses in each district, with or without conditions;

are described in Part 3, Use Table 3.1.

~~17~~18.3 A land use that is not listed as a permitted or discretionary use but which is reasonably similar in character and purpose to a permitted or discretionary use in that district may be deemed a similar use by the Development Authority in accordance with Part 1, Section 30 (Similar Use).

~~17~~18.4 A land use not listed as a permitted or discretionary use or not deemed a similar use in a district is a prohibited use and shall be refused.

SECTION ~~18~~19 SUITABILITY OF SITES

~~18~~19.1 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 or* Development Authority, as applicable, may refuse to approve a subdivision or issue a development permit if the ~~Development~~ Authority is made aware of or if in their opinion, the site of the proposed building or use:

(a) does not have safe legal and physical access to a maintained road in accordance with the Land Use Bylaw, other municipal requirements or those of Alberta Transportation if within 300 m (984 ft) of a provincial highway or 800 m (2,625 ft) from the centre point of an intersection of a controlled highway and a public road;

(b) has a high water table or soil conditions which make the site unsuitable for foundations or is within a floodplain or subject to flooding;

(c) is situated on an unstable slope;

(d) consists of unconsolidated material unsuitable for building;

(e) does not comply with the requirements of the ~~Provincial Land Use Policies~~, Regional Plan, Subdivision and Development Regulation or any other applicable Statutory Plans *or approved conceptual design scheme*;

(f) is situated over an active or abandoned coal mine or oil or gas well or pipeline;

(g) does not meet the minimum setback requirements from an abandoned oil and gas well;

(h) is unsafe due to contamination by previous land uses;

(i) does not meet the minimum setback requirements from a sour gas well or bulk ammonia storage facility;

(j) does not have adequate water and sewer provisions;

(k) does not meet the lot size and/or setback requirements or any other applicable standards or requirements of the Village of Warner Land Use Bylaw;

(l) is subject to any easement, caveat, restrictive covenant or other registered encumbrance which makes it impossible to build on the site.

~~18~~ *19*.2 Nothing in this section shall prevent the Development Officer or Municipal Planning Commission, as applicable, from issuing a development permit *or approving a subdivision* if the Development Officer or Municipal Planning Commission*, as applicable,* is satisfied that there is no risk to persons or property or that these concerns will be met by appropriate engineering measures or other mitigating measures and approvals from provincial and/or federal agencies have been obtained, as applicable.

SECTION ~~19~~*20* NUMBER OF DWELLING UNITS ON A PARCEL

~~19~~ *20*.1 No more than one dwelling unit shall be constructed or located or caused to be constructed or located on a parcel except as provided for in the land use district for which the application is made (e.g. duplex dwellings, multi-unit dwellings, manufactured home park, secondary suite, as permitted in the applicable land use district).

SECTION ~~20~~ *21* NON-CONFORMING BUILDINGS AND USES

~~20~~ *21*.1 A non-conforming building or use may only be continued in accordance with the conditions detailed in section 643 of the *Municipal Government Act.*

SECTION ~~21~~ *22* DEVELOPMENT ON NON-CONFORMING SIZED LOTS

~~21~~*22*.1 Development on an existing registered non-conforming sized lot that does not meet the minimum requirements for lot length, width or area specified in the applicable land use district in Part 4 may be permitted at the discretion of the Development Authority.

~~21~~ *22*.2 The Development Officer is authorized to permit development on existing registered non-conforming sized lots for permitted uses ~~where the Municipal Planning Commission issued a variance(s) to the minimum requirements for lot length, width and/or area as part of a subdivision approval~~.

SECTION ~~22~~ *23* NON-CONFORMING VARIANCES

~~22~~ *23*.1 The Municipal Planning Commission is authorized to exercise minor variance powers with respect to non-conforming buildings pursuant to section 643(5)(c) of the *Municipal Government Act*.

SECTION ~~23~~ *24* DEVELOPMENT AGREEMENTS

~~23~~ *24*.1 The ~~Development Authority~~ *Development Officer or Municipal Planning Commission* 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 section 650(1) of the *Municipal Government Act*, to do any or all of the following:

(a) to construct or pay for the construction of a road required to give access to the development;

(b) to construct or pay for the construction of a pedestrian walkway system to serve the development and/or connect ~~with existing or proposed pedestrian walkway systems that serve adjacent development~~ *the pedestrian walkway system serving the development with a pedestrian walkway system that serves or is proposed to serve an adjacent development* ;

(c) to install or pay for the installation of public utilities, other than telecommunication systems or works, that are necessary to serve the development, *whether or not the public utility is, or will be, located on the land that is subject of the development*;

(d) to construct or pay for the construction of off-street, or other parking facilities and/or loading and unloading facilities;

(e) to pay an off-site levy or redevelopment levy;

(f) to give security to ensure that the terms of the agreement under this section are carried out.

~~23~~ *24*.2 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)(b) of the *Municipal Government Act*.

~~23~~ *24*.3 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 *Municipal Government Act*.

~~23~~ *24*.4 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.

~~23~~ 24.5 If the municipality registers a caveat under this section, the municipality must discharge the caveat when the agreement has been complied with.

~~23~~ 24.6 As a condition of subdivision approval, all development agreements may be registered concurrently by caveat onto individual lots being created.

~~23~~ 24.7 The applicant may be required to pay to the Village all legal and engineering costs, fees, expenses and disbursements incurred by the Village through its solicitors and engineers for all services rendered in connection with the preparation, fulfillment, execution and enforcement of the development agreement.

DEVELOPMENT PERMIT RULES AND PROCEDURES

SECTION ~~24~~ 25 DEVELOPMENT PERMIT – WHEN REQUIRED

~~24~~ 25.1 Except as otherwise provided ~~for~~ in Part 5 (Development Not Requiring a Permit), all development shall be required to obtain a development permit prior to commencement *of development*.

~~24~~ 25.2 In addition to meeting the requirements of this bylaw, it is the responsibility of the applicant to ascertain, obtain and comply with all other approvals and licenses that may be required by other federal, provincial or municipal regulatory departments or agencies.

SECTION ~~25~~ 26 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

~~25~~ 26.1 This section does not negate the requirement of obtaining all required permits, as applicable, under the *Safety Codes Act* and any other Provincial or Federal statute.

~~25~~ 26.2 This section does not negate the requirement of obtaining a business license where required.

~~25~~ 26.3 Development that does not require a municipal development permit is listed in Part 5.

~~25~~ 26.4 Signs not requiring a municipal development permit are listed in Part 7, Section 4.

~~25~~ 26.5 If there is a question as to whether a development permit is required for a particular use, the matter shall be referred to the Municipal Planning Commission for a determination.

SECTION ~~26~~ 27 DEVELOPMENT PERMIT APPLICATION

~~26~~ 27.1 An application for a development permit shall be made to the Development Officer by submitting:

(a) a completed development permit application, signed by the registered owner or authorized by the owner pursuant to ~~Part 1,~~ subsection ~~26~~27.2;

(b) the prescribed fee, ~~as set by Council~~ *in accordance with the Village's fee schedule*;

(c) a description of the existing and proposed use of the land, building(s) and structures and whether it is a new development, an alteration/addition, relocation or change of use and whether the use is temporary in nature;

(d) a site plan acceptable to the Development Officer indicating:

(i) the location of all existing and proposed buildings and structures and registered easements or rights-of-way, dimensioned to property lines and drawn to a satisfactory scale;

(ii) existing and proposed parking and loading areas, driveways, abutting streets, avenues and lanes, and surface drainage patterns;

(iii) where applicable, the location of existing and proposed culverts and crossings;

(iv) the presence or absence of any abandoned oil and gas well(s); and if abandoned oil and gas well(s) are present, a professionally prepared plot plan that shows the actual well location(s) in relation to existing and proposed building site(s) and the minimum setback requirement;

(v) any additional information as may be stipulated in the standards of development;

(e)~~(vi)~~ any such other information as may be required by the Development Officer or Municipal Planning Commission to evaluate an application including but not limited to: conceptual design schemes, landscaping plans, building plans, drainage plans, servicing and infrastructure plans, soils analysis, geotechnical reports and other reports regarding site suitability, Real Property Report, or a surveyors sketch.

~~26~~ *27*.2 An application for a development permit must be made by the registered owner of the land on which the development is proposed. An application may be made by a person who is not the registered owner of the land only with written consent of the owner. The Development Officer may request a current title documenting ownership and copies of any registered encumbrance, lien or interest registered on title.

SECTION ~~27~~*28* ~~INCOMPLETE APPLICATIONS~~ *DETERMINATION OF COMPLETE DEVELOPMENT APPLICATION*

~~27.1 The Development Officer or the Municipal Planning Commission may refuse to accept a development permit application where the information required by Part 1, Section 26 (Development Permit Application) is incomplete or where, in its opinion, the quality of the material supplied is inadequate to properly evaluate the application.~~

28.1 The Development Officer shall, within 20 days after receipt of an application for a development permit submitted under Part 1, Section 27, determine whether the application is complete.

28.2 An application is complete, if in the opinion of the Development Officer, the application contains the documents and other information necessary to review the application and is of an acceptable quality.

28.3 The time period referred to in subsection 28.1 may be extended by an agreement in writing between the applicant and the Development Officer.

28.4 If the Development Officer does not make a determination referred to in subsection 28.1 within the time required under subsection 28.1 or 28.3, the application is deemed to be complete.

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

28.6 If the Development Officer determines that the application is incomplete, the Development Officer shall issue to the applicant a written notice indicating that the application is incomplete and specifying the outstanding documents and information to be provided, including but not limited to those required by Part 1, Section 27. A submittal deadline for the outstanding documents and information shall be set out in the notice or a later date agreed on between the applicant and the Development Officer in order for the application to be considered complete.

28.7 If the Development Officer determines that the documents and information submitted under subsection 28.6 are complete, the Development Officer shall issue to the applicant a written Notice of Completeness acknowledging that the application is complete, delivered by hand, mail or electronic means.

28.8 If the required documents and information under subsection 28.6 have not been submitted to the Development Officer within the timeframe prescribed in the notice issued under subsection 28.6, the Development 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.

28.9 Despite issuance of a Notice of Completeness under subsection 28.5 or 28.7, the Development Officer or Municipal Planning Commission, as applicable, in the course of reviewing the application may request additional information or documentation from the applicant that the Development Officer or Municipal Planning Commission considers necessary to review the application.

SECTION ~~28~~ *29* PERMITTED USE APPLICATIONS

~~28~~ *29*.1 Upon receipt of a complete~~d~~ application for a development permit for a permitted use that conforms with this bylaw, the Development Officer:

(a) shall approve a development permit with or without conditions; or

(b) may refer the application to the Municipal Planning Commission for a decision.

~~28~~ *29*.2 The Development Officer or the Municipal Planning Commission may place any or all of the following conditions on a development permit for a permitted use:

(a) requirement for the applicant to enter into a development agreement *pursuant to Part 1, Section 24*;

(b) payment of any applicable off-site levy or redevelopment levy;

(c) geotechnical investigation to ensure that the site is suitable in terms of topography, soil characteristics, flooding, subsidence, mass wasting and erosion;

(d) alteration of a 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;

(e) any measures to ensure compliance with the requirements of this Land Use Bylaw or any statutory plan adopted by the Village of Warner;

(f) easements and/or encroachment agreements;

(g) provision of public utilities, other than telecommunications systems or works, and vehicular and pedestrian access;

(h) repairs or reinstatement of original condition of any street furniture, curbing, sidewalk, boulevard landscaping and tree planting which may be damaged or destroyed or otherwise altered by development or building operations upon the site, to the satisfaction of the Development Officer or the Municipal Planning Commission;

(i) to give security to ensure the terms of the permit approval under this section are carried out;

(j) time periods stipulating completion of development;

(k) requirement for a lot and/or construction stakeout conducted by an approved surveyor or agent;

(l) any measures to ensure compliance with applicable federal, provincial and/or other municipal legislation and approvals;

(m) requirement for the preparation of an Environmental Impact Assessment;

(n) obtain any other approval, permit, authorization, consent or license that may be required to develop and/or service the affected land~~,~~ ;

(o) filing of pertinent professional reports and plans prior to commencement of construction;

(p) phasing of development; and

(q) time periods specifying the time during which a development permit is valid.

SECTION ~~29~~ *30* DISCRETIONARY USE APPLICATIONS

~~29~~ *30*.1 Upon receipt of a complete~~d~~ application for a development permit for a discretionary use the Development Officer shall:

(a) refer the application to the Municipal Planning Commission for a decision; and

(b) notify adjacent landowners and other persons likely to be affected in accordance with Part 1, Section ~~33~~ *34* (Notification of Adjacent Landowners and Persons Likely Affected).

~~29~~ *30*.2 After consideration of any response to the notifications of adjacent landowners and other persons likely to be affected, including the County of Warner, government departments and referral agencies as applicable, compatibility and suitability of the proposed use, and any other matters, the Municipal Planning Commission may:

(a) approve a development permit with or without conditions; or

(b) refuse to approve the development permit, stating reasons.

~~29~~ *30*.3 The Municipal Planning Commission may place any of the conditions stipulated in Part 1, ~~subs~~Section ~~28~~ *29*.2 (Permitted Use Applications) on a development permit for a discretionary use, in addition to any other conditions necessary to ensure the quality, suitability and compatibility of the development with other existing and approved uses in the area.

SECTION ~~30~~ *31* SIMILAR USE

~~30~~ *31*.1 Upon receipt of ~~an~~ *complete* application for a development permit for a use that is not specifically listed in any land use district, but which may be similar in character and purpose to other uses listed in the land use district in which such use is proposed, the Development Officer may classify the use as either similar to a permitted use or similar to a discretionary use or refer the matter to the Municipal Planning Commission for a determination pursuant to ~~Part 1,~~ subsection ~~30~~ *31*.5.

~~30~~ *31*.2 Where a use has been classified similar to a permitted use, the Development Officer may process the application accordingly as a permitted use or refer the application to the Municipal Planning Commission for a decision.

~~30~~ *31*.3 Where a use has been classified similar to a permitted use and the application requests a variance of any provision of this bylaw, the Development Officer shall:

(a) refer the application to the Municipal Planning Commission for a decision; and

(b) notify adjacent landowners and other persons likely to be affected in accordance with Part 1, Section ~~33~~ *34* (Notification of Adjacent Landowners and Persons Likely Affected).

~~30~~ *31*.4 Where a use has been classified similar to a discretionary use, the Development Officer shall:

(a) refer the application to the Municipal Planning Commission for a decision; and

(b) notify adjacent landowners and other persons likely to be affected in accordance with Part 1, Section ~~33~~ *34* (Notification of Adjacent Landowners and Persons Likely Affected).

~~30~~ *31*.5 Upon referral of an application to the Municipal Planning Commission by the Development Officer under ~~Part 1,~~ subsections ~~30~~ *31*.1 and ~~30~~ *31*.2, the Municipal Planning Commission:

(a) shall rule whether or not the proposed use is similar to a use in the land use district in which it is proposed;

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

(c) if the proposed use is not deemed similar to a use in the land use district in which it is proposed, the development permit shall be refused.

SECTION ~~31~~ *32* TEMPORARY USE

~~31~~ *32*.1 Where in the opinion of the Development Authority, a proposed use is of a temporary nature, it may approve a temporary development permit valid for a period of up to one year for a use, provided the use is listed as a permitted use, discretionary use or deemed similar to a permitted or discretionary use in the applicable land use district.

~~31~~ *32*.2 Temporary use applications shall be subject to the following conditions:

(a) the applicant or developer is liable for any costs involved in the cessation or removal of any development at the expiration of the permitted period;

(b) the *Development Officer or* Municipal Planning Commission may require the applicant to submit an irrevocable letter of credit, performance bond or other acceptable form of security guaranteeing the cessation or removal of the temporary use; and

(c) any other conditions as deemed necessary.

~~31~~ *32*.3 A use deemed temporary in nature shall be processed in accordance with the corresponding Part 1, Sections ~~28~~ *29* to ~~30~~ *31*. Notification of adjacent landowners and other persons likely to be affected, including the County of Warner, government departments and referral agencies shall be in accordance with Part 1, Section ~~33~~ *34* (Notification of Adjacent Landowners and Persons Likely Affected).

SECTION ~~32~~ *33* APPLICATIONS REQUESTING VARIANCE OF BYLAW PROVISIONS

~~32~~ *33*.1 Upon receipt of a~~n~~ *complete* application for a development permit that does not comply with this bylaw but in respect of which the Municipal Planning Commission is requested to exercise discretion under Part 1, subsection ~~32.3~~ *33.2*, the Development Officer shall:

(a) refer the application to the Municipal Planning Commission for a decision; and

(b) notify adjacent landowners and other persons likely to be affected, ~~including the County of Warner, government departments and any other referral agency~~ in accordance with Part 1, Section ~~33~~ *34* (Notification of Adjacent Landowners and Persons Likely Affected).

~~32.3~~*33.2* The Municipal Planning Commission 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 Municipal Planning Commission, the proposed development would not:

(a) unduly interfere with the amenities of the neighbourhood; or

(b) materially interfere with or affect the use, enjoyment or value of neighbouring properties;

(c) and the proposed development conforms with the use prescribed for that land or building within Part 3 (Use Regulation).

SECTION ~~33~~ *34* NOTIFICATION OF ADJACENT LANDOWNERS AND PERSONS LIKELY AFFECTED

~~33~~ *34*.1 Where notification of adjacent landowners and other persons likely to be affected is required under Part 1, Sections ~~29~~ *30* to ~~32~~ *33*, the Development Officer shall:

(a) mail (postal service or electronic) written notice of the application at least seven (7) days before the meeting of the Municipal Planning Commission to:

(i) adjacent landowners and other persons likely to be affected by the issuance of a development permit;

(ii) the County of Warner if in the opinion of the Development Officer or the Municipal Planning Commission, the proposed development could have an impact upon land uses in the County or is adjacent to the County boundary*, or is required in accordance with an adopted Intermunicipal Development Plan;* and

(iii) any other persons, government departments or referral agency that is deemed to be affected; or

(b) hand deliver written notice of the application at least five (5) days before the meeting of the Municipal Planning Commission to the persons and agencies specified in ~~Part 1,~~ subsection ~~33~~ *34*.1(a); or

(c) publish a notice of the application in a newspaper circulating in the municipality or the Village newsletter at least seven (7) days before the meeting of the Municipal Planning Commission; or

(d) post a notice of the application in a conspicuous place on the property at least five (5) days before the meeting of the Municipal Planning Commission; or

any combination of the above.

~~33~~ *34*.2 In all cases, notification shall:

(a) describe the nature and location of the proposed use or development;

(b) state the place*, date,* and time where the Municipal Planning Commission will meet to consider the application, and state how and when written or oral submissions on the application will be received and considered;

(c) specify the location at which the application can be inspected.

SECTION ~~34~~ *35* NOTICE OF DECISION

~~34.1 Upon issuance of a decision on a development application for a permitted use that complies with the Land Use Bylaw, the Development Officer shall:~~

~~(a) mail (postal service or electronic mail) or hand deliver a written notice of decision to the applicant; and,~~

~~(b) post a copy of the decision in a prominent place in the Village Office for at least 14 days; or~~

~~(c) publish a notice of the decision in a newspaper or the municipal newsletter circulated within the municipality.~~

~~34.2 Upon issuance of a decision on all other development permit applications, the Development Officer shall:~~

~~(a) mail (postal service or electronic mail) or hand deliver a written notice of decision to the applicant; and~~

~~(b) mail a copy of the decision to those originally notified of the development permit application, those that made written submissions, and any other person, government department or agency that may, in the opinion of the Development Officer, likely be affected; or~~

~~(c) publish a notice of the decision in a newspaper or the municipal newsletter circulated within the municipality.~~

35.1 A decision of the Development Officer or Municipal Planning Commission on application for a development permit must be issued:

(a) in writing to the applicant in accordance with subsection 35.2; and

(b) a copy of the decision posted in a prominent place in the village office for at least 21 days or posted in a newspaper circulated within the municipality or published on the official municipal website; and/or

(c) a copy of the decision sent by mail (postal service or electronic mail) to those originally notified of the development permit and any other person, government department or agency that may, in the opinion of the Development Officer, likely be affected.

35.2 The Development Officer will give or send by mail (postal service or electronic mail) a copy of the decision, which specifies the date on which the written decision was given, to the applicant on the same day the written decision is given.

35.3 For the purpose of subsection 35.2, the "date on which the written decision was given":

(a) the date the Development Officer signed the notice of decision or development permit; or,

(b) the date the decision is posted in the newspaper, published on the official municipal website, or posted in a prominent place in the village office;

whichever occurs later.

SECTION ~~35~~ *36* COMMENCEMENT OF DEVELOPMENT

~~35~~ *36*.1 Despite the issuance of a development permit, no development is authorized to commence *within 21 days after the date on which the written decision was given under Part 1, Section 35.2* ~~until the appeal period has expired in compliance with the following:~~

~~**Permitted Uses:**~~

~~(a) where the notice of decision is posted in the Village Office, development shall not commence until 14 days after the notice was posted;~~

~~(b) where the notice of decision is published in the newspaper or municipal newsletter, development shall not commence until at least 14 days from the date of publication;~~

~~**Discretionary Uses or Applications for Variances:**~~

~~(c) where the notice of decision is mailed to adjacent landowners and other persons likely to be affected, development shall not commence until at least 19 days from the date the decision was mailed;~~

~~(d) where the notice of decision is published in the newspaper or municipal newsletter, development shall not commence until at least 14 days from the date of publication.~~

~~35~~ *36*.2 If an appeal is made, no development is authorized pending the outcome of the appeal.

~~35~~ *36*.3 Any development occurring prior to the dates determined under ~~Part 1,~~ subsections ~~35~~ *36*.1 and ~~35~~ *36*.2 is at the risk of the applicant.

SECTION ~~36~~ *37* DEVELOPMENT PERMIT VALIDITY

~~36~~ *37*.1 Unless a development permit is suspended or cancelled, the development must be commenced and carried out with reasonable diligence in the opinion of the Development Authority within 12 months from the date of issuance of the permit, otherwise the permit is no longer valid.

~~36~~ *37*.2 An application to extend the validity of a development permit may be made at any time prior to the expiration of the approved permit in accordance with ~~Part 1,~~ subsection ~~36~~ *37*.3, except for a permit for a temporary use which shall not be extended.

~~36~~ *37*.3 Upon receipt of a request to extend the validity of a development permit, the validity of a development permit may be extended for up to a period of one year by:

(a) the Development Officer or the Municipal Planning Commission if the permit was issued by the Development Officer;

(b) the Municipal Planning Commission if the permit was issued by the Municipal Planning Commission or approved on appeal by the Subdivision and Development Appeal Board.

~~36~~ *37*.4 The number of extensions to the validity of a development permit is limited to one approval.

~~36~~ *37*.5 When any use has been discontinued for a period of 6 months or more, any development permit that may have been issued is no longer valid and said use may not be recommenced until a new application for a development permit has been made and a new development permit issued. This section does not apply to non-conforming uses which are regulated under ~~S~~section 643 of the *Municipal Government Act*.

SECTION ~~37~~ *38* TRANSFERABILITY OF DEVELOPMENT PERMIT

~~37~~ *38*.1 A home occupation permit is non-transferable.

~~37~~ *38*.2 Any other valid development permit is transferable where the use remains unchanged and the development is affected only by a change of ownership, tenancy, or occupancy.

SECTION ~~38~~ *39* FAILURE TO MAKE A DECISION – DEEMED REFUSAL

~~38~~ *39*.1 In accordance with ~~S~~section 684 of the *Municipal Government Act*, an application for a development permit shall, at the option of the applicant, be deemed to be refused when the decision of the Development Officer or the Municipal Planning Commission, as the case may be, is not made within 40 days of receipt of the completed application unless the applicant has entered into a~~n~~ *written* agreement with the Development Officer or the Municipal Planning Commission to extend the 40-day decision period.

SECTION ~~39~~ *40* REAPPLICATION FOR A DEVELOPMENT PERMIT

~~39~~ *40*.1 If an application for a development permit is refused by the Development Officer, the Municipal Planning Commission or, on appeal the Subdivision and Development Appeal Board, the submission of another application for a development permit on the same parcel of land for the same or for a similar use of the land may not be accepted by the Development Officer for at least 6 months after the date of refusal.

~~39~~ *40*.2 If an application was refused solely because it did not comply with the standards of this bylaw *or was refused as an incomplete application under Part 1, Section 28.8*, the Development Officer may accept another application on the same parcel of land for the same or similar use before the time period referred to in ~~Part 1,~~ subsection ~~39~~ *40*.1 has lapsed, provided the application has been modified to comply with this bylaw.

SECTION ~~40~~ *41* SUSPENSION OR CANCELLATION OF A PERMIT

~~40~~ *41*.1 If after a development permit has been issued, the Development Officer or the Municipal Planning Commission determines that:

(a) the application contained a misrepresentation;

(b) facts were not disclosed which should have been at the time of consideration of the application for the development permit;

(c) the development permit was issued in error; or

(d) the applicant withdrew the application by way of written notice;

the Development Officer or the Municipal Planning Commission may suspend or cancel the development permit by notice in writing to the holder of it stating the reasons for any suspension or cancellation.

~~40~~ *41*.2 Upon receipt of the written notification of suspension or cancellation, the applicant must cease all development and activities to which the development permit relates.

~~40~~ *41*.3 A person whose development permit is suspended or cancelled under this section may appeal within 14 days of the date the notice of cancellation or suspension is received to the Subdivision and Development Appeal Board.

~~40~~ *41*.4 If a development permit is suspended or cancelled, the Subdivision and Development Appeal Board shall review the application if an appeal is filed by the applicant and either:

(a) reinstate the development permit; or

(b) cancel the development permit if the Development Officer or the Municipal Planning Commission would not have issued the development permit if the facts subsequently disclosed had been known during the consideration of the application; or

(c) reinstate the development permit and may impose such other conditions as are considered necessary to ensure that this bylaw or any statutory plan is complied with.

SECTION ~~41~~ *42* DEVELOPMENT APPEALS

~~41~~ *42*.1 Any person applying for a development permit or any other person affected by an order, decision or development permit made or issued by the Development Officer or the Municipal Planning Commission may appeal such an order or decision to the Subdivision and Development Appeal Board in accordance with the procedures described in the *Municipal Government Act*.

~~41~~ *42*.2 An appeal to the Subdivision and Development Appeal Board shall be commenced by serving a written notice of the appeal with reasons to the Subdivision and Development Appeal Board and shall be accompanied by the applicable fees~~.~~ *within:*

(a) 21 days after the date on which the written decision was given in accordance with Part 1, Section 35; or

(b) 21 days after expiry of the 40 day period under Part 1, Section 39 or the extension period granted if no decision was made on the application.

ENFORCEMENT

SECTION ~~42~~ *43* NOTICE OF VIOLATION

~~42~~ *43*.1 Where the ~~Development Authority~~ *Development Officer or Municipal Planning Commission* finds that a development or use of land or buildings is not in accordance with the *Municipal Government Act* the Subdivision and Development Regulation, a development permit or subdivision approval, or this bylaw, the ~~Development Authority~~ *Development Officer or Municipal Planning Commission* may issue a notice of violation to the registered owner or the person in possession of the land or buildings or to the person responsible for the contravention.

42.2 Such notice shall state the following:

(a) nature of the violation;

(b) corrective measures required to comply; and

(c) time period within which such corrective measures must be performed.

SECTION ~~43~~ *44* STOP ORDERS

~~43~~ *44*.1 As set forth in the *Municipal Government Act*, the Development Authority (*Development Officer or Municipal Planning Commission)* is authorized to issue an Order under ~~S~~*section* 645 of the *Municipal Government Act,* if a development, land use or use of a building is not in accordance with the *Municipal Government Act*, the Subdivision and Development Regulation, a development permit or subdivision approval, or this bylaw.

~~43~~ *44*.2 A person who receives notice pursuant to ~~Part 1,~~ subsection ~~43~~ *44*.1 may appeal the order to the Subdivision and Development Appeal Board in accordance with the *Municipal Government Act*.

44.3 An appeal of a stop order to the Subdivision and Development Appeal Board shall be commenced by serving a written notice of the appeal to the Subdivision and Development Appeal Board and shall be accompanied by the applicable fee within 21 days after the date of which a stop order is made under section 645 of the Municipal Government Act.

SECTION ~~44~~ *45* ENFORCEMENT OF STOP ORDERS

~~44~~ *45*.1 Pursuant to section 646 of the *Municipal Government Act*, if a person fails or refuses to comply with an order directed to the person under section 645 or an order of a subdivision and development appeal board under section 687, the designated officer may, in accordance with section 542, enter on the land or building and take any action necessary to carry out the order.

~~44~~ *45*.2 The Village may register a caveat under the *Land Titles Act* in respect of an order referred to in Part 1, Section ~~43~~ *44*.1 against the certificate of title for the land that is the subject of an order.

~~44~~ *45*.3 If a caveat is registered under ~~Part 1,~~ subsection ~~44~~ *45*.2, the Village must discharge the caveat when the order has been complied with.

~~44~~ *45*.4 If compliance with a stop order is not voluntarily effected, the Village may undertake legal action, including but not limited to, seeking injunctive relief from the Alberta Court of Queen's Bench pursuant to section 554 of the *Municipal Government Act*. In accordance with section 553 of the *Municipal Government Act*, the expenses and costs of carrying out an order under section 646 of the *Municipal Government Act* may be added to the tax roll of the parcel of land.

SECTION ~~45~~ *46* PENALTIES AND RIGHT OF ENTRY

~~45~~ *46*.1 Any person who contravenes any provision of this bylaw is guilty of an offence in accordance with Part 13, Division 5, Offences and Penalties of the *Municipal Government 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.

~~45~~ *46*.2 In accordance with section 542 of the *Municipal Government Act*, a designated officer may, after giving reasonable notice to and obtaining consent from the owner or occupier of land upon which this bylaw or *Municipal Government Act* authorizes anything to be inspected, remedied or enforced or done by a municipality:

(a) enter on that land at a reasonable time and carry out inspection, enforcement, or action authorized or required by the enactment or bylaw;

(b) request anything to be produced to assist in the inspection, remedy, enforcement or action; and

(c) make copies of anything related to the inspection, remedy, enforcement or action.

~~45~~ *46*.3 If a person refuses to grant consent or refuses to produce anything to assist in the inspection, remedy, enforcement or action referred to in section 542 of the *Municipal Government Act*, the municipality under the authority of section 543 of the *Municipal Government Act* may obtain a court order.

AMENDMENTS

SECTION ~~46~~ *47* AMENDMENTS TO THE LAND USE BYLAW

~~46~~ *47*.1 Any person or the Village may initiate amendments to the Village of Warner Land Use Bylaw by submitting an application to the Development Officer.

~~46~~ *47*.2 All applications for amendment shall be submitted using the applicable form in Appendix A, and be accompanied by *the applicable fee and* any additional information, as deemed necessary by the Development Officer to process the application.

~~46~~ *47*.3 The Development Officer may refuse to accept an application if, in his/her opinion, the information supplied is not sufficient to make a proper evaluation of the proposed amendment.

~~46~~ *47*.4 Council or the Development Officer may refer the application to the Municipal Planning Commission for their recommendation.

~~46~~ *47*.5 The Development Officer shall forward an application to Council for consideration when satisfied that sufficient information has been provided with the application.

~~46~~ *47*.6 Public hearing and notification requirements shall be in accordance with section 692 of the *Municipal Government Act*.

~~46~~ *47*.7 Where an application for an amendment to the Village of Warner Land Use Bylaw has been refused by Council, another application that is the same or similar in nature shall not be accepted until at least 6 months after the date of refusal.

~~46~~ *47*.8 Where an application has been significantly changed, Village Council may, at their discretion, accept an application prior to the end of the 6 month period specified in ~~Part 1,~~ subsection ~~46~~ *47*.7.

SECTION ~~47~~ *48* LAND USE REDESIGNATION APPLICATION REQUIREMENTS

~~47~~ *48*.1 A request for redesignation from one land use district to another shall be accompanied by:

(a) a completed application form and the applicable fee;

(b) a copy of the Certificate of Title for the lands, dated not more than one (1) year prior to the date on which the application was made;

(c) a narrative describing the:

(i) proposed designation and future uses(s);

(ii) consistency with the applicable statutory plans;

(iii) compatibility of the proposal with surrounding uses and land use designations (zoning);

(iv) development potential/suitability of the site, including identification of any constraints and/or hazard areas (e.g. easements, soil conditions, topography, drainage, floodplain, steep slopes, oil and gas wells, etc.);

(v) availability of facilities and services (sewage disposal, domestic water, gas, electricity, fire and police protection, schools, etc.) to serve the subject property while maintaining adequate levels of service to existing development;

(vi) any potential impacts on public roads; and

(vii) any other information deemed necessary by the Development Officer, Municipal Planning Commission, or Council to properly evaluate the proposal;

(d) conceptual lot design, if applicable;

(e) a geotechnical report addressing the following but not limited to:

(i) slope stability,

(ii) groundwater,

(iii) sewage,

(iv) water table, and

(v) flood plain analysis,

if deemed necessary by the Development Officer, the Municipal Planning Commission, or Council;

(f) an evaluation of surface drainage which may include adjacent properties if deemed necessary by the Development Officer, Municipal Planning Commission, or Council; and

(g) any other information deemed necessary by the Development Officer, Municipal Planning Commission, or Council to properly evaluate the application.

~~47~~ *48*.2 An Area Structure Plan or Conceptual Design Scheme may be required in conjunction with a redesignation application involving:

(a) industrial development;

(b) large-scale commercial development;

(c) manufactured home park;

(d) multi-lot residential development which has the potential to trigger capacity upgrades or expansion of infrastructure; or

(e) as required by Council.

SECTION ~~48~~ *49* REDESIGNATION CRITERIA

~~48~~ *49*.1 When redesignating land from one land use district to another, Council considerations ~~shall~~ *may* include the following:

(a) compliance with applicable standards and provisions of the Village of Warner Land Use Bylaw;

(b) consistency with any adopted statutory plans;

(c) compatibility with adjacent uses and land use designations (zoning);

(d) development potential/suitability of the site;

(e) availability of facilities and services (sewage disposal, domestic water, gas, electricity, police and fire protection, schools, etc.) to serve the subject property and any potential impacts to levels of service to existing and future developments;

(f) cumulative impact to the Village;

(g) potential impacts on public roads;

(h) setback distances contained in the Subdivision and Development Regulation;

(i) supply of suitably designated land;

(j) public comment and any applicable review agency comments; and

(k) any other matters deemed pertinent *by council*.

SUBDIVISION *RULES AND PROCEDURES*

SECTION 50 SUBDIVISION APPLICATION

50.1 An applicant applying for subdivision shall provide the required fees, materials and information as requested by the Subdivision Authority or its designate. 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) *provincial abandoned gas well information;*

(e) *a tentative subdivision plan professionally prepared or an accurate and legible sketch drawn to scale that shows the location, dimensions and boundaries of the proposed subdivision and all other requirements prescribed in the subdivision application package. For a subdivision application where any buildings or structures are present on the land that is the subject of the subdivision, a sketch prepared by a professional surveyor or a Real Property Report is required; and*

(f) *any such other information as may be required at the discretion of the Subdivision Authority or its designate in order to accurately evaluate the application and determine compliance with this bylaw and any other municipal bylaws and plans, the Act, the Subdivision and Development Regulation, or other government regulations. This may include but is not limited to the provision of geotechnical information, soil analysis reports, water reports, slope stability analysis, drainage and storm water plans, contours and elevations of the land, engineering studies or reports, wetland reports, environmental impact assessments, utility and servicing information, and/or the preparation of an area structure plan or conceptual design scheme.*

SECTION 51 DETERMINATION OF COMPLETE SUBDIVISION APPLICATION

51.1 *In accordance with the Municipal Government Act, the Subdivision Authority or its designate, 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:*

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

(b) *for an application determined to be incomplete, written notification shall be given to the applicant 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 its designate.*

(c) *in respect of subsection (b) for a subdivision application determined to be incomplete, the applicant will be advised in writing as part of the Notice of Incompleteness what the outstanding information and documents are that must be submitted by a date specified in the notice for the application to be deemed complete.*

51.2 *Notwithstanding subsection 51.1, the applicant and Subdivision Authority or its designate may agree and sign a time extension agreement in writing in accordance with section 653.1(3) of the Municipal Government Act to extend the 20-day time period to determine whether the subdivision application and support information submitted is complete.*

51.3 *If the applicant fails to submit all the outstanding information and documents on or before the date referred to in subsection 51.1(c) or a later date agreed on in writing between the applicant and the Subdivision Authority or its designate, the application is deemed to be refused. The Subdivision Authority or its designate 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 Municipal Government Act. The notification may be sent by regular mail to the applicant, or sent by electronic means, or both.*

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

SECTION ~~49~~ *52* ~~APPLICATION AND DECISION~~ *SUBDIVISION CRITERIA*

~~49~~ *52*.1 All applications for subdivision approval shall be evaluated by the Village in accordance with the following criteria:

(a) compliance with statutory plans, bylaws, and regulations;

(b) adequacy of road access;

(c) provision of municipal services and utilities, including storm water drainage;

(d) compatibility with adjacent land uses;

(e) accessibility to emergency services;

(f) site suitability in terms of minimum dimensional standards for lots and all other criterion in this bylaw as specified in the applicable land use district in Part 4.

(g) any other matters the Village may consider necessary.

~~49~~ *52*.2 For the purpose of infill development, an application which proposes to subdivide an accessory structure onto a separate lot may be considered by the Subdivision Authority where:

(a) the proposed lots meet the provisions of Part 4 (Dimensional Standards and Setbacks);

(b) the existing and proposed buildings meet the provisions of Part 4 (Dimensional Standards and Setbacks) based on the lot proposed layout;

(c) the access of each lot is provided from a public roadway not a lane or laneway;

(d) all lots are serviceable to the satisfaction of the municipality.

SECTION ~~50~~53 LOT DESIGN

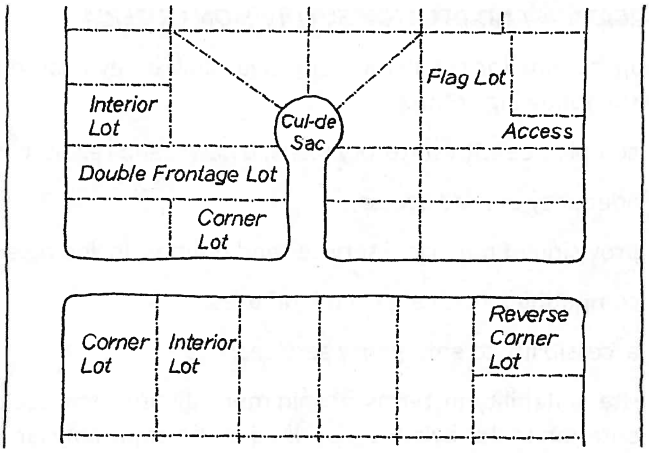
~~50~~53.1 Minimum dimensional standards for lots and all other criteria in this bylaw shall be as specified in the applicable land use district in Part 4. General development standards and use specific standards are as specified in Parts 3 and 6.

~~50~~53.2 Subdivision of land designated Transitional Agricultural – TA shall not be permitted except in accordance with an adopted Area Structure Plan or an approved Conceptual Design Scheme.

~~50~~53.3 Any lot created shall have frontage on a public street; frontage on a lane or laneway alone shall not be permitted.

~~50~~53.4 Double frontage lots shall be avoided, except where essential to separate residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. In such cases, access will be allowed only on the lower classification street.

~~50~~53.5 At the time of subdivision, all corner lots and interior laneway corner lots shall dedicate clear vision triangles as right-of-way.



VILLAGE OF WARNER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 596-19

BEING a bylaw of the Village of Warner in the Province of Alberta, to amend Bylaw No. 538-12, being the municipal Land Use Bylaw.

WHEREAS the Village of Warner Council wishes to designate lands legally described as:

Lots 13-19, Block 8, Plan 4068N

from "Public and Institutional - PI" to "Commercial – C" as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No.596-19 is to redesignate the land to accommodate future commercial development.

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 Village of Warner in the Province of Alberta duly assembled does hereby enact the following:

1. Land described as Lots 13-19, Block 8, Plan 4068N is designated "Commercial - C".
2. The Land Use District Map is amended to reflect this designation.
3. Bylaw No. 538-12, being the Village of Warner Land Use Bylaw, is hereby amended.
4. Bylaw No. 538-12, being the Village of Warner Land Use Bylaw shall be consolidated to reflect this amendment.
5. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 20th day of February, 2019.

Mayor – Tyler Lindsay | *Chief Administrative Officer – Jon Hood*

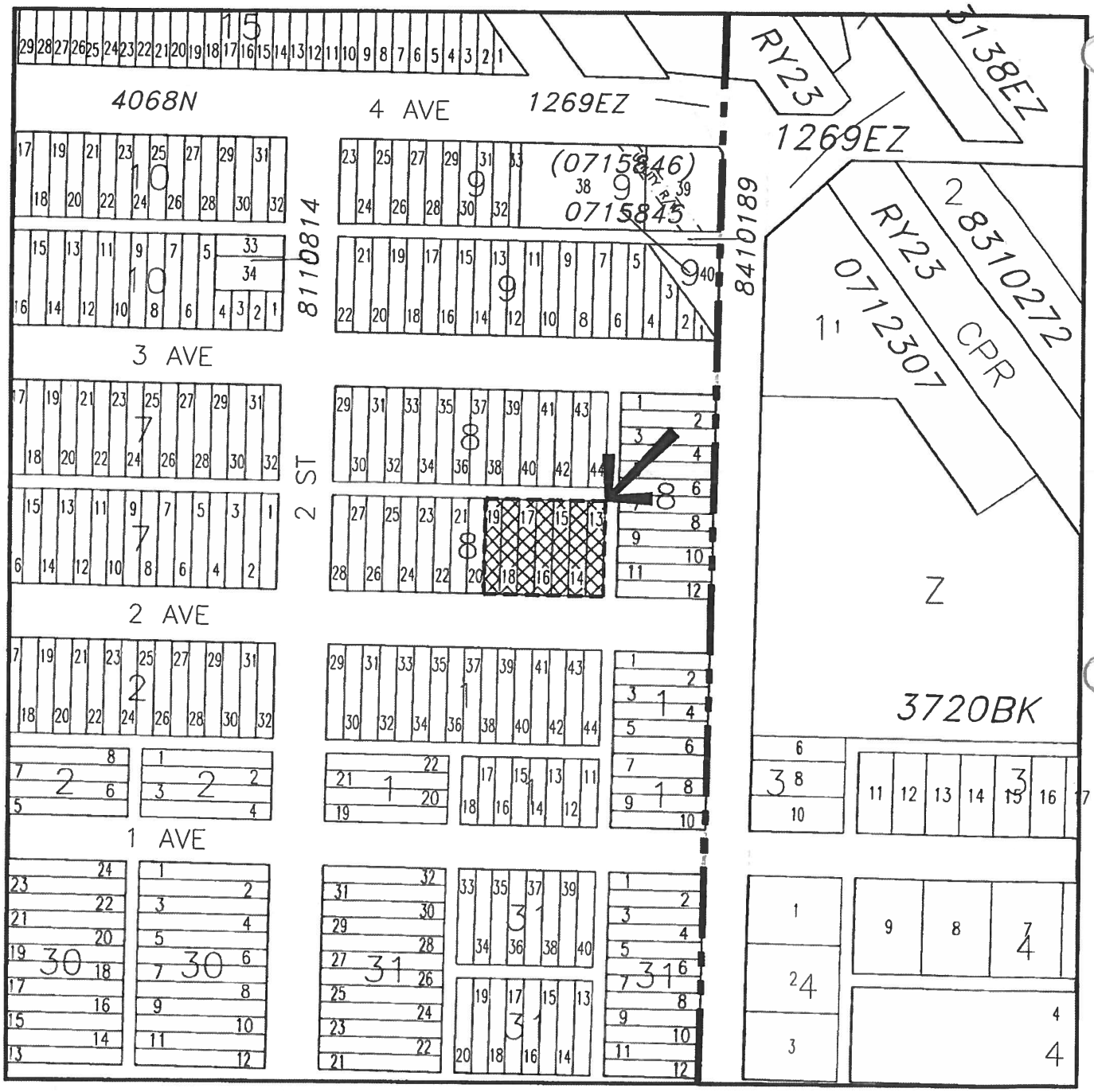
READ a **second** time this 20th day of March, 2019.

Mayor – Tyler Lindsay | *Chief Administrative Officer – Jon Hood*

READ a **third** time and finally PASSED this 20th day of March, 2019.

Mayor – Tyler Lindsay | *Chief Administrative Officer- Jon Hood*

RECEIVED
MAR 2 5 2019
BB/KS/BJ



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Public and Institutional - PI

TO: Commercial - C

LOTS 13 - 19; BLOCK 8; PLAN 4068N

WITHIN E 1/2 SEC 10, TWP 4, RGE 17, W 4 M

MUNICIPALITY: VILLAGE OF WARNER

DATE: FEBRUARY 13, 2019

Bylaw #: 596-19

Date: _____

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 T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

February 13, 2019 N:\Warner-County\Warner\Warner LUD & Land Use Redesignations\UpdatedLUDRedesignations\Village of Warner - Lots 13 - 19, Block 8, Plan 4068N.dwg

VILLAGE OF WARNER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 604-21

BEING a bylaw of the Village of Warner in the Province of Alberta, to amend Bylaw No. 538-12 being the municipal Land Use Bylaw.

WHEREAS the Village of Warner Council wishes to designate lands legally described as:

Lot 33, Block 17, Plan 0813561

from "Public and Institutional - PI" to "Residential - R" as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 604-21 is to redesignate the land to accommodate future residential development.

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 Village of Warner in the Province of Alberta duly assembled does hereby enact the following:

1. Land described as Lot 33, Block 17, Plan 0813561 is designated "Residential - R".
2. The Land Use District Map is amended to reflect this designation.
3. Bylaw No. 538-12, being the Village of Warner Land Use Bylaw, is hereby amended.
4. Bylaw No. 538-12, being the Village of Warner Land Use Bylaw shall be consolidated to reflect this amendment.
5. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 27th day of May, 2021.

***Mayor** – Tyler Lindsay*

***Chief Administrative Officer** – Jon Hood*

READ a **second** time this 16th day of June, 2021.

***Mayor** – Tyler Lindsay*

***Chief Administrative Officer** – Jon Hood*

READ a **third** time and finally PASSED this 16th day of June, 2021.

***Mayor** – Tyler Lindsay*

***Chief Administrative Officer** – Jon Hood*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Public and Institutional - PI

TO: Residential - R

LOT 33, BLOCK 17, PLAN 0813561 WITHIN
NE 1/4 SEC 10, TWP 4, RGE 17, W 4 M
MUNICIPALITY: VILLAGE OF WARNER
DATE: MAY 19, 2021

Bylaw #: 604-21

Date: _____

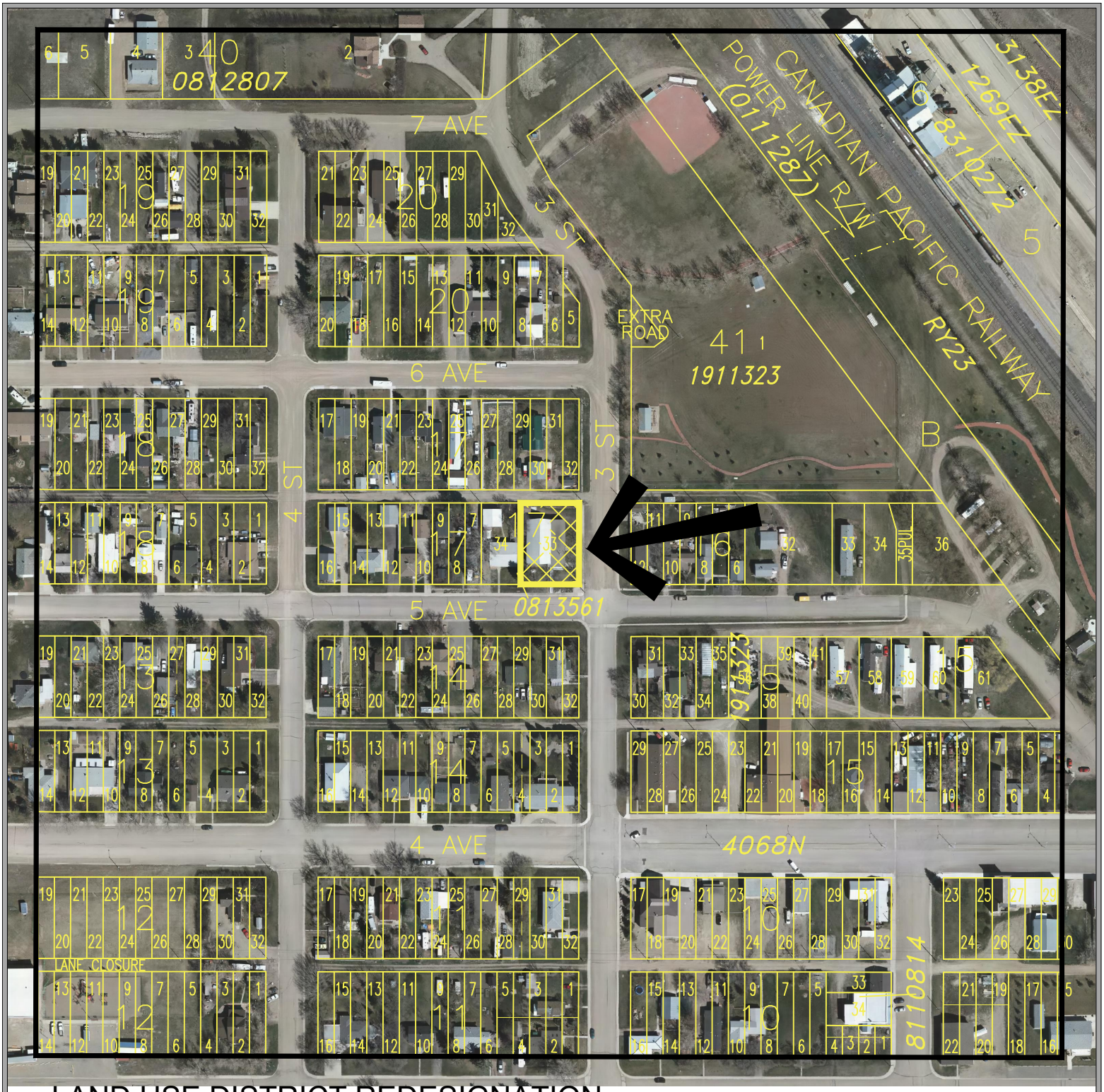
OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

N

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

May 20, 2021 N:\Warner-County\Warner\Warner LUD & Land Use Redesignations\Warner-Village-Lot 33, Block 17, Plan 0813561.dwg



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'

Photo Date: April 19, 2017

FROM: Public and Institutional - PI

TO: Residential - R

LOT 33, BLOCK 17, PLAN 0813561 WITHIN
NE 1/4 SEC 10, TWP 4, RGE 17, W 4 M
MUNICIPALITY: VILLAGE OF WARNER
DATE: MAY 19, 2021

Bylaw #: 604-21

Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

May 20, 2021 N:\Warner-County\Warner\Warner LUD & Land Use Redesignations\Warner-Village-Lot 33, Block 17, Plan 0813561.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"

VILLAGE OF WARNER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 606-21

BEING a bylaw of the Village of Warner in the Province of Alberta, to amend Bylaw No. 538-12 being the municipal Land Use Bylaw.

WHEREAS the Village of Warner Council wishes to designate lands legally described as:

Lots 15-17, Block 15, Plan 4068N

from "Public and Institutional - PI" to "Commercial - C" as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 606-21 is to redesignate the land to accommodate the existing commercial development.

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 Village of Warner in the Province of Alberta duly assembled does hereby enact the following:

1. The land described as Lots 15-17, Block 15, Plan 4068N is designated "Commercial - C".
2. The Land Use District Map is amended to reflect this designation.
3. Bylaw No. 538-12, being the Village of Warner Land Use Bylaw, is hereby amended.
4. Bylaw No. 538-12, being the Village of Warner Land Use Bylaw shall be consolidated to reflect this amendment.
5. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 15th day of December, 2021.

***Mayor** – Tyler Lindsay*

***Chief Administrative Officer** – Jon Hood*

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

***Mayor** – Tyler Lindsay*

***Chief Administrative Officer** – Jon Hood*

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

***Mayor** – Tyler Lindsay*

***Chief Administrative Officer** – Jon Hood*



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: Public and Institutional - PI

TO: Commercial - C

LOTS 15-17, BLOCK 15, PLAN 4068N WITHIN
NE 1/4 SEC 10, TWP 4, RGE 17, W 4 M
MUNICIPALITY: VILLAGE OF WARNER
DATE: NOVEMBER 22, 2021

Bylaw #: 606-21

Date: _____

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

N

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

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

November 25, 2021 N:\Warner-County\Warner\Warner LUD & Land Use Redesignations\Warner-Village-Lot 15-17, Block 15, Plan 4068N.dwg

VILLAGE OF WARNER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 632-24

BEING a bylaw of the Village of Warner in the Province of Alberta, to amend Bylaw No. 538-12 being the municipal Land Use Bylaw.

WHEREAS the Village of Warner Council is in receipt of a request to designate lands legally described as:

Lots 21 to 24 Inclusive, Block 31, Plan 6442Y

and

Lots 25 to 32 Inclusive, Block 31, Plan 6442Y

from "Public and Institutional - PI" to "Residential - R" as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 632-24 is to redesignate the lands to accommodate future residential development.

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 Village of Warner in the Province of Alberta duly assembled does hereby enact the following:

1. The land described as Lots 21-24, Block 31, Plan 6442Y and Lots 25-32, Block 31, Plan 6442Y is designated "Residential - R".
2. The Land Use District Map is amended to reflect this designation.
3. Bylaw No. 538-12, being the Village of Warner Land Use Bylaw, is hereby amended.
4. Bylaw No. 538-12, being the Village of Warner Land Use Bylaw shall be consolidated to reflect this amendment.
5. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 18th day of September 2024.

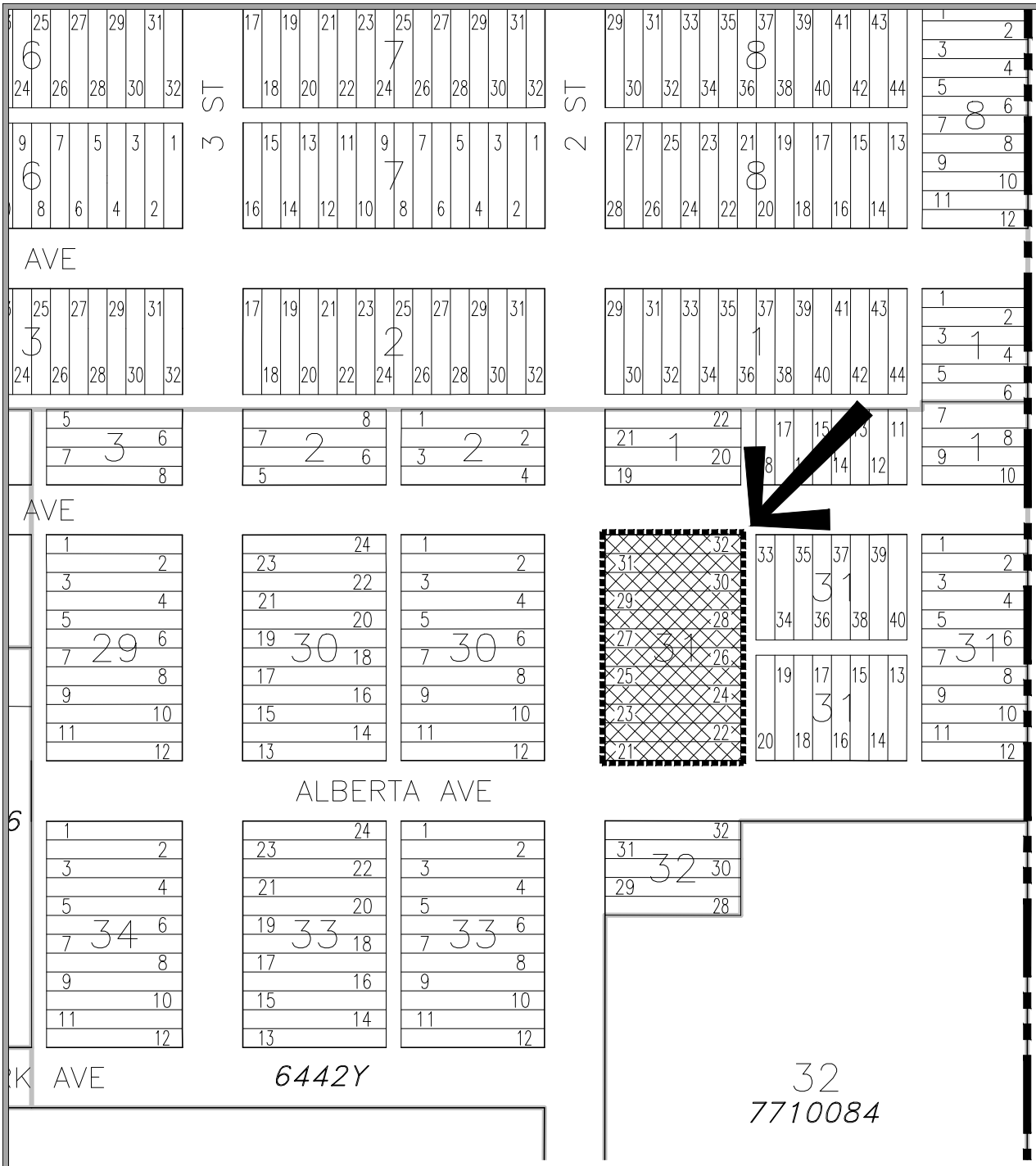
READ a **second** time this 16th day of October 2024.

READ a **third** and final time this 16th day of October 2024.

Mayor – Tyler Lindsay

Chief Administrative Officer – Kelly Lloyd

SIGNED by the Chief Elected Official and the Chief Administrative Officer this 16th day of October, 2024.



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: PUBLIC & INSTITUTIONAL PI
TO: RESIDENTIAL R

LOTS 21-32, BLOCK 31, PLAN 6442Y
WITHIN SE 1/4 SEC 10, TWP 4, RGE 17, W 4 M
MUNICIPALITY: VILLAGE OF WARNER
DATE: SEPTEMBER 4, 2024

Bylaw #: 632-24

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 T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

September 04, 2024 N:\Warner-County\Warner\Warner LUD & Land Use Redesignations\Warner-Village - Lot 25-32, Block 31, Plan 6442Y - Bylaw 632-24.dwg

VILLAGE OF WARNER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 634-24

BEING a bylaw of the Village of Warner in the Province of Alberta, to amend Bylaw No. 538-12 being the municipal Land Use Bylaw.

WHEREAS the Village of Warner Council is in receipt of a request to designate lands described as:

Lots 11 and 12, Block 15, Plan 4068N

from "Public and Institutional - PI" to "Commercial - C" as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 634-24 is to redesignate the lands to accommodate future commercial development.

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 Village of Warner in the Province of Alberta duly assembled does hereby enact the following:

1. The land described as Lots 11 and 12, Block 15, Plan 4068N is designated "Commercial - C".
2. The Land Use District Map is amended to reflect this designation.
3. Bylaw No. 538-12, being the Village of Warner Land Use Bylaw, is hereby amended.
4. Bylaw No. 538-12, being the Village of Warner Land Use Bylaw shall be consolidated to reflect this amendment.
5. This bylaw comes into effect upon third and final reading hereof.

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

READ a **second** time this 18th day of December 2024.

READ a **third** time and finally PASSED this 18th day of December 2024.

Tyler Lindsay
Mayor

Kelly Lloyd
Chief Administrative Officer

SIGNED by the Chief Elected Official and the Chief Administrative Officer this 18th day of December 2024.



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: PUBLIC & INSTITUTIONAL PI
TO: COMMERCIAL C

LOTS 11 AND 12, BLOCK 15, PLAN 4068N
WITHIN NE 1/4 SEC 10, TWP 4, RGE 17, W 4 M
MUNICIPALITY: VILLAGE OF WARNER
DATE: OCTOBER 25, 2024

Bylaw #: 634-24

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200

October 25, 2024 N:\Warner-County\Warner\Warner LUD & Land Use Redesignations\Warner-Village-Lot 11,12, Block 15, Plan 4068N.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"

VILLAGE OF WARNER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 635-24

BEING a bylaw of the Village of Warner in the Province of Alberta, to amend Bylaw No. 538-12, being the municipal Land Use Bylaw.

WHEREAS the Village of Warner Council is considering amending the Land Use Bylaw to add discretionary uses within the Commercial - C land use district and the Public and Institutional – PI land use district.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 635-24 is to (a) add a "Mixed-use commercial/residential building" as a use type within the Land Use Bylaw, including accompanying use specific standards and a definition, and classify the use as a discretionary use in the Commercial - C land use district, and (b) classify "Office" and "Financial institution" as discretionary uses in the Public and Institutional – PI land use district.

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 Village of Warner in the Province of Alberta duly assembled does hereby enact the following:

1. Section 2, Table 3.1: Use Table, Part 3 – Use Regulation is amended to add "Other" to the Use column under the "Commercial" category and add "Mixed-use commercial/residential building" as a Use Type therein.

2. Section 2, Table 3.1: Use Table, Part 3 – Use Regulation is amended to classify "Mixed-use commercial/residential building" as a discretionary use (D) in the Commercial – C land use district.

3. Part 3 – Use Regulation is amended to add Section 20, as follows:

SECTION 20 MIXED-USE COMMERCIAL/RESIDENTIAL BUILDING

20.1 The mixed-use commercial/residential building use allows for a combination of one or more of the uses listed in the Commercial - C land use district within a building, including allowance for a residential dwelling unit(s) within a portion of the building independent of the commercial use of the building. Each use within a mixed-use commercial/residential building shall be considered as a separate use and issued under a separate development permit(s).

20.2 The maximum number of residential dwelling units allowed within a mixed-use commercial/residential building shall be at the discretion of the Municipal Planning Commission.

20.3 A residential dwelling unit within a mixed-use commercial/residential building shall have at-grade access that is separate from the access for the commercial premises, either from a common indoor landing or directly from the exterior of the structure.

20.4 A residential dwelling unit within a mixed-use commercial/residential building shall have a minimum floor area of not less than 30.2 m^2 (325 sq ft).

20.5 A residential dwelling unit within a mixed-use commercial/residential building shall have sanitary facilities separate from those of the commercial use of the premises.

20.6 Residential dwelling units on the main floor (at-grade) of a mixed-use commercial/residential building shall not exceed 50% of gross floor area of the main floor.

20.7 Off-street parking and loading requirements for a mixed-use commercial/residential building shall be provided in Section 14 Off-Street Parking and Loading Requirements, Part 6 General Standards of Development based on the applicable residential and non-residential use category.

4. Part 9 - Definitions is amended to add a definition for "Mixed-use commercial/residential building" as follows:

   MIXED-USE COMMERCIAL/RESIDENTIAL BUILDING means a development which allows for one or more of the uses listed in the Commercial – C land use district within a building, including allowance for residential units within a portion of the building independent of the commercial use of the building.

5. Section 2, Table 3.1: Use Table, Part 3 – Use Regulation is amended to classify "Office" as a discretionary use (D) in the Public and Institutional – PI land use district.

6. Section 2, Table 3.1: Use Table, Part 3 – Use Regulation is amended to classify "Financial institution" as a discretionary use (D) in the Public and Institutional – PI land use district.

7. Bylaw No. 538-12, being the Village of Warner Land Use Bylaw, is hereby amended.

8. Bylaw No. 538-12, being the Village of Warner Land Use Bylaw shall be consolidated to reflect this amendment, including formatting, page numbering, table of contents, and any necessary section numbering throughout.

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

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

READ a **second** time this 18th day of December 2024.

READ a **third** time and finally PASSED this 18th day of December 2024.

Tyler Lindsay
Mayor

Kelly Lloyd
Chief Administrative Officer

SIGNED by the Chief Elected Official and the Chief Administrative Officer this 18th day of December 2024.

VILLAGE OF WARNER
IN THE PROVINCE OF ALBERTA
BYLAW NO. 639-25

BEING a bylaw of the Village of Warner in the Province of Alberta, to amend Bylaw No. 538-12 being the municipal Land Use Bylaw.

WHEREAS the Village of Warner Council is in receipt of a request to redesignate lands described as:

Lots 14 to 17 Inclusive, Block 15, Plan 4068N

from "Commercial - C" to "Residential – R" as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 639-25 is to redesignate the lands to accommodate residential use of the existing building and land.

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 Village of Warner in the Province of Alberta duly assembled does hereby enact the following:

1. The land described as Lots 14 to 17 Inclusive, Block 15, Plan 4068N is designated "Residential – R".
2. The Land Use District Map is amended to reflect this designation.
3. Bylaw No. 538-12, being the Village of Warner Land Use Bylaw, is hereby amended.
4. Bylaw No. 538-12, being the Village of Warner Land Use Bylaw shall be consolidated to reflect this amendment.
5. This bylaw comes into effect upon third and final reading hereof.

Read a first time this 26th day of March 2025.

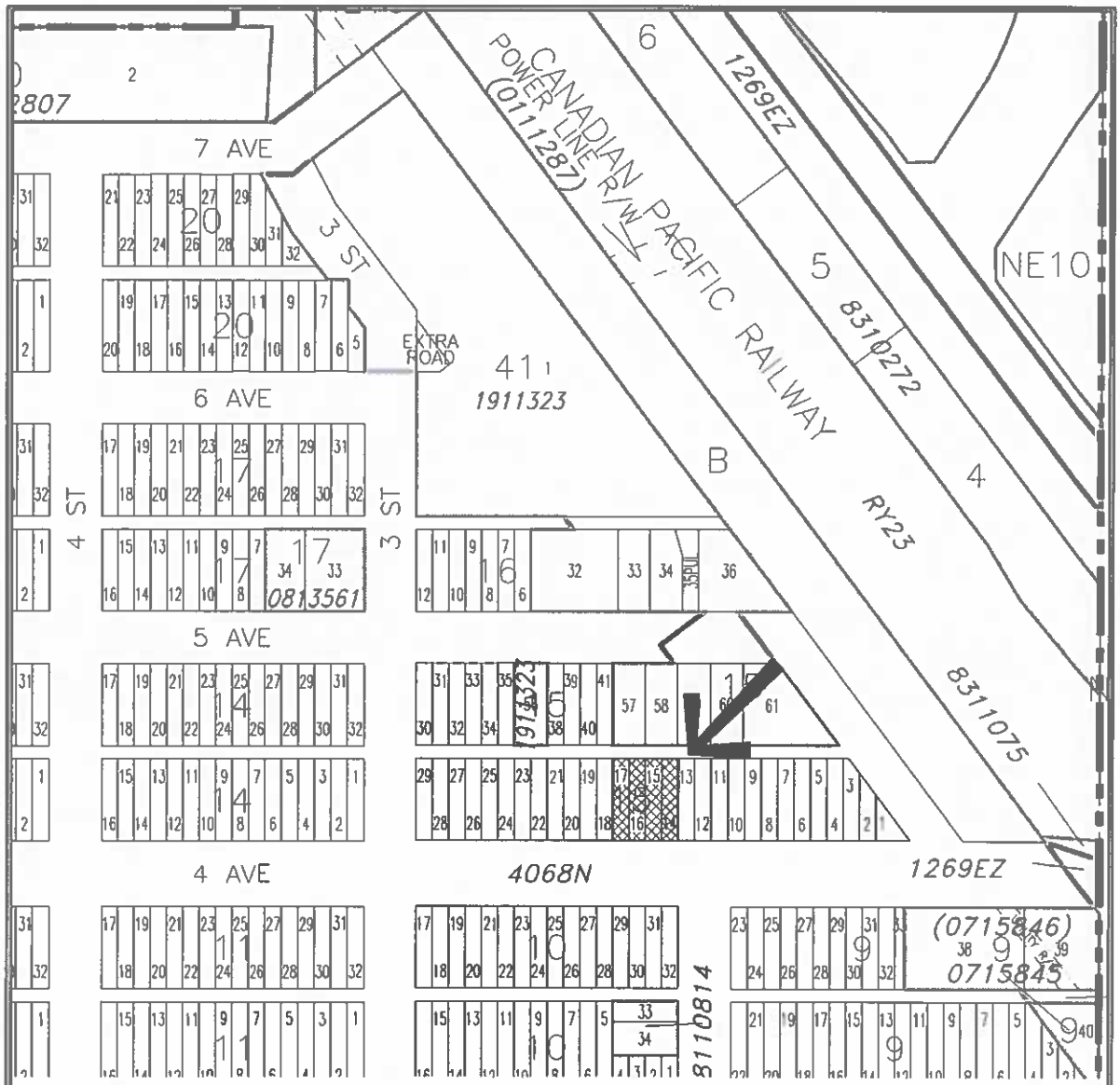
Read a second time this 21st day of May 2025.

Read a third time and passed this 21st day of May 2025.

Tyler Lindsay
Mayor

Kelly Lloyd
Chief Administrative Officer

SIGNED by the Chief Elected Official and the Chief Administrative Officer this 21st day of May 2025.



LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'

FROM: COMMERCIAL - C
TO: RESIDENTIAL - R

LOTS 14-17, BLOCK 15, PLAN 4068N
WITHIN NE 1/4 SEC 10, TWP 4, RGE 17, W 4 M
MUNICIPALITY: VILLAGE OF WARNER
DATE: FEBRUARY 18, 2025

Bylaw #: 639-25

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 T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

February 18, 2025 H:\Warner-County\Warner\Warner LUO & Land Use Redesignations\Warner-Village-Lot 14-17, Block 15, Plan 4068N - Bylaw 639-25.dwg

VILLAGE OF WARNER
IN THE PROVINCE OF ALBERTA
BYLAW NO. 655-26

BEING a bylaw of the Village of Warner in the Province of Alberta, to amend Bylaw No. 538-12 being the municipal Land Use Bylaw.

WHEREAS the Village of Warner Council wishes to designate lands legally described as:

Portions of Lot 1, Block 41 and Lot 35PUL, Block 16, Plan 1911323 and Portion of Lot 36, Block 16, Plan 1911323 Totalling Approximately 0.818 ha (2.02 ac)

From "No Land Use" to "Public and Institutional - PI" as shown on the map in Schedule 'A' attached hereto, and the lands described as:

Portions of Lots 32-34, Block 16, Plan 1911323 Totalling Approximately 0.06 ha (0.15 ac)

From "No Land Use" to "Residential – R" as shown on the map in Schedule 'A' attached hereto, and redesignate the lands described as:

Portions of Lots 32-34, Block 16, Plan 1911323 Totalling Approximately 0.11 ha (0.26 ac)

From "Public and Institutional - PI" to "Residential – R" as shown on the map in Schedule 'A' attached hereto, and redesignate the lands described as:

Portions of Lots 58-61, Block 15, Plan 1911323 Totalling Approximately 0.18 ha (0.45 ac)

From "Public and Institutional - PI" to "Residential Manufactured Home – RMH" as shown on the map in Schedule 'A' attached hereto, and designate the lands described as:

Portions of Lots 58-60, Block 15, Plan 1911323 Totalling Approximately 0.03 ha (0.072 ac)

From "No Land Use" to "Residential Manufactured Home – RMH" as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 655-26 is to redesignate the lands to accommodate existing land use, and to assign an appropriate land use district to lands that have not previously been assigned a land use designation, as a result of road closures and a plan of reconfiguration affecting portions of Block 15, 16 and 20, Plan 4068N, registered in 2019, thereby providing a designation to an appropriate land use district to allow development to be undertaken in accordance with the requirements of the 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 Village of Warner in the Province of Alberta duly assembled does hereby enact the following:

1. Land described as portions of Lot 1, Block 41, and Lot 35PUL, Block 16, Plan 1911323 and portion of Lot 36, Block 16, Plan 1911323, totalling approximately 0.818 ha (2.02 ac), as illustrated on the attached Schedule 'A', is designated "Public and Institutional – PI."

2. Land described as portions of Lots 32-34, Block 16, Plan 1911323, totalling approximately 0.06 ha (0.15 ac) as illustrated on the attached Schedule 'A', is designated "Residential – R."

3. Land described as portions of Lots 32-34, Block 16, Plan 1911323, totalling approximately 0.11 ha (0.26 ac) as illustrated on the attached Schedule 'A', is designated "Residential – R."

4. Land described as portions of Lots 58-61, Block 15, Plan 1911323, totalling approximately 0.18 ha (0.45 ac), as illustrated on the attached Schedule 'A', is designated "Residential Manufactured Home – RMH."

5. Land described as portions of Lots 58-60, Block 15, Plan 1911323, totalling approximately 0.03 ha (0.072 ac), as illustrated on the attached Schedule 'A', is designated "Residential Manufactured Home – RMH."

6. The Land Use Districts Map is amended to reflect this designation.

7. Bylaw No. 538-12, being the Village of Warner Land Use Bylaw, is hereby amended.

8. Bylaw No. 538-12, being the Village of Warner Land Use Bylaw shall be consolidated to reflect this amendment.

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

Read a first time this 18th day of March 2026.

Read a second time this 20th day of May 2026.

Read a third time and passed this 20th day of May 2026.

Tyler Lindsay
Mayor

Kelly Lloyd
Chief Administrative Officer

SIGNED by the Chief Elected Official and the Chief Administrative Officer this 20th day of May, 2026



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'

Bylaw #: 655-26

FROM: NO LAND USE
TO: PUBLIC AND INSTITUTIONAL – PI
PORTIONS OF LOT 1, BLOCK 41 AND LOT 35PUL, BLOCK 16, PLAN 1911323 AND PORTION OF LOT 36, BLOCK 16, PLAN 1911323

FROM: NO LAND USE
TO: RESIDENTIAL – R
PORTIONS OF LOTS 32-34, BLOCK 16, PLAN 1911323

FROM: PUBLIC AND INSTITUTIONAL – PI
TO: RESIDENTIAL – R
PORTIONS OF LOTS 32-34, BLOCK 16, PLAN 1911323

FROM: PUBLIC AND INSTITUTIONAL – PI
TO: RESIDENTIAL MANUFACTURED HOME – RMH
PORTIONS OF LOTS 58-61, BLOCK 15 PLAN 1911323

FROM: NO LAND USE
TO: RESIDENTIAL MANUFACTURED HOME – RMH
PORTIONS OF LOTS 58-60, BLOCK 15 PLAN 1911323

ALL WITHIN NE 1/4 SEC 10, TWP 4, RGE 17, W 4 M
MUNICIPALITY: VILLAGE OF WARNER
DATE: MARCH 2, 2026

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

0 Metres 50 100 150 200

N

March 04, 2026 N:\Warner-County\Warner\Warner LUD & Land Use Redesignations\Warner-Village Park Area within NE10 4-17-4 - Bylaw 655-26.dwg