Regular Council Meeting Agenda

July 15, 2025, 9:00 AM
Kitscoty Community Hall/ Via ZOOM Webinar
5202 51 Street
Kitscoty, Alberta, Canada

Pages

1. CALL TO ORDER

2. OPENING INSPIRATION - COUNCILLOR CLINTON MURRAY

3. ADDITIONS TO AGENDA

4. ADOPTION OF AGENDA

Motion Number:
THAT the County of Vermilion River approve the July 15, 2025 Regular Council Meeting Agenda as presented.

5. ADOPTION OF MINUTES

5.a REGULAR COUNCIL MEETING - JUNE 24, 2025 9

Motion Number:
THAT the County of Vermilion River approve the June 24, 2025 Regular Council Meeting Minutes as presented.

6. PUBLIC HEARINGS

6.a 9:10 AM PUBLIC HEARING - BYLAW 25-15, BEING A BYLAW TO AMEND THE COUNTY OF VERMILION RIVER MUNICIPAL DEVELOPMENT PLAN (BYLAW 19-03)

7. BUSINESS ARISING OUT OF PRIOR MEETINGS

8. COUNCIL NEW BUSINESS

8.a ORGANIZATIONAL MEETING DATE REVISION

Recommendation:
THAT the County of Vermilion River cancel the Tuesday, October 28th, 2025 Organizational and Regular Meeting of Council.

Recommendation:
THAT the County of Vermilion River approve the date of October 30th, 2025 at 9 AM for the mandatory Councillor training on roles of municipalities, municipal organization and function, roles and responsibilities of Council and Councillors, roles and responsibilities of the Chief Administrative Officer and staff, conducted by Mr. Russ Farmer.

Recommendation:
THAT the County of Vermilion River approve the date for the 2025 Organizational Meeting and mandatory Councillor training in regards to key municipal plans, policies, and projects, budgeting and administration, and public participation for Monday, November 3rd at 9 AM.

8.b CHIEF ADMINISTRATIVE OFFICER REPORT

JUNE 2025 CHIEF ADMINISTRATIVE OFFICER REPORT

Motion Number:
THAT the County of Vermilion River approve the Chief Administrative Officer written report for June 2025 as information.

COUNCIL MEETING AND EVENTS CALENDARS AND COUNCIL ACTION TRACKER

Motion Number:
THAT the County of Vermilion River receive the July Council Meeting and Events Calendars and Council Action Tracker as information

8.c FINANCE

TAX RECOVERY AUCTION 2025 RESERVE BID – MOTION REQUIRED 39

Recommendation:
THAT, pursuant to Section 419(a) of the Municipal Government Act, the County of Vermilion River set the following reserve bids for the Tax Recovery Action to be held September 15, 2025.

LOT 1 BLOCK 1 PLAN 9323108Reserve Bid $

LOT 1A BLOCK 1 PLAN 0323583Reserve Bid $

LOT 16 BLOCK 9 PLAN 4687NYReserve Bid $

LOT 1 BLOCK 4 PLAN 2129EOReserve Bid $

LOT 16 BLOCK 1 PLAN 8021720Reserve Bid $

SW-26-51-02-W4Reserve Bid $

NE-21-55-04-W4Reserve Bid $

SE-21-55-04-W4Reserve Bid $

NE-16-55-05-W4Reserve Bid $

Contract for the Designated Industrial Properties inspection 46

Recommendation:
THAT the County of Vermilion River approve and authorize the Reeve and Chief Administrative Officer (CAO) to sign the attached contract for the inspection and review of Designated Industrial Properties within the County, as outlined in the contract terms.

JUNE 2025 FINANCIAL REPORT 57

Recommendation:
THAT the County of Vermilion River accept the June 2025 Financial Report as presented.

Request for Information

8.d PUBLIC WORKS AND UTILITIES

SNOW CLEARING SERVICES ON PRIVATE PROPERTY 78

Recommendation:
THAT the County of Vermilion River accept the information on snow clearing services on private property for information.

CONCERN TRACKER REPORT 83

Recommendation:
THAT the County of Vermilion River receive the current Concern Tracker Report from June 18, 2025, to July 8, 2025, and a report of the Active and In Progress Concern Tracker up to June 17, 2025, for information.

Request for Information

8.e NATURAL GAS UTILITY

FEDGAS ZONE 3 & 4 DIRECTOR ELECTIONS – MOTION REQUIRED 111

Recommendation:
THAT the County of Vermilion River nominate _____ for the position of Zone 3 FedGas Board Director.

2025 Gas Alberta Inc. Director Nominations – For Information 122

Recommendation:
THAT the County of Vermilion River receive the 2025 Gas Alberta Inc. Director Nomination Request package as information.

Request for Information

8.f AGRICULTURE AND ENVIRONMENT

Request for Information

8.g PROTECTIVE SERVICES

Alberta Police Review Commission – June 2025 Update 145

Motion Number:
THAT the County of Vermilion River accept the update on the progress of the establishment of a new public agency to review police complaints as information.

Protective Services – Summary of Operations: January – July 2025 151

Recommendation:
THAT the County of Vermilion River accept for information the summary of operations for the Protective Services Department, including; Fire, Public Safety and Emergency Management, from January 1st to June 30th 2025.

EC911 AFRRCS – Capital Advance 158

Recommendation:
THAT the County of Vermilion River accept for information the update on requisition for EC911 Dispatch cost advance for the transition to AFRRCS.

Request for Information

8.h PLANNING AND COMMUNITY SERVICES

MUNICIPAL PARTNER FOR BUFFALO COULEE HALL FUNDING APPLICATION – MOTION REQUIRED 160

Recommendation:
THAT the County of Vermilion River partner with Buffalo Coulee Hall for the purpose of Buffalo Coulee Hall application for approval from Farm Credit Canada AgriSpirit Funding for capital improvements to the Buffalo Coulee Hall.

Recommendation:
THAT the County of Vermilion River authorize the Reeve to sign the letter of support to the Buffalo Coulee Community Hall for their application to Farm Credit Canada AgriSpirit Funding for capital improvements to the Buffalo Coulee Hall.

BUFFALO COULEE COMMUNITY CLUB ROOF REPAIR REQUEST – MOTION REQUIRED 164

Recommendation:
THAT the County of Vermilion River approve funding in the amount of $28,000.00 as per Policy *PD 021 – Community Enhancement Funding Policy*, from the Community Services Reserve to the Buffalo Coulee Community Club Roof Repair Project.

Request for Information

8.i GENERAL ADMINISTRATION

CORRESPONDENCE 189

Motion Number:
THAT the County of Vermilion River receive the following correspondence as information:

Letter from the Town of Vermilion_Severed

Letter from Kitscoty Community Cabin 4 Kids Society_Severed

Letter from Canadian Postmasters and Assistants Association_Severed

2025.05.29 VDHF Approved Board Meeting Minutes_Redacted

VILLAGE AND HAMLET NEWSLETTERS 204

Motion Number:
THAT the County of Vermilion River receive the Villages of Kitscoty, Marwayne and Paradise Valley, Town of Vermilion and Hamlet of Dewberry newsletters as information.

ALBERTA HUB BOARD MINUTES AND AGM OF JUNE 25, 2025 277

Recommendation:
THAT the County of Vermilion River receive the Alberta HUB Board Minutes and AGM Minutes of June 25, 2025 as information.

June Report for the Assistant Chief Administrative Officer 281

Recommendation:
THAT the County of Vermilion River accepts the June report for the Assistant Chief Administrative Officer as information.

Request for Information

9. POLICIES

10. BYLAWS

10.a BYLAW 25-13 – FEE BYLAW – MOTION REQUIRED 286

Recommendation:
THAT the County of Vermilion River give Third and Final Reading to Bylaw 25-13, being the Schedule of Fees for Goods and Services.

10.b BYLAW 25-15, BEING A BYLAW TO AMEND THE COUNTY OF VERMILION RIVER MUNICIPAL DEVELOPMENT PLAN (BYLAW 19-03) - MOTION REQUIRED 325

Recommendation:
THAT the County of Vermilion River give Second Reading to Bylaw 25-15, being a bylaw to amend the County of Vermilion River Municipal Development Plan (Bylaw 19-03), for the purpose of amending Section 5.2 Adequate Subdivision of Land to revise part 5.2.8 to read *"The combined total maximum area of land that may be subdivided from a quarter section for vacant rural residential parcels, abandoned farmstead operations, and developed rural residential parcels shall be 10.1 ha (25.0 ac) (See Figure 3)"*

Recommendation:
THAT the County of Vermilion River give Third and Final Reading to Bylaw 25-15, being a bylaw to amend the County of Vermilion River Municipal Development Plan (Bylaw 19-03), for the purpose of amending Section 5.2 Adequate Subdivision of Land to revise part 5.2.8 to read *"The combined total maximum area of land that may be subdivided from a quarter section for vacant rural residential parcels, abandoned farmstead operations, and developed rural residential parcels shall be 10.1 ha (25.0 ac) (See Figure 3)"*

10.c BYLAW 25-17, CANOLA FARMS AREA STRUCTURE PLAN – MOTION REQUIRED

Recommendation:
THAT the County of Vermilion River give First Reading to Bylaw 25-17, being a bylaw to adopt the Canola Farms Area Structure Plan for NE-7-51-6W4M.

Recommendation:
THAT the County of Vermilion River schedule a Public Hearing for Bylaw 25-17, being a bylaw to adopt the Canola Farms Area Structure Plan for NE-7-51-6W4M for August 11, 2025 at 9:05AM in Council Chambers at 5011 – 50 Street in Kitscoty, Alberta.

11. DELEGATIONS / PUBLIC HEARINGS

12. DISPOSITION OF DELEGATION BUSINESS

13. NOTICES OF MOTION

14. COUNCIL REPORTS

15. CLOSED SESSION - CONFIDENTIAL

Motion Number:
THAT the County of Vermilion River Regular Meeting of Council move to a Closed Session at 0:00 PM with all members in attendance.

15.a PERSONNEL, ACCESS TO INFORMATION ACT OF ALBERTA 2024 LABOUR SECTION 20(1)

16. RETURN TO OPEN SESSION

Motion Number:
THAT the County of Vermilion River Regular Meeting of Council return to Open Session at 0:00 PM with all members in attendance.

17. BUSINESS ARISING OUT OF CLOSED SESSION

18. ADJOURNMENT

Meeting Minutes

Regular Council Meeting

June 24, 2025, 9:00 AM
Town of Kitscoty Council Chambers/ Via ZOOM Webinar
5011 50 Street
Kitscoty, Alberta, Canada

Attendance	Reeve Marty Baker Deputy Reeve Leslie Cusack Councillor Dale Swyripa Councillor Stacey Hryciuk Councillor George Kuneff Councillor Jason Stelmaschuk Regrets Councillor Clinton Murray
Staff Present	General Manager of Public Works Ben McPhee Planning and Community Services Admin. Assistant Andrea Neufeld ACAO Hannah Musterer Director of Protective Services Kirk Hughes Director of Corporate Services Viren Tailor Director of Natural Gas Utility Louis Genest Director of Planning and Community Services Roger Garnett Finance Manager Natasha Wobeser Financial Analyst Nancy Fleming Development Officer Michelle Harvey Human Resources Administrator Andrea Wilkinson Tax & Assessment Administrator Alyssa Irvine Public Works Administrative Lead Jennifer Robertson Public Works Administrative Assistant Karri Shurnaik Protective Services Admin. Assistant Jolene Levesque

DRAFT

Summer Student Brooklyn Trefanenko
Health and Safety Coordinator Chris Neureuter
Economic Development Officer Wendy Wager
Public Works Project Manager Tristan Pidruchney
Engineering Technician Terry Daly

1. CALL TO ORDER

Reeve M. Baker called the June 24, 2025 Regular Council Meeting to order at 9:00 AM with all members in attendance.

This meeting was open to the public in person or via ZOOM webinar registration with eight members of the public registered to attend: Francey Repp, Shawn Jacula, Mike Schmidt and Christian Apostolovski all entered the meeting at 9:00 AM. Deanna Franklin and Julie Block entered the meeting at 9:15 AM. Linda Kappel entered the meeting at 9:58 AM. Kyle Hope entered the meeting at 10:23 AM.

Entering the meeting were: Rosemary Clayton, Vanessa Pare, Lance Pare, Ian McCormack, Shanon Skoreyko and James Wich.

Julie Block entered the meeting at 9:08 AM and left at 9:11 AM.

Shanon Skoreyko left the meeting at 9:08 AM.

2. OPENING INSPIRATION - COUNCILLOR GEORGE KUNEFF

Councillor George Kuneff provided an opening inspiration to the July 24, 2025 Regular Council Meeting.

3. ADDITIONS TO AGENDA

4. ADOPTION OF AGENDA

Motion Number: 2024-06-28

Moved by Deputy Reeve L. Cusack

THAT the County of Vermilion River approve the June 24, 2025 Regular Council Meeting Agenda as presented.

CARRIED

DRAFT

5. ADOPTION OF MINUTES

5.a REGULAR MEETING OF COUNCIL - JUNE 10, 2025

Motion Number: 2025-06-29

Moved by Councillor G. Kuneff

THAT the County of Vermilion River approve the June 10, 2025 Regular Meeting of Council Meeting Minutes as presented.

CARRIED

5.b AGRICULTURE SERVICE BOARD MEETING - JUNE 17, 2025

Motion Number: 2025-06-30

Moved by Councillor S. Hryciuk

THAT the County of Vermilion River approve the June 17, 2025 Agriculture Service Board Meeting Minutes as presented.

CARRIED

5.c POLICY & PRIORITY COMMITTEE MEETING - JUNE 17, 2025

Motion Number: 2025-06-31

Moved by Councillor J. Stelmaschuk

THAT the County of Vermilion River approve the June 17, 2025 Policy and Priorities Committee Meeting Minutes as presented.

CARRIED

Moved to 7. Business Arising Out of Prior Meetings

6. APPOINTMENTS

6.a 9:30 AM McELHANNEY - BLACKFOOT LAGOON JUNE 2025 UPDATE

Moved to 8.b.3 Blackfoot Lagoon June 2025 Update

DRAFT

6.b 10:00 AM SGT. COREY BUCKINGHAM, VERMILION RCMP

Motion Number: 2025-06-69

Moved by Councillor D. Swyripa

THAT the County of Vermilion River receive the Vermilion RCMP update provided by Sgt. Corey Buckingham as information

CARRIED

Moved to 15.a Closed Session

7. BUSINESS ARISING OUT OF PRIOR MEETINGS

7.a BYLAW 25-06 – COUNTY OF VERMILION RIVER MUNICIPAL DEVELOPMENT PLAN – MOTION REQUIRED

Motion Number: 2025-06-32

Moved by Reeve M. Baker

THAT the County of Vermilion River introduce and defeat Second Reading to Bylaw 25-06, being the draft County of Vermilion River Municipal Development Plan to establish regulations on how land can be developed in the County of Vermilion River as per the Province of Alberta *Municipal Government Act*.

CARRIED UNANIMOUSLY

7.b LAND USE BYLAW (BYLAW 25-05) – MOTION REQUIRED

Motion Number: 2025-06-33

Moved by Reeve M. Baker

THAT the County of Vermilion River introduce and defeat Second Reading to Bylaw 25-05, being the draft County of Vermilion River Land Use Bylaw to establish regulations on how land can be developed in the County of Vermilion River as per the Province of Alberta *Municipal Government Act*.

CARRIED UNANIMOUSLY

Moved to 6.a McElhanney – Blackfoot Lagoon June 2025 Update

DRAFT

8. COUNCIL NEW BUSINESS

8.a FINANCE

1. 2024 MUNICIPAL INDICATORS RESPONSE

Motion Number: 2025-06-35

Moved by Deputy Reeve L. Cusack

THAT the County of Vermilion River approve the Chief Administrative Officer's response to Municipal Affairs regarding the net book value of Tangible Capital Assets being less than 40 per cent in 2024.

CARRIED

2. 2024 FINANCIAL INDICATORS

Motion Number: 2025-06-36

Moved by Councillor J. Stelmaschuk

THAT the County of Vermilion River accepts the 2024 Financial Indicators Report as presented.

CARRIED

3. Assessment Information Gathering – For Information

Motion Number: 2025-06-37

Moved by Councillor J. Stelmaschuk

THAT the County of Vermilion River Policy and Priorities Committee accept the Assessment Information Gathering package as information.

CARRIED

DRAFT

4. MAY 2025 FINANCIAL REPORT

Motion Number: 2025-06-38

Moved by Councillor D. Swyripa

THAT the County of Vermilion River accept the May 2025 Financial Report as presented.

CARRIED

5. Request for Information

8.b PUBLIC WORKS AND UTILITIES

1. MONTHLY PW REPORT FOR MAY 2025

Motion Number: 2025-06-39

Moved by Deputy Reeve L. Cusack

THAT the County of Vermilion River receive the May 2025 Public Works Monthly Report for information.

CARRIED

2. Township 494 Project Update

Motion Number: 2025-06-40

Moved by Councillor D. Swyripa

THAT the County of Vermilion River accept the information as presented regarding the STIP grant for the Township 494 from Highway 897 to Range Road 20 project.

CARRIED

Motion Number: 2025-06-41

Moved by Councillor J. Stelmaschuk

THAT the County of Vermilion River approve the funding for detailed design of Township 494 from Highway 897 to Range Road 20 in the amount of $87,694.20 including contingency.

CARRIED

DRAFT

3. BLACKFOOT LAGOON JUNE 2025 UPDATE

Motion Number: 2025-06-34

Moved by Councillor J. Stelmaschuk

THAT the County of Vermilion River accept the information regarding the Blackfoot Lagoon Evaporation Pond Project.

CARRIED

Moved to 8.a Finance

4. Bridge File 70169 Tender – MOTION REQUIRED

Motion Number: 2025-06-42

Moved by Councillor J. Stelmaschuk

THAT the County of Vermilion River award the tender for Bridge File 70169 – Bridge Construction and Other Work to Formula Alberta Ltd. for a total project cost of $1,466,936.08 plus GST to be funded from approved STIP grant funding, the County contribution for Bridge File 70169 in the 2025 Bridge Capital Budget, and withdrawal from the Bridge Capital Reserve.

CARRIED

5. CONCERN TRACKER REPORT

Motion Number: 2025-06-43

Moved by Councillor J. Stelmaschuk

THAT the County of Vermilion River receive the Current Concern Tracker Report from June 4, 2025, to June 17, 2025, and a report of the Active and In-Progress Concern Tracker up to June 3, 2025, for information.

CARRIED

6. Request for Information

RECESS – THAT the County of Vermilion River Regular Meeting of Council recess at 10:23 AM and reconvened at 10:33 AM with all members in attendance.

DRAFT

Kyle Hope joined the meeting at 10:23 AM

Moved to 6.b Sgt. Corey Buckingham, Vermilion RCMP

8.c NATURAL GAS UTILITY

1. Request for Information

8.d AGRICULTURE AND ENVIRONMENT

1. AG 015 – Control of Clubroot Disease Policy

Motion Number: 2025-06-46

Moved by Councillor J. Stelmaschuk

THAT the County of Vermilion River Vermilion River approve the updated AG 015 Control of Clubroot Disease Policy as presented.

CARRIED

2. Appointment of Weed and Pest Act Appeal Committee

Motion Number: 2025-06-47

Moved by Councillor G. Kuneff

THAT the County of Vermilion River appoint Garth George, James Oberhofer, and Devin Lawrence as the Weed Control Act Appeal Committee for 2025

CARRIED

Motion Number: 2025-06-48

Moved by Councillor D. Swyripa

THAT the County of Vermilion River appoint James Oberhofer, Garth George and Devin Lawrence as the Agricultural Pest Act Appeal Committee for 2025.

CARRIED

3. Request for Information

DRAFT

8.e PROTECTIVE SERVICES

1. AMENDMENTS TO THE ALBERTA EMERGENCY SOCIAL SERVICES FRAMEWORK

Motion Number: 2025-06-49

Moved by Councillor J. Stelmaschuk

THAT the County of Vermilion River accept the amendments to the Alberta Emergency Social Services Framework as information.

CARRIED

2. Request for Information

8.f PLANNING AND COMMUNITY SERVICES

1. LETTER TO THE TOWN OF VERMILION – MOTION REQUIRED

Motion Number: 2025-06-50

Moved by Councillor J. Stelmaschuk

THAT the County of Vermilion River accept the letter to the Town of Vermilion regarding the amount of funding provided by the County of Vermilion River to the Vermilion Public Library as amended with the last line removed.

CARRIED

Motion Number: 2025-06-51

Moved by Deputy Reeve L. Cusack

THAT the County of Vermilion River authorize the Reeve to sign the letter and send the letter to the Town of Vermilion.

CARRIED

2. Request for Information

DRAFT

8.g GENERAL ADMINISTRATION

1. May Report of the Assistant Chief Administrative Officer

Motion Number: 2025-06-52

Moved by Deputy Reeve L. Cusack

THAT the County of Vermilion River accepts the report of the Assistant Chief Administrative Officer as presented.

CARRIED

2. NEW VERMILION RCMP DETACHMENT COMMANDER

Motion Number: 2025-06-53

Moved by Councillor J. Stelmaschuk

THAT the County of Vermilion River appoint Deputy Reeve Cusack with Councillor Hryciuk as alternate to the Community Participation Interview for the hiring of a new Detachment Commander for the Vermilion RCMP.

CARRIED

3. Request for Information

9. POLICIES

9.a PW015 Snow Plow Flag Policy 7th Revision

Motion Number: 2025-06-54

Moved by Deputy Reeve L. Cusack

THAT the County of Vermilion River approve PW015 Snow Plow Flag Policy as presented.

CARRIED

DRAFT

9.b RESCIND SAFETY POLICY SA 003 SAFETY TRAINING DIRECTIVE

Motion Number: 2025-06-55

Moved by Deputy Reeve L. Cusack

THAT the County of Vermilion River rescind safety policy SA 003 Safety Training Directive.

CARRIED

9.c RESCIND POLICY SA 002 SAFETY INSPECTION DIRECTIVE

Motion Number: 2025-06-56

Moved by Councillor G. Kuneff

THAT the County of Vermilion River rescind safety policy SA 002 Safety Inspection Directive.

CARRIED

9.d RESCIND SAFETY POLICY SA 004 MAINTENANCE PROGRAM DIRECTIVE

Motion Number: 2025-06-57

Moved by Councillor J. Stelmaschuk

THAT the County of Vermilion River rescind safety policy SA 004 Maintenance Program Directive.

CARRIED

9.e RESCIND SAFETY POLICY SA 006 INVESTIGATION DIRECTIVE

Motion Number: 2025-06-58

Moved by Deputy Reeve L. Cusack

THAT the County of Vermilion River rescind safety policy SA 006 Investigation Directive.

CARRIED

DRAFT

9.f REVISE SAFETY POLICY SA 017 VEHICLE SAFETY POLICY

Motion Number: 2025-06-59

Moved by Councillor J. Stelmaschuk

THAT the County of Vermilion River approve safety policy SA 017 Vehicle Safety Policy as presented.

CARRIED

9.g POLICY PW032 WINTER ROAD MAINTENANCE STANDARDS – FIRST REVISION

Motion Number: 2025-06-60

Moved by Councillor J. Stelmaschuk

THAT the County of Vermilion River approve Policy PW032 Winter Road Maintenance Standards as presented.

CARRIED

RECESS – THAT the County of Vermilion River recess for lunch at 12:02 PM and reconvened at 12:45 PM with all members in attendance.

DRAFT

10. BYLAWS

10.a BYLAW 25-15, BEING A BYLAW TO AMEND THE COUNTY OF VERMILION RIVER MUNICIPAL DEVELOPMENT PLAN (BYLAW 19-03) – MOTION REQUIRED

Motion Number: 2025-06-61

Moved by Councillor S. Hryciuk

THAT the County of Vermilion River give First Reading to Bylaw 25-15, being a bylaw to amend the County of Vermilion River Municipal Development Plan (Bylaw 19-03), for the purpose of amending Section 5.2 Adequate Subdivision of Land to revise part 5.2.8 to read *"The combined total maximum area of land that may be subdivided form a quarter section for vacant rural residential parcels, abandoned farmstead separations, and developed rural residential parcels shall be 10.1 ha (25.0 ac) (See Figure 3)."*

CARRIED

Motion Number: 2025-06-62

Moved by Councillor G. Kuneff

THAT the County of Vermilion River schedule a Public Hearing for Bylaw 25-15, being a bylaw to amend the County of Vermilion River Municipal Development Plan (Bylaw 19-03), for the purpose of amending Section 5.2 Adequate Subdivision of Land on July 15, 2025, at 10:30 AM at the Kitscoty Community Hall.

CARRIED

Moved to 15.b Jason Reinhart, Reinhart Group of Companies – FOIP Section 16(1) – Disclosure harmful to business interests of a third party

DRAFT

10.b BYLAW 25-13, FEE BYLAW – MOTION REQUIRED

Motion Number: 2025-06-65

Moved by Reeve M. Baker

THAT the County of Vermilion River direct Administration to reduce Planning and Community Services fees for Section 1: Documents, 2: Information Requests, 3: Development Permits, 4: Subdivisions, 5: Appeals and 11: Other by fifty (50%) per cent and bring back to the July 15, 2025 Regular Meeting of Council for First Reading

DEFEATED

Motion Number: 2025-06-66

Moved by Councillor G. Kuneff

THAT the County of Vermilion River give First Reading to Bylaw 25-13, being the Schedule of Fees for Goods and Services.

CARRIED

Motion Number: 2025-06-67

Moved by Deputy Reeve L. Cusack

THAT the County of Vermilion River give Second Reading to Bylaw 25-13, being the Schedule of Fees for Goods and Services.

CARRIED

11. DELEGATIONS / PUBLIC HEARINGS

12. DISPOSITION OF DELEGATION BUSINESS

13. NOTICES OF MOTION

14. COUNCIL REPORTS

Councillor Kuneff reported on the Senior lunch at the Kitscoty Hall, VRRA meeting, and Waste Management meeting.

Councillor Swyripa reported on the Senior lunch at the Kitscoty Hall, O&M Federation Committee, and the June AGM.

DRAFT

Councillor Stelmaschuk reported on virtual Buffalo Trails Public School Division meeting.

Reeve Baker reported on FCM, Battle River Seed Plant, Lea Park Sponsor Supper, County of Vermilion River Public Engagement, Paradise Valley Fair and Waste Management meeting.

Deputy Reeve Cusack reported on FCM, Senior lunch at Kitscoty Hall, Lea Park Rodeo Sponsor Supper, Virtual Buffalo Trails Public School Division meeting, County of Vermilion River Public Engagement, Dewberry Parade and the grand opening of the Vermilion Library elevator.

Councillor Hryciuk reported on the Vermilion Parks and Ag. Quarterly meeting, Senior lunch at the Kitscoty Hall, grand opening of the Vermilion Library elevator, the wedding of the CAO, Waste Management meeting, East Central 911, County of Vermilion River Public Engagement, Vermilion and District Housing Foundation.

15. CLOSED SESSION - CONFIDENTIAL

Motion Number: 2025-06-44

Moved by Councillor J. Stelmaschuk

THAT the County of Vermilion River Regular Meeting of Council move to a Closed Session at 10:56 AM with all members in attendance.

CARRIED

15.a 10:30 AM ADVICE FROM OFFICIALS – DOG CONTROL – BORDER PAWS NEGOTIATIONS - FOIP SECTION 24(1)(a)

Motion Number: 2025-06-63

Moved by Deputy Reeve L. Cusack

THAT the County of Vermilion River Regular Meeting of Council move to a Closed Session at 1:08 PM with all members in attendance.

CARRIED

15.b 1:00 PM JASON REINHART, REINHART GROUP OF COMPANIES - FOIP SECTION 16(1) – DISCLOSURE HARMFUL TO BUSINESS INTERESTS OF A THIRD PARTY

DRAFT

15.c PERSONNEL, FOIP LABOUR SECTION 17(1)

Motion Number: 2025-06-70

Moved by Councillor G. Kuneff

THAT the County of Vermilion River postpone the discussion to the July 15, 2025 Regular Meeting of Council.

CARRIED

16. RETURN TO OPEN SESSION

Motion Number: 2025-06-45

Moved by Councillor S. Hryciuk

THAT the County of Vermilion River Regular Meeting of Council return to Open Session at 11:26 AM with all members in attendance.

CARRIED

Motion Number: 2025-06-64

Moved by Councillor J. Stelmaschuk

THAT the County of Vermilion River Regular Meeting of Council return to Open Session at 1:54 PM with all members in attendance.

CARRIED

17. BUSINESS ARISING OUT OF CLOSED SESSION

18. ADJOURNMENT

Reeve M. Baker adjourned the June 24, 2025 Regular Council Meeting at 2:26 PM with all members in attendance.

_____

Marty Baker, Reeve

_____

Alan Parkin, Chief Administrative Officer

DRAFT

MEETING DATE: JULY 15, 2025

REQUEST FOR DECISION - TO COUNCIL

SUBJECT

ORGANIZATIONAL MEETING DATE REVISION

RECOMMENDATION

THAT the County of Vermilion River cancel the Tuesday, October 28th, 2025 organizational and regular meeting of Council.

And

THAT the County of Vermilion River approve the date of Thursday, October 30th, 2025 at 9 AM for the mandatory Councillor training on roles of municipalities, municipal organization and function, roles and responsibilities of council and Councillors, roles and responsibilities of the Chief Administrative Officer and staff, conducted by Mr. Russ Farmer.

And

THAT the County of Vermilion River approve the date for the 2025 organizational meeting and mandatory Councillor training in regards to key municipal plans, policies, and projects, budgeting and administration, and public participation for Monday, November 3rd at 9 AM.

DETAILS

Background: On May 15th, 2025 Bill 50 received Royal Assent, and on June 16th, 2025 the Deputy Minister of Municipal Affairs advised of the changes to the Municipal Government Act of Alberta (MGA) as per Bill 50.

Discussion: Relevant Policy/Legislation Practices: Attempt to keep up to date and in alignment with current legislation. Based upon revisions to the MGA approved recently training and orientation for all Councillors is required prior to organizational meeting and/or attending any Council meetings. As such meetings dates are required to be revised in order to meet these new timelines and requirements. Mr Russ Farmer has

been hired and booked to provide Councillor Orientation/training in regards to roles of municipalities, municipal organization and function, roles and responsibilities of council and Councillors, roles and responsibilities of the Chief Administrative Officer and staff training on Thursday, October 30th, 2025.

In accordance with Bill 50, and the amendments to the MGA, orientation/training must be completed prior to the organizational meeting and before any Council member attends a Council meeting or takes the oath of office. As per the MGA Section 192(1) Organizational meetings must be held not later than 14 days after the 3rd Monday in October so October 31st or November 3rd are the only dates available for the organizational meeting. After the organizational meeting orientation/training will be undertaken in regards to key municipal plans, policies, and projects, budgeting and administration, and public participation.

Further information in regards to Bill 50:

Some items in regards to Bill 50 have yet to be determined, such as regulations in regards to use of natural person powers, this will be updated to Council as they become available.

The Code of Conduct Bylaw for all municipalities have been deemed repealed as per the new provisions in the MGA provide that any existing bylaw is already deemed to be repealed. Section 145(10) of the MGA now provides that:

> (10) A bylaw or any portion of a bylaw or a resolution or any portion of a resolution passed by a municipality prior to the coming into force of this subsection that provides for a code of conduct for councillors or members of council committees who are not councillors or addresses the behaviour or conduct of those councillors or members and that was in effect immediately before the coming into force of this subsection is repealed on the coming into force of this subsection.

Other changes to Bill 50 and the MGA have come in force in regards to Council disqualification, public hearings, Councillor conflict of interest, Intermunicipal Collaboration Frameworks, multi year property tax incentive for residential properties, non-profit housing tax exemption, Provincial cabinet intervention in Bylaws, validating recall petitions, etc.

Desired Outcome (s): To ensure that all Councillors are trained/oriented as per current Provincial requirements.

Response Options:

THAT the County of Vermilion River cancel the October 28th, 2025 organizational and regular meeting of Council.

And

THAT the County of Vermilion River approve the date of October 30th, 2025 at 9 AM for the mandatory Councillor training on roles of municipalities, municipal organization and function, roles and responsibilities of council and Councillors, roles and responsibilities of the Chief Administrative Officer and staff, conducted by Mr. Russ Farmer.

And

THAT the County of Vermilion River approve the date for the 2025 organizational meeting and mandatory Councillor training in regards to key municipal plans, policies, and projects, budgeting and administration, and public participation for Monday, November 3rd at 9 AM.

IMPLICATIONS OF RECOMMENDATION

Organizational: Training

Financial: $3,500

Communication Required: Post on website.

Implementation: As approved by Council.

ATTACHMENTS

- Organizational Meeting Date Revision – July 15, 2025 Council Meeting

PREPARED BY: A. PARKIN

DATE: July 8, 2025

Current:

OCTOBER						
S	M	T	W	T	F	S
28	29	30	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1
2	3	4	5	6	7	8

NOVEMBER						
S	M	T	W	T	F	S
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	1	2	3	4	5	6

Proposed:

Proposing the Organization Meeting be cancelled on October 28th and to be held on November 3rd, 2025, to meet the required legislation.

OCTOBER						
S	M	T	W	T	F	S
28	29	30	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1
2	3	4	5	6	7	8

NOVEMBER						
S	M	T	W	T	F	S
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	1	2	3	4	5	6

GREEN	COUNCIL MEETING
YELLOW	P & P MEETING
DARK BLUE	SPECIAL MEETINGS
PINK	CONFERENCES
RED	AGENDA DEADLINE
January 1	Nominations Open
March 6	Open house
Sept. 25	ROAD TOUR
Oct. 20	Election Day
Oct. 30	Council Training

MEETING DATE: JULY 15, 2025

REQUEST FOR DECISION - TO COUNCIL

SUBJECT

JUNE 2025 CHIEF ADMINISTRATIVE OFFICER REPORT

RECOMMENDATION

THAT the County of Vermilion River approve the Chief Administrative Officer written report for June 2025 as information.

DETAILS

Background: As approved by Council at the February 14, 2023 Regular Meeting of Council, the Chief Administrative Officer (the "CAO") will provide a monthly report (Motion Number: 2023-02-13)

Discussion: For June 2025, the following activities over and above the day-to-day business was undertaken by the CAO.

- Attended Health and Safety Committee meeting and BBQ
- Attended a meeting with the City of Lloydminster in regard to the Intermunicipal Development Plan
- Attended a regional CAO meetings – topics included regional assessment review board, upcoming activities in communities
- Met with the Village of Kitscoty regarding work to the ball diamond, likely to begin in 2026
- Attended Battle River School Board meeting with Council members
- Attended RMA Asset Model Review and Mature Asset Strategy being conducted by the Province

EDUCATION/CONFERENCES:

To date, the CAO attended both the Economic Developers Association Conference on April 9 to 11, 2025 and the Society of Local Government Managers of Alberta on May 13 to 17, 2025.

- Total cost: $2,975.24 (completed)

- Budget for 2025: $6,000.00 as per Motion Number: 2024-08-06
- Cost under budget due to use of County vehicle for travel rather than personal vehicle and mileage

VACATION:

As of June 30, 2025 the CAO has 40 hours of vacation time

PROJECT UPDATES:

A. Lloydminster Intermunicipal Collaboration Framework (the "ICF") project *(no activity in June 2025)*
   a. Project Phase 1 – Start up – *completed*
   b. Project Phase 2 – Service Inventory and Service Level Reviews – *completed*
   c. Project Phase 3 – Intermunicipal Liaison Committee (the "ILC") and staff meetings and preparation of draft report – *50% complete*
   d. Project Phase 4 – Bylaw preparation – *not started*
   e. Project Phase 5 – Approval and close-out – *not started*
      i. Project is on schedule for completion by 2027
   f. Project Financing:
      i. Provincial grant amount: $50,000.00
      ii. Contract amount with TSI: $84,338.00 *(plus contingency of $15,162.00)*. Total: $99,500.00 + GST
      iii. Amount spent to June 30, 2025: $47,021 + GST
      iv. Amount invoiced to the City of Lloydminster for their portion as at June 30, 2025: $11,755.25
         1. County of Vermilion River amount: $11,755.25 + GST

B. Administration Building Renovation Project ***(2024 Corporate Goal #6)***
   a. Preliminary drawings and budget of $5 million approved by Council on January 30, 2024 (Motion Number: 2024-01-45)
   b. Project budget spent to May 31, 2025: $2,576,164.05
   c. Project budget remaining: $2,423,835.95
   d. Division 1 – General Requirements *(Budget: $960,000)*
      i. Moving expenses to date: 46,678.23
      ii. Temporary relocation expenses to date; $236,678.28
      iii. Permits/fees, insurance, design, other to date: $426,917
   e. Division 3 – Concrete *(Budget: $350,000)*
      i. Spent to date: $80,000

f. Division 5 – Metals *(Budget: $100,000)*
    i. Spent to date: $67,500
g. Division 6 – Wood, plastics, composites *(Budget: $450,000)*
    i. Spent to date: $275,000
h. Division 7 – Thermal and moisture protection *(Budget: $350,000)*
    i. Spent to date: $279,790
i. Division 8 – Openings *(Budget: $250,000)*
j. S pent to date: $69,000
k. Division 9 – Finishes *(Budget: $550,000)*
    i. Spent to date: $85,000
l. Division 10 – Specialties *(Budget: $100,000)*
    i. Spent to date: $0
m. Division 11 – Equipment and Furnishings *(Budget: $350,000)*
    i. Spent to date: $0
n. Division 22 – Plumbing *(Budget: $300,000)*
    i. Spent to date: $75,100
o. Division 23 – HVAC *(Budget: $400,000)*
    i. Spent to date: $282,000
p. Division 26 – Electrical *(Budget: $250,000)*
    i. Spent to date: 105,000
q. Division 31 – Demolition and Asbestos Abatement *(Budget: $300,000)*
    i. Demolition spent to date: $102,900
    ii. Asbestos Abatement spent to date: $144,600.54 ***(complete)***
r. Division 32 – Exterior Improvements *(Budget: $250,000)*
    i. Spent to date: $105,000
s. Approved change orders to date:
    i. Change Order 1 – Replace water tank with 50 gal. water tank
        1. Impact to budget: -$4,900 *credit*
    ii. Change Order 2 – Removal of basement foundation repair works
        1. Impact to budget: -$225,000 *credit*
    iii. Change Order 3 – Due to building code requirements, main floor roof truss needed to be fire protected with 5/8” fireguard drywall
        1. Impact to budget: $37,458.75 *additional cost*
    iv. Change Order 4 – Spray foam insulation due to ceiling height constraints on main floor level
        1. Impact to budget: $20,790 *additional cost*

v. Change Order 5 – electrical extras (a number of extras were requested to accommodate equipment such as photocopiers)
    1. Impact to budget: $5,670 *additional cost*
vi. Change Order 6 – Deletion of raised floor for audience in Council Chambers
    1. Impact to budget: -$2,050 *credit*
vii. Change Order 7 – Addition of natural gas hookup for BBQ
    1. Impact to budget: $325.50 *additional cost*
viii. Change Order 8 – Water and sewer realignment from original plan
    1. Impact to budget: $4,491.24 *additional cost*
ix. Change Order 9 – removal of dumbwaiter
    1. Impact to budget: $17,500 *credit*

t. Summary of Change Orders to June 30, 2025: -$180,714.51 *credit*

CORPORATE GOALS 2025 *(from 2025 Corporate Report)*

Goal #1 – Roads: Gravel hauling continues on roads. Road oiling to begin in early July 2025

Goal #2 – Asset Management: ongoing

Goal #3 – Advocacy: advocacy in regard to contaminated lands. Preparing information for Council consideration

Goal #4 – Economic Development: refer to EDO update under ACAO report

Goal #5 – Education: START supervisory training started in March (15 to attend)

COUNCIL PRIORITIES

- Blackfoot wastewater solution – work on design for evaporation pond, plan to tender in Fall 2025
- Tap 10/20 project completion – *no activity to date*
- Vegetation (brush) control in public roadways – *paused for summer*
- Industry participation in upgrades of assets/roads – *ongoing*
- Increased engagement with residents – *no current items planned*
- Management of stray animals – *ongoing*
- Increased opportunities for natural gas utility – *ongoing*

- Seniors/social housing – successful conclusion to Vermilion Housing requisition; awaiting Ministerial Order

HUMAN RESOURCES REPORT

- **Hiring Update:**
  - Current job openings posted:
    - PW – Construction Foreman – *open until suitable candidate found*
    - PW – Heavy Duty Mechanic – *open until suitable candidate found*
    - AG – Agricultural Fieldman – *open until suitable candidate found*
    - P&CS – Planner – *open until suitable candidate found*
    - PS – Community Peace Officer – *open until July 4, 2025*
  - Currently 119 employees (2024: 128 employees)

Relevant Policy/Legislation Practices:

2024 Corporate Report

Municipal Government Act

Desired Outcome (s): THAT the County of Vermilion River approve the Chief Administrative Officer written report for June 2025 as information.

Response Options: THAT the County of Vermilion River approve the Chief Administrative Officer written report for June 2025 as information.

IMPLICATIONS OF RECOMMENDATION

Organizational: ongoing updates on activities

PREPARED BY: Alan Parkin

DATE: July 2, 2025

FUTURE REQUIRED MEETING LIST FOR COUNCIL MEMBERS

Month	Meeting Name	Date	Time	Attendees	Location
July 2025	Regular Meeting of Council	July 15, 2025	9 AM	All Council	Village Council Chambers
	FED GAS O&M meeting	July 17-18		C. D. Swyripa	In Person
Aug 2025	Regular Meeting of Council	Aug. 11, 2025	9 AM	All Council	Village Council Chambers
	FED GAS O&M meeting	Aug. 14-15		C. D. Swyripa	In Person
Sept 2025	Regular Meeting of Council	Sept. 9, 2025	9 AM	All Council	Village Council Chambers
	FED GAS O&M meeting	Sept 11-12		C. D. Swyripa	In Person
	Policy and Priorities Committee	Sept. 16, 2025	9 AM	All Council	Village Council Chambers
	Agriculture Service Board	Sept. 23, 2025	9 AM	All Council	Village Council Chambers
	Regular Meeting of Council	Sept. 23, 2025	11AM	All Council	Village Council Chambers
	Council Road Tour	Sept. 25, 2025	9 AM	All Council	Village Council Chambers
	Vermilion Parks, Rec and Culture	Sept. 29, 2025	5:30 PM	C. S. Hryciuk	Vermilion Town Office
	Vermilion River Regional WMC	Sept. 30, 2025	6 PM	C. S. Hryciuk R. M. Baker	Vermilion Transfer Site
Oct 2025	Regular Meeting of Council	Oct 14, 2025	9 AM	All Council	Village Council Chambers
	FED GAS O&M meeting	Oct 16-17		C. D. Swyripa	In Person
	ELECTION DAY	**OCT. 20**			
	Vermilion Parks, Rec and Culture	Oct. 27, 2025	5:30 PM	C. S. Hryciuk	Vermilion Town Office
	Organizational Meeting of Council	Oct. 28, 2025	8:30 AM	All Council	Village Council Chambers
	Regular Meeting of Council	Oct 28, 2025	9 AM	All Council	Village Council Chambers
	Vermilion River Regional WMC	Oct. 28, 2025	6 PM	C. S. Hryciuk R. M. Baker	Vermilion Transfer Site
	Council Orientation	Oct. 30	9 to 4:30	All Council	Kitscoty Council Chambers

Month	Meeting Name	Date	Time	Attendees	Location
Nov 2025	Regular Meeting of Council	Nov. 4, 2025	9 AM	All Council	Village Council Chambers
	Policy and Priorities Committee	Nov. 12, 2025	9 AM	All Council	Village Council Chambers
	FED GAS O&M meeting	Nov 13-14		C. D. Swyripa	Virtual
	RMA Fall Conference	Nov. 17-20		All Council	
	FED GAS Conference	Nov. 24-27		All Council	
	Vermilion Parks, Rec and Culture	Nov. 24, 2025	5:30 PM	C. S. Hryciuk	Vermilion Town Office
	Vermilion River Regional WMC	Nov. 25, 2025	6 PM	C. S. Hryciuk R. M. Baker	Vermilion Transfer Site
Dec 2025	Regular Meeting of Council	Dec. 2, 2025	9 AM	All Council	Village Council Chambers
	Agriculture Service Board	Dec.9, 2025	9 AM	All Council	Village Council Chambers
	Policy and Priorities Committee	Dec. 9, 2025	11 AM	All Council	Village Council Chambers
	FED GAS O&M meeting	Dec 11-12		C. D. Swyripa	Virtual
	Regular Meeting of Council	Dec. 16, 2025	9 AM	All Council	Village Council Chambers
	Christmas Day	Dec. 25, 2025			Office Closed
	Boxing Day	Dec. 26, 2025			Office Closed

EVENT AND REGISTRATIONS FOR COUNCIL MEMBERS

Month	Event Name	Start Date & Time	End Date & Time	Attending [Yes / No / Maybe]							Location
				Dale	Leslie	George	Clinton	Stacey	Marty	Jason	
July 2025	Lloydminster Fair Parade	July 9	10:00 AM	Dale	Leslie	George	Clinton	Stacey	Marty	Jason	Parade Assembly 8:30 AM
	Vermilion Ag Fair	July 24 – 26 Parade/Opening Ceremony July 24	Parade at 11 AM Opening Ceremonies 7 PM	Dale	Leslie	George	Clinton	Stacey	Marty	Jason	Be at parade line up at 10 AM by the mall
Aug 2025	Clandonald Fair	August 9		Dale	Leslie	George	Clinton	Stacey	Marty	Jason	
	Lakeland College Feast on the Farm	August 14		Dale	Leslie	George	Clinton	Stacey	Marty	Jason	CAO +1 will also attend if seats available.
Sept 2025	Alcurve Fall Garage Sale	Sept 26-27		Dale	Leslie	George	Clinton	Stacey	Marty	Jason	
Nov 2025	Alcurve Christmas Craft Fair	Nov. 22		Dale	Leslie	George	Clinton	Stacey	Marty	Jason	

COUNCIL RESOLUTION TRACKER

A list of ongoing and active priorities to assist Council on the status of business items

COMPLETE
ACTIVE
DELAYED
CANCELLED

Date	Meeting	Status	Topic	Description	Completion Date	Responsibility	Raised by	Notes
May 20, 2025	P & P	Complete	Bylaw 25-13 Fee By-law	Planning and Community Services to bring forward Revenue History for 5 years to future meeting		Planning and CS	Council	
May 20, 2025	P & P	Active	Canola Farms Area Structure Plan	Bring further information regarding the Canola Farms Area Structure Plan		Planning and CS	Council	Bylaw 25-17, Canola Farms Area Structure Plan coming to the July 15, 2025 Regular Meeting of Council
May 20, 2025	P & P	Active	CASSAVA Project	Follow up with Lakeland College regarding further information on Cassava background information	Oct 2025			Letter was sent follow up to Council will be in October 2025
March 26, 2024	Regular	Active	House sale NE-35-50-3W4M	Sell Lot 2 Block 2 Plan 9521666 at $575,000 with the assistance from realtor		CAO and P and CS		Adjusted price to $549,000.00 Property is currently leased
Aug 29, 2023	Regular	Complete	LUB Bylaw	Open House June 11 at Kitscoty Hall		Planning CS		Open House June 11th at Kitscoty Hall evening event starting at 7 PM

MEETING DATE: JULY 15, 2025

REQUEST FOR DECISION - TO COUNCIL

SUBJECT

TAX RECOVERY AUCTION 2025 RESERVE BID – MOTION REQUIRED

RECOMMENDATION

THAT, pursuant to Section 419(a) of the Municipal Government Act, the County of Vermilion River set the following reserve bids for the Tax Recovery Action to be held September 15, 2025.

LOT 1 BLOCK 1 PLAN 9323108	Reserve Bid $_____
LOT 1A BLOCK 1 PLAN 0323583	Reserve Bid $_____
LOT 16 BLOCK 9 PLAN 4687NY	Reserve Bid $_____
LOT 1 BLOCK 4 PLAN 2129EO	Reserve Bid $_____
LOT 16 BLOCK 1 PLAN 8021720	Reserve Bid $_____
SW-26-51-02-W4	Reserve Bid $_____
NE-21-55-04-W4	Reserve Bid $_____
SE-21-55-04-W4	Reserve Bid $_____
NE-16-55-05-W4	Reserve Bid $_____

DETAILS

Background:

MGA Section 418(1) - Each municipality must offer for sale at a public auction any parcel of land shown on its tax arrears list if the tax arrears are not paid.

MGA Section 419(a) - The Council must set:

(a) for each parcel of land to be offered for sale at a public auction, a reserve bid that is as close as reasonably possible to the market value of the parcel, and

(b) any conditions that apply to the sale

Below are the tentative timelines and the fall 2025 tax auction.

- Registered mail will be sent to the registered owner during the week of July 28, 2025.
- Local new paper advertisement will be authorized for September 2 and September 4.
- Physical inspection will be conducted on August 11, 2025.
- Physical delivery of reminder notice is scheduled to be delivered via road trip September 2, 2025.

Roll Number	Legal Description	Location	Tax Arrears	CVR 2025 Tax Assessment	Appraisal Value	Reserve Bid Recommendation
148140411	LOT 1 BLOCK 1 PLAN 9323108		$4,905.41	$188,980	$200,000-$230,000	$200,000
652080200	LOT 1A BLOCK 1 PLAN 0323583		$9,519.72	$307,200	$300,000-380,000	$307,200
802006600	LOT 16 BLOCK 9 PLAN 4687NY	CLANDONALD	$12,843.80	$12,700	$2,500	$12,843.80
806003203	LOT 1 BLOCK 4 PLAN 2129EO	MCLAUGHLIN	$477.07	$2,800	$0	$500
861720166	LOT 16 BLOCK 1 PLAN 8021720	MORNING GOLD ESTATES	$13,181.46	$483,000	$480,000-$550,000	$483,000
251260406	SW – 26 – 51 – 2 – W4		$2,821.25	$483,400	$750,000-$850,000	$750,000
455210100	NE – 21 – 55 – 4 – W4	VERMILION RIVER/HEINSBURG	$483.04	$1,040	$125,000-$150,000	$125,000
455210315	SE – 21 – 55 – 4 – W4	VERMILION RIVER/HEINSBURG	$1,171.59	$4,590	$180,000-$200,000	$180,000
555160116	NE – 16 – 55 – 5 – W4		$2,304.89	$132,320	$75,000-$150,000	$132,320

ATTACHMENTS

PREPARED BY: Alyssa Irvine

DATE: July 8, 2025

Roll Number	Division	Legal Description
146140411	1	LOT 1 BLOCK 1 PLAN 9323108
652080200	4	LOT 1A BLOCK 1 PLAN 0323583
802006600	7	LOT 16 BLOCK 9 PLAN 4687NY
806003203	1	LOT 1 BLOCK 4 PLAN 2129EO
861720166	5	LOT 16 BLOCK 1 PLAN 8021720
251260406	5	SW – 26 – 51 – 2 – W4
455210100	7	NE – 21 – 55 – 4 – W4
455210315	7	SE – 21 – 55 – 4 – W4
555160116	7	NE – 16 – 55 – 5 – W4

Location	Tax Arrears	CVR 2024 Tax Assessment
	$4,905.41	$188,980
	$9,519.72	$307,200
CLANDONALD	$12,843.80	$12,700
MCLAUGHLIN	$477.07	$2,800
MORNING GOLD ESTATES	$13,181.46	$483,000
	$2,821.25	$483,400
VERMILION RIVER/HEINSBURG	$483.04	$1,040
VERMILION RIVER/HEINSBURG	$1,171.59	$4,590
	$2,304.89	$132,320

Appraisal	Reserve Bid Recommendation
$200,000-$230,000	$200,000
$300,000-380,000	$307,200
$2,500	$12,843.80
0	$500
$480,000-$550,000	$483,000
$750,000-$850,000	$750,000
$125,000-$150,000	$125,000
$180,000-$200,000	$180,000
$75,000-$150,000	$132,320

Roll Number	Legal Description	Location	Tax Arrears	CVR 2025 Tax Assessment	Appraisal Value	Reserve Bid Recommendation
146140411	LOT 1 BLOCK 1 PLAN 9323108		$4,905.41	$188,980	$200,000-$230,000	$200,000
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802006600	LOT 16 BLOCK 9 PLAN 4687NY	CLANDONALD	$12,843.80	$12,700	$2,500	$12,843.80
806003203	LOT 1 BLOCK 4 PLAN 2129EO	MCLAUGHLIN	$477.07	$2,800	$0	$500
861720166	LOT 16 BLOCK 1 PLAN 8021720	MORNING GOLD ESTATES	$13,181.46	$483,000	$480,000-$550,000	$483,000
251260406	SW – 26 – 51 – 2 – W4		$2,821.25	$483,400	$750,000-$850,000	$750,000
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455210315	SE – 21 – 55 – 4 – W4	VERMILION RIVER/HEINSBURG	$1,171.59	$4,590	$180,000-$200,000	$180,000
555160116	NE – 16 – 55 – 5 – W4		$2,304.89	$132,320	$75,000-$150,000	$132,320

Roll Number	Description
146140411	This parcel is 21.73 acres with a mobile home and a garage. The mobile was built in 1978 and around 2011there was an addition put on the mobile, current sq. ft. is now 2,353sq.ft. The detached garage was built in 1966 and is 1,104sq.ft. This property appears to be clean, and very open except for the tree cover on the north side.
652080200	This property is 5.93 acres of land with 2 houses. The older house was built in 1948 and is 1,063sq. ft with a basement. The new house was built in 1974, and is 1,122sq.ft. with a basement. There are several outbuildings on the property along with a detached garage built in 1965 (520sq.ft.), and a Quonset warehouse built in 1965 (2,04sq. ft). There is a lot of clean up required on this property as it appears to have several abandoned vehicles.
802006600	This property is a 230' x 77.5'sq.ft. vacant lot in the hamlet of Clandonald. There was a house that burn down on the property about 5 years ago. The parcel is half covered in trees and possibly has an old shed in the back corner.
806003203	This property is a 30' x 145'sq.ft. vacant fully treed lot in the hamlet of McLaughlin. When appraised, the value was estimated at $0 due to the lack of demand for purchasing lots in McLaughlin.
861720166	This parcel is a 3.04-acre lot in the subdivision of Morning Gold. There is a 1982 home with a three-car attached garage built the same year. There is also a detached garage that is 795sq.ft and was built in 1990. This property seems to be in fairy good condition.
251260406	This parcel is 159.00 acres of grazed land. The parcel has 3 houses, a barn, a shop, and a shed on it. There is a 1962 built home that is 1,440sq. ft with a basement and 2 mobiles. One mobile being built in 1985 (1,289sq.ft.) and the other in 2002 (1,216sq. ft). The yard seems to be clean and not too much clean up would need to take place.
455210100	This parcel is 42.09 acres of pastureland and is right on the shore of the North Saskatchewan River. The land currently is being grazed.
455210315	This parcel is 101.29 acres of pastureland located just before the Northern Saskatchewan River. A section of the parcel is located on the other side of the highway and has an active CNRL wells pumping on it. Currently the land is being grazed.
555160116	This property is 9.98 acres of land with a tiny piece of it being farmed with the surrounding quarter. There is an older 1946 986 sq. Ft house on the property. The property is mostly treed but appears to be in clean condition.

MEETING DATE: JULY 15, 2025

REQUEST FOR DECISION - TO COUNCIL

SUBJECT

Contract for the Designated Industrial Properties inspection

RECOMMENDATION

THAT the County of Vermilion River approve and authorize the Reeve and Chief Administrative Officer (CAO) to sign the attached contract for the inspection and review of Designated Industrial Properties within the County, as outlined in the contract terms.

DETAILS

Background:
On March 11, 2025, Administration presented a briefing note to Council summarizing the findings from the 2024 Designated Industrial Properties (DIP) inspection cycle. Following the presentation, Council expressed interest in proceeding with a review of the remaining 50% of DIP assessments within the County for the 2025 tax year.

On May 20, 2025, during the Planning and Priorities Committee meeting, the following motion was made:

Motion Number: 2025-05-04 PP
Moved by: Councillor D. Swyripa
MOTION:
THAT the County of Vermilion River Policy and Priorities Committee recommend that Council approve an additional contract for the continuation of the Designated Industrial Property (DIP) assessment review for the 2025 tax year.

This recommendation was brought forward to the May 27, 2025, Regular Council Meeting, where the following resolution was passed:

Motion Number: 2025-05-41
Moved by: Councillor C. Murray
MOTION:
THAT the County of Vermilion River approve an additional contract for the continuation of the Designated Industrial Property (DIP) assessment review for the 2025 tax year.

Following Council approval, Administration negotiated and secured a draft agreement with a qualified contractor to undertake the remaining assessment review.

Contract Highlights:

- **Total Value:** $240,000 plus GST
- **Budget Impact:** Fully funded within the approved 2025 budget
- **Contract Term:** Effective upon signing, with services to be completed by December 2025

IMPLICATIONS OF RECOMMENDATION

Next Steps:

- Administration to finalize contract details and obtain the contractor's counter-signature.

ATTACHMENTS

March 11, 2025 Council Briefing note

Draft contract for review and signature

PREPARED BY: Viren Tailor

DATE: Jul 7, 2025

Designated Industrial Property Assessment Review Agreement

This Agreement dated this _____ day of _____, 2025, is made

By and Between:

The County of Vermilion River,

a Municipal Corporation, incorporated pursuant to the laws of the Province of Alberta, whose address is

Box 69, 4912-50 Ave, Kitscoty, AB, T0B 2P0

(referred to as "the County")

AND

Independent Municipal Assessment Corporation (IMAC),

a body corporate duly incorporated under the laws of the Province of Alberta and specializing in

municipal property assessment,

(referred to as the "Contractor")

1. Services

The County hereby retains the Contractor to perform a non-linear designated industrial Properties (DI) assessment review within the County in accordance with the terms and conditions set forth in this Agreement.

2. Contractor Deliverables

Under this Agreement, the Contractor will provide the following:

a) Field inspections of approximately 50% of non-linear DI accounts (approximately 1600 of the 3200 current active and idle DI accounts)
Note: parcel count is approximate and subject to change

b) Field inspections of new well drills in 2025 (based on new well drill permits provided by the County, Government of Alberta, Government of Canada and relevant regulatory bodies such as AER, Ministry of energy etc.)

c) Inventory of all assessable surface lease equipment (Buildings & Structures and Machinery & Equipment), as identified in above in 2(a), at the inspected DI facilities, reconciled with the industrial details provided by the Provincial Assessor's office.

d) County-wide well production review to determine operational status of all DI accounts, reconciled with the assessment roll provided by the Provincial Assessor. It is agreed and understood that not all of these accounts will be physically inspected however desktop analysis on the whole roll is warranted.

e) Report all identified changes, additions, and deletions resulting from inspections and production reviews to the Provincial Assessor. In cases where the Provincial Assessor does not accept certain changes, the Contractor shall prepare and submit a report to the County outlining the uncorrected discrepancies. **This report must include supporting evidence and documentation to substantiate the findings** which can be forwarded to the provincial assessor as needed.

It is understood by the both parties that the Contractor is not responsible for preparation of assessments or for decisions made by the Provincial Assessor. Final determination of assessment updates lies with the Provincial Assessor.

3. County Deliverables

The County will provide:

a) Facilitation of communication between the Contractor, the County, and the Provincial Assessor

b) Access to County maps, including GIS webmap

c) An introduction letter identifying the Contractor as an authorized representative of the County for fieldwork

4. Term of Agreement

This Agreement shall commence on July 15, 2025, and conclude on December 30, 2025, to facilitate property inspections in alignment with the legislated condition date for Designated Industrial (DI) assessments.

It is acknowledged and agreed that the Agreement term ends December 30, 2025; however, follow-up tasks directly related to this scope and agreement may continue beyond the term of Agreement.

4.1 Legislated Condition Date for DIP Assessments

In accordance with provincial legislation, the condition date for Designated Industrial Property assessments for the 2026 tax year is October 31, 2025.

5. Subcontractors

The Contractor may engage subcontractors to support the delivery of field inspections, well production reviews, and the identification of changes to Designated Industrial Property (DI) accounts, subject to prior written approval by the County. All subcontractors must be disclosed to the County in advance and shall operate under the direction and responsibility of the Contractor. The use of subcontractors shall not result in any additional cost to the County.

6. Costs

The County will pay the Contractor:

a) **$240,000 + GST** for the base scope of 50% wellsite review

b) **$200 + GST per new well permit or found well** that results in a new account or roll number creation

7. Invoicing and Payment schedule

The attached Schedule A is will provide direction on invoicing, payment and milestone delivery.

Attached Schedule A is an integral part of this agreement.

8. Expenses

All expenses incurred in the provision of services under this Agreement will be the sole responsibility of the Contractor, including but not limited to:

a) Mileage and vehicle expenses

b) Meals, accommodation, and living costs

c) Office equipment, software, and support

d) Taxes and employment-related remittances

e) WCB premiums and insurance

9. Legal Representation

The County agrees to provide legal representation for the Contractor and its subcontractors in matters arising directly from the scope of services provided in this agreement, subject to the following:

a) Legal costs must be **reasonably incurred** and mutually acknowledged

b) Legal representation must be through qualified professionals licensed in Alberta

c) The coverage does not extend to cases of negligence, willful misconduct, or unauthorized actions

Any provision of legal representation shall be at the County's sole discretion and does not constitute an admission of liability.

10. Insurance

The Contractor must maintain the following insurance during the term of this Agreement:

a) **$2,000,000 General Liability Insurance**

b) **$2,000,000 Automobile Liability Insurance**

c) **$1,000,000 Errors and Omissions Insurance**

Proof of insurance shall be provided to the County upon request.

11. Contact and Communication

The Contractor shall respond to County inquiries within **48 hours** and shall provide regular updates (monthly) on the progress of the work throughout the term of this Agreement.

12. Signatures

By signing below, both parties agree to the terms and conditions of this Agreement in full.

Signed on behalf of

the County of Vermilion River: **IMAC (Independent Municipal Assessment Corp.)**

Name: Marty Baker Name: _Larry Horne_____

Title: Reeve – County of vermilion River Title :__President_____

Date: _____ **Date:** Jul ____, 2025_____

Sign:_____
Name: Alan Parkin

Title: CAO – County of vermilion River

Date: _____

Scheule – A

Reporting-Based Billing

Invoicing Schedule
Invoicing shall be based on the completion and submission of key project deliverables as follows:

- **Project Commencement – July 15, 2025**
  Project initiation and preliminary field activities.
- **First Draft Inspection Report – On or around August 15, 2025**
  Upon submission of the first draft report outlining initial inspection findings, the County will process payment for **50% of the total contract amount** to reflect upfront inspection and mobilization efforts.
- **Second Report Submission – October 1, 2025**
  IMAC may invoice an additional **25% of the contract amount** upon submission of a second report detailing progress to date, including updated findings and interim conclusions.
- **Third Report or follow up findings Submission – November 15, 2025**
  IMAC may invoice an additional **10% of the contract amount** upon submission of a third progress report, providing further analysis and continuity of findings.
- **FINAL Project Completion & Provincial Engagement – December 15, 2025**
  The remaining 15% of the contract amount may be invoiced upon completion of all final deliverables, including support provided during discussions with the Province and the resolution of any outstanding assessment issues. Included in this project is an additional 100 hours for support regarding DIP assessment follow up beyond the December 31, 2025 completion date.

Note:
Due to the dependency on weather and field conditions, milestone dates are subject to minor adjustments with mutual agreement, with an expectation of the preliminary report being delivered by late July or early August, and the second report by late September or early October.

Payment Terms
The County shall process all approved invoices within thirty (30) days of receipt.

Signed on behalf of

the County of Vermilion River:	**IMAC (Independent Municipal Assessment Corp.)**
Name:	Name: _Larry Horne_____
Title: Reeve – County of vermilion River	Title :__President_____
Date: _____	**Date:** July, _____ 2025_____

Sign: _____

Title: CAO – County of vermilion River

Date: _____

MEETING DATE: MARCH 11, 2025

BRIEFING NOTE - TO COUNCIL

SUBJECT

DESIGNATED INDUSTRIAL PROPERTIES ASSESSMENT REVIEW UPDATE – FOR INFORMATION

RECOMMENDATION

THAT the County of Vermilion River accept the Designated Industrial Properties Assessment Review Update as information.

DETAILS

Background:

Report on the Review of Designated Industrial Property Assessments for the County of Vermilion River

In May 2024, the County of Vermilion River engaged an external contractor to review the assessments of Designated Industrial Property (DIP) within the County. This additional work, which focused on reviewing approximately 50 per cent of the eligible DIP properties, was carried out under a contract valued at $247,500.00 (excluding GST).

The contractor submitted the final report on November 3, 2024, after providing multiple updates throughout the year. The report outlined several assessment-related issues, which were shared with relevant personnel from the Provincial Assessor's Office. The key findings include:

Missed Assessments:

- Missed Sites: 46
- Estimated Missed Building Structures (B/S): $277,100.00
- Estimated Missed Natural Gas Lines to Sites: $700,000.00
- Estimated Machinery & Equipment (M&E): $10,215,000.00
- **Total Estimated Missed Accounts:** $11,192,100.00

Additionally, the report identified accounts with partial assessment misses, requiring further adjustments:

- Affected Sites: 2,616
- Estimated B/S: $2,523,130.00
- Estimated Missed Natural Gas Lines to Sites: $12,700,000.00
- Estimated M&E: $18,111,300.00
- **Total Estimated Assessment Improvement:** $33,334,430.00

The estimated impact of lost taxes, based on the above findings, was calculated at $647,283.00.

From late November 2024 to January 2025, County representatives, along with Municipal Affairs officials, thoroughly reviewed the findings of the report and participated in several meetings. In January 2025, the Assistant Deputy Minister provided a written summary of the Province's response:

Provincial Review of Miscellaneous Account Changes (681 total):

- **Follow-up in 2025:** 197 accounts (29%)
- **Changes Made:** 261 accounts (38%)
- **No Changes Warranted:** 223 accounts (33%)
- **Total Accounts Reviewed:** 681 (100%)

Provincial Review of Missed Accounts (46 total):

- **Follow-up in 2025:** eight accounts (17%)
- **Changes Made:** 33 accounts (72%)
- **No Changes Warranted:** five accounts (11%)
- **Total Missed Accounts:** 46 (100%)

The Province also indicated that Natural Gas lines to industrial sites are not assessable, which led to a significant loss in assessments.

The County received the full assessment roll on February 28, 2025. The 2025 assessment file shows an increase of $9,323,700.00 in the total tax base for the 2025 tax year, directly linked to the properties identified by the County's contractor. However, it is not clear whether this growth was the result of direct County intervention, as several factors could have contributed to the increase. These factors include an increase in equipment at the sites since the last assessments, inflation, or data corrections identified by the CVR contractor.

For reference, here is the 2024 tax rate for the County, based on the updated assessment:

Assessment	**Tax Rate**	**Tax Dollar**
General Municipal taxes	$9,323,700.00	$160,074.88
General Recreation	$9,323,700.00	$4,000.80
Fire Levy	$9,323,700.00	$4,473.51
Waste Management	$9,323,700.00	$2,683.36
Library	$9,323,700.00	$351.50
Senior	$9,323,700.00	$739.37
School	$9,323,700.00	$36,472.45
Total		**$208,795.87**

To summarize the total estimated tax gain of $172,000.00 (without Seniors and School Requision).

Total cost of review for DIP contract was $247,500.00.

Discussion:

To continue with DIP review for tax year 2025.

IMPLICATIONS OF RECOMMENDATION

Organizational:

Financial: IMAC Contract

Communication Required:

Implementation:

Pertains to this Corporate Goal:

ATTACHMENTS

Attachment – FINAL 2024 DIP Assessment Report

Written response from the GOA

PREPARED BY: Viren Tailor

DATE: March 4, 2025

MEETING DATE: JULY 15, 2025

BRIEFING NOTE - TO COUNCIL

SUBJECT

JUNE 2025 FINANCIAL REPORT

RECOMMENDATION

THAT the County of Vermilion River accept the June 2025 Financial Report as presented.

DETAILS

Background: As requested by Council, Corporate Services will present monthly financial reports.

Discussion: June 2025 Income Statement, Detailed Income Statement, Balance Sheet, Cash and Investments and Cheque Runs from 14 to 27 June 2025.

Financial Statement Highlights:

- Taxes were levied in June $41,141,695
- Payment for dust control stated
- Education requisition was paid $1,678,233
- Community funding for cemeteray was paid $8,750
- Estimate fire honorarium till June $86,035
- Gas purchased 2 new trucks - $88,680 & $65,210
- June 2025 Gas sales and purchases figures were not available at time of presentation of Financial Statements

Please note that the attached information is up to date as of 7 July 2025.

Finance Department Highlights:

- Attended Government Finance Officers Association Annual Conference.
- Finance staff assisted with the Public Engagement session on 11 June 205.
- Participated in the Dewberry Parade.

Relevant Policy/Legislation Practices: None

Desired Outcome (s): THAT the County of Vermilion River accept the June 2025 Financial Report as presented.

Response Options: THAT the County of Vermilion River accept the June 2025 Financial Report as presented.

IMPLICATIONS OF RECOMMENDATION

Organizational: On-going Finanical updates

Financial: On-going Finanical update

Communication Required: None

Implementation: None

Pertains to this Corporate Goal: On-going Financial updates

ATTACHMENTS

Income Statement – June 2025

Detailed Income Statement – June 2025

Balance Sheet – June 2025

Cash and Investments – June 2025

Cheque Run – 27 June 2025

PREPARED BY: Natasha Wobeser

DATE: 9 July 2025

COUNTY OF VERMILION RIVER
INCOME STATEMENT
June 30, 2025

	Final Budget 2025	Actual 2025
REVENUE		
Net Municipal Property Taxes	40,910,398	41,141,694
User Charges and Sale of Goods	2,039,681	699,947
Equipment Charge Out	1,158,806	3,580,153
Government Transfers	13,094,383	211,121
Other	609,235	225,894
Other Capital Contributions	511,170	-
Gas Utility Revenue	10,252,519	4,468,083
Interest Income	917,400	712,799
Penalties and Costs on Taxes	400,000	249,956
Licenses, Permits and Fines	113,950	76,954
Rentals	91,742	89,193
Sales to Other Governments	450	540
Sale of Assets	533,750	226,778
TOTAL REVENUES	**70,633,484**	**51,683,111**
EXPENSES		
Personnel	14,451,499	6,449,704
General Services and Utilities	2,631,272	1,306,329
Contracted Services	24,774,788	5,251,704
Professional Services	1,832,305	292,591
Materials	10,523,658	8,260,158
Other Governments	3,832,176	1,950,954
Boards, Agencies, Individuals, Organizations	9,762,071	4,697,793
Provision for Allowances	258,000	7,486
Interest on Long-Term Debt	66,761	30,028
Bank Charges and Short-Term Interest	82,000	7,461
TOTAL EXPENSES	**68,214,530**	**28,254,208**
EXPENSES		
Taxes and General	7,506,290	3,417,927
Corporate Services and Legislation	5,261,909	1,750,626
Planning and Community Services	3,821,491	1,834,105
Protective Services	2,922,536	1,359,710
Public Works and Waste	40,885,510	15,508,267
Agriculture	1,417,324	439,841
Gas Utilities	6,399,470	4,029,767
TOTAL EXPENSES	**68,214,530**	**28,340,243**
SURPLUS (DEFICIT), BEFORE AMORTIZATI	**2,418,954**	**23,342,868**
Asset Purchases	5,775,989	3,446,889
Gas Utility Capital Projects	2,359,571	490,922
Debenture Payments (Principal)	413,864	205,715
Transfers Between Departments	-	(0)
Reserves	(6,214,155)	(140,271)
SURPLUS (DEFICIT)	**83,685**	**19,339,613**

COUNTY OF VERMILION RIVER
Detail Actual vs Budget
June 30, 2025

	Current Year Jun 2025	Budget Annual	Variance
REVENUE:			
Taxes and General Revenue	$41,152,434	$40,998,429	($154,005)
Corporate Services and Legislation	1,284,597	3,573,609	2,289,012
Planning and Community Services			
Planning & Development	70,182	630,350	560,168
FCSS	157,697	282,291	124,594
Cemetery	-	-	-
Land/Buildings	919,032	1,129,703	210,672
Recreation	1,766,897	1,653,704	(113,192)
Library	-	40,000	40,000
	2,913,808	3,736,048	822,241
Protective Services			
Enforcement Services	90,682	131,000	40,318
Fire	2,128,334	2,283,554	155,220
Emergency & Disaster	12,676	11,100	(1,576)
Dog Control	20,004	50	(19,954)
	2,251,696	2,425,704	174,009
Public Works			
Operations	275,646	5,436,241	5,160,595
Equipment Charge Out	3,580,153	-	(3,580,153)
Capital	-	22,633,082	22,633,082
Waste Management	770,287	791,661	21,374
Water & Sewer -Blackfoot	145,635	280,810	135,174
Water & Sewer -Clandonald	38,753	126,285	87,533
Water & Sewer -Dewberry	91,019	173,840	82,821
Water & Sewer -Islay	69,088	169,504	100,415
Water & Sewer -McLaughlin	10,626	23,786	13,161
Water & Sewer -Rivercourse	4,005	7,950	3,945
Water & Sewer - General	3,375	-	(3,375)
Water & Sewer -Villages	-	-	-
Water & Sewer -Drainage	-	10,050	10,050
Water & Sewer -Water Wells	15,612	40,000	24,388
	5,004,199	29,693,209	24,689,010
Agriculture			
General	6,521	446,016	439,495
Environment	-	1,406	1,406
Rat Control	-	41,000	41,000
	6,521	488,422	481,901
Gas Utility			
Operations	4,134,775	8,382,519	4,247,744
Capital	333,308	2,781,071	2,447,762
	4,468,083	11,163,590	6,695,507
TOTAL REVENUE:	**57,081,338**	**92,079,011**	**34,997,675**

	Current Year		
	Jun 2025	Budget Annual	Variance
EXPENDITURES:			
General Taxation	7,967,218	12,118,616	4,151,398
Corporate Services and Legislation			
Legislative	381,099	775,840	394,741
General	1,158,040	3,651,992	2,493,951
IT Program	204,273	500,309	296,036
Taxation	172,595	1,019,401	846,806
Election	-	70,000	70,000
Economic Development	34,326	283,487	249,161
	1,950,333	6,301,029	4,350,695
Planning and Community Services			
General	263,370	894,484	631,114
Appeal Board	250	34,790	34,540
Development Projects	45,587	495,000	449,413
Communications	5,739	60,000	54,261
Safety Codes	12,380	50,000	37,620
FCSS	286,140	347,558	61,417
Cemetery	10,083	11,650	1,567
Land / Buildings	829,091	1,293,790	464,699
Recreation	496,688	1,592,804	1,096,117
Library	90,492	160,900	70,408
	2,039,820	4,940,976	2,901,155
Protective Services			
General Enforcement	327,334	620,294	292,960
Compliance	(863)	148,700	149,563
CPO	-	-	-
RCMP Enhanced	442,156	697,034	254,878
General Fire	1,003,084	1,629,738	626,655
Clandonald	15,837	66,829	59,030
Dewberry	39,141	86,533	72,024
Kitscoty	38,833	57,980	27,778
Vermilion	54,466	184,024	129,557
Paradise Valley	20,099	66,853	61,220
Islay	16,955	58,153	44,125
Blackfoot	39,669	78,139	53,031
Marwayne	17,724	55,306	50,360
Emergency & Disaster	125,110	218,417	93,307
Dog Control	-	75,000	75,000
	2,139,545	4,043,000	1,989,488

	Current Year		
	Jun 2025	Budget Annual	Variance
Public Works and Waste			
Operations			
General	606,500	1,609,363	1,002,862
Safety	118,331	207,218	88,887
Hamlets	135,166	448,283	313,117
Subdivisions	10,522	142,157	131,635
Local Priorities	109,503	350,928	241,425
Drainage Ditches	10,286	106,069	95,783
Emergent Projects	-	50,147	50,147
Gravel	2,353,011	3,612,029	1,259,017
Gravel Reclamation	-	200,000	200,000
Facilities	279,982	724,772	444,791
Road Maintenance	175,647	432,304	256,657
Grader Pool	3,374,826	5,273,459	1,898,632
Crack Sealing	-	109,000	109,000
Line Painting	-	89,000	89,000
Dust Control	753,861	1,140,809	386,948
Signs	73,549	219,254	145,705
Mulching	66,245	250,443	184,198
Reclaim - Milling	24,861	125,332	100,470
Beaver Control	9,917	64,068	54,151
Approaches / Culverts	44,254	152,035	107,782
Bridge Maintenance	62,193	411,400	349,208
Winter Maintenance	665,212	683,281	18,069
Erosion Control	-	63,930	63,930
Cold Mix Patching	76,248	491,881	415,634
Vehicle Pool	1,617,907	2,959,310	1,341,403
Capital			
Equipment	2,278,196	4,170,250	1,892,054
Chip Seal	-	-	-
Asphalt Overlay	-	5,498,436	5,498,436
Bridge Replacement	20,562	5,108,500	5,087,938
Base Pave	-	-	-
Road Construction	1,524,514	1,000,000	(524,514)
Cobble	154,469	454,323	299,854
Gravel Rehab	359,622	1,413,263	1,053,641
Capital Facilities	2,128,707	4,600,000	2,471,293
Hamlet/Multilot Projects	-	710,000	710,000
Gravel Exploration	-	100,000	100,000
Drainage Master Plan	-	75,000	75,000
Cost Share Projects	39,701	766,832	727,131
Water and Sewer			
Operations			
Blackfoot	73,240	175,500	102,260
Clandonald	34,348	73,406	39,058
Dewberry	61,060	157,573	96,513
Islay	37,046	116,094	79,048
McLaughlin	15,057	25,531	10,474
Rivercourse	2,339	3,350	1,011
General	124,230	333,314	209,084
Drainage	1,857	7,000	5,143
Villages	-	1,000	1,000
Water Wells	22,603	46,500	23,897
Capital			
Hamlet W&S Capital	227,652	6,308,379	6,080,727
Waste Management	395,831	791,661	395,831
	18,069,055	51,852,384	33,783,330

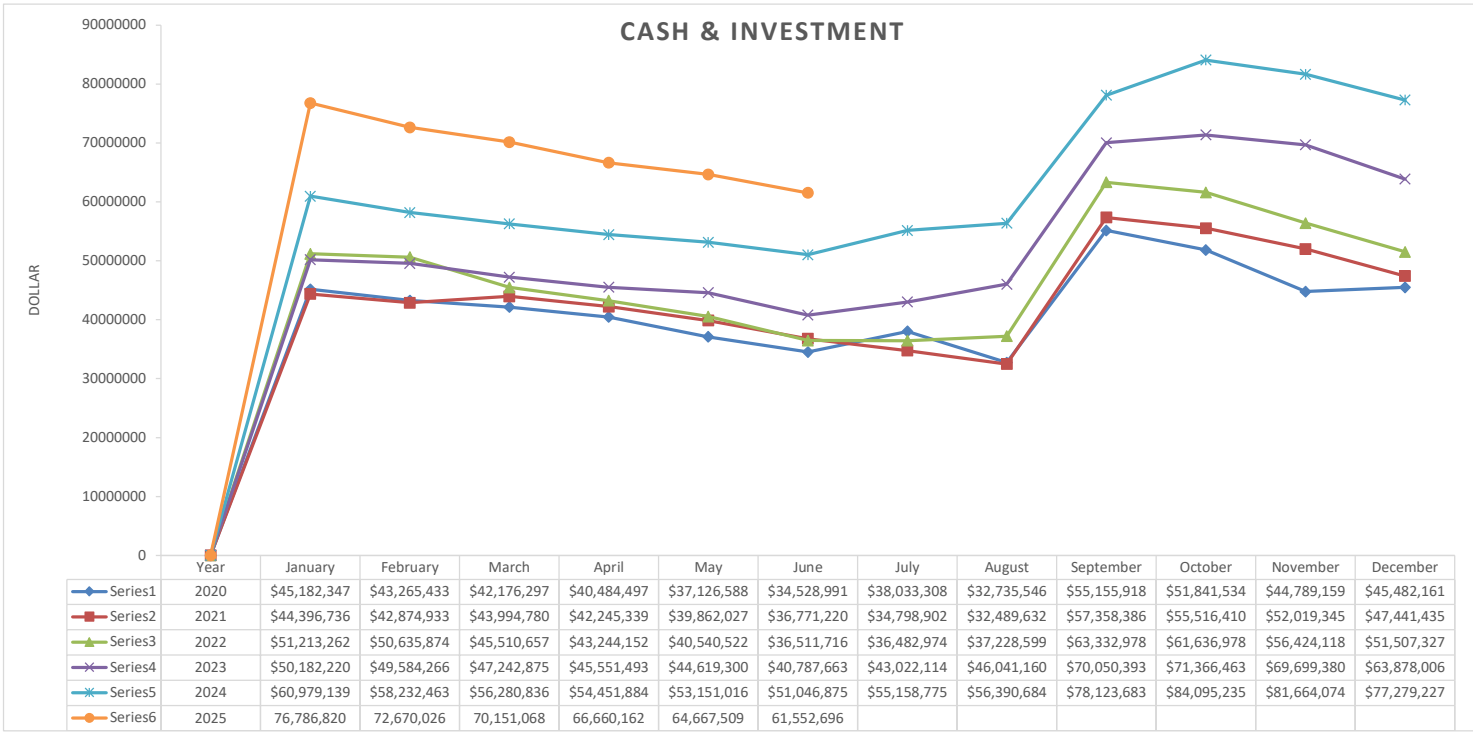
	Current Year		
	Jun 2025	Budget Annual	Variance
Agriculture			
General	262,292	771,276	508,985
Extension Programs	451	8,655	8,204
Safety	1,555	4,700	3,145
Vegetation Managment	142,920	457,807	314,887
Pest Control	11	5,250	5,239
ASB Enviro	-	39,800	39,800
ALUS	62,493	239,519	177,026
Pesticide Container Site	-	5,250	5,250
Environment			
General	102	27,500	27,398
Green Acreages Pilot	-	500	500
Wetland Restoration	-	1,406	1,406
Monitoring and Protection	-	10,000	10,000
Rat Control	8,017	41,230	33,213
	477,841	1,612,893	1,135,053
Gas Utility			
Operations	4,392,912	8,220,760	3,827,848
Capital	705,001	2,905,671	2,200,669
	5,097,913	11,126,431	6,028,517
TOTAL EXPENDITURES:	**37,741,725**	**91,995,329**	**54,339,636**
SURPLUS (DEFICIT)	**19,339,613**	**83,682**	**(19,341,962)**

COUNTY OF VERMILION RIVER
BALANCE SHEET
June 30, 2025

	2025
Financial Assets	
Cash and Equivalents	8,990,468
Investments	54,081,642
Property Taxes Receivable	41,278,425
Trade and other receivables	886,641
Debt charges recoverable	733,513
Total Assets	**105,970,689**
Liabilities	
Accounts payable and Accrued liabilities	4,252,440
Asset Retirement	9,698,226
Deposit liabilities	191,348
Deferred Revenue	3,728,643
Long Term Debt	3,408,870
Debenture Payment (Principle)	205,715
Total Liabilities	**21,485,241**
Net Financial Assets (Debt)	**84,485,448**
Non-Financial Assets	
Tangible Capital Assets	
TCA - WIP	1,300,511
TCA - Asset Retirement	2,600,815
TCA - Land	7,147,228
TCA - Buildings	4,883,602
TCA - Engineered Structuress	211,159,569
TCA - Machiney/Equipment	11,153,857
TCA - Vehicles	4,300,321
TCA Subtotal	242,545,903
Inventory for consumption	7,435,080
Land Inventory	1,992,079
Prepaid Expenses	3,514,979
Total Non-Financial Assets	**255,488,041**
Accumulated Surplus	**339,973,489**
Equity in Fixed Assets	(240,790,954)
Reserves	(76,674,616)
Accumulated Surplus/Def	(3,168,306)
Current (Proffit)/Loss	(19,545,328)
Debenture Payment (Principle)	205,715
	(339,973,489)

CASH IN BANK & INVESTMENT

Year	2020	2021	2022	2023	2024	2025
January	$ 45,182,347	$ 44,396,736	$ 51,213,262	$ 50,182,220	$ 60,979,139	76,786,820
February	$ 43,265,433	$ 42,874,933	$ 50,635,874	$ 49,584,266	$ 58,232,463	72,670,026
March	$ 42,176,297	$ 43,994,780	$ 45,510,657	$ 47,242,875	$ 56,280,836	70,151,068
April	$ 40,484,497	$ 42,245,339	$ 43,244,152	$ 45,551,493	$ 54,451,884	66,660,162
May	$ 37,126,588	$ 39,862,027	$ 40,540,522	$ 44,619,300	$ 53,151,016	64,667,509
June	$ 34,528,991	$ 36,771,220	$ 36,511,716	$ 40,787,663	$ 51,046,875	61,552,696
July	$ 38,033,308	$ 34,798,902	$ 36,482,974	$ 43,022,114	$ 55,158,775	
August	$ 32,735,546	$ 32,489,632	$ 37,228,599	$ 46,041,160	$ 56,390,684	
September	$ 55,155,918	$ 57,358,386	$ 63,332,978	$ 70,050,393	$ 78,123,683	
October	$ 51,841,534	$ 55,516,410	$ 61,636,978	$ 71,366,463	$ 84,095,235	
November	$ 44,789,159	$ 52,019,345	$ 56,424,118	$ 69,699,380	$ 81,664,074	
December	$ 45,482,161	$ 47,441,435	$ 51,507,327	$ 63,878,006	$ 77,279,227	



	Year	January	February	March	April	May	June	July	August	September	October	November	December
Series1	2020	$45,182,347	$43,265,433	$42,176,297	$40,484,497	$37,126,588	$34,528,991	$38,033,308	$32,735,546	$55,155,918	$51,841,534	$44,789,159	$45,482,161
Series2	2021	$44,396,736	$42,874,933	$43,994,780	$42,245,339	$39,862,027	$36,771,220	$34,798,902	$32,489,632	$57,358,386	$55,516,410	$52,019,345	$47,441,435
Series3	2022	$51,213,262	$50,635,874	$45,510,657	$43,244,152	$40,540,522	$36,511,716	$36,482,974	$37,228,599	$63,332,978	$61,636,978	$56,424,118	$51,507,327
Series4	2023	$50,182,220	$49,584,266	$47,242,875	$45,551,493	$44,619,300	$40,787,663	$43,022,114	$46,041,160	$70,050,393	$71,366,463	$69,699,380	$63,878,006
Series5	2024	$60,979,139	$58,232,463	$56,280,836	$54,451,884	$53,151,016	$51,046,875	$55,158,775	$56,390,684	$78,123,683	$84,095,235	$81,664,074	$77,279,227
Series6	2025	76,786,820	72,670,026	70,151,068	66,660,162	64,667,509	61,552,696						

NOTE: 2024 will not include Tax Surplus cash account

COUNTY OF VERMILION RIVER CHEQUE EFT DISTRIBUTION
JUNE 27, 2025

Vendor Name	Transaction Description	Document Amount
ACKLANDS - GRAINGER INC.	HARD HATS	136.38
ALBERTA ONSITE WASTEWATER	MEMBERSHIP RENEWAL	300.00
ATCO ELECTRIC LTD.	RELOCATE AND ADD POLE	22,374.02
AUBURNDALE CEMETERY ASSOC.	CEMETARY IMPROVEMENT FUNDS	1,250.00
BADDOCK'S POWER PRODUCTS LTD.	MIX OIL, BAR OIL	457.67
BADDOCK'S POWER PRODUCTS LTD.	FUEL MIX	361.12
BELL MOBILITY	CELL PHONES - MAY	349.67
BULK BARN	PARADE CANDY	606.75
BULK BARN	PARADE CANDY	2,075.93
C.M.G. FILTRATION INC.	FILTER	10,820.25
CANADA REVENUE AGENCY	CONTRIBUTIONS - PP12	941.31
CANADA REVENUE AGENCY	CONTRIBUTIONS - PP13	824.72
CANSAFE INC.	TRAINING	1,359.75
CATALIS TECHNOLOGIES CANADA LTD	2025 LICENSE FEES - TAXES	15,297.16
CDW CANADA CORP	MONITORS - P & D	433.86
CLEARGRID LTD	METER DATA COLLECTION - GAS UT	6,300.00
CORNERSTONE PETROLEUM EQUIPMENT LTD	INSPECT & REPAIR FUEL PUMPS	1,287.31
DEWBERRY COMMUNITY CEMETERY ASSOC	CEMETARY IMPROVEMENT FUNDS	250.00
DIRECT ENERGY REGULATED SERVICES	NAT GAS - ISLAY FIRE HALL	68.98
DIRECT ENERGY REGULATED SERVICES	NAT GAS - ISLAY PUMPHOUSE	68.98
DIRECT ENERGY REGULATED SERVICES	NAT GAS - VERMILION GRADER SHED	125.08
DIRECT ENERGY REGULATED SERVICES	NAT GAS - ISLAY GRADER SHED	63.99
DIRECT ENERGY REGULATED SERVICES	NAT GAS - BLACKFOOT GRADER SHED	78.96
DIRECT ENERGY REGULATED SERVICES	NAT GAS - BLACKFOOT TREATMENT PLANT	123.55
DIRECT ENERGY REGULATED SERVICES	NAT GAS - OFFICE	56.92
DOUBLE EDGE RENTALS INC	PIPE CLAMP, PIPE ROLLER RENTAL	704.34
EECOL ELECTRIC CORP	ELECTRICAL SUPPLIES	726.84
G. FORCE DIESEL SERVICE LTD	TURBO OUTPUT FLANGES	52.50
GOAD, VERNON	CROP DAMAGES - GAS UT	800.00
GOLDSMITH, BRUCE	CROP DAMAGES - GAS UT	3,600.00

COUNTY OF VERMILION RIVER CHEQUE EFT DISTRIBUTION
JUNE 27, 2025

Vendor Name	Transaction Description	Document Amount
GOVERNMENT OF ALBERTA (AB KING'S PRINTER)	TAX AUCTION NOTICE	21.00
GOVERNMENT OF ALBERTA (FINANCE-REVENUE)	WETLAND REPLACEMENT FEE	5,720.93
HARDES FENCING LTD.	INSTALL FENCING	11,329.50
IA FINANCIAL GROUP	CONTRIBUTIONS - JUNE	349.50
IMAGE PRESS	HAZARD ASSESSMENT BOOKS	1,611.75
IRON MOUNTAIN CANADA OPERATIONS ULC	SHREDDING - JANUARY	2,167.88
IRON MOUNTAIN CANADA OPERATIONS ULC	SHREDDING - MAY	1,033.71
ISLAY CEMETERY	CEMETARY IMPROVEMENT FUNDS	1,250.00
IT'S TIME PROMOTIONS INC.	EXPLORE THE COUNTY T SHIRTS	1,047.65
JOHN DEERE FINANCIAL	BOLT	21.40
JOHN DEERE FINANCIAL	SHEER PINS	196.25
JOHN DEERE FINANCIAL	INVENTORY - PW SHOP	244.82
KENILWORTH COMBUSTION	BURNER TIP	267.88
KEN'S AUTO & DIESEL REPAIR	C VIP - PS	499.88
KEN'S AUTO & DIESEL REPAIR	C VIP - PS	472.50
KEN'S AUTO & DIESEL REPAIR	LIGHT STAND, STARTER KIT	1,671.60
KITSCOTY COMMUNITY HALL	PROJECTOR & SCREEN RENTAL	182.00
KITSCOTY, VILLAGE OF	CEMETARY IMPROVEMENT FUNDS	250.00
KITSCOTY, VILLAGE OF	KITSCOTY FIRE EXPENSES - MAY	789.19
LOVAT GAS SOLUTIONS LTD	HIGH PRESSURE CNG SUPPLY	13,913.03
MARK W. GRUMAN PROFESSIONAL CORP	REFUND ON TERMINATED ACCOUNT - GAS UT	30.63
MARWAYNE CEMETERY	CEMETARY IMPROVEMENT FUNDS	1,250.00
MCINTOSH GARAGE & AUTO BODY LTD	HOLDBACK RELEASE	97,982.20
MCLAUGHLIN CHURCH CEMETERY	CEMETARY IMPROVEMENT FUNDS	250.00
MCNEILL, GORDON & LEONA	EQUAL BILLING REFUND - GAS UT	228.91
MOTION INDUSTRIES (CANADA) INC	SURVEY LATH	426.89
MUNICIPAL PLANNING SERVICES LTD	LUB/MDP REVIEW	29,087.63
MUNICIPAL PLANNING SERVICES LTD	LUB/MDP REVIEW	5,617.50
MUNICIPAL PLANNING SERVICES LTD	GENERAL PLANNING SERVICES	677.25
MUNICIPAL PLANNING SERVICES LTD	LUB/MDP REVIEW	12,075.00

COUNTY OF VERMILION RIVER CHEQUE EFT DISTRIBUTION
JUNE 27, 2025

Vendor Name	Transaction Description	Document Amount
NORTH COUNTRY DIRECTIONAL BORING INC.	LEASE/ROAD BORES	10,363.50
NORTH PARK PIONEER CEMETERY ORGANIZATION	CEMETARY IMPROVEMENT FUNDS	250.00
OBVIOUS ENTERPRISES INC	GRAVEL HAULING	9,111.28
OBVIOUS ENTERPRISES INC	GRAVEL HAULING	15,511.13
OBVIOUS ENTERPRISES INC	GRAVEL HAULING	13,255.98
OBVIOUS ENTERPRISES INC	GRAVEL HAULING	7,872.17
OBVIOUS ENTERPRISES INC	GRAVEL HAULING	8,613.98
OBVIOUS ENTERPRISES INC	GRAVEL HAULING	7,971.64
O'NEILL, SUSAN	CEMETARY IMPROVEMENT FUNDS	250.00
PARADISE VALLEY, VILLAGE OF	FIREHALL UTILITIES - JUNE	11.04
PARADISE VALLEY, VILLAGE OF	FIREHALL UTILITIES - JUNE	303.27
PARADISE VALLEY, VILLAGE OF	WATER & SEWER - JUNE	99.29
PARADISE VALLEY, VILLAGE OF	FIRE HALL UTILITIES - APRIL	18.88
PARADISE VALLEY, VILLAGE OF	WATER & SEWER - APRIL	99.40
PARADISE VALLEY, VILLAGE OF	FIRE HALL UTILITIES - APRIL	65.78
PARADISE VALLEY, VILLAGE OF	WATER & SEWER - MARCH	95.65
PARADISE VALLEY, VILLAGE OF	PV FIREHALL EXPENSES - JUNE	382.17
PARADISE VALLEY, VILLAGE OF	WATER & SEWER - MAY	96.65
PARADISE VALLEY, VILLAGE OF	FIRE HALL UTILITIES - MAY	38.73
PARADISE VALLEY, VILLAGE OF	FIRE HALL UTILITIES - MAY	131.22
RED BICYCLE COMMUNICATIONS CORP.	EXPLORE THE COUNTY BROCHURES	31,500.00
RF CABLES INC.	ANTENNA	242.04
RONA INC.	BOARDS; PAINT ROLLERS, BRUSHES	447.49
ST. ANDREWS HISTORICAL SOCIETY 1936	CEMETARY IMPROVEMENT FUNDS	250.00
ST. COLUMBA CATHOLIC CEMETARY	CEMETARY IMPROVEMENT FUNDS	1,250.00
STAPLES/BD#143 LLOYDMINSTER	SUPPLIES - AG	12.06
STRATHCONA RESOURCES LTD.	DELIVERY FOR MAY	13,643.10
SUMMIT TRAILER LTD	OILER	399.70
TANNAS BROS. HARDWARE LTD.	WIRE, GROUND PLATE	130.97
TELUS COMMUNICATIONS INC	DEWBERRY FIRE HALL - JUNE	79.42

COUNTY OF VERMILION RIVER CHEQUE EFT DISTRIBUTION
JUNE 27, 2025

Vendor Name	Transaction Description	Document Amount
TELUS COMMUNICATIONS INC.	LANDLINES - JUNE	1,373.40
TELUS MOBILITY	GAS UT - IOT SERVICE - JUNE	698.88
TOP GRADE CONSTRUCTION LTD.	VILLAGE PEOPLE ROAD UPGRADE	15,569.57
TOP GRADE CONSTRUCTION LTD.	VILLAGE PEOPLE ROAD UPGRADE	42,945.00
TRUCK ZONE	INVENTORY - PW SHOP	606.84
TRUCK ZONE	CLUTCH REPAIR	2,732.34
TRUCK ZONE	OIL CAPS, HUB CAP PLUGS	78.97
VERMILION CHRYSLER LTD.	INVENTORY - PW SHOP	224.91
VERMILION, TOWN OF	CEMETARY IMPROVEMENT FUNDS	750.00
VERMILION, TOWN OF	VERMILION FIRE EXPENSES - MARCH	10,557.25
VERMILION, TOWN OF	VERMILION FIRE EXPENSES - APRIL	1,161.42
VERMILION, TOWN OF	WATER & SEWER - MAY 2025	217.31
WACK, JOSH & SAMANTHA	REFUND ON TERMINATED ACCOUNT - GAS UT	120.39
WACK, JOSH & SAMANTHA	REFUND ON TERMINATED ACCOUNT - GAS UT	90.57
WCI WHYTE COMMUNICATIONS INC.	RADIO INSTALLS - PS	331.25
WELLSDALE PUBLIC CEMETERY	CEMETARY IMPROVEMENT FUNDS	250.00
WHOLESALE FIRE & RESCUE LTD.	UNIFORM PANTS - PS	198.49
WRT EQUIPMENT LTD.	INVENTORY - PW SHOP	7,747.68
ZION LUTHERAN CHURCH	CEMETARY IMPROVEMENT FUNDS	1,250.00
ZWIF ENTERPRISE LTD	HAND SOAP, DISPENSER	93.06
TOTAL CHEQUES:		472,056.39
ALLCHURCH, HOWARD	PHONE ALLOWANCE - 2ND QTR	40.00
AMAZON.COM.CA INC.	BACK UP CAMERA	255.63
AMAZON.COM.CA INC.	WIRELESS EARBUDS	101.84
AMAZON.COM.CA INC.	BINDER DIVIDERS	19.34
AMAZON.COM.CA INC.	SPEAKERS	209.95
AMAZON.COM.CA INC.	TACTICAL BOOT	189.00
APEX DISTRIBUTION INC.	SUPPLIES - GAS UT	1,089.66
ASL PAVING LTD.	COLD MIX	18,459.48
BAKER, MARTY	SUBSISTENCE	106.08

COUNTY OF VERMILION RIVER CHEQUE EFT DISTRIBUTION
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Vendor Name	Transaction Description	Document Amount
BANDIT ENERGY SERVICES	SPOOLS	1,936.66
BANDIT ENERGY SERVICES	RISER INVENTORY	1,489.74
BANDURA, DENNIS	PHONE ALLOWANCE - 2ND QTR	60.00
BAR ENGINEERING CO. LTD.	2025 ROAD MAINTENANCE PROGRAM	6,311.63
BATTERY WORLD (LLOYDMINSTER)	BATTERY	29.40
BAYWASH OILFIELD SERVICES	DUST CONTROL	7,675.50
BAYWASH OILFIELD SERVICES	DUST CONTROL	2,677.50
BAYWASH OILFIELD SERVICES	DUST CONTROL	5,801.25
BAYWASH OILFIELD SERVICES	DUST CONTROL	7,318.50
BENSON, KASEY	PHONE ALLOWANCE - 2ND QTR	195.00
BENTHIEN, KENNETH W.	PHONE ALLOWANCE - 2ND QTR	60.00
BIOCLEAN DISASTER SERVICES	CLANDONALD CLEAN UP	13,579.11
BLOCK, DAVID	PHONE ALLOWANCE - 2ND QTR	60.00
BOLT, CODY	PHONE ALLOWANCE - 2ND QTR	195.00
BORDER PAINT & COLOR CENTRE INC	PAINT SUPPLIES - GAS UT	378.89
BOSER, EVAN	PHONE ALLOWANCE - 2ND QTR	195.00
BOWMAN, LANDON E.	PHONE ALLOWANCE - 2ND QTR	195.00
BRETT, DEAN	PHONE ALLOWANCE- 2ND QTR	60.00
BRIND, HOLLY	PHONE ALLOWANCE - 2ND QTR	60.00
BROGAN FIRE & SAFETY	UNIFORM REPAIRS & CLEANING	491.40
BROOKS, PAM	PHONE ALLOWANCE - 2ND QTR	130.00
BROWN, LEELAND	PHONE ALLOWANCE - 2ND QTR	40.00
BROWN, LOGAN	PHONE ALLOWANCE - 2ND QTR	60.00
C.V.R. #24 STAFF FUND	CONTRIBUTIONS - PP12	70.38
C.V.R. #24 STAFF FUND	CONTRIBUTIONS - PP 13	70.38
CANADA LIFE (NON VESTED)	CONTRIBUTIONS - PP12	187.01
CANADA LIFE (NON VESTED)	CONTRIBUTIONS - PP 13	187.01
CANADA LIFE (VESTED)	CONTRIBUTIONS - PP12	2,802.91
CANADA LIFE (VESTED)	CONTRIBUTIONS - PP 13	2,829.91
CANOE PROCUREMENT GROUP OF CANADA	COOLANT TANK	1,347.20

COUNTY OF VERMILION RIVER CHEQUE EFT DISTRIBUTION
JUNE 27, 2025

Vendor Name	Transaction Description	Document Amount
CANOE PROCUREMENT GROUP OF CANADA	HINGE	(216.10)
CANOE PROCUREMENT GROUP OF CANADA	FIELD CALL, FLAT REPAIR	296.63
CANOE PROCUREMENT GROUP OF CANADA	NOTE BOOKS, POST ITS	48.64
CANOE PROCUREMENT GROUP OF CANADA	INVENTORY - PW SHOP	3,343.41
CANOE PROCUREMENT GROUP OF CANADA	INVENTORY - PW SHOP	802.37
CANOE PROCUREMENT GROUP OF CANADA	INVENTORY - PW SHOP	1,928.30
CANOE PROCUREMENT GROUP OF CANADA	INVENTORY - PW SHOP	334.03
CANOE PROCUREMENT GROUP OF CANADA	OFFICE SUPPLIES	71.15
CANOE PROCUREMENT GROUP OF CANADA	BATTERIES	30.79
CANOE PROCUREMENT GROUP OF CANADA	OFFICE SUPPLIES	155.52
CANOE PROCUREMENT GROUP OF CANADA	PENS	9.01
CANOE PROCUREMENT GROUP OF CANADA	OFFICE SUPPLIES	51.95
CENNON, GREG	PHONE ALLOWANCE - 2ND QTR	60.00
CHRISTIANSON, CODY	SHEET METAL	42.00
COMCO PIPE & SUPPLY COMPANY	VALVES	11,602.50
COMCO PIPE & SUPPLY COMPANY	FITTINGS, FLANGES, OLETS	1,927.59
COMCO PIPE & SUPPLY COMPANY	PIPE	774.06
COMCO PIPE & SUPPLY COMPANY	HOSES	1,496.25
CRAMER, KEARA	PHONE ALLOWANCE - JUNE	65.00
CULLIGAN LLOYDMINSTER	WATER - PW SHOP	63.00
CULLIGAN LLOYDMINSTER	WATER - OFFICE	73.00
CULLIGAN LLOYDMINSTER	WATER - AG SHOP	33.00
CULLIGAN LLOYDMINSTER	WATER - GAS UT	103.00
DE LA TORRE, JORGE	PHONE ALLOWANCE - 2ND QTR	195.00
DE LA TORRE, JORGE	SUBSISTENCE	20.00
DEROO, TIM	PHONE ALLOWANCE - 2ND QTR	195.00
DREW, NEIL	PHONE ALLOWANCE - 2ND QTR	60.00
EDMONTON KENWORTH LTD	HOSE, CLAMPS	215.75
EDMONTON KENWORTH LTD	SENSORS	525.04
ELDER, CHRIS	MILEAGE, SUBSISTENCE	677.05

COUNTY OF VERMILION RIVER CHEQUE EFT DISTRIBUTION
JUNE 27, 2025

Vendor Name	Transaction Description	Document Amount
ELDER, CHRIS	PHONE ALLOWANCE - 2ND QTR	195.00
ELLIOTT, MIKE	PHONE ALLOWANCE - 2ND QTR	60.00
FANTHORPE, FRED	PHONE ALLOWANCE - 2ND QTR	60.00
FASTENAL CANADA	EAR PLUGS, LENS WIPES	137.40
FASTENAL CANADA	INSECT SPRAY, SAFETY VESTS	197.25
FERGUSON, BAILEY	PHONE ALLOWANCE - 2ND QTR	40.00
FIRST TRUCK CENTRE LLOYDMINSTER	HEATER ASSEMBLY	141.74
FIRST TRUCK CENTRE LLOYDMINSTER	FUEL TANK STRAPS	631.48
FIRST TRUCK CENTRE LLOYDMINSTER	A/C PARTS	105.19
FIRST TRUCK CENTRE LLOYDMINSTER	WINDSHIELD WIPERS	124.66
FLEMING, NANCY	PHONE ALLOWANCE - 2ND QTR	60.00
FORT GARRY INDUSTRIES (WINNIPEG)	TARP ASSEMBLY	1,950.48
FORT GARRY INDUSTRIES (WINNIPEG)	TAIL GATE CYLINDER	621.60
FORT GARRY INDUSTRIES (WINNIPEG)	INVENTORY - PW SHOP	106.79
FORT GARRY INDUSTRIES (WINNIPEG)	INVENTORY - PW SHOP	88.41
FORT GARRY INDUSTRIES (WINNIPEG)	BATTERY CABLE	167.37
FOUNTAIN TIRE (LLOYDMINSTER)	TIRE, CHANGEOVER	587.62
FOX ENERGY SYSTEMS INC.	SIGN POST	1,772.87
FOX ENERGY SYSTEMS INC.	SIGNS	242.84
FOX ENERGY SYSTEMS INC.	SIGN INVENTORY	797.33
FULINE WELDING SUPPLIES	METAL CUTTING BLADES	530.25
GARNETT, ROGER	PHONE ALLOWANCE - 2ND QTR	195.00
GENEST, LOUIS	PHONE ALLOWANCE - 2ND QTR	195.00
GILLIS, PAUL	PHONE ALLOWANCE - 2ND QTR	60.00
GREGOIRE, PHILIP	PHONE ALLOWANCE - 2ND QTR	40.00
HARVEY, MICHELLE	PHONE ALLOWANCE 2ND QTR	90.00
HOLLOWAY, PERRY	PHONE ALLOWANCE - 2ND QTR	60.00
HORNESS, DEAN G.	PHONE ALLOWANCE - 2ND QTR	195.00
HORPESTAD, ADAM	PHONE ALLOWANCE - 2ND QTR	195.00
HYDRODIG CANADA INC.	HYDROVAC SERVICES	1,204.09

COUNTY OF VERMILION RIVER CHEQUE EFT DISTRIBUTION
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Vendor Name	Transaction Description	Document Amount
INSPECTIONS GROUP INC., THE	SAFETY PERMITS - MAY - P & D	408.30
INTEGRA TIRE	FLAT REPAIR	70.56
INTEGRA TIRE	FLAT REPAIR	270.22
ISERT, WILLIAM	PHONE ALLOWANCE - 2ND QTR	40.00
JIFFY LUBE #1028	TRUCK SERVICE	703.37
JIFFY LUBE #1028	TRUCK SERVICE	396.27
JIFFY LUBE #1028	TRUCK SERVICE	288.69
JIFFY LUBE #1028	TRUCK SERVICE	661.38
JIFFY LUBE #1028	TRUCK SERVICE	41.99
JIFFY LUBE #1028	TRUCK SERVICE	224.66
JIFFY LUBE #1028	TRUCK SERVICE	288.69
JKD EXCAVATING LTD.	DITCHES, GUARD RAIL CLEAN UP	1,785.00
JKD EXCAVATING LTD.	REPLACE CULVERT	1,249.50
JKD EXCAVATING LTD.	OPEN CULVERTS	4,194.75
JKD EXCAVATING LTD.	REPLACE CULVERT	1,517.25
JKD EXCAVATING LTD.	REPLACE CULVERT, SHAPE DITCH	1,695.75
JUNOP, HAL	PHONE ALLOWANCE - 2ND QTR	60.00
KING'S ENERGY GROUP	FUEL - PV FIRE - MAY	135.72
KNEEN, MEAGAN	PHONE ALLOWANCE - 2ND QTR	195.00
KONSCHUH, GRADY	AG ADVENTURE DAYS SUPPLIES	5.24
KONSCHUH, GRADY	PHONE ALLOWANCE - JUNE	65.00
KORTECH CALCIUM SERVICES	W-MG30 DUST CONTROL	45,760.56
KORTECH CALCIUM SERVICES	W-MG30 DUST CONTROL	18,329.90
KORTECH CALCIUM SERVICES	W-MG30 DUST CONTROL	73,413.97
KORTECH CALCIUM SERVICES	W-MG30 DUST CONTROL	72,668.08
KORTECH CALCIUM SERVICES	W-MG30 - DUST CONTROL	54,396.14
LAKELAND COMMUNICATIONS	VERMILION TOWER REPAIRS	1,612.80
LASH ENTERPRISES	TOOL DIES	2,514.49
LEUSCHEN, KENDALL	SUPPLIES	334.15
LEUSCHEN, KENDALL	PHONE ALLOWANCE - 2ND QTR	195.00

COUNTY OF VERMILION RIVER CHEQUE EFT DISTRIBUTION
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Vendor Name	Transaction Description	Document Amount
LEVESQUE, JOLENE	PHONE ALLOWANCE - 2ND QTR	195.00
LLOYDMINSTER & DISTRICT CO-OP	FUEL - BLACKFOOT FIRE - JUNE	271.30
LLOYDMINSTER & DISTRICT CO-OP	SPRAY TRUCK PARTS	19.29
LLOYDMINSTER NUT & BOLT	GLOVES, BOLTS	104.41
LUTZ, SHAYLENE	PHONE ALLOWANCE - 2ND QTR	60.00
LYCETT, ADAM	PHONE ALLOWANCE - 2ND QTR	60.00
MAXWELL, LACEY	PHONE ALLOWANCE - 2ND QTR	60.00
MCDONALD, JAMES	PHONE ALLOWANCE - 2ND QTR	60.00
MCELHANNEY LTD	BLACKFOOT LAGOON	49,881.94
MCELHANNEY LTD	ROAD SURVEY	1,785.00
MCLEAN, CANDICE	PHONE ALLOWANCE - 2ND QTR	195.00
MCPHEE, JASON	PHONE ALLOWANCE - 2ND QTR	60.00
MCSNET	INTERNET - PW SHOP	262.50
MCSNET	INTERNET - CLANDONALD FIREHALL	52.45
MCSNET	INTERNET - ISLAY FIRE HALL	115.50
MERIDIAN SOURCE	COUNTY CORNER - JUNE	370.13
MERIDIAN SOURCE	JOB AD - PW MECHANIC	370.13
MIDWAY DISTRIBUTORS LTD.	CLEVIS GRAB HOOK	42.17
MUSTERER, HANNAH	PHONE ALLOWANCE - 2ND QTR	120.00
NAPA AUTO PARTS VERMILION	SUPPLIES - PW SHOP	472.53
NAPA AUTO PARTS VERMILION	SUPPLIES - PW SHOP	2,031.88
NAPA AUTO PARTS VERMILION	INVENTORY - PW SHOP	975.66
NAPA AUTO PARTS VERMILION	SUPPLIES - PW SHOP	737.51
NELSON JEFFERY	PHONE ALLOWANCE - 2ND QTR	40.00
NICOLSON, TRAVIS	PHONE ALLOWANCE - 2ND QTR	60.00
NYGREN, MIKE	2025 BOOT ALLOWANCE	250.00
NYGREN, MIKE	PHONE ALLOWANCE - 2ND QTR	195.00
OWEN, JAELYNN	PHONE ALLOWANCE - 2ND QTR	130.00
PC CORP	IT MAINTENANCE, LICENSES	10,695.06
PC CORP	MICROSOFT SUBSCRIPTIONS	2,721.61

COUNTY OF VERMILION RIVER CHEQUE EFT DISTRIBUTION
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Vendor Name	Transaction Description	Document Amount
PC CORP	MICROSOFT SUBSCRIPTION	9.54
PERKS, DARREN	PHONE ALLOWANCE - 2ND QTR	60.00
PRINCESS AUTO	TOOLS - GAS UT	274.98
PRINCESS AUTO	COMPRESSOR MOTOR	346.49
PRINCESS AUTO	SHOP SUPPLIES - AG	452.64
PRINCESS AUTO	SAW BLADES	50.34
QUIST, ROHAN	PHONE ALLOWANCE - 2ND QTR	40.00
RED-L DISTRIBUTORS	HYDRAULIC COUPLERS	608.01
RELAY DISTRIBUTING	FREIGHT	(33.15)
RELAY DISTRIBUTING	TOGGLE SWITCHES	9.03
RELAY DISTRIBUTING	PUMP	1,113.00
RELAY DISTRIBUTING	SEAL KIT	184.80
RELAY DISTRIBUTING	PRESSURE WASHER REPAIRS	486.09
ROACH FIRE SERVICES LTD	REPLACE CHARGER, SOLENOID	793.80
ROGERS, CARSON	2025 BOOT ALLOWANCE	250.00
ROGERS, CARSON	PHONE ALLOWANCE - 2ND QTR	40.00
ROGUE CUSTOM COATINGS	BLAST & POWDER COAT PIPES	1,149.33
ROGUE CUSTOM COATINGS	BLAST & POWDER COAT PIPES	1,363.16
ROGUE CUSTOM COATINGS	BLAST & POWDER COAT PIPES	1,236.69
ROSENAU TRANSPORT LTD.	FREIGHT	365.17
ROSENAU TRANSPORT LTD.	FREIGHT	224.31
ROSENAU TRANSPORT LTD.	FREIGHT	90.41
ROSENAU TRANSPORT LTD.	FREIGHT	90.41
ROSENAU TRANSPORT LTD.	FREIGHT	144.03
ROSENAU TRANSPORT LTD.	FREIGHT	90.41
ROSENAU TRANSPORT LTD.	FREIGHT	90.41
ROSENAU TRANSPORT LTD.	FREIGHT	106.16
SCOTT LAND & LEASE LTD	RR 71 UPGRADE	13,672.53
SCOTT, CHRIS	PHONE ALLOWANCE - 2ND QTR	195.00
SOLIDEARTH GEOTECHNICAL INC.	MATERIALS TESTING	13,912.50

COUNTY OF VERMILION RIVER CHEQUE EFT DISTRIBUTION

JUNE 27, 2025

Vendor Name	Transaction Description	Document Amount
SOLIDEARTH GEOTECHNICAL INC.	TRAFFIC COUNTING	1,986.71
SOLIDEARTH GEOTECHNICAL INC.	MATERIALS TESTING	801.36
SPARTAN CONTROLS LTD.	SEAT RING	763.75
ST. GERMAINE, CODY	PHONE ALLOWANCE - 2ND QTR	60.00
STEFANICK, DARRELL	PHONE ALLOWANCE - 2ND QTR	195.00
STONE BLUE ENTERPRISES INC.	GPS SYSTEM SPRAY TRUCK	6,471.45
STUART WRIGHT LTD.	REDUCER	60.87
STUART WRIGHT LTD.	KEYSTOCK	24.63
STUART WRIGHT LTD.	CUTTING WHEEL, ALAN WRENCHES	133.58
STUART WRIGHT LTD.	CHAIN, GRAB HOOK	245.46
STUART WRIGHT LTD.	INVENTORY - PW SHOP	36.54
SUPERIOR SAFETY CODES INC.	SAFETY PERMIT - GAS UT	93.75
SWIFT OILFIELD SUPPLY	PIPE STAND	283.50
TAILOR, VIREN	PHONE ALLOWANCE - 2ND QTR	195.00
TANMAR CONSULTING INC.	ASSESSMENT SERVICES - JUNE	16,275.00
TENCO INC.	INVENTORY - PW SHOP	3,095.42
TENCO INC.	INVENTORY - PW SHOP	980.71
THOR, KAYO	PHONE ALLOWANCE - 2ND QTR	60.00
TIZZARD, AMELLE-DIA	PHONE ALLOWANCE - JUNE	65.00
TRACH, COTE	PHONE ALLOWANCE - 2ND QTR	60.00
TRANSFORM CRANE & EQUIPMENT	SERVICE PICKER TRUCK	666.62
TREFANENKO, BROOKLYN	MILEAGE	103.68
ULTIMATE GLASS	WINDSHIELD, DRIVER DOOR GLASS	714.00
UNITED FARMERS OF ALBERTA	PROPANE	125.58
WARD TIRECRAFT (LLOYD)	FLAT REPAIR	62.48
WARD TIRECRAFT (LLOYD)	FLAT REPAIR	69.78
WARD TIRECRAFT (LLOYD)	TIRES	1,797.39
WAREHOUSE SERVICES INC.	FLOOR DRY	84.36
WAREHOUSE SERVICES INC.	INVENTORY - PW SHOP	375.99
WEST-CAN SEAL COATING INC	WATERWELL BALANCE REFUND	2,189.23

COUNTY OF VERMILION RIVER CHEQUE EFT DISTRIBUTION
JUNE 27, 2025

Vendor Name	Transaction Description	Document Amount
WHITFORD, ALEX	PHONE ALLOWANCE - 2ND QTR	195.00
WISEWORTH CANADA INDUSTRIES (1996) LTD.	COMPRESSOR REPAIRS	3,810.98
WOBESER, NATASHA	MILEAGE, SUBSISTENCE	464.36
WOBESER, NATASHA	PHONE ALLOWANCE - 2ND QTR	195.00
WOOD, STEPHEN	PHONE ALLOWANCE - 2ND QTR	60.00
WSP CANADA INC.	BRIDGE MAINTENANCE	1,146.60
X-TERRA ENVIRONMENTAL SERVICES LTD.	RR 23 UPGRADE	9,847.21
ZAYAC, GARRY	PHONE ALLOWANCE - 2ND QTR	60.00
TOTAL EFT:		559,989.25
TOTAL CHEQUES:		**$472,056.39**
TOTAL EFT:		**$559,989.25**
GRAND TOTAL:		**$1,032,045.64**

FINANCE MANAGER [redacted]

DATE SIGNED 27 June 2025

MEETING DATE: JULY 15, 2025

BRIEFING NOTE - TO COUNCIL

SUBJECT

SNOW CLEARING SERVICES ON PRIVATE PROPERTY

RECOMMENDATION

THAT the County of Vermilion River accept the information on snow clearing services on private property for information.

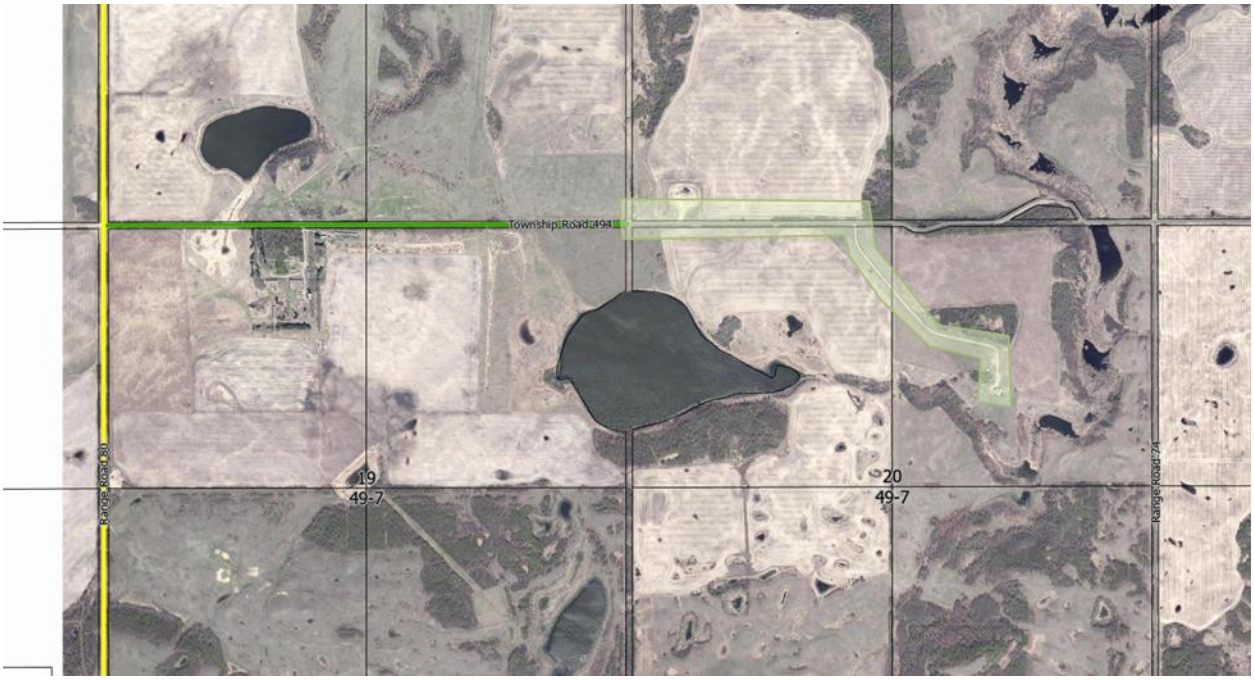
DETAILS

Background: At the June 17th Policies and Priorities Committee Meeting when reviewing the proposed changes to Policy PW015 Snow Plow Flag the Public Works department received a request for information regarding providing snow plow services to a specific private business/organization since they offer a space for a community group periodically. The discussion as to whether to provide a snow plowing service level to private businesses/organizations if they can demonstrate a benefit to the community, for example by meeting space for a community group or club, was to be brought back to Council in July 2025 for further discussion and options regarding the subject.

Discussion: Currently private businesses/organizations are not eligible to purchase a snowplow flag as it has not been identified as a level of service that the County wishes to provide. Snow plow flags are only available to purchase for snow clearing of driveways for personal residences.

In regard to the property in discussion at the June 17th committee meeting, Public Works has brought back further information regarding this request. The section of road within the road right of way would be a length of 700m, with the driveway length with the property being 740m, for a total clearing length of 1,440m. The road right of way is classified as an undeveloped road and is not regularly maintained in the winter months as there is not adequate ditches to hold the snow load. This facility is used for private rentals, but is also used

by a community group for gatherings. This facility owner provides this at no cost to the community group at this time. The property owner has expressed to a Councilor that they would be willing to pay an hourly rate for snow to be cleared once in a while.



Examples of some of the many businesses/organizations located within the County that could potentially demonstrate a benefit to the community include:

- Red Feather Ridge
- Vermilion Gun Club
- Hidden Ridge Sporting Clays
- Dewberry Arena
- Mount Joy
- Old Clandonald School
- Private wedding venues or lodges
- Private riding arenas.
- Large private businesses that could rent out board rooms or shop space for charity events and community group meetings.

It is not recommended to add a specific locations to the snow plow flag policy as a “one off” as it opens the door to future requests that will result in frequent policy changes and updates and

inconsistent messaging to the rate payers. If a change is desired, a wholistic view is recommended.

There are a number of factors to consider to determine if this is an additional level of service that the County would like to provide for rate payers.

1. Availability and capacity of resources. Does the County have the equipment and personnel to meet current defined levels of service for snow clearing of roads and driveways and the addition of this level of service, specifically if demand for the service grows? There is the potential for a "snowball effect" of requests for service that may increase demand beyond the capacity of the current resources.
2. Providing a service that is already met by private businesses within the County. There are a number of businesses that provide snow clearing services as part of their business model, does the County want to be seen as being in competition with them? If it was decided to offer this service, what would be considered a fair rate to charge? Public Works would recommend that it be in line with roadbuilders rates or higher so as not to be perceived as offering these services for a discount.
3. Demonstrate a benefit to the community. What is required to demonstrate a benefit? How is a community benefit defined? Who will determine if a benefit to the community is being provided? Public Works would require good guidelines to define what this means and what information is required to prevent potential abuse of this type of service.
4. Setting a precedent for other types of services on private property. Will providing snow clearing services lead to the request for other types of services, for example, grading in summer? Does the County have the capacity and desire to add any more additional services?
5. When it comes to the snow clearing aspect of the custom work, it would be recommended that the other guiding principles of the Snow Plow Flag policy apply to this work as well. Key items would be the completion of an inspection prior to significant snow accumulation, signing of a damage waiver, and accepting that clearing timelines are done as per the Winter Road Maintenance policy (driveways are completed last, with no timeline provided).

Public Works does not recommend providing a custom work ability to the snow plow flag policy or to other aspects of services within the County. This is to ensure that we are not in competition with private enterprise.

Relevant Policy/Legislation Practices: PW 015 Snow Plow Flag and PW 032 Winter Road Maintenance Standards.

Desired Outcome (s): THAT the County of the Vermilion River accept the information on snow clearing services on private property for information.

Response Options:

1. Accept the information on snow clearing services on private property for information.
2. Accept the information on snow clearing services on private property for information and prepare a draft revision of the policy PW 015 Snow Plow Flag to include a exemption that outlines providing snow clearing services to businesses/organizations that can demonstrate a benefit to the community.

IMPLICATIONS OF RECOMMENDATION

Organizational: None

Financial: None

Communication Required: None

Implementation: None

Pertains to this Corporate Goal: None

ATTACHMENTS

CURRENT ALBERTA ROADBUILDER RATES

PREPARED BY: Jennifer Robertson, PW Finance Lead & Ben McPhee, GM of PW

DATE: July 8, 2025

CURRENT ALBERTA ROADBUILDER RATES

EQUIPMENT TYPE	RATE
Grader	$312.04
Plow Truck	$295.56
2 ton Plow Truck	$43.70
Skid Steer	$132.00
Loader	$262.90

The Alberta Roadbuilders & Heavy Construction Association publishes a equipment rate guide annually. The rate is dependent on the equipment model and any attachments.

MEETING DATE: JULY 15, 2025

BRIEFING NOTE - TO COUNCIL

SUBJECT

CONCERN TRACKER REPORT

RECOMMENDATION

THAT the County of Vermilion River receive the current Concern Tracker Report from June 18, 2025, to July 8, 2025, and a report of the Active and In Progress Concern Tracker up to June 17, 2025, for information.

DETAILS

Background: Public Works Administration has prepared a report of all concerns received and entered into the Concern Tracker from June 18, 2025, to July 8, 2025, and a report of the Active and In-Progress Concern tracker up to June 17, 2025.

Desired Outcome (s): THAT the County of Vermilion River receive the current Concern Tracker Report from June 18, 2025, to July 8, 2025, and a report of the Active and In-Progress Concern Tracker Report up to June 17, 2025.

ATTACHMENTS

1.) Concern Tracker Report from June 18, 2025 to July 8, 2025
2.) Active and In-Progress Concern Tracker Report up to June 17, 2025

PREPARED BY: Karri Shurnaik

DATE: July 9, 2025

All Concerns Received from June 18, 2025 to July 8, 2025

Date Created	Notes	Comments	Received From	Department	Status	Division	Item number
23 Jun 2025 04:05:14 PM	Email received from Jody HERBUS via Report a Concern. Describe Your Concern (provide as much detail as possible): I have lots 9-12, Block 5, Plan 2129EO. I have been working this spring/summer to clean and beautify the property, and as I have landscapers and crews working they are telling me that water is pooling in the ditch on the north east side. The workers said the culvert seems to be blocked.		Jody HERBUS	Public Works	Active	1	COM - 15554
27 Jun 2025 10:33:18 AM	Ron KOCKENASH was in at the office to advise of a safety concern for sightlines coming out from a lease site on RR 11 between TWP 474 and TWP 480. The approach is at the north end of SE35-47-1W4 on the west side. The poplars that were knocked down a few years ago are back up causing issues. He has both had it happen and seen a couple near accidents due to the zero sightline again.		Ron KOCKENASH	Public Works	Active	1	COM - 15564
30 Jun 2025 01:54:44 PM	Someone called to report a downed stop sign on TWP 490 and HWY 17.	Karri Shurnaik 04 Jul 2025 01:58:17 PM Kevin GRAHAM on July 4, 2025: Sask Highways. Complete Karri Shurnaik 04 Jul 2025 01:57:53 PM Caller refused to identify himself and hung up. Looked up the phone number in the Concern Tracker to find out the identity of the caller.	TERRY JONES	Public Works	Completed	1	COM - 15569
04 Jul 2025 12:44:32 PM	Even EGGEN called about the intersections on RR 14 from TWP 470 to TWP 462. The grader is dragging all the gravel from the intersections. It's just clay left at the intersections and if it's wet, you just slide off the road. He's seen tracks where people have almost slid off the road and into the ditch.		Even EGGEN	Public Works	Active	1	COM - 15574

All Concerns Received from June 18, 2025 to July 8, 2025

Date Created	Notes	Comments	Received From	Department	Status	Division	Item number
08 Jul 2025 08:58:46 AM	Email received from Duane LIEBELT via Report a Concern. Describe Your Concern (provide as much detail as possible): From the corner of TWP 492 heading South on RR12, there is a section of asphalt along the front of the occupied property on the corner. Immediately on the South side of the asphalt whenever it rains it turns to a mud pit (as shown in the attached picture). Even after the grader goes over it, there's no gravel on that section to help shed the moisture. I see on the graveling map that RR12 is still on the planned list to get gravel. It definitely needs it. On the note of the grader, when the operator is out in our area, it would be nice if they would actually grade South of the asphalt section mentioned above. It only happens approximately every 2nd or 3rd time out. (see attachment)	Karri Shurnaik 08 Jul 2025 09:02:12 AM Back Road Div 1	Duane LIEBELT	Public Works	Active	1	COM - 15586

All Concerns Received from June 18, 2025 to July 8, 2025

Date Created	Notes	Comments	Received From	Department	Status	Division	Item number
20 Jun 2025 11:30:46 AM	Councellor SWRIPA called. He has gotten calls from a few people. It's a 1 mile stretch between HWY 897 and RR 34 on TWP 494 1 mile west is really rough and it needs some work. Please check it out.	Karri Shurnaik 04 Jul 2025 02:44:56 PM Kevin GRAHAM on July 4, 2025: Graded. Complete	Councellor SWRIPA on behalf of people	Public Works	Completed	2	COM - 15551
23 Jun 2025 09:37:42 AM	Sam BENSMILLER called to ask for grading to be done on RR 40 A north from HWY 16 as there is a lot of washboard.	Karri Shurnaik 04 Jul 2025 02:19:41 PM Kevin GRAHAM on July 4, 2025: Complete	Sam BENSMILLER	Public Works	Completed	2	COM - 15553
26 Jun 2025 11:22:16 AM	Sean MCGRATH called. The grader graded RR 51 South of TWP 480 a couple days ago. The grader pulled all the gravel off the hill at the end of the road. He is hoping to get a load of gravel on the top the hill and around the curve. The grader removed the l top layer of gravel and it's clay right under the gravel. On the south end of RR 51 South of HWY 619, it's about 200-300 yards right before you hit 480. It's a bad road at the best of time	Karri Shurnaik 26 Jun 2025 11:27:10 AM Div 2 Backroad	Sean MCGRATH	Public Works	Active	2	COM - 15559
26 Jun 2025 12:35:42 PM	Sam BENSMILLER called. He lives on RR 40A North of HWY 16 on a no exit road. Someone has stolen the no exit sign.	Karri Shurnaik 04 Jul 2025 02:03:35 PM Kevin GRAHAM on July 4, 2025: Complete	Sam BENSMILLER	Public Works	Completed	2	COM - 15560

All Concerns Received from June 18, 2025 to July 8, 2025

Date Created	Notes	Comments	Received From	Department	Status	Division	Item number
19 Jun 2025 11:32:50 AM	Email received from Robert BORYSIUK via Report a Concern. Describe Your Concern (provide as much detail as possible): Hello, I would like to make a request that a bit of gravel be added to township road 494 east directly off hwy 41. There is no gravel for the first 30-50 meters off the highway. It gets very slippery when wet and with that intersection being at a bit of an angle the turn is sharper that 90 deg. Again its the first 30-50 meters that's the problem. A couple years ago Cenovus was reclaiming some wells east on this road and there was a lot of heavy truck traffic eliminating a lot of the gravel. There is definitely oilfield traffic that use this road due to the wells and small battery to the east. The grader does visit this small portion of road a lot. As much as this is appreciated, the road is not rough or need grading. It just needs a bit of gravel off the highway. It would be nice if this portion of road was graded less. It just causes a dust issue after grading. So basically my request is to add a bit of gravel and Not grade the road so often since its not rough and causes dust issues. Thanks for hearing my concern.		Robert BORYSIUK	Public Works	Active	3	COM - 15547
27 Jun 2025 10:01:17 AM	Sean MYSHAK called to ask for gravel spread on both sides of the Coulee on RR 73 south from HWY 16. There is basically none left there and he is concerned about spinning out when hauling cattle.	Karri Shurnaik 04 Jul 2025 02:16:46 PM Kevin GRAHAM on July 4, 2025: On the list. Karri Shurnaik 04 Jul 2025 02:16:27 PM Back Road Div 3	Sean MYSHAK	Public Works	In Progress	3	COM - 15563

All Concerns Received from June 18, 2025 to July 8, 2025

Date Created	Notes	Comments	Received From	Department	Status	Division	Item number
08 Jul 2025 02:12:39 PM	Miranda LYCHAK called to advise TWP 480 east of HWY 41 really needs some repairs and assessed as the first at least half mile there are heaved spots and large pot holes. It is getting hard to avoid them and would like to see something done with it.		Miranda LYCHAK	Public Works	Active	3	COM - 15589

All Concerns Received from June 18, 2025 to July 8, 2025

Date Created	Notes	Comments	Received From	Department	Status	Division	Item number
18 Jun 2025 11:52:31 AM	Heather MARR called. She saw that they are graveling roads in her area. She called to see if she could get them to do RR 35 1/4 mile South of TWP 520. It's been a while since the road was graveled. She is thinking if they are out in the area and if they could gravel the road it would be greatly appreciated.	Karri Shurnaik 04 Jul 2025 02:22:18 PM Kevin GRAHAM on July 4, 2025: Complete	Heather MARR	Public Works	Completed	4	COM - 15540
19 Jun 2025 09:11:49 AM	Scott SIMMONS form Islay called. Kitty corner across from the old folk's home they put in a new fire hydrant last year. They were supposed to come back in the Fall and smooth it out and fix it up and that didn't happen. It is so uneven and there are holes and weeds that are waist high. This should be looked after and it's in his front yard.	Karri Shurnaik 19 Jun 2025 10:07:35 AM Darrell STEFANICK on June 19, 2025: I talk to Scott this morning we have a bobcat going there next week to clean up part of road on railway and the hydrant on Scott's property he is good with that.	Scott SIMMONS	Public Works	Completed	4	COM - 15545
25 Jun 2025 02:40:35 PM	Karen KAY called to express her displeasure with the Dust Suppression and the Dust Suppression program. She feels it is unfair that other tax payers get the product sprayed for free but she has to spend money on car washes to clean her car after having to drive through multiple spot that it has been sprayed. It is also unfair that even if she did want the product her residence is not eligible to receive it for free. She also has issues with the product every time it rains as it gets slimy again and causes her to have to constantly wash. In addition to her own vehicle maintenance she also has concerns for the safety of the animals that have to walk through the product like her dog when this product is sprayed and every time it rains as it get on dogs paws.	Karri Shurnaik 04 Jul 2025 02:02:57 PM Kevin GRAHAM on July 4, 2025: Dust Suppression program follows the County Policy. Complete	Karen KAY	Public Works	Completed	4	COM - 15557

All Concerns Received from June 18, 2025 to July 8, 2025

Date Created	Notes	Comments	Received From	Department	Status	Division	Item number
26 Jun 2025 08:56:13 AM	Email received from Deputy Reeve CUSACK via Report a Concern. Describe Your Concern (provide as much detail as possible): Deputy Reeve called to report a possibly unpermitted truck driving on roads in and around Clandonald. The truck is registered to Hoffman Trucking.	Jolene Levesque 26 Jun 2025 09:53:15 AM Public Safety Case Report CVR-2025-000148 Karri Shurnaik 26 Jun 2025 09:24:25 AM Kirk HUGHES on June 25, 2025 2:10 PM: Thanks sir. The company has been warned, if they are observed in violation of the permitting system, they'll be fined accordingly. Austin and I will be up in that area most of the next few days. Karri Shurnaik 26 Jun 2025 09:23:41 AM Deputy Reeve CUSACK on June 25, 2025 2:08 PM: The sad thing is Brian Klutz stopped him and told he wouldn't do anything or report him just go back the way he came. It wasn't a half hour later the same dude doing the wrong thing so I am not buying into the lost part. Karri Shurnaik 26 Jun 2025 09:22:42 AM Austin ARMITAGE on June 25, 2025 2:03 PM: Afternoon everyone, I just stopped by	Deputy Reeve CUSACK	Enforcement Services	Completed	4	COM - 15558

All Concerns Received from June 18, 2025 to July 8, 2025

Date Created	Notes	Comments	Received From	Department	Status	Division	Item number
		RJ Hofmans office to speak to management about this issue. They are aware of what happened as the driver reported he got lost and took a road he shouldn't of. They mentioned that they will make sure it wont happen again. Karri Shurnaik 26 Jun 2025 09:21:47 AM Jolene LEVESQUE on June 25, 2025 12:33 PM: I got more information on this. The location is Township Road 524 between Range Road 71 and 72 and also Range Road 72 South of Township Road 524. Truck does belong to RJ Hoffman Holdings.					
03 Jul 2025 03:56:03 PM	Lori and Keith BOOMHOWER called. Part of the roads in their area have been graveled and others have not RA514075 RR 45 at NW 29-51-4 W4M. They want to know why. Call them back.	Karri Shurnaik 04 Jul 2025 02:01:34 PM Kevin GRAHAM on July 4, 2025: Called and spoke with Lori and Keith. Let them know that the rest of the graveling would be completed today. Complete	Lori and Keith BOOMHOWER	Public Works	Completed	4	COM - 15573
07 Jul 2025 10:44:27 AM	Brad VETTER with Cenovus called to advise that a Road needs grading. RR 55 from TWP 522 South to TWP 514.	Karri Shurnaik 07 Jul 2025 10:46:40 AM Div 4 Backroad	Brad VETTER with Cenovus	Public Works	Active	4	COM - 15580

All Concerns Received from June 18, 2025 to July 8, 2025

Date Created	Notes	Comments	Received From	Department	Status	Division	Item number
18 Jun 2025 02:41:17 PM	Craig MANNIX is making his yearly call to see if they can patch a couple of the holes in the cold mix in front of his place. There is some stuff punched in around the culvert that it would require quite a bit more cold mix to fix. He's willing to purchase it himself from ASL if It will help extend the life of the cold mix in front of his place and keep it from going back to gravel and then getting the calcium on it to control the dust. Please give him a call to come up a plan.	Holli Harty 27 Jun 2025 10:10:37 AM June 26, 2025 2:18 pm: Email from Chris Holmen: Spoke with Craig. He was hoping for some coldmix rehab work I explained that at this time our program is strictly pot hole repair and safety issues. he was very thankful for the holes we had patched and the nice job that the crew did. Complete Holli Harty 25 Jun 2025 03:22:02 PM June 26, 2025 3:18 pm: Craig MANNIX called to thank the field for what has already been done but he really would like to speak with someone before they continue on the other spots he mentioned on RR 11 north from TWP 512 that will still require some additional prep work before the coldmix gets put down on the more punched out spots. Please give him a call.	Craig MANNIX	Public Works	Completed	5	COM - 15543
19 Jun 2025 10:43:40 AM	Candice MCLEAN spoke to Chery FINNESTAD. She lives in Blackfoot at 5104 51 Avenue. The alleyway North of 51 Avenue, there is a tree that has sprouted out and there is an old riding lawn mower that seems to be abandoned and is making it very hard to go down the alley.	Jolene Levesque 25 Jun 2025 09:04:00 AM Public Safety Case Report CVR-2025-000142	Candice MCLEAN on behalf of Chery FINNESTAD	Enforcement Services	In Progress	5	COM - 15546

All Concerns Received from June 18, 2025 to July 8, 2025

Date Created	Notes	Comments	Received From	Department	Status	Division	Item number
23 Jun 2025 08:53:55 AM	Email received from David LAKE via Report a Concern. Describe Your Concern (provide as much detail as possible): I am writing to complain about the condition of range road 20 between two Rd 514 and 510. I have lived here since 2012 and have never seen the road in such a poor condition. There is washboard all the way along it. It rarely gets graded any more and when it does it just smoothings a little gravel on the top. The road needs to be cut back to remove the washboard. Anything else is just a waste of time and money. I drive this route to work every week day and would like to be able to drive it without getting rattled around inside my truck. Thank you David Lake	Karri Shurnaik 04 Jul 2025 02:19:11 PM Kevin GRAHAM on July 4, 2025: Bladed up. Complete	David LAKE	Public Works	Completed	5	COM - 15552
27 Jun 2025 01:26:27 PM	Councellor STELMASCHUK called about a sign at the Blackfoot playground. There is a little sign about safety things close to a bench. He was asked by people in the area to move it back a few feet from the bench. There are some bolts that could be a snagging hazard.	Karri Shurnaik 04 Jul 2025 01:48:10 PM Kevin GRAHAM on July 4, 2025: Sign was moved. Complete	Councellor STELMASCHUK	Public Works	Completed	5	COM - 15565

All Concerns Received from June 18, 2025 to July 8, 2025

Date Created	Notes	Comments	Received From	Department	Status	Division	Item number
30 Jun 2025 08:41:28 AM	Email received from Lorne HNIDEY: Good morning, I am concerned with the lack of gravel on TWP 500 between RR 24 and RR23. One of the worst area is just west of RR 23 on TWP 500. When it rains, the mud area is literally black clay on the road. Thanking you in advance for your attention to this matter. It may very well be that this road is scheduled for gravel this summer as it has been a few years to my recollection that this has been done. Lorne Hnidey	Karri Shurnaik 02 Jul 2025 08:25:41 AM Email received from Lorne on July 1, 2025 at 12:31 PM: Good day, on this past Sunday I raised a concern regarding the lack of gravel on TWP 500 between RR 23 and 24. It was a day later that the road had been attended to with gravel. I want to thank you for the speed at which you checked out and rectified my concern. Once again, thank you. Lorne Hnidey	Lorne HNIDEY	Public Works	Completed	5	COM - 15568
07 Jul 2025 09:27:08 AM	Email received from Councellor STELMASCHUK via Report a Concern. Describe Your Concern (provide as much detail as possible): Good morning, Can we send the mower to cut the dense weeds on new subdivision in Blackfoot? Once we cut it we will need to spray it as well. Have a great day. Jason		Councellor STELMASCHUK	Public Works	Active	5	COM - 15575
07 Jul 2025 11:07:21 AM	Email received from Cliff MONNICH via Report a Concern. Describe Your Concern (provide as much detail as possible): Severe washboard between rr30 and rr25	Karri Shurnaik 08 Jul 2025 08:28:41 AM Cliff MONNICH on July 7, 2025 11:28 PM: Sorry about missing that - it's TWP 512. Going 60 km my truck was going sideways so it is getting pretty bad. Thanks	Cliff MONNICH	Public Works	Active	5	COM - 15581

All Concerns Received from June 18, 2025 to July 8, 2025

Date Created	Notes	Comments	Received From	Department	Status	Division	Item number
07 Jul 2025 02:06:12 PM	Kevin GOLIGHTLY called and would like to discuss the condition of RR 25 between HWY 45 and TWP 522. He would like to know if there will be further work done with it as we had done some work on the road and ripped up and layed back down the some coldmix and something but it is a mess when it rains and its like tar sticky which forces them to wash their vehicles often and he has a neighbor that has a mustang that is no longer able to drive it due to the condition of the road. The road has been a mess since it was worked on and he would like to know what is going to be done with it as he is calling on behalf of the neighbors as well.		Kevin GOLIGHTLY	Public Works	Active	5	COM - 15582
07 Jul 2025 03:22:32 PM	Councellor MURRAY called to see if we could check for oil patching on TWP 522 from RR 21 to RR 14.		Councellor MURRAY	Public Works	Active	5	COM - 15583
07 Jul 2025 03:26:34 PM	Councellor MURRAY called about Willow Creek Estates on RR 11. There are a couple spots that could use some oil patching. The holes are looking that they are kinda deep.		Councellor MURRAY	Public Works	Active	5	COM - 15585
08 Jul 2025 10:30:13 AM	George KINSPEL called regarding RR 13 S of HWY 16. He was wondering when they were going to be coming around with the patch truck to do the pot hole patching.		George KINSPEL	Public Works	Active	5	COM - 15587

All Concerns Received from June 18, 2025 to July 8, 2025

Date Created	Notes	Comments	Received From	Department	Status	Division	Item number
08 Jul 2025 10:39:37 AM	Dave RECHLO lives at 5116 51 Avenue in Blackfoot. He wants to know when he can expect some sort of progress on the ungodly pot holes in this town. It's almost like nobody gives a shit. There is a hole in the driving lane in front of the old general store. It has to be a minimum of 8" deep. There was a crew in town the other day fixing pot holes and they ignored it. For 10 years he's been complaining about a low spot in front of his house from when the sewer was put in in 1969. It turns into a big puddle when it rains and it fills with ice in the winter. He's 68 years old and it's a public safety issue. Is it going to get fixed or does he have to talk to a lawyer? He pays taxes for a reason and the reason is to get the roads fixed. When is this going to happen? He has 15 grandkids and they are either walking through a puddle of water or on top of a skating rink in front of his house. If he slips and falls on the ice, he will contact his lawyer and the County will be held accountable. The County has been warned. He was chasing down a County truck the other day and the guy was working with the water and he couldn't take his complaint to the office and told him to call the office. There is another new place on 53 Street where it turns to go West and there is another big set of potholes. He drives a 1 ton truck and a stock trailer. It bounces him all around and tosses everything around in his trailer that he has loaded up.		Dave RECHLO	Public Works	Active	5	COM - 15588

All Concerns Received from June 18, 2025 to July 8, 2025

Date Created	Notes	Comments	Received From	Department	Status	Division	Item number
19 Jun 2025 08:31:44 AM	Email received from Michelle HARVEY on behalf of Geoff HANCOCK: Sayers (at acreage at SW-6-53-3-4) apparently has been continually blocking the county road allowance. According to the landowner to the east, this is his only access to farm his land and in his words says "they treat it and feel that it's their own personal road". According to him they have placed dirt berms across the road to limit access and he recently just cleaned up a bunch of brush that they placed across the road allowance to block access. Roger says Kirk has dealt with the Sayers before on this matter. The complainant says that they are continually doing it. He is going to phone his councillor (Clint) again and let him know.	Karri Shurnaik 23 Jun 2025 08:47:29 AM Email received from Kirk HUGHES on June 20, 2025 4:20 PM: Afternoon, Myself and Austin attended this location and the road ROW is completely clear. Karri Shurnaik 19 Jun 2025 09:08:03 AM June 19, 2025 8:40 AM: Called and talked to Geoff to find out where on the road. He said that it is East of the acreage RA 35068 TWP 530. He is very frustrated with this situation. The owners of the acreage are continually blocking off the road in the County Road Allowance. Currently they have the road blocked off with a equipment. The land he is accessing off of TWP 530 is in the SE 6-53-3 W4M. Please call Geoff if you have any questions.	Michelle HARVEY on behalf of Geoff HANCOCK	Enforcement Services	Completed	6	COM - 15544
20 Jun 2025 08:45:54 AM	Councellor MURRAY called on behalf of Chelsa NOBLE to ask for grading on RR 14 north of TWP 532		Councellor MURRAY called on behalf of Chelsa NOBLE	Public Works	In Progress	6	COM - 15549
27 Jun 2025 09:29:22 AM	Janet FOY called. They have noticed that some pot holes had been filled and she is wondering if and when are we coming back to fill the rest of the bigger pot holes on RR 20 North of HWY 45. Please call her back	Karri Shurnaik 04 Jul 2025 02:04:09 PM Kevin GRAHAM on July 4, 2025: Complete	Janet FOY	Public Works	Completed	6	COM - 15562
07 Jul 2025 09:38:53 AM	Email received from Councellor MURRAY: Hey, could I please get RR23 North of Hwy. 641, oil patched. Most of the issues are between twp. 552 and the CNRL disposal well. See attached photos. (see attachment)		Councellor MURRAY	Public Works	Active	6	COM - 15576

All Concerns Received from June 18, 2025 to July 8, 2025

Date Created	Notes	Comments	Received From	Department	Status	Division	Item number
07 Jul 2025 10:03:56 AM	Email received from Councellor MURRAY: Could we please get a load of gravel on RR13 north of Twp. 552. Just at the very end of the dead end road, between the oil and the house. See attached photo. (see attachment)		Councellor MURRAY	Public Works	Active	6	COM - 15577
07 Jul 2025 10:12:47 AM	Email received from Councellor MURRAY: Hey, I was wondering if we could get CNRL to gravel a bit of road. RR30 North of Hwy. 641 to the first residence there. See attached photo of sign at road. (see attachment)	Karri Shurnaik 07 Jul 2025 10:17:42 AM Div 6 Backroad	Councellor MURRAY	Public Works	Active	6	COM - 15578
07 Jul 2025 10:38:35 AM	Email received from Councellor MURRAY: Hey, I had a resident phone and inquire about getting a bit more of a crown, or grading closer to the ditch to avoid water running down the road. If we could get twp. 544 graded between Hwy. 897 and RR31 just east of the cemetery, that would be appreciated. See attached photos. (see attachment)		Councellor MURRAY on behalf of a resident	Public Works	Active	6	COM - 15579
07 Jul 2025 03:24:48 PM	Councellor MURRAY called about TWP 552 just West of RR 14 intersection. It looks like it could use some gravel.		Councellor MURRAY	Public Works	Active	6	COM - 15584
08 Jul 2025 02:17:58 PM	Email received from Miranda FRANKLIN via Report a Concern. Describe Your Concern (provide as much detail as possible): The road located just west of the intersection of twp 534 and RR13 has gotten increasingly rough with the black top crumbling. If the black top/Chinese pavement could be removed from the intersection, west to the top of the hill would be fantastic. It's very hard on the vehicles to drive on it. Thanks.		Miranda FRANKLIN	Public Works	Active	6	COM - 15590

All Concerns Received from June 18, 2025 to July 8, 2025

Date Created	Notes	Comments	Received From	Department	Status	Division	Item number
19 Jun 2025 12:57:31 PM	Don SPECK with Cornerstone Co-Op would like to speak and meet with someone regarding the sinking and grade of the sidewalk at the Dewberry Co-Op. It is causing water to backup to the store and would like to see it fixed for proper drainage. Also while the sidewalk it being done their Curb Valve sticks out of the sidewalk and is a major tripping hazard and concern. When the sidewalk is getting fixed he would like this also addressed.		Don SPECK	Public Works	Active	7	COM - 15548
20 Jun 2025 10:45:07 AM	Deputy Reeve CUSACK was talking to the person living at 4810 50th Street in Dewberry. Out front out of his house there is a dip in the sidewalk. It's not an issue in the summer but more so in the winter if water freezes and becomes ice. There is an old maple stump that sticks up out of the ground about a foot and thinks that it's on County land and he would like that removed.		Deputy Reeve CUSACK on behalf of a resident	Public Works	Active	7	COM - 15550
23 Jun 2025 04:30:02 PM	Brad VETTER with Cenovus called about an access road that has caragana trees and could use some brushing on RR 61 1 mile South TWP 550 and 1 mile North on TWP 544. Their lease site at 13-36-54-6 W4M on the East side of RR 61	Karri Shurnaik 04 Jul 2025 02:21:26 PM Kevin GRAHAM on July 4, 2025: Told Brad/Cenovus to cut the trees. Complete	Brad VETTER with Cenovus	Public Works	Completed	7	COM - 15555
24 Jun 2025 09:51:52 AM	Colin MINISH called to see about a road that needs grading. 2 miles east of Clandonald on the highway and North. Starting on Thursday there will be lots of traffic. About 80 people going to the family reunion at Raft Lake. Please call him back and let him know when this will happen.	Karri Shurnaik 04 Jul 2025 02:21:46 PM Kevin GRAHAM on July 4, 2025: Complete	Colin MINISH	Public Works	Completed	7	COM - 15556

All Concerns Received from June 18, 2025 to July 8, 2025

Date Created	Notes	Comments	Received From	Department	Status	Division	Item number
26 Jun 2025 04:18:42 PM	Email received from Brian REIMER via Report a Concern: RR 51 between 540 & 542 severely rough chinese pavement, probably needs tilling, twp 540 between 51 & 52 same pounding out our equipment Follow Up: yes-i-would-like-to-be-contacted-about-my-concern		Brian REIMER	Public Works	Active	7	COM - 15561
27 Jun 2025 03:28:10 PM	Ian SHAW called. He lives North of Clandonald at SE 30-53-5 W4M on RR 55. The road is all washboardy. The grader went by and now it's all dusty. Please call him back and discuss what can be done.	Karri Shurnaik 27 Jun 2025 03:35:19 PM Ian has not filled out the forms for Dust Suppression. Faxed Dust Control Forms to him	Ian SHAW	Public Works	Active	7	COM - 15566
30 Jun 2025 08:31:14 AM	Email received from Travis STACHNIAK via Report a Concern. Describe Your Concern (provide as much detail as possible): RR 60 has been graded twice since the snow melted. It is full of potholes and washboard. It used to be a nice oiled road but it is now one of the worst roads in the county.	Karri Shurnaik 04 Jul 2025 01:48:40 PM Kevin GRAHAM on July 4, 2025: Complete	Travis STACHNIAK	Public Works	Completed	7	COM - 15567
02 Jul 2025 12:19:39 PM	Ivan BARDOEL called. He is wondering about TWP 532 off of HWY 41 East. The first 1/2 mile is horrible. He wants to know if they were maybe going to patch it. Please call him back to discuss.	Karri Shurnaik 02 Jul 2025 12:56:05 PM Kevin GRAHAM on July 2, 2025: I talk to Ivan and let him know that we will patch the holes but they will just keep coming back. Complete	Ivan BARDOEL	Public Works	Completed	7	COM - 15570
03 Jul 2025 10:58:19 AM	Bernie HUEDEPOHL was heading to his daughter's place RA 543001 RR 62. He couldn't get within a mile of her place. Trees are blocking the road. They are big trees, about 12 feet tall and 15-18 inches at the butt on TWP 542A East of RR 62	Karri Shurnaik 04 Jul 2025 01:59:13 PM Kevin GRAHAM on July 4, 2025: Cleaned up. Complete	Bernie HUEDEPOHL	Public Works	Completed	7	COM - 15571
03 Jul 2025 11:51:15 AM	Ron HERASIUK called. There are a bunch of trees on RR 61 off of TWP 540. Need to send a chainsaw and a couple of men to take care of the big poplar trees on the road.	Karri Shurnaik 04 Jul 2025 02:00:01 PM Kevin GRAHAM on July 4, 2025: Cleaned up. Complete	Ron HERASIUK	Public Works	Completed	7	COM - 15572

All Concerns Received from June 18, 2025 to July 8, 2025

Date Created	Notes	Comments	Received From	Department	Status	Division	Item number
18 Jun 2025 01:07:56 PM	Janice SAVILLE called about roads being oiled. TWP 524 out of Marwayne used to be oiled from Marwayne to RR 41. The main issue is on TWP 524. The County has put gravel on it for the last 15 years and the calcium is on the road and it is destroying their vehicles and it's a complete mess to RR 41. She travels on RR 41 to TWP 530 and then West to RR 43 South of Dewberry to get home. She is at her wits end. With a 1/4" of rain you can't drive through it with a trailer, it's a snotty mess. She's at her wit's end at having to wash her vehicles and trailer all the time and getting them wrecked from the calcium. She wants all the roads that she travels to be put back to an oiled surface. Please call her back to discuss the oiling program.		Janice SAVILLE	Public Works	Active	Multiple	COM - 15541
18 Jun 2025 01:27:56 PM	Email received from Duane LIEBELT via Report a Concern. Describe Your Concern (provide as much detail as possible): The roads listed below are in need of grading to remove the washboard. HWY 17 to RR12 along TWP 492 South from TWP 492 on RR12 North from TWP 492 on RR11	Karri Shurnaik 04 Jul 2025 02:22:44 PM Kevin GRAHAM on July 4, 2025: Complete Karri Shurnaik 18 Jun 2025 01:30:32 PM RR 12 South of TWP 492 Back Road Div 1	Duane LIEBELT	Public Works	Completed	Multiple	COM - 15542

All Active In-Progress Concerns Up to June 17, 2025

Date Created	Notes	Comments	Department	Status	Item Number
02 May 2025 10:12:42 AM	Glen BEECHING called. He lives in Blackfoot. He's over on then the edge of Blackfoot by some undeveloped land and is having a problem with Voles not Moles. This is a "you problem not a me problem because they are coming from your land". The County can put out poison or possibly roto till the first 6" by the fence line and he doesn't think that they would cross the tilled land. Please call him back.		Agriculture/Environment	Active	COM - 15399

All Active In-Progress Concerns Up to June 17, 2025

Date Created	Notes	Comments	Department	Status	Item Number
10 Feb 2025 10:00:41 AM	Brian ROGAN called to report that the light on top of the transmission tower on Highway 41 south SW 6-48-6-W4 has been out for the past couple months.	Jolene Levesque 16 Apr 2025 09:48:16 AM April 14, 2025 - Update from Contractor: hoping to have it fixed by the end of next week. Jolene Levesque 02 Apr 2025 11:26:32 AM April 2, 2025 - Ongoing Contractor is having problems getting parts that will work with the current lighting system. Jolene Levesque 11 Feb 2025 11:27:35 AM February 11, 2025 - Contactor contacted to repair light. Called Mr. Rogan and left a message advising that his concern is being addressed.	Fire/Emergency/Disaster	In Progress	COM - 15180

All Active In-Progress Concerns Up to June 17, 2025

Date Created	Notes	Comments	Department	Status	Item Number
03 Sep 2024 09:15:48 AM	Jim HAVERSLEW called, he lives at NE 4-48-7 W4M . He is wondering about some chipping along RR 73. Some of the trees are growing up along the side of the road and he would like them gone so it is easier to cut the grass. trees Please call him to discuss	Karri Shurnaik 16 Oct 2024 09:25:46 AM Kevin GRAHAM on October 16, 2024: Called and left a voice mail for Jim on October 15, 2024. Karri Shurnaik 18 Sep 2024 10:08:54 AM Kevin GRAHAM on September 18, 2024: On the list for mulching	Public Works	In Progress	COM - 14759
18 Feb 2025 01:07:35 PM	Hugh CHRISTIE called. He like to get a mile of TWP 495 between RR 33 and RR 34 to get it mulched to widen out to get equipment out. Please call him back	Karri Shurnaik 27 Feb 2025 02:40:12 PM Kevin GRAHAM on February 27, 2025: On the list to mulch. There is too much snow right now. Karri Shurnaik 18 Feb 2025 04:34:22 PM Hugh Called back on February 18, 2025 at 4:04 PM: He talked to Jason MITCHELL who rents his land and he would like an additional mile of road done. Please mulch RR 33 from North of TWP 495 to TWP 500. Karri Shurnaik 18 Feb 2025 01:10:20 PM Div 2 Back Road	Public Works	In Progress	COM - 15197
08 Apr 2025 08:59:11 AM	Brent FARRELL called to ask for some gravel on a backroad on TWP 524 between RGE RG 61 to RGE RD 55. Specifically the first half mile going east from RGE RD 61 as they use this road for cattle and would like to see some gravel put down as the last time it was graded it lost a lot of it.	Holli Harty 16 Apr 2025 02:35:38 PM Backroad Div 4	Public Works	Active	COM - 15314

All Active In-Progress Concerns Up to June 17, 2025

Date Created	Notes	Comments	Department	Status	Item Number
10 Apr 2025 08:37:49 AM	Email received from Trent SELTE via Report a Concern. Describe Your Concern (provide as much detail as possible): RR 44 needs gravel south of twp 482	Karri Shurnaik 12 May 2025 02:26:49 PM Email received from Report a Concern from Trent SELTE at 2:17 PM Describe Your Concern (provide as much detail as possible): Range road 44 is a mud road right now. This is my second complaint regarding the condition of this road. Today would be a great day to travel the road and assess my complaint. Karri Shurnaik 15 Apr 2025 03:30:33 PM Kevin GRAHAM on April 15, 2025: On the list for gravel.	Public Works	In Progress	COM - 15331
28 Apr 2025 01:47:25 PM	Ron BRASSINGTON called to ask for some mulching on a TWP 482 between RR 30 and RR 25 as there are some spots that their equipment is not going to be able to pass.		Public Works	Active	COM - 15384
01 May 2025 02:23:27 PM	Dave ULAN called to ask for some mulching on TWP 502 between HWY 16 and RR 23 as it is getting very narrow to be able to move equipment down.		Public Works	Active	COM - 15397
05 May 2025 11:21:46 AM	Grant WEST called to advise of some dead spruce trees that really should come down as a strong wind would be able to bring it down and poses a strong safety concern if it happens. The tree of highest concern is at the east end of the alley way between the seniors complex on 47th Street and the Dewberry Campground.	Karri Shurnaik 23 Jun 2025 03:43:29 PM Kevin GRAHAM on June 23, 2025: Booked for the 3rd week of August Karri Shurnaik 03 Jun 2025 09:27:19 AM Kevin GRAHAM on June 2, 2025: On the list to come down.	Public Works	In Progress	COM - 15404

All Active In-Progress Concerns Up to June 17, 2025

Date Created	Notes	Comments	Department	Status	Item Number
13 May 2025 02:55:21 PM	Cheryl SCOTT called about TWP 512A off of RR 73 North of Indian Lake meadows going West. Early this spring the County had the gravel guys putting gravel on the road and they only put a bit of gravel on the road. They only had an 1" of rain yesterday and she could barley get down the road and into town today. There are huge ruts in the ditch. They are a foot deep. That's not her concern but her neighbors usually hay the ditch and they won't be able to this year. She'd like her road fixed up as all the gravel is in the ditch from the graders.	Karri Shurnaik 08 Jul 2025 10:50:09 AM July 8, 2025 9:12 AM Cheryl called. All spring she's been getting stuck going to town on TWP 512A West of RR 73 just North of Indian Lake Meadows. She would like a phone call back and wants to know when this will get fixed and TWP 512A will get graveled.	Public Works	Active	COM - 15424
13 May 2025 04:27:32 PM	Councellor KUNEFF on behalf of Dean JACULA. There is a drainage ditch south of their yard that the culvert runs though the County road on TWP 520 and RR 72 a 1/4 mile South of their yard. Dean would like to know if someone could clean it out and he would like to meet them and show what the problem is.	Karri Shurnaik 23 Jun 2025 03:46:01 PM Kevin GRAHAM on June 23, 2025: On the contract list to be done.	Public Works	In Progress	COM - 15426
16 May 2025 08:46:15 AM	Cindy LYCHAK called to request gravel on TWP 531 west from RR 55, it has been much longer then a few years since it was done.	Karri Shurnaik 23 Jun 2025 03:47:32 PM Kevin GRAHAM on June 23, 2025: On the list to be done after the graveling program. Karri Shurnaik 04 Jun 2025 09:55:55 AM Div 7 Back Road	Public Works	In Progress	COM - 15437

All Active In-Progress Concerns Up to June 17, 2025

Date Created	Notes	Comments	Department	Status	Item Number
22 May 2025 09:13:30 AM	Dean ROGAN called requesting gravel and grading on RR 65 south of TWP 490. There are spots with deep ruts that hold water at about 1/4 mile and 1/2 mile south and a possible culvert collapse at 3/4 mile south of TWP 490.	Karri Shurnaik 02 Jul 2025 12:57:03 PM Kevin GRAHAM on July 2, 2025: Meet with Dean on site and let him know that we will try and get to the road Karri Shurnaik 02 Jul 2025 09:04:50 AM Dean called on July 2, 2025 8:58 AM wanting to meet with Kevin to discuss the options for fixing the road. Please call him back. Karri Shurnaik 23 Jun 2025 03:52:44 PM Kevin GRAHAM on June 23, 2025: On the list. Karri Shurnaik 23 Jun 2025 03:52:33 PM Back Road Div 3	Public Works	In Progress	COM - 15456
23 May 2025 03:49:57 PM	Cary EYBEN called about a trail that was brushed last year on RR 74 South of TWP 482. There are plies of brush laying around and they still can't get through with machinery.	Karri Shurnaik 23 May 2025 03:51:03 PM Back Road Div 3	Public Works	Active	COM - 15472
27 May 2025 08:54:57 AM	Email received from Josh ANDERSON via Report a Concern. Describe Your Concern (provide as much detail as possible): Good morning just wanted to reach out as we're finishing our seating season here and report a few roads that are of concern with overgrown trees and look into a solution as the trees are hanging over the road so bad that is starting to scratch and wreck equipment also making passage very tight. The roads in concern would be. Twp 524 from rr60-rr55 RR 61 north off of hwy 45. (Also needs to we a wider road.) Twp 550 from rr60-rr54	Karri Shurnaik 23 Jun 2025 03:55:19 PM Kevin GRAHAM on June 23, 2025: On the list for mulching Karri Shurnaik 27 May 2025 08:59:48 AM Div 4 and Div 7 Back Roads	Public Works	In Progress	COM - 15481

All Active In-Progress Concerns Up to June 17, 2025

Date Created	Notes	Comments	Department	Status	Item Number
29 May 2025 10:44:52 AM	Howard STANLEY called. The County needs to do something with the road allowance to reduce the speed. There are 2 families with kids. One example yesterday, there was a vehicle going by too fast. There are 4 of us living on this road and we are all close to the road. Wondering if we could put up a kids at paly sign or school zone so people driving the road know that there's kids in the area with pets and animals. Could put up a speed zone sign or lower the speed zone on RR 60 South of HWY 640 for a 2 mile strip. He wants to see a sign with a kid on it put up. Please call him back to discuss.	Karri Shurnaik 29 May 2025 10:57:26 AM I let Howard know that the County does not put up kids at play sign and suggested that they could put their own sign up and I let him know that the County does not allow unauthorized signs in County ROW. His reply was "so much for safety". I offered to send a request to have the CPOs do some enforcement in the area and he said it would be a waste of time because there's not much traffic on the road just the occasional person that think they are driving on a highway.	Public Works	Active	COM - 15494
02 Jun 2025 08:40:26 AM	Email received from Mary Clara ROGERS via Report a Concern. Describe Your Concern (provide as much detail as possible): We live in the Devonia Lake area where small lakes are connected. Beaver(s) have been building a dam blocking off the flow of water from one of the lakes to another. It's a problem because the west lake gets dammed off and does not receive much or any of the runoff water from snow melt or rainfall. Is there anything we or the county can do about this?	Karri Shurnaik 23 Jun 2025 04:00:14 PM Kevin GRAHAM on June 23, 2025: Fall project after the crops are off.	Public Works	In Progress	COM - 15504
04 Jun 2025 10:34:08 AM	Email received from Austin ARMITAGE on behalf of Lorna GARNIER: I spoke with a lady (Lorna Garnier) in regards to a tree she had a concern about in dewberry. She lives at 5001 49st right in dewberry. Her concern was her neighbour's tree was overhanging and blocking the sidewalk near her house. Her main concern was just the fact it obstructs the view for any vehicles driving through the alley once they reach the street. She just wanted to see if there was anything we could do about it. I told her if its private we might just have to notify the property owner to cut it. Please call her back and let her know if the County can do anything about it.		Public Works	Active	COM - 15510
09 Jun 2025 09:08:13 AM	Jim HILTS called. The culvert needs replacing on RR 42 and TWP 540 1/2 mile going North. It is staring to undercut the culvert and there's a 2' hole.	Karri Shurnaik 18 Jun 2025 09:55:43 AM Back Road Div 7	Public Works	Active	COM - 15515

All Active In-Progress Concerns Up to June 17, 2025

Date Created	Notes	Comments	Department	Status	Item Number
11 Jun 2025 03:25:34 PM	Councellor MURRAY called to ask if somebody could go have a look at RR 11 North of HWY 45. He thinks it could use some gravel all the way to the curve.	Karri Shurnaik 17 Jun 2025 02:51:39 PM Kevin GRAHAM on June 17, 2025: On the list	Public Works	In Progress	COM - 15524
12 Jun 2025 09:57:52 AM	Tara CLARK called. They graveled the road the other day and they missed doing a little section on RR 25 and TWP 482 that hasn't been done and she's wondering if it can be done.		Public Works	Active	COM - 15526
12 Jun 2025 12:51:25 PM	Glen PASHNUK called. He has purchased SE 12-54-3 W4M and he requires Agricultural Access South of TWP 542. Please call him back to discuss.	Karri Shurnaik 12 Jun 2025 12:55:09 PM Ben MCPHEE on June 12, 2025: Talked with him today. He was told we don't build roads for access to properties, but what we can do is do some mulching to establish a trail for access to the quarter along the road allowance. He was also told it wouldn't be until fall before we can get there as the nesting seasons hinders our ability to do this during the summer. He was okay with this. He requested a call before we start to have a look at it prior to start. I am fine with this.	Public Works	In Progress	COM - 15527
16 Jun 2025 08:38:32 AM	Gerald MCNABB called. The stop sign leaving Creekside Estates is down by the HWY. The post needs replacing and the stop sign is leaning against the post.		Public Works	Active	COM - 15529
16 Jun 2025 09:14:53 AM	Glen LORENZ with 5L Farms called. RR 13 needs some widening happening North of TWP 534, some trees need to be taken out. There's a couple miles of road allowance, actually 1 1/2 miles that needs widening.		Public Works	Active	COM - 15530
17 Jun 2025 11:38:13 AM	Randy RILEY called to ask for some backroad grading on RR 53 between TWP 500 and TWP 494 as there has been some larger holes and rough spots from this winter that needs to be smoothed out	Holli Harty 17 Jun 2025 11:41:24 AM BACKROAD DIV 3	Public Works	Active	COM - 15537

All Active In-Progress Concerns Up to June 17, 2025

Date Created	Notes	Comments	Department	Status	Item Number
09 Jun 2025 10:44:38 AM	Email received from Austin ARMITAGE on behalf of Scott SIMMONS. Just spoke with a Scott Simmons of Islay he just stopped by the office. Not so much of a complaint but he was just advising us about the fire hydrant that got replaced last year and I guess the ground is very unlevel and there are large holes I guess around it and the grass is really high around it. His main concern was just incase the fire dept ever had to use that hydrant he was worried someone might hurt an ankle if they stepped in one of the holes with bad visibility. Ill attach a screen shot of the hydrant placement, (see attachment)		Water & Sewer	Active	COM - 15517

COUNCIL MEETING DATE: JULY 15, 2025

REQUEST FOR DECISION - TO COUNCIL

SUBJECT

FEDGAS ZONE 3 & 4 DIRECTOR ELECTIONS – MOTION REQUIRED

RECOMMENDATION

THAT the County of Vermilion River nominate _____ for the position of Zone 3 FedGas Board Director.

DETAILS

Background: FedGas Zone Director elections for Zones 3 & 4 are scheduled for October 27, 2025. FedGas has issued a reminder to members of the nomination and voting requirements, as outlined in the Supplemental Bylaws and communicated in the Zone Director Nomination Package sent out on April 30, 2025.

Nominations for Zone Directors must be submitted to the FedGas Executive Director between **July 29 and August 28, 2025**, ensuring compliance with the bylaw requirement to submit no more than 90 days and no less than 60 days prior to the election.

To be eligible for nomination, candidates must be appointed or elected by the Board or Council of a Member in Good Standing and must currently be employed by or have been employed by a Member or FedGas within 180 days of nomination. All members must have a designated voting delegate on file with FedGas, as proxy voting is not permitted. Both the candidate(s) and the voting delegate must be present in person at the Zone meeting to participate in the election.

ATTACHMENTS

1. FedGas Board of Director Package 2025-2026

PREPARED BY: Louis Genest

DATE: July 8, 2025

FedGas

Zone Director Nomination Package for the FedGas Board

Contents:

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ATTACHMENT 2: FEDGAS NOMINATION OF CANDIDATE CERTIFICATION (GAS CO-OP)

- The purpose of this document is to provide information for Directors or Elected Officials interested in being nominated as a Zone Director, to serve on the Board of Directors for the Federation of Alberta Gas Co-ops Ltd. (FedGas).
- Included in this document are the Board's structure, Director qualifications and responsibilities, and the process for submitting nominations.
- This document has been approved by the FedGas Board for Director election at Fall Zone Meetings.

1. What is the Zone Director position on the FedGas Board structure?

The FedGas Board of Directors is a governing body that is elected by the Membership at the Fall Zone Meetings to represent their interests and the direction of the association. The Board consists of eight directors, who are elected by Membership for three-year terms.

At the annual organizational meeting of the FedGas Board, a Chair, First- and Second-Vice Chairs, Secretary, and Treasurer are elected by the Board. These executive positions stand for one year, but there is no limit to the amount of time a Director may serve in that role.

2. FedGas Directors may also serve on the following Board Committees: Governance, Finance, Resolutions, Executive, and Government Liaison, which report to the FedGas Board. The FedGas Board Directors may also sit on other committees of the Federation, including Operations and Maintenance and Training, as well as external committees, serving organizations such as Utility Safety Partners, Gas Alberta Inc., and Co-operators. Membership on these committees may also require reporting to the FedGas Board Directors.

Director's Terms

Zone	Election Term
1	2025
2	2027
3	2025
4	2025
5	2026
6	2027
7	2026
8	2027

According to FedGas Supplemental Bylaws section 18.3, *the term of office of a Director is three (3) years*. Completed Zone Director Nomination forms must be completed and returned to FedGas no less than sixty (60) days and not more than ninety (90) days prior to that Zone meeting.

Important:

- Please read this nomination form in its entirety.
- Only Directors or Elected Officials who are members of the FedGas Membership are eligible to sign nomination forms.
- Fill out all sections of this nomination form. Incomplete forms will not be considered.
- For those running for election for Director at Zone meetings, Members within the Zone shall be at liberty to submit nominations to the Executive Director of FedGas to stand for election no less than sixty (60) days and not more than ninety (90) days prior to that Zone meeting. The Executive Director will confirm receipt of the nomination.
- The information application is designed to provide potential Directors with an understanding of the responsibilities associated with serving on the FedGas Board. The goal is to ensure they are well-informed before deciding to run for a position.
- Candidates are responsible for familiarizing themselves with the FedGas bylaws, procedures, and all other applicable organizational documents. The Federation will direct candidates to the website to access the FedGas bylaws and procedures.
- Candidates must have fundamental computer skills, a basic understanding of technology, and reliable internet access.

Basic Duties of a Director

The Board of Directors of FedGas primarily oversees its financial, legal, human resources, contractual, and strategic affairs. In addition to Federal laws, Provincial laws, and the Supplemental Bylaws and policies of the Associations, the Board of Directors is also bound by policies and procedures which regulate the affairs of the association including many matters such as budgeting, governance, and risk management.

Directors must:

1. Hire, train and guide the Executive Director.
2. Attend regularly scheduled Board meetings and emergent meetings, as required. At these meetings, directors may report on their ongoing stakeholder efforts and relevant work of committees.
3. Review agendas and support materials in advance of meetings.
4. Participate in decision-making by offering comments, suggestions, and recommendations to the Executive Director.
5. At all times, act honestly, ethically, and diligently for FedGas and its Membership.
6. Ensure that FedGas is adhering to its Strategic Plan.
7. Sign and agree to the Board Code of Ethics document.
8. Collectively monitor the Association's performance, and activities to ensure alignment with its vision, mission, goals, and legal obligations.
9. Act for the benefit of the Membership with respect to issues affecting Membership's sustainability.
10. Act as fiduciaries ensuring the financial stability and managing risks of the association.
11. Delegate Directors to serve on board bodies outside the FedGas Board that support the Federation and the Membership.
12. Cooperate with Membership in the formation and facilitation of Board and joint committees;

Other basic duties of a Director include:

1. Understanding issues Membership may bring to the attention of the Board and Board committees, to decide if advocacy stances are to be taken.
2. Meeting with Membership and external stakeholders where necessary and advocating on issues relevant to the FedGas Board and Membership.

Time Commitment:

On average, Board Directors will annually attend approximately a minimum of twelve Board meetings, six to eight FIRE Board meetings, along with six Board Committee meetings. Directors will be expected to dedicate preparation time for these meetings each month and participate in Board-related activities. This fiduciary role comes with a per diem to ensure the Director's role can be performed by Directors with fewer financial barriers to the individual. Meetings are held at the FedGas office in Edmonton, or by video conference.

Candidate Eligibility:

Member Directors or Elected Officials who are in good standing within the FedGas Membership are eligible to hold Director positions on the FedGas Board. A Member is considered in good standing if they meet the following criteria:

An individual:

1. Must be a Customer of a Member Utility that is in good standing with FedGas; and
2. The individual is at least 18 years of age or older.
3. Must have been elected or appointed by the Board or Council of that Member Utility to be a candidate for election as a director of FedGas*; and
4. Cannot be a current employee of a Member Utility or of FedGas; and
5. Cannot have been employed by a Member Utility or by FedGas, within the period of 180 days prior to the nomination period.

An individual is disqualified from running for or holding the office of the director on the FedGas Board if:

a) The individual is or becomes bankrupt; or
b) The individual is or becomes mentally or physically incapacitated; or
c) The individual ceases to be eligible to represent the Member that elected or appointed the individual to run for the position of Zone Director.

Nominations for Director positions require the signature of the nominating Director of a Board in that prescribed Zone. These must be Members of the Federation and be considered a Member in good standing.

The Executive Director, or designate thereof, with the assistance of the FedGas Board, shall verify the validity of each nomination form. If a nomination is invalid, the nomination will be rejected, and the candidate will be notified. Candidates whose nominations are rejected after the end of the nomination period will have two business days to make corrections and amendments.

Directors who have not clarified their Membership status will not be allowed to stand in the election

Attachment 1: FedGas Nomination of Candidate Certification (Non-Gas Co-op Member)

I, _____, *(title of Chief Elected Official)* of the _____ *(Name of Member)* hereby certify that:

1) at a Council meeting held on _____, 202____, the Council of _____ *(Name of Member)* passed a resolution to nominate _____ as a candidate for election in the Zone _____ (*Number of Zone)* election for Zone Director of FedGas; and

2) _____ is a customer in good standing with _____ *(Name of Member).*

3) the Council of _____ *(Name of Member)* is not aware of any information that disqualifies _____ from being a Zone Director for FedGas.

This certificate is provided in accordance with the provisions of FedGas Supplemental Bylaw 18.

Signed and Sealed at _____, Alberta this _____ day of _____, 202___.

_____
(Signature & Title of Chief Elected Official)
(Seal of Member (if appropriate))

Attachment 2: FedGas Nomination of Candidate Certification (Gas Co-op Member)

I, _____, Chair of the Board of _____ Gas Co-op Ltd., hereby certify that:

1) at a Board meeting held on _____, 202___, the Board of _____ Gas Co-op Ltd. passed a resolution to nominate _____ as a candidate for election in the Zone _____ (*Number of Zone)* election for Zone Director of FedGas; and

2) _____ is a member and customer in good standing with _____ Gas Co-op Ltd.

3) the Board of _____ Gas Co-op Ltd. is not aware of any information that disqualifies _____ from being a Zone Director for FedGas.

This certificate is provided in accordance with the provisions of FedGas Supplemental Bylaw 18.

Signed and Sealed at _____, Alberta this _____ day of _____, 202___.

_____
Board Chair
(Co-op Seal)

COUNCIL MEETING DATE: JULY 15, 2025

BRIEFING NOTE - TO COUNCIL

SUBJECT

2025 Gas Alberta Inc. Director Nominations – For Information

RECOMMENDATION

THAT the County of Vermilion River receive the 2025 Gas Alberta Inc. Director Nomination Request package as information.

DETAILS

Background: Gas Alberta Inc.'s Board consists of eight Directors; six are elected by the Company's Class "A" shareholders (two elected each year for three-year terms), and two are appointed annually by the Federation of Alberta Gas Co-ops for one-year terms.

The Director nomination process will require all candidates to complete a skills self-assessment and an interview with the Nominating Committee.

In filling the Director position on Gas Alberta's Board, the successful candidate should have an extensive financial background and corporate board experience. Other desirable attributes for this candidate would include regulatory and legal experience.

Completed Nomination forms must be received by Gas Alberta by 5:00 PM on August 29, 2025.

Response Options: That the County of Vermilion River receive the 2025 Gas Alberta Inc. Director Nomination Request as information or to nominate a candidate to serve on Gas Alberta Inc.'s Board of Directors. Motion will be requested at the August 19, 2025 Regular Council Meeting if Council wishes to nominate a candidate.

ATTACHMENTS

1. 2025 GAI Director Nomination Information

PREPARED BY: Louis Genest

DATE: July 8, 2025

July 2, 2025

To: Gas Alberta Inc. Shareholders

Re: DIRECTOR NOMINEES

Gas Alberta Inc.'s annual meeting to elect Directors and conduct other business will be held at 5:00 p.m. on Tuesday, November 25, 2025 at the River Cree Resort and Casino in Enoch. The purpose of this communication is to seek candidates to serve on the Company's Board of Directors.

The following Directors currently serve on Gas Alberta's Board:

Directors	Representing	Election Term
Michelle Gallagher, Cliff Lawrick	Class A Shareholders	Three-year term expires November 2025
Allen Dietz, Terry Holmes	Class A Shareholders	Three-year term expires November 2026
Delbert Beazer, Bill Harder	Class A Shareholders	Three-year term expires November 2027
Perry Ellis, Jack Goodall	FedGas	Appointed annually by FedGas

At this year's annual meeting, Class A shareholders will elect two Directors for three-year terms. Michelle Gallagher and Cliff Lawrick have indicated that they both will be seeking re-election at this annual meeting.

The attached director nominee information outlines the procedure for candidates to follow in submitting their nominations to serve on Gas Alberta's Board. Each candidate must also complete a skills self-assessment, which will be followed up by an interview with the Board's Nominating Committee. The candidates' agreed-upon self-assessments will be summarized in the Advance and Final Management Information Circulars to assist shareholders with their voting decisions.

Completed Director Nomination forms and related information must be returned to Gas Alberta by 5:00 p.m. on August 29, 2025.

If you have any questions regarding the Company's nomination process, please contact the undersigned at 403-742-9610, or Paul Dunsmore, President and CEO of Gas Alberta Inc., at 403-509-2601.

SEVERED

Allen Dietz
Nominating Committee Chair

Gas Alberta Inc.

DIRECTOR NOMINEE INFORMATION

For the Annual Meeting of Shareholders to be held November 25, 2025

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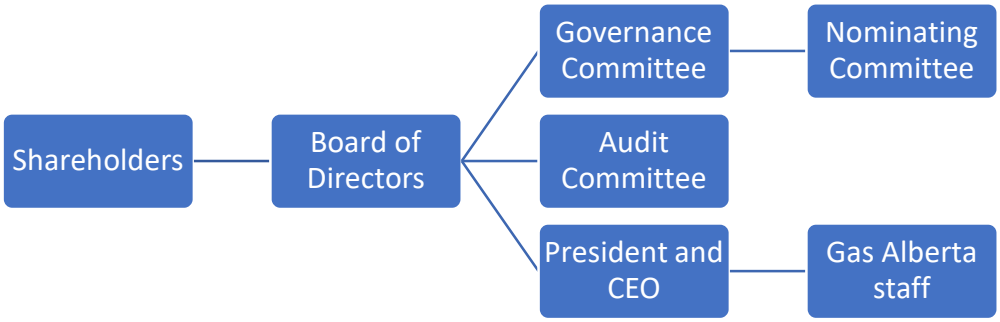
The purpose of this document is to provide information for candidates interested in serving on the Board of Directors for Gas Alberta Inc. (the Company), including the Board's structure, director qualifications and responsibilities, skills self-assessment form and the process for submitting nominations.

This document has been approved by the Board in advance of forwarding the Company's Advance Information Circular to shareholders in September 2025.

SECTION I – BOARD STRUCTURE

i. How is Gas Alberta Inc.'s Board structured?

Gas Alberta Inc.'s Board of Directors is a governing body that is elected by the Company's shareholders to represent their interests in the Company. The Board consists of eight directors; six are elected by the Company's Class A shareholders for three-year terms, and two are appointed annually by the Federation of Alberta Gas Co-ops (FedGas) for one-year terms. Notwithstanding their appointment, directors appointed by FedGas and confirmed by shareholders act as directors of the Company and must act in the best interest of the Company. Directors also serve on either the Governance Committee or the Audit Committee, both of which report to the Board. The Nominating Committee reports to the Governance Committee and may present information at Board meetings regarding the status of the Company's director nomination process.



ii. What are the Board's main responsibilities?

The Board implements and maintains sound corporate governance practices and establishes policies and procedures that protect shareholder interests, such as:

- hiring, training and guiding the President and CEO;
- identifying principal risks and establishing policies to manage those risks;
- ensuring the integrity of the Company's internal controls and management information systems;
- reviewing and approving annual business plans;
- reviewing and approving financial and operating statements;
- developing effective communications policies;
- guiding the strategic direction of the Company, and
- representing the Board at meetings with shareholder customers and other stakeholders.

iii. Board Committees

Each year, the Board appoints directors to serve on its Audit, Governance and Nominating Committees to undertake various duties on behalf of the Board. The Board establishes the terms of reference for these Committees and may form other committees during the year as needed.

The Governance Committee ensures that proper corporate governance policies and practices are in place within Gas Alberta. The mandate of this Committee includes maintaining an effective process for nominating and electing Board members, assessing overall performance of the Board and its Committees, evaluating management performance and reviewing compensation for directors and the President and CEO.

The Nominating Committee reports to the Governance Committee and is comprised of the Board Chair (unless the Board Chair is seeking re-election), and either the Governance Committee Chair or the Audit Committee Chair. The third position is filled by other Directors. Directors seeking re-election to the Board are not eligible to serve on the Nominating Committee. The mandate of this Committee is to ensure that appropriate skill sets are maintained on the Board and to administer the director nomination and election process.

The Audit Committee reviews the Company's financial reports, internal controls, year-end audit results and financial risk policies. This Committee makes recommendations to the Board regarding various financial matters and performs a central role in maintaining strong communication between directors, management and the Company's external auditor.

SECTION II – DIRECTOR QUALIFICATIONS AND RESPONSIBILITIES

i) What are the eligibility requirements for directors?

The following description is included in Gas Alberta's Corporate Bylaws, and it outlines the eligibility requirements for Company directors. The Company has the right to verify a candidate's qualifications and eligibility for becoming a director.

4.2 Qualification/Eligibility

An individual, who does not need to be a shareholder, shall be qualified or eligible for election as a director if:

a) They meet the eligibility requirements prescribed by the Alberta Business Corporations Act; and
b) They have not been convicted of an indictable offence unless a pardon has been granted for such offence.

ii) What qualifications are needed to serve on Gas Alberta's Board?

Desirable skills and experience for serving on the Board are summarized in Attachment 2 ("Director Nominee Self-Assessment") under the following categories: governance skills, business knowledge, technical skills and personal attributes. Each category contains a list of primary duties and responsibilities, along with a scale on which candidates can rate their skills and experience.

Candidates will be interviewed by the Company's Nominating Committee, which will involve discussions of each candidate's self-assessment ratings and other areas considered important in serving on the Board and its Committees. The self-assessment ratings, which have been agreed upon by candidates and the Nominating Committee, will be included in the Company's Advance and Final Information Circulars to assist shareholders in their voting decisions.

iii) Board Diversity

The Board endeavours to achieve best practices for corporate governance and recognizes the value of diversity in discussing issues and making effective decisions. We encourage diversity on our Board with respect to age, gender, background, industry and governance experience, and other technical and management skills. While the Board promotes an environment that encourages qualified candidates to run for our Board, the final decision on electing directors is the responsibility of our shareholders.

iv) Director Orientation and Continuing Education

New directors are given an orientation program, including the Board Handbook that provides a thorough understanding of the Company's business and corporate governance practices.

The Company is committed to supporting the continued education of all directors, encouraging attendance at formal training sessions regarding various governance and financial matters that conform

to best practices in industry. Directors are encouraged to enroll in courses and seminars to assist them in carrying out their responsibilities while serving on the Board.

v) What is the time commitment for serving on the Board?

On average, directors attend a total of approximately ten to twelve Board or Committee meetings per year. The time commitment for these meetings, including preparation and travel time, is approximately two to three days per meeting. Directors are expected to thoroughly review their information packages prior to each meeting and to actively participate in Board and Committee discussions. Meetings are normally held at the Company's office in Calgary, or by video conference.

vi) Where can I get additional information?

The members of the Nominating Committee can be contacted for further information regarding the director nomination process:

Director	Phone	Email
Allen Dietz, Governance Committee Chair	403-742-9610	adietz@gasalberta.com
Perry Ellis	403-934-0969	pellis@gasalberta.com
Terry Holmes	780-619-4126	tholmes@gasalberta.com

vii) Nomination and election timeline

Task	2025
Return completed Director Nomination forms to Gas Alberta.	Jul 2 – Aug 29
Director Nominees interviewed by Nominating Committee.	Sep 2 – Sep 5
Advance Information Circular distributed to shareholders.	September 12
Final Information Circular, with Proxy and Ballot form, distributed to shareholders.	October 31
Return completed Proxy and Ballot forms to Gas Alberta.	Nov 1 – 25
Director election results announced at the Company's annual meeting.	November 25

The purpose of the Advance Information Circular is to provide shareholders with adequate time to evaluate the director nominees. The Final Information Circular provides Proxy and Ballot forms for shareholders to vote on director nominees and other Company business.

viii) Nomination of candidates

We ask that shareholders nominate qualified candidates by completing the Director Nomination Form (Attachment 1) as follows:

- Three nominators are required to nominate a candidate. Nominators must be directors, councilors, officers or delegates of Gas Alberta's shareholder organizations.
- For certainty, the three nominators may be representatives from the same shareholder organization.
- Nominees must sign the Director Nomination Form to indicate acceptance of their nomination and that they comply with the qualifications and eligibility requirements for director nominees as outlined in Section II of this document.
- Include a one-page profile with the Director Nomination Form that includes the following information:
    - Nominee's name, address and phone number;
    - Nominee's occupation, business or employment (current or previous);
    - Number of Gas Alberta's Class A shares that are directly or indirectly owned by the Nominee, or over which the Nominee may control or exercise direction, and
    - Nominee's direct or indirect material interests, including associates or affiliates, in any transaction since October 1, 1998, that has or may materially affect Gas Alberta.
- Include a picture of the Nominee.
- Attach the completed Director Nominee Self-Assessment Form (Attachment 2).
- Include a recent (within the last 6 months) Criminal Record Check. Any fees associated with obtaining a Criminal Record Check will be reimbursed by Gas Alberta (please include a receipt).
- Include any additional nomination comments for publication in the Company's Management Information Circular.

ix) Candidate interviews

After all nominations have been received by the Company, candidates will be interviewed by the Company's Nominating Committee to discuss each candidate's profile and agree upon assessment ratings. The candidates' profiles and agreed-upon assessment ratings will be included in the Advance and Final Information Circulars to assist shareholders in electing qualified individuals to serve on Gas Alberta's Board.

The Nominating Committee will contact all candidates to arrange interview times. Candidates will be reimbursed for travel and lodging expenses to attend these interviews.

x) Closing date for nominations

Completed Director Nomination forms and related documents must be received by Gas Alberta by 5:00 p.m. on Friday, August 29, 2025.

ATTACHMENT 1: DIRECTOR NOMINATION FORM

For the annual meeting on November 25, 2025

We, the undersigned, nominate

_____

to stand for election to the Board of Directors of Gas Alberta Inc. (the Corporation).

	NOMINATORS (please print)	SIGNATURE	DATE
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

A conflict of interest occurs when an individual's private interest interferes, or appears to interfere, in any way with the interests of the Corporation. Individuals being considered for nomination as a Director of the Corporation must disclose in writing all interest and relationships of which the Nominee is aware of at the time of consideration that will or may give rise to a conflict of interest. If such an interest or relationship should arise while the individual is a director, the individual must make immediate disclosure of all relevant facts to the Corporation's Board of Directors. For further information, director nominees may request a copy of Gas Alberta Inc.'s policy titled Code of Business Conduct and Ethics.

If the Board of Directors is making a decision that may result in a benefit to a director's private interests, the director shall withdraw from the deliberations altogether. Disclosure may alleviate a conflict of interest or allow the Corporation to appropriately avoid a potential conflict. However, a conflict may be so significant as to only be resolved by the director's resignation from one or more of the conflicting positions.

I comply with the "Disclosure of Potential Conflicts of Interest" above, and the "Qualifications and Eligibility" requirements for Director Nominees as outlined in Section II of this document.

I accept the nomination to the Board of Directors of Gas Alberta Inc.

DIRECTOR NOMINEE'S SIGNATURE

DATE

RETURNING COMPLETED FORMS

All completed Director Nomination Forms and related information must be received at Gas Alberta Inc.'s office by 5:00 p.m. on Friday, August 29, 2025 by one of the following delivery methods:

By mail: Gas Alberta Inc.
Attn: Allison Moller
Suite 520, 2535 3rd Ave SE
Calgary, Alberta T2A 7W5

By email: amoller@gasalberta.com

By fax: 403-509-2611
Attn: Allison Moller

ATTACHMENT 2: DIRECTOR NOMINEE SELF-ASSESSMENT

For the annual meeting on November 25, 2025

Director Nominee: _____

Date: _____

RATINGS
O = Outstanding
E = Exceeds expectations
C = Competent
N = Needs improvement

INSTRUCTIONS: 1) Rate your skills based on the descriptions provided.

2) Enter comments after each item to support your rating.

		X	RATING	RATING GUIDELINES
I. GOVERNANCE SKILLS				
1)	**Formal board training**	***A record of continued professional development and formal training in board and governance matters.***		
			O	Hold a designation from the Institute of Corporate Directors (ICD), along with extensive governance experience.
			E	Formal board training (other than ICD), extensive experience in governance matters, continued governance education.
			C	Formal board training (other than ICD), proven experience in governance matters.
			N	No formal Board training.
	comments:			

		X	RATING	RATING GUIDELINES
2)	**Executive recruitment and succession planning**	***Experience understanding human resource, personnel and other considerations for executive recruitment and compensation structures.***		
			O	Extensive experience developing and implementing executive recruitment and compensation structures.
			E	Proven experience overseeing executive recruitment and compensation structures.
			C	Basic understanding of executive recruitment and compensation structures.
			N	No experience with executive recruitment and compensation structures.
	comments:			
3)	**Strategic planning and focus**	***Experience with planning, evaluation and implementation of strategic plans, including a demonstrated ability to focus on longer-term goals and strategic outcomes, as separate from day-to-day management and operational experience.***		
			O	Extensive experience preparing and implementing strategic plans.
			E	Proven experience reviewing and evaluating strategic plans.
			C	Basic understanding of an organization's strategic planning process.
			N	No involvement in strategic planning activities.
	comments:			

		X	RATING	RATING GUIDELINES
4)	**Risks and compliance**	***Ability to identify key risks in an organization's primary operations and ensure that management has implemented appropriate systems and policies to manage these risks.***		
			O	Specialized risk training and extensive experience in risk identification and compliance.
			E	Proven experience with systems and policies to mitigate an organization's risks.
			C	Basic knowledge of systems and policies that mitigate an organization's risks.
			N	No experience with identifying and mitigating risks.
	comments:			
5)	**Management performance**	***Experience in evaluating senior management's performance.***		
			O	Extensive experience developing and evaluating senior management's performance structures.
			E	Proven experience evaluating senior management's performance.
			C	Some experience evaluating senior management's performance.
			N	No experience evaluating senior management's performance.
	comments:			

		X	RATING	RATING GUIDELINES
6)	**Organizational management**	***Experience in monitoring the integrity of internal controls and management reporting processes.***		
			O	Extensive experience developing internal controls and management reporting processes.
			E	Proven experience overseeing internal controls and management reporting processes.
			C	Basic understanding of internal controls and management reporting processes.
			N	No involvement with internal controls and management reporting.
	comments:			
7)	**Policy development**	***Ability to identify key issues for an organization and develop policy parameters for an organization's operations.***		
			O	Extensive experience identifying an organization's key issues and developing related policy parameters.
			E	Proven experience identifying an organization's key issues and developing related policy parameters.
			C	Some experience discussing and monitoring an organization's key issues and policies.
			N	No involvement with identifying an organization's key issues and policies.
	comments:			

		X	RATING	RATING GUIDELINES
8)	**Other board experience**	***Experience in serving on boards and a good understanding of corporate governance practices.***		
			O	Extensive experience serving on multiple boards.
			E	Proven experience serving on more than one board.
			C	Proven experience serving on a board.
			N	No experience with serving on boards.
	comments:			
	II. BUSINESS KNOWLEDGE			
1)	**Business judgement**	***A broad range of commercial and business experience.***		
			O	Extensive leadership roles in commercial and/or business organizations.
			E	Proven experience working for commercial and/or business organizations.
			C	Some experience with commercial and/or business organizations.
			N	No commercial or business experience.
	comments:			

		X	RATING	RATING GUIDELINES
2)	**Natural gas industry**	***Experience and knowledge of the gas supply network from suppliers to consumers.***		
			O	Extensive operational experience working with a natural gas utility.
			E	Proven experience in key areas of the gas supply network.
			C	Basic understanding of the gas supply network.
			N	Limited knowledge of the gas supply network.
	comments:			
3)	**Gas management**	***Understanding of natural gas trading activities using physical and financial products.***		
			O	Extensive experience with natural gas or commodities trading.
			E	Proven experience with natural gas or commodities trading.
			C	Basic understanding of natural gas or commodities trading activities.
			N	Very limited understanding of natural gas trading activities.
	comments:			

		X	RATING	RATING GUIDELINES
4)	Stakeholder relations	***Experience with an organization's stakeholder relations, which involves interactions, negotiations and consensus-building.***		
			O	Extensive experience with stakeholder relations.
			E	Proven experience with stakeholder relations.
			C	Some experience with stakeholder relations.
			N	No experience with stakeholder relations.
	comments:			
	III. TECHNICAL SKILLS			
1)	Internal controls	***Understanding of the proper application of internal controls within an organization.***		
			O	Extensive experience developing, implementing and monitoring an organization's internal controls.
			E	Thorough understanding of an organization's internal controls to mitigate risks.
			C	Basic knowledge of internal controls required for an organization.
			N	Limited experience with internal controls.
	comments:			

		X	RATING	RATING GUIDELINES
2)	**Financial reporting**	***Understanding of financial reports in order to assess an organization's financial performance and viability.***		
			O	Extensive experience assessing an organization's financial reports for performance and viability.
			E	Proven experience assessing an organization's financial reports for performance and viability.
			C	Basic understanding of financial reports.
			N	No understanding financial reports.
	comments:			
3)	**Business planning**	***Experience in developing and overseeing budgets and forecasts.***		
			O	Extensive experience preparing budgets and forecasts.
			E	Proven experience evaluating and approving budgets and forecasts.
			C	Basic understanding of the budgeting and forecasting process.
			N	No experience with budgets and forecasts.
	comments:			

		X	RATING	RATING GUIDELINES
4)	**Auditing requirements**	***Knowledge of the auditing requirements and processes for an organization.***		
			O	Actively involved with accounting staff and auditors in planning and carrying out audits.
			E	Oversee the accounting and audit processes for year-end audits.
			C	Basic knowledge of year-end accounting and audit requirements.
			N	Limited knowledge of year-end accounting and audit.
	comments:			
5)	**Formal financial training**	***Completion of financial courses or seminars.***		
			O	Hold an accounting designation.
			E	Completed multiple financial courses.
			C	Attended financial seminars.
			N	Have not taken any financial courses or seminars.
	comments:			

		X	RATING	RATING GUIDELINES
6)	**Information technology**	***Knowledge and experience in the strategic implementation and use of information technology within an organization.***		
			O	Direct involvement with planning and implementation of an organization's information technology.
			E	Understanding of strategic implementation and utilization of an organization's information technology.
			C	Basic understanding of information technology within organizations.
			N	No knowledge of an organization's information technology requirements.
	comments:			
	IV. PERSONAL ATTRIBUTES			
1)	**Interpersonal skills**	***Ability to effectively interact with others.***		
			O	Regularly assume a leadership role in groups or committees.
			E	Extensive experience as a member of groups or committees.
			C	Experience working within groups or committees as required or requested.
			N	Limited experience with groups or committees.
	comments:			

		X	RATING	RATING GUIDELINES
2)	**Communication skills**	***Ability to present information and listen effectively in small and large groups.***		
			O	Extensive experience in regularly presenting to small and large groups.
			E	Occasionally present to small and large groups.
			C	Experience as an active participant in small and large groups.
			N	Limited experience interacting with small and large groups.
	comments:			
3)	**Teamwork**	***Experience serving on an organization's teams or committees.***		
			O	Extensive experience in leadership roles on an organization's teams or committees.
			E	From five to ten years' experience in serving on an organization's teams or committees.
			C	Some experience in serving on an organization's teams or committees.
			N	No experience serving on an organization's teams or committees.
	comments:			

		X	RATING	RATING GUIDELINES
4)	**Leadership**	***Experience serving as the Chair of a board or committee/ or other equivalent leadership position.***		
			O	Extensive experience serving as the Chair of a board or committee, or equivalent position.
			E	Proven experience serving as the Chair of a board or committee, or equivalent position.
			C	Some experience serving as the Chair of a board or committee, or equivalent position.
			N	No experience serving as the Chair of a board or committee.
	comments:			

MEETING DATE: JULY 15, 2025

BRIEFING NOTE - TO COUNCIL

SUBJECT

Alberta Police Review Commission – June 2025 Update

RECOMMENDATION

THAT the County of Vermilion River accept the update on the progress of the establishment of a new public agency to review police complaints as information.

DETAILS

Background: The Alberta Police Review Commission (PRC) is a new, independent oversight agency being established to handle complaints against municipal and First Nations police services in Alberta. It will absorb the *Alberta Serious Incident Response Team (ASIRT)* and investigate all *Police Act* complaints and criminal allegations against municipal police officers. The PRC aims to increase transparency and accountability in policing by providing a fair and just review process, independent of police services.

This new agency will include ASIRT, and its mandate would expand to include Alberta Sheriffs & Community Peace Officers (CPO) and may include disciplinary action provisions.

Discussion: As an authorized employer of Community Peace Officers, the County currently conducts internal investigations of complaints against Officers, with oversight from the Solicitor General. This would streamline the process and provide an additional layer of transparency.

Relevant Policy/Legislation Practices:

- Police Act
- Peace Officer Act
- Police Amendement Act

Desired Outcome (s):

Response Options: Protective Services – Public Safety Division will monitor updates, inform Council and amend standard operating guidelines accordingly.

IMPLICATIONS OF RECOMMENDATION

Organizational:

Financial:

Communication Required:

Implementation: The PRC is expected to launch late Fall of 2025.

Pertains to this Corporate Goal:

ATTACHMENTS

- Police Review Commission – Update (June 2025)

PREPARED BY: Kirk Hughes, Director of Protective Services & Emergency Management

DATE: 20 June 2025

Police Review Commission

Goal:
Establish a new public agency under the Police Act for police complaints, investigations, and coordination of disciplinary hearings.

Timeline: December 2025

Next report due: July 7, 2025

Status Report

Reporting Period: June 4 to June 20, 2025

Key accomplishments this period

Policy and Regulatory Development

- Work on the alternative dispute resolution processes and related policies.
- Work to develop standard letters and templates.
- Work underway with LEO to develop transition materials for police commissions.

Operational Planning

- User acceptance testing on the case management system.
- Met with EPS on June 9 to discuss case management processes and PRC case management system.
- Confirmation staff in Edmonton will work in the Labour Building and 108 Street Building, and staff in Calgary will work in the JJ Bowlen building until the permanent offices are ready.
- Lease signed for permanent office in Calgary: 639 – 5th Avenue SW. Lease negotiations for Edmonton continue.

Recruitment and Training

- Indigenous Liaison onboarded June 9.
- Curriculum vendor provided first draft of the "Disciplinary Hearings" instructional design for eLearning course.
- Continued work on the production and customization of the PRC's Learning Management System (LMS).

Other

- Creative services vendor continues work on the PRC's visual identity.

Key activities planned next period

Policy and Regulatory Development

- Continue work on transition packages for police services and police commission.
- Continue work on the policy framework to support implementation of the PRC.
- Discuss policy transition materials on June 25 with AACP SPC.

Operational Planning

- Case management system on track to be operational by July 2025 to support training.
- Explore business processes related to information transferring mechanisms from police services to the PRC.
- PRC recruitment underway. Job advertisements will be posted to https://jobpostings.alberta.ca/
- Kick-off meeting for telephony system to integrate voicemails, phone calls and emails into the case management system.

Engagement and Training

- Curriculum vendor continuing work on draft course content.
- Regular meeting of AAPG special purpose committee.
- Creative services vendor to begin development of PRC website while continuing visual identity work.
- Indigenous liaison attending community events and scheduling introductory meetings with First Nations police services.

Other

- Work on the PRC website is expected to begin next reporting period.

Police Review Commission Milestones

Key Milestones

Reporting Period: June 4 to June 20, 2025

PRC Milestones	Anticipated Timeline*
Case management system development	July 2025
Phase 1-2 recruitment for permanent PRC staff: Executive directors, directors and key support positions	By late summer 2025
Updates to the Police Service Regulation Engagement, research and analysis is ongoing	By fall 2025
Policy manual Engagement, research and analysis is ongoing	Fall 2025
Phase 3 recruitment of PRC staff Recruitment will continue into 2026	Fall 2025
JJ Bowlen Building (Calgary interim office) occupancy	Fall 2025
Labour Building & 108 St Building (Edmonton interim office) occupancy	Fall 2025

*Timelines are based on available information and may shift as more information becomes available. Changes will be communicated.

Police Review Commission Recruitment

Recruitment Open/Upcoming

Reporting Period: June 4 to June 20, 2025

Open Positions	Closing Date
Executive Director, Case Management and Resolution *(Comp. #72259)*	July 7
Director, Resolution (*Comp. #72550)*	June 24
Manager, Training and Development (*Comp. #72257)*	June 24
Executive Advisor (*Comp. #72657)*	June 25
Manager, Case Management (*Comp. #72529)*	June 27
Data Scientist (*Comp. #72546)*	June 27
Upcoming Positions	**Timeline**
Director, Case Management	1 week
Statutory/Level 2 Investigators x4	2 weeks

All open competitions are available at https://jobpostings.alberta.ca

Police Review Commission Acronym Glossary

- AACP- Alberta Association of Chiefs of Police
- AAPG- Alberta Association of Police Governance
- ADM- Assistant Deputy Minister
- ADR- Alternative Dispute Resolution
- AFPA- Alberta Federation of Police Association
- ALERT- Alberta Law Enforcement Response Teams
- ASIRT- Alberta Serious Incident Response Team
- CCRC- Civilian Review and Complaints Commission
- CEO- Chief Executive Officer
- CPS- Calgary Police Service
- ED- Executive Director
- EPS- Edmonton Police Service
- GIS- Geographic Information System mapping
- GoA- Government of Alberta
- IIO- Independent Investigation Office
- IST- Investigative Services Team (section within LEO)
- LEO- Law Enforcement Oversight Branch (Branch within PSES)
- LERB- Law Enforcement Review Board
- Level 1: Serious and sensitive incidents (currently handled by ASIRT). This level will also apply to Alberta peace officers.
- Level 2: Statutory complaints (offences specified in an act of Parliament or of the legislature) but do not meet the definition of "serious and sensitive."
- Level 3: Code of conduct complaints (currently code of conduct complaints as per the *Police Service Regulation*).
- Level 4: Unsatisfactory performance matters(to be logged by the PRC and returned to the police service of jurisdiction to manage).
- Level 5: Complaints regarding policy or services of a police service (to be logged by the PRC and returned to the police service of jurisdiction to manage).
- NPF- National Police Federation
- OAPSB- Ontario Association of Police Services Boards
- OIPRD- Office of the Independent Police Review Director (Ontario)
- OPCC- Office of the Police Complaint Commissioner
- PRC- Police Review Commission
- PS- Program Services (type of classification band within GoA)
- PSC- Public Service Commission
- PSD- Public Security Division
- PSES- Public Safety and Emergency Services Ministry
- PSIO- Alberta Provincial Security and Intelligence Office
- SME- Subject matter expert
- SSII- Strategy, Support and Integrated Initiatives (Division within PSES)
- SIU- Special Investigations Unit (Ontario)
- T&I- Ministry of Technology and Innovation

MEETING DATE: JULY 15, 2025

BRIEFING NOTE - TO COUNCIL

SUBJECT

Protective Services – Summary of Operations: January – July 2025

RECOMMENDATION

THAT the County of Vermilion River accept for information the summary of operations for the Protective Services Department, including; Fire, Public Safety and Emergency Management, from January 1st to June 30th 2025.

DETAILS

Background: The Protective Services Department consist of 3x divisions; Fire, Public Safety and Emergency Management. The attached document is the summary of operations for those divisions since January 2025.

Fire Calls remain consistent, with little fluctuation from this time last year. Intensity of wildfires have decreased, likely due to the implementation of the full fire ban in the Spring.

Firefighter recruitment and retention remains steady, with some addition in key stations, such as Dewberry, Islay and Blackfoot. Attracting firefighter recruits remains a priority.

Public Safety has been busy tackling road bans in the Spring, and focusing heavily on compliance matters in our hamlets. Much progress has been made on that front.

Emergency Management has been active, not only in monitoring potential threats to the County, but in steadily implementing training and competencies within our staff.

Discussion:

Relevant Policy/Legislation Practices:

- Fire Bylaw
- Peace Officer Act
- Public Safety Bylaw

- Emergency Management Act

Desired Outcome (s):

Response Options:

IMPLICATIONS OF RECOMMENDATION

Organizational:

Financial:

Communication Required:

Implementation:

Pertains to this Corporate Goal:

ATTACHMENTS

- Summary of Operations: January 1st to June 30th 2025

PREPARED BY: Kirk Hughes, Director of Protective Services & Emergency Management

DATE: 8 July 2025

Protective Services – January 1st to June 30th

Bi-Annual Report

Fire Response(s) – Year to Date

	2025 Jan - July	2024 Total	2023 Total	2022 Total	2021 Total
Structure Fires	8	6	12	15	22
Wildland Fires	35	69	50	43	70
MVC	45	66	64	83	47
Plane/Train Crash	1	2	0	1	2
Medical/Standby	63	85	99	136	120
Alarms	15	26	29	55	28
Smoke Investigation	0	1	4	10	13
Rescue	5	2	4	6	4
Vehicle Fire	13	17	22	46	22
Gas/Electrical	2	12	6	13	11
Explosions	0		0	1	1
Mutual Aid	30	40	77	64	73
Provincial	1	2	8	2	6
Regional	1	6	7	15	7
Fire Investigation	25	19	42	42	37
Public Assistance	10	9	27	76	41
Total:	254	362	456	608	523

Public Safety – Year to Date

Public Safety	2025
Animal Control	12
Alerts Actioned	26
Bylaws	62
Commercial Vehicle Inspections	31
Enforcement (Warning/Ticket)	10
Internal	9
Joint Force Operations	10
Provincial Acts	21
Public Engagement	6
Road Ban & Industrial Patrols	320
Rural Crime Prevention	13
School/Bus Zone	10
Total:	468

Emergency Management – Year to Date

Emergency Management	2025
Public Safety – Communications	10
Public Safety – Health	12
Public Safety – Infrastructure	1
Public Safety – Transportation	12
Public Safety – Utilities	2
Public Safety – Weather	20
Provincial	2
Wildfires	4
Training – Exercise	7
Total:	70

PROTECTIVE SERVICES - Notable Events

- March 1st – 4x Departments responded to an Oil Tank Farm fire. Tactical operations were successful and the facility sustained minor damage overall.
- March 2nd – Kitscoty Fire & Paradise Vally Fire were dispatched for a residential structure fire.
- April 15th – 3x Departments were toned out for a large growing grassfire on Highway #619 that threatened an oil processing facility.
- May 8th – Request for deployment to assist with wildfires in Sturgeon County. The Fire Division deployed County #9-2 and a utility truck for 10 days.

PUBLIC SAFETY – Peace Officer

Enforcement

1. Commercial Vehicle Inspections. Have ramped up during road ban season, as well as some joint inspections with Alberta Sheriffs/CVE blitzes.
2. Industrial Patrols. An increase in industrial patrols, centred around our Blackfoot Industrial corridor, have occurred due to complaint-based request for additional crime prevention patrols in that area.
3. Municipal Compliance. Bylaw enforcement has increased, notably around long-standing concerns on residential properties and unsightly premises. Actions, including court orders, have resulted in property compliance.
4. Road Bans. Enforcement of the road ban included patrols in several districts, with vehicle stops and inspections completed. Overall, the compliance for road bans was great.

Public Education

1. School Visits. Public Safety Officers attended schools to discuss safety, particularly around bus routes and school zones. Stationary enforcement of school loading zones and bus routes also occurred.
2. Coyotes. Public Safety Officers, in conjunction with Alberta Sheriffs – Fish & Wildlife worked to increase the awareness of coyote prevention, especially in hamlets.
3. Rural Crime Watch. Peace Officers remain very involved in RCW, including attending meetings, speaking and promoting the program through participation.
4. Terry Fox Run. Firefighters and Peace Officers assisted in traffic control for this annual event.
5. Cadet Audet Award. Superintendent HUGHES assisted in this initiative with the Kitscoty RCMP.

Training

1. Peace Officers completed training on the new requirements for municipal & provincial laws, including court procedures and disclosure requirement.
2. Bylaw Officers completed training on; Use of Force, Handcuffing, Baton, Dog Spray and Notetaking.

Staff

1. Inspector Christopher Garner (CPO1) has retired after over 37 years of law enforcement. His position has been posted and is in the interview stage.

FIRE – County Fire Service

Community Events

1. Islay Bonspiel. Firefighters participated in, worked concession and attended this annual event.
2. Fire Smart. Activities were held in fire stations across the County promoting the idea of wildfire prevention through fire smarting, including Dewberry (Chuck Wagon) and Islay (Open House).
3. Annual Cadet Reviews. Firefighters, including County Chief HUGHES, attended the annual inspections of both the Vermilion Army and Lloydminster Air cadet programs.
4. Parades. Firefighters from all County Fire districts participated in parades in their areas, including the Lloydminster Ex Parade, Dewberry and Paradise Valley.

Apparatus & Equipment

1. Vermilion Pump #7-2 was delivered in February and placed in service.
2. County #9-2 is the old Vermilion Pump and has been placed in "reserve" for deployments and to cover when trucks go in and out of service for repairs and maintenance.

Training

1. NFPA 1001 – Level 2 Firefighter. Firefighters completed the theory and practical evolutions for their professional firefighting designations. This course ran over several months.
2. Firefighter Orientation Course. Is the "basic" fire course required for volunteers to begin attending fire calls. This was hosted in Dewberry in January. 20x candidates successfully completed the evaluations.
3. Dalhousie University. 3x Firefighters continued with their certification for Fire Service Leadership, with Captain Cody Asselstine receiving his designation in April.
4. STARS Landing Course. 24x Firefighters completed the course required to safely land a helicopter for trauma medical evacuation.
5. Regional Auto Extrication Training. Thanks to Action Towing for the use of their facility, firefighters from across the County attended this refresher training in auto extrication.
6. NFPA 1072 Hazardous Materials. Firefighters completed formal theory and practical training in handling hazardous material events at the awareness and operations level.
7. Cameco Training. This course involved responding to radioactive materials and was hosted by Britannia Fire.
8. Online Training. Has increased, due to the availability of courses hosted online and promoted through our "Training Portal" on our County website. These courses include; railway awareness, hybrid car response and incident command systems 100.
9. Suicide Awareness & Behavioural Health. Hosted by Lakeland College, officers and firefighters attached to our critical incident stress team attended.

EMERGENCY MANAGEMENT – Disaster Services

1. Provincial Request. The County received a request to place staff on standby for wildfires in the North.
2. Provincial Request – Sturgeon County. Emergency Management staff worked around the clock to set up rotations and schedules for responding firefighters to assist in the suppression of wildfires.
3. Plane Crashes. EM Staff assisted with the response to an aircraft crash near the County/Town border.
4. County Staff Training. County Staff have been requested to complete the ICS100 and Basic Emergency Management (BEM) training online. This allows our staff to assist in an activation if necessary. In April, an in-person ICS100 course was run for County staff.
5. Tabletop Exercise – Deerfoot. County Staff participated in a table-top exercise in January to test the new CVR Emergency Response Plan as well as some subdivision specific plans.
6. DEM Meeting. Directors attended a meeting with surrounding communities DEMS in St. Paul in April.\
7. Pipeline Functional Exercise. Emergency Management Division members participated in a mock pipeline explosion and leak hosted by ECHO in April.
8. Dam Exercise. Local DEMS alongside Provincial officials participated in the Vermilion Dam exercise.
9. ICS 100.

UP COMING EVENTS

- Firefighter Orientation Course – July 2025
- NFPA 1051 – Wildland Firefighter Course – August/September 2025

-Kirk Hughes, CD
Director of Protective Services & Emergency Management

MEETING DATE: JULY 15, 2025

BRIEFING NOTE - TO COUNCIL

SUBJECT

EC911 AFRRCS – Capital Advance

RECOMMENDATION

THAT the County of Vermilion River accept for information the update on requisition for EC911 Dispatch cost advance for the transition to AFRRCS.

DETAILS

Background: A meeting of the EC911 Society occurred in June where it was discussed that an advance request will be made from all members, including the County of Vermilion River, of approximately $40,545.00 ($5.00 rate per resident multiplied by 8,109 residents). This increase is attributed to inflation on components needed for the purchase of an AFRRCS Console (originally earmarked for $175,000 now around $188,715).

Any advanced contributions will count towards future capital requisitions for services provided by EC911, such as fire dispatch.

This information is being shared with Council as the precise request will not be known until Fall of 2025.

Discussion:

Relevant Policy/Legislation Practices:

Desired Outcome (s):

Response Options:

IMPLICATIONS OF RECOMMENDATION

Organizational: The transition to AFRRCS impacts all 8x County Fire Districts, as well as our Public Safety Division. All are aware of this transition.

Financial: Protective Services earmarked $50,000 in transitional cost. If the request comes in as expected from the June 2025 meeting, there is enough to cover in operations. If the request comes in above that, Protective Services has overages set aside in Operational Reserves to cover.

Communication Required: In the Fall meeting, if EC911 makes a formal request for an advance, Protective Services will create a Request for Council Decision at that time.

Implementation: EC911 is hoping to transition to AFRRCS as early as Fall/Winter 2025

Pertains to this Corporate Goal: Council Strategic Plan – Protective Services 2.6

ATTACHMENTS

PREPARED BY: Kirk Hughes, Director of Protective Services

DATE: 8 July 2025

MEETING DATE: JULY 15, 2025

REQUEST FOR DECISION - TO COUNCIL

SUBJECT

MUNICIPAL PARTNER FOR BUFFALO COULEE HALL FUNDING APPLICATION – MOTION REQUIRED

RECOMMENDATION

THAT the County of Vermilion River partner with Buffalo Coulee Hall for the purpose of Buffalo Coulee Hall application for approval from Farm Credit Canada AgriSpirt Funding for capital improvements to the Buffalo Coulee Hall.

AND

THAT the County of Vermilion River authorize the Reeve to sign the letter of support to the Buffalo Coulee Community Hall for their application to Farm Credit Canada AgriSpirit Funding for capital improvements to the Buffalo Coulee Hall.

DETAILS

Background: The Buffalo Coulee Community Club (the "Club") is needing to replace the roof on the Buffalo Coulee Hall, with the work to commence in Summer 2025. The Club is wanting to apply through the Farm Credit Canada (the "FCC") AgriSpirit Fund to assist with the large cost of the capital project. A condition of the grant is that the non-profit organization (Buffalo Coulee Community Club) partners with a municipal government (the County of Vermilion River) to receive the funding on their behalf. The Club has indicated that they will be applying for funding in the amount of $25,000.00

There is no national registry for non-profit organizations, so they must partner with their local municipal body or other nationally recognized organization to make an application, and if successful, obtain funding on their behalf.

The FCC AgriSpirit Fund application is open until July 30, 2025. This fund provides support to projects in communities of less than 150,000 people. Eligible funding is for $10,000.00 to $25,000.00. Examples of what may be considered for projects under this funding include supporting food recovery or food waste; initiatives that support agriculture and food;

environmental footprint reduction projects; improving accessibility and inclusion; and upgrades to community buildings.

Eligible projects must recognize FCC's contribution; be completed within two (2) years of receiving funding; demonstrate how the project will enhance the lives of community residents; and successfully pass FCC's background check.

Discussion: Partnership with the Buffalo Coulee Community Club on the grant application through FCC would be a County of Vermilion River (the "County") signature on the contract showing the County's support, and any awarded funds will be distributed to the County. In turn, the County would distribute the funding to its partner, the Buffalo Coulee Community Club, for their roof replacement project.

Relevant Policy/Legislation Practices:

Municipal Government Act

Farm Credit Canada (FCC)

Desired Outcome (s): THAT the County of Vermilion River partner with Buffalo Coulee Hall for the purpose of Buffalo Coulee Hall application for approval from Farm Credit Canada AgriSpirt Funding for capital improvements to the Buffalo Coulee Hall.

AND

THAT the County of Vermilion River authorize the Reeve to sign the letter of support to the Buffalo Coulee Community Hall for their application to Farm Credit Canada AgriSpirit Funding for capital improvements to the Buffalo Coulee Hall.

Response Options: THAT the County of Vermilion River partner with Buffalo Coulee Hall for the purpose of Buffalo Coulee Hall application for approval from Farm Credit Canada AgriSpirt Funding for capital improvements to the Buffalo Coulee Hall.

AND

THAT the County of Vermilion River authorize the Reeve to sign the letter of support to the Buffalo Coulee Community Hall for their application to Farm Credit Canada AgriSpirit Funding for capital improvements to the Buffalo Coulee Hall.

IMPLICATIONS OF RECOMMENDATION

Organizational: Administration to draft letter to the Buffalo Coulee Community Club

Financial: Administrative

Communication Required: Council, Administration, Buffalo Coulee Community Club

Implementation: Upon Council Approval

ATTACHMENTS

1. Letter of Support

PREPARED BY: Community Development Coordinator

REVIEWED BY: Director of Planning & Community Services

DATE: July 3, 2025

Box 69 Kitscoty, AB T0B 2P0
Ph: 780.846.2244
Fax: 780.846.2716
www.vermilion-river.com

July 15, 2025

Buffalo Coulee Community Club
RR 2 Stn Main
Vermilion AB, T9X 1Y7

RE: Buffalo Coulee Community Club FCC AgriSpirit Fund Application

To Whom It May Concern,

The County of Vermilion River (the "County") is pleased to offer its support to the Buffalo Coulee Community Club in its application to the Farm Credit Canada (the "FCC") Agrispirt Fund. If successful, the County will act as a partner with Buffalo Coulee Community Club to receive and administer the grant funding.

The Buffalo Coulee Community Club plays a vital role in fostering community engagement and a valued community hall in the County of Vermilion River, serving residents since 1974. Although the facility has seen periodic upgrades, the County sees a major roof repair as a large expense and encourages community organizations to obtain funding from various sources for financial assistance.

The County of Vermilion River strongly supports the Buffalo Coulee Community Club's efforts to secure funding for this important capital project and commend their commitment to strengthening our local rural communities.

Sincerely,

Reeve Marty Baker

MEETING DATE: JULY 15, 2025

REQUEST FOR DECISION - TO COUNCIL

SUBJECT

BUFFALO COULEE COMMUNITY CLUB ROOF REPAIR REQUEST – MOTION REQUIRED

RECOMMENDATION

THAT the County of Vermilion River approve funding in the amount of $28,000.00 as per Policy *PD 021 – Community Enhancement Funding Policy*, from the Community Services Reserve to the Buffalo Coulee Community Club Roof Repair Project.

DETAILS

Background:

The Buffalo Coulee Community Club "the Club" submitted a Special Capital Project Application on July 4, 2025, for roof repairs. The Club has consulted with engineers and construction personnel and has been advised that tresses are needed to be constructed to create a slanted roof over the existing flat roof. This project has been quoted at just under $112,000.00.

The Club has been a gathering place for their community since its transformation from a school to a community center in 1974. The hall has been a hub for social interaction and host to a number of events over the years – weddings, reunions, perogy suppers, Christmas celebrations and snowmobile rallies. The hall plays a significant role in building relationships with families and seniors. It's a beloved space where memories are created and cherished. The hall is a historical venue and is one of the few remaining community halls still in operation in our community.

In 2024 the hall was utilized by 530 people, through 4 events hosted by the Club and 7 private functions.

The approximate overall cost of the project is $112,000.00 which includes materials and labour costs. The project revenues are projected to be $51,500.00 and sources include confirmed fundraising, donations and grants. The project summary does not include the funding request of $28,000.00 from the County of Vermilion River.

A summary of the project budget as of July 15, 2025:

Revenue	
Fundraising	$30,000
Other	$21,500
Total Revenue	**$51,500**
Expenses	
Building Renovation	$112,000
Total Expenses	**$112,000**

The deficit of this project is $60,500.00. The remainder of the project will be covered by taking out a short-term loan or cashing in Guaranteed Investment Certificates (GIC). Additionally, the Club will be pursuing Community Facility Enhancement Program funding to assist with the remaining funding that is required for this repair.

The roof repair project will commence September 1, 2025.

The Club received Special Capital funding in 2021 for $6,000 to assist with furnace replacement. At the time this project was applied for under the Small Capital Grant.

CAPITAL PROJECTS		
Organization	**Project**	**Funding Amount / Source**
2019		
Rivercourse Hall	Roof Repairs	$10,000 – Park Trust
Town of Vermilion	Ice Plant	$50,000 – Park Trust
St. Jerome's School	Playground	$50,000 – Park Trust
Kitscoty Elementary School	Playground	$10,000 – Park Trust
Bowtell Community Association	Shingles & Siding Repair	$2,000 – Small Capital Fund
2020		
Lea Park Golf Club	Bridge Rehabilitation	$50,000 – Park Trust
Fidelity National Hall	Natural Gas Installation	$1,250 – Small Capital Fund
2021		
Buffalo Coulee Community Club	Furnace Replacement	$6,000 – Small Capital Fund

2022		
Dewberry Ag Society	Arena Boards & Anchor System	$9,000 – General Recreation Reserve
Blackfoot Lions Club	Outdoor Arena Puck Board Replacement	$3,600 – General Recreation Reserve
2023		
Kitscoty Ag Society (Arena Board)	Facility Upgrades	$75,000 – Park Trust, General Recreation Reserve, Kitscoty Recreation Reserve
Village of Marwayne	Splash Park	$25,000 – Park Trust
Blackfoot Lions Club	Playground	$50,000 – Park Trust, Kitscoty Recreation Reserve
2024		
Lea Park Rodeo Association	Facility Upgrades	$50,000 – Recreation Reserve
2025		
Marwayne Ag Society	Ice Plant Upgrades	$740,000
Paradise Valley Ag Society	Facility Build	$ 61,250.00 – Recreation Reserve
Kitscoty Track Project	Track Upgrades	$13,388.50 – Kitscoty Recreation Reserve

Discussion:

Funding for this project can be distributed under Policy PD 021 – Community Enhancement Funding. Under PD 021, Capital Projects will be funded a maximum of up to twenty-five (25%) per cent of the total costs. The Ag Society's request of $28,000.00 meets the maximum funding allowable as stated in the policy.

PD 021 states that projects should meet the Special Capital funding goals which are:

> **Sustainability:** management of financial, environmental, and social resources to ensure long-term viability and resilience
>
> **Efficiency:** the degree to which resources are utilized optimally to achieve project outcomes

Commitment: dedication and obligation of financial resources, time and effort towards successful initiation, execution and completion of the project's goals and objectives

All projects are evaluated using the Evaluation Criteria as per Schedule 'A' of Policy PD 021 – Community Enhancement Funding. The maximum number of points an application can acquire is 100. The Ag Society's application was evaluated with 73 points. This evaluation would support the Ag Society's funding request meeting the goals of the County.

Relevant Policy/Legislation Practices:

Policy PD 021 – Community Enhancement Funding

Desired Outcome (s): That the County of Vermilion River approve funding in the amount of $28,000.00 as per Policy PD 021 – Community Enhancement Funding Policy from the Community Services Reserve to the Buffalo Coulee Community Club Roof Repair Project.

Response Options: That the County of Vermilion River approve funding in the amount of $28,000.00 as per Policy PD 021 – Community Enhancement Funding Policy from the Community Services Reserve to the Buffalo Coulee Community Club Roof Repair Project.

IMPLICATIONS OF RECOMMENDATION

Organizational: Notification to Buffalo Coulee Community Club

Financial: $28,000 from the Community Enhancement – Special Capital Funds

Communication Required: Council, Administration, Buffalo Coulee Community Club

Implementation: Upon Council Approval

ATTACHMENTS

1. PD 021 – Community Enhancement Funding

2. Buffalo Coulee Community Club Special Capital Application

3. Roof Repair Quote

PREPARED BY: Community Development Coordinator

APPROVED BY: Director of Planning & Community Services

DATE: July 9, 2025

POLICY #:	PD 021	POLICY TITLE:	COMMUNITY ENHANCEMENT FUNDING

APPROVAL DATE AND MOTION:	June 27, 2023 (2023-06-57)	**CROSS-REFERENCE:**	
RESPONSIBILITY:	Planning and Community Services	**APPENDICES:**	
APPROVER:	Council	**EFFECTIVE DATE:**	
REVISION DATE(S)/ MOTION #	July 27, 2021; July 14, 2021; March 29, 2022 (2022-03-45); February 27, 2024 (2024-02-21); October 22, 2024 (2024-10-50)	**NEXT REVIEW DATE:**	January 2029

1. DEFINITIONS

1.a. **Applicant** means the person or group applying for funding on behalf of a registered organization

1.b. **Capital Project** means a long-term project to build, improve, maintain or develop a capital asset

1.c. **Chief Administrative Officer** means the individual appointed by Council to that position, or their designate

1.d. **Community Organization** means community based non-profit organizations that are registered or incorporated under the Province of Alberta *Societies Act* or *Agricultural Societies Act*

1.e. **Council** means the Council of the County of Vermilion River

1.f. **County** means the Municipal Corporation of the County of Vermilion River having jurisdiction under the *Municipal Government Act* and other applicable legislation

1.g. **Director of Planning and Community Services** means designated staff of the County of Vermilion River

1.h. **FOIP** means *Freedom of Information and Protection of Privacy Act*, RSA 2000, Chapter F-25, as amended thereto

1.i. **Grant Accounting Report** means the report an applicant must submit on the required form by the end of the year, to the County that outlines how the funds received were spent

1.j. **Non-Profit Organization** means an organization which exists for charitable reasons and from which its shareholders, trustees, or board members do not benefit financially, and are registered or incorporated under the Province of Alberta *Societies Act*

1.k. **Project/Program** means the specifics of the application for which any approved funding will be allocated

1.l. **Recreation Facility** means a non-profit amenity that provides indoor and/or outdoor services for recreation or social and cultural events, organizations and programs, and is available to the public

1.m. **Community Sponsorship** means a mutually beneficial agreement between the CVR and community based organization

2. POLICY STATEMENT

2.a. The County of Vermilion River is dedicated to providing residents opportunities that maximize quality of life and well-being. To achieve this goal, the County strives to ensure that its residents have access to quality recreational and cultural facilities and programs. The County's partnerships in providing financial support to organizations operating facilities and programs within the County of Vermilion River boundary ensure a range of options to support the well-being of individuals and communities are made available

3. OBJECTIVE

3.a. The County will provide funds to Community Organizations that are operating community facilities and programs within the County of Vermilion River. The grants available include operational assistance for recreation facilities and community halls, special events, and capital funding options

3.b. Program Outcomes:

3.b.i. Accessible to all County residents

3.b.ii. Encourage participation and engagement

3.b.iii. Promote personal growth and well-being

3.b.iv. Safeguard natural resources, parks, and recreational opportunities

3.b.v. Enhance community wellness

3.c. Programs Priorities:

3.c.i. Healthy living and education

3.c.ii. Community enhancement

3.c.iii. Youth and seniors

3.d. Funding categories are:

3.d.i. Community Halls

3.d.ii. Recreation Facility Operations

3.d.iii. Special Events

3.d.iv. Special Capital Requests

4. GUIDING PRINCIPLES

4.a. The County of Vermilion River fosters social interaction, provides mental health relief and promotes physical health by providing annual funding for recreation and cultural programs and facilities. This funding is channeled through the Community Enhancement Funding Program, which receives approval within the Council's annual operating budget

4.b. The County's Planning and Community Services department budget is established each year to support community organizations that operate facilities within the County of Vermilion River. Any unexpected funds carried over are transferred to a Recreation Reserve and earmarked for Capital Project(s) Assistance

4.c. Annual funding for operational and Capital Project Assistance is detailed below

4.c.i. **Guidelines**

1. **General**

a. Council shall establish ~~as~~ a budget amount to be distributed through funding categories each fiscal year

b. Projects eligible for County funding must provide services to rural residents

c. Non-Profit Organizations requesting funding must be registered or incorporated under the Province of Alberta *Societies Act*

d. County of Vermilion River Council will have final approval on all funding allocations with the exception of Sponsorship funding, which can be approved the Director of Planning and Community Services

e. Each category has a limited supply of funds. Not all eligible projects will receive funding and even those that are approved may receive less than their requested amounts

f. Multiple grant applications to different grant funding projects/programs will generally not be accepted

g. Funding approved in one fiscal year does not guarantee approved funding in subsequent years

h. Funding will not be retroactive for a previous years' project. All applications must be submitted in the same year the funding is allocated

i. The County may approve all, part, or deny any request received

j. Approved applicants will be required to complete financial reporting at the end of the project/year. If there is any outstanding reporting from previous projects, the organization ill not be considered for new funding until it is submitted properly to the County

k. Grant applications will be prioritized according to use (scheduled events), membership, need, contributions of time and funds by the organization and availability of County funds

2. **Operational Assistance – Recreation Facilities**

a. Applicants seeking funding shall complete a Recreation Facility Grant Application and submit for review by Planning and Community Services

b. Community Organizations are eligible to apply that are: operating a community facility (other than a Hall) that is used for instructional programming, organized recreation, community functions, special events, rentals or provides services to the community

c. Applications will be considered based on usage, people served, annual operating expenses and other funding sources, as well as commitment to the County's priorities as indicated under Section 3 – Objective

d. Allowable expenses are insurance, utilities, ongoing yearly maintenance, and janitorial expenses. Funds cannot be used for start-up costs, endowments, Capital Projects or celebrations.

e. Recreation facility categories, facilities that may fall under those categories and range of investment in our communities approved by Council are listed in Table 1.0 below:

Table 1.0

OUTDOOR FACILITY	
Facility Type	**Facility Funding**
Baseball diamonds *(up to a maximum of 4)*	$700 per diamond
Golf Courses	$6,500
Outdoor Rinks	$3,000
Playgrounds - Hamlets - Day Use	 $1,000 $6,000
Soccer *(per association)*	$2,000
Ski Hill	$15,000
INDOOR FACILITY	
Facility Type	**Facility Funding**
Curling Rinks *(up to a maximum of three sheets)*	$4,500

Indoor Rinks *(up to a maximum of two ice surfaces)* - Category 1 - Category 2	 $40,000 $5,000

COMMUNITY FACILITY	
Facility Type	**Facility Funding**
Senior Centers	$2,600
Ag Grounds - Category 1 - Category 2	 $8,000 $2,000
Museums	$3,400
Campgrounds - Category 1 - Category 2	 $3,000 $1,000

***Applications shall be made each year to determine the need of the applicant*

3. **Operational Assistance – Community Halls**

   a. Applicants seeking funding shall complete a Community Hall Grant Application and submit for review by Planning and Community Services and final approval by Council

   b. Community Organizations are eligible to apply that are operating a community hall that is used for programming, community functions, special events, rentals or provides services to the community

   c. Applications will be considered based on usage, people served, and annual operating expenses, as well as commitment to County priorities as indicated under Section 3 – Objective

   d. Allowable expenses are insurance, utilities, ongoing yearly maintenance and janitorial expenses. Funds cannot be used for start-up costs, debt reduction, endowments, Capital Projects or celebrations

e. Community Halls categories, halls that may fall under those categories and range of investment in our communities approved by Council:

i. Community Halls **

Table 2.0

HALLS	
Facility Type	**Facility Funding**
Community Halls	Established by Agreement
- Category 2	$10,000
- Category 3	$7,000
- Category 4	$2,500
- Category 5	$700

***Applications shall be made each year to determine the need of the applicant*

4. **Capital Project Assistance**

a. Applicants seeking funding shall complete a Capital Funding Grant Application and submit for review by Planning and Community Services

b. Community Organizations are eligible to apply that are looking to complete Capital Projects for their recreational facility or community hall. Each organization may make an application for capital funding every five (5) years

c. Eligible special Capital Projects include new construction, renovations, major repairs or major purchase of furniture/equipment. Renovations that address building code and safety compliance will be given priority

d. Funding for Capital Projects may come from a special taxy levy, Recreational Reserve Funds, Hamlet Reserve Funds or funding source(s) identified by Council

e. Applications for Capital Projects are accepted throughout the year and are reviewed by Council annually at the first Council meeting in May. The applications will be reviewed by Administration and a recommendation provided to Council for their

consideration up to a maximum allowable for the category

f. All Capital Projects will be funded a maximum of up to 25% of the total project costs

g. Special Capital Projects should meet the special capital funding goals:

    i. Sustainability – management of financial, environmental, and social resources to ensure long-term viability and resilience

    ii. Efficiency – the degree to which resources are utilized optimally to achieve project outcomes

    iii. Commitment – dedication and obligation of financial resources, time and effort towards successful initiation, execution and completion of the projects' goals and objectives

h. All projects will be evaluated using the evaluation criteria in Schedule "A". The evaluation score will be used in considering the maximum funded amount

i. All requested funding for Capital Projects shall be at the discretion of Council

j. Available funds may vary from year to year and will be limited by the amounts in Reserve Funds

k. Organizations must demonstrate the ability to execute the project by providing the following information:

    i. A project plan (i.e., project schedule, scope, milestones, and deliverables)

    ii. The benefit to the community and County residents

    iii. A financial outline as referenced in the Application Guidelines

    iv. Any other information that may be requested during review of the application that will assist Council

l. Project requests to be fully funded by the County will generally not be accepted

5. **Community Sponsorship**

   a. The County provides financial support, in-kind resources, or other assistance to help organizations to carry out projects that directly benefit the well-being of County residents.

   b. Applicants seeking funding shall complete a Grant Application and submit for review by Planning and Community Services

   c. Community Organizations that provide arts, cultural, fitness, community, wellness initiatives, sport or recreational opportunities, programs and events related to: Healthy & Active Lifestyle; Education; Youth; Community Enhancement are eligible to apply

   d. Allowable expenses will be related to delivering the event such as speaker fees, officials' fees, facility rental, rental equipment, event supplies, contracted services, general operating expenses, etc.

   e. Ineligible expenses would be capital, utilities, honorarium, staffing, etc.

   f. Maximum funding per Event is $2,000. Funding distribution will be evaluated using criteria on the application and distributed proportionally as follows:

      100-75 points – 100% funding requested

      75-50 points – 75% funding requested

      50-25 points – 50 % funding requested

      0-25 points – funding ineligible

   g. Applications will be accepted by the County throughout the year. The County's Director of Planning and Community Services reviews all completed applications to ensure they meet the necessary criteria as well as approves or disapproves applications based on evaluation criteria.

   h. Applicants may only apply every second year for funding for one event per Community Organization

i. Events should be inclusive and open to all community members. Events typically are one-time occurrences, such as festivals, special projects, or singular events

j. Those who receive FCSS funding for the same event are not eligible to apply. Events being held for fundraising purposes that benefit an individual are not eligible. Fundraising events must be for specific community enhancement projects

k. Special agreements or joint agreements may be in place to capture one or more of the listed categories to assist inter-agency cooperation with neighboring communities

l. Community Organizations are invited to submit requests to Planning and Community Services for donations of promotional items for use at special events

6. **General Procedures**

a. Funding requests must be submitted on the approved annual grant application form that is approved by the Director of Planning and Community Services. Additional information may be requested by the County to aid in the funding process

b. Applicants will be reviewed by Planning and Community Services and recommendations brought forward to Council for approval

c. The County of Vermilion River will notify applicants, in writing, of the final decision

d. Project/Event change requests, received after the annual grant process, may be approved by the Chief Administrative Officer or designate, contingent upon complying with policy and procedure

e. A Grant Accounting Report shall be completed prior to the annual deadline. If a Grant Accounting Report is not submitted, the County may deny any or all future funding requests

f. Non-Profit Organizations that serve rural residents within the County of Vermilion River are eligible for these funds

g. Non-Profit Organizations will be eligible for funding according to what category they fall under as indicated in the Application Guidelines

h. Organizations that are receiving funding under existing cost share agreements are ineligible to apply for separate Community Enhancement Funding but may still be eligible for Park Trust Funds

i. Applications will be evaluated by criteria in the procedures

7. **Reporting**

a. Grant Recipients are expected to submit a project report and financial statement on an annual basis or once the project is complete

b. Failure to submit a report, or delinquency in submission, may affect future grant application consideration

8. **Recognition**

a. Grant Recipients shall be required to recognize funding received from the County of Vermilion River. Use of the logo is encouraged as it is a recognizable symbol to acknowledge County support. If space does not allow for the use of the logo as acknowledgement, it can be via text

b. Recognition may appear in many forms; however, the County of Vermilion River requires that the minimum recognition be made:

i. Social Media posting with County Logo/Name

ii. Recipients will be recognized in graphic or text in the County's Newsletter

iii. Program Recipients of $10,000 or more shall place an advertisement or article in the local newspaper with County Logo/Name

iv. Facilities receiving funds over $5,000 shall use onsite signage, in consultation with Planning and Community Services

c. Recognition may also be as indicated below:

i. Photo opportunity with Council or a Councillor and photo(s) will be used for the promotion of funding provided to the recipient

ii. Recognition events or at an event shall be accompanied by a media release

iii. County Logo/Name in Agency Newsletter

9. **Community Letters of Support**

a. The County will issue letters of support to local Community Organizations seeking external funding opportunities in relation to community enhancement

i. Organizations shall submit an application for their request of support with the cost and scope of the proposed project

ii. The request of a letter of support will be placed on the next Regular Council Meeting

10. **Library Funding**

a. The annual requisition by Northern Lights Library Systems is to provide library services for the County of Vermilion River and shall distribute to Northern Lights Library members as per the allocation in Table 3.0

Table 3.0

Library	Funding Allotment
Kitscoty	20%
Marwayne	20%
Paradise Valley (Three Cities)	20%
Vermilion	40%
TOTAL	**100%**

b. The County may allocate additional funding from other budget or funding sources, these sources may not be continuous. The distribution of these funds shall be distributed in accordance with Table 4.0

Table 4.0

Library	Funding Allotment
Dewberry	7%
Kitscoty	17%
Lloydminster	7%
Marwayne	17%
Paradise Valley	17%
Vermilion	35%
TOTAL	**100%**

5. ROLES & RESPONSIBILITIES

ROLE/TASK	TITLE(S) OF PERSON RESPONSIBLE
HANDLING INQUIRIES	
MONITORING REVIEWS AND REVISIONS	
IMPLEMENTING POLICY	Council

COMMUNICATING POLICY	Council, Administration
INTERNAL STAKEHOLDERS	Council, Administration
EXTERNAL STAKEHOLDERS	

SCHEDULE 'A'

EVALUATION CRITERIA

- *All applications will be evaluated based on the following points system*

CRITERIA	***POINTS***
User days	*5*
Business Plan/Feasibility/Needs Assessment	*20*
Number of users per year	*10*
Alternative funding sources	*10*
Financial Plan	*10*
Safety & Building Codes	*10*
Partnerships with local groups to access facility at lower cost; partner on project	*10*
Initiatives to show sustainability	*10*
Commitment to CVR Funding Goals: Sustainability, Efficiency, Commitment	*5*
Commitment to recreation focus: Seniors, Youth, Education, Healthy & Active Living, Community Enhancement	*10*

CRITERIA	***POINTS***	***POINTS***	***POINTS***	***POINTS***	***POINTS***
***User days*= the number of days the facility is used/occupied each year**	*3 = less than 50days/yr*	*5 = 51+ days in a year*			
***Business Plan/Feasibility/Needs Assessment:* have they completed any of these types of studies. Includes public engagement.**	*0 if none done*	*10 if at least 1 done*	*20 if 2 or more done*		
***Number of users per year* = the number of users attending functions, programs and events at the facility**	*5 = less than 100 users/yr*	*10 = 100 users or more/yr*			
***Alternative funding sources* = have additional grants, fees for use, and fundraising activities to support the**	*5 if 1 or less additional funding*	*10 if 2 or more additional*			

facility and not be solely reliant on one source of funds	*sources are used*	*funding sources are used*			
***Financial Plan* = do they show financial need; is there a budget in place;**	*0 if none in place*	*10 if a Financial plan is in place*			
***Safety & Building Codes* = will the project address issues for public safety, improve building standards and viability**	*0 if neither are an issue*	*10 if it addresses building improvements and safety*			
Partnerships with local groups to access facility at lower cost or partner with community on the project	*0 if facility does not work with partners/comm*	*10 if project has partners, community involvement*			
***Initiatives to show sustainability* = does facility have a long term business plan? Does the facility undergo strategic planning on a regular basis? Does the facility have a multi-year capital plan? Does the facility work with other community groups to grow and develop together? Does the facility undertake fundraising efforts?**	*5 if facility does 2 or less of the listed items*	*10 if facility does 3 or more of the listed items*			
Commitment to CVR Funding Goals: Efficiency, Sustainability, Commitment	*5 if facility shows strategy identifying 1 or more of the CVR goals*				
***Commitment to recreation focus: Seniors, Youth, Education, Healthy & Active Living, Community Enhancement* = does the programming and facility services focus on these areas**	*5 if facility shows focus on 1 of listed areas*	*8 if facility shows focus on 2 of the listed areas*	*10 if facility shows focus on all 3 listed areas*		

SPECIAL CAPITAL PROJECT GRANT APPLICATION

ORGANIZATION LEGAL NAME:
Buffalo Coulee Community Hall

MAILING ADDRESS: (all correspondence and cheques will be mailed to this address)
ADDRESS: RR2 Stn Main

TOWN: Vermilion POSTAL CODE: T9X 1Y7

If Applicable: Website https://www.facebook.com/159693198003227

Check if you use social media to promote your facility/organization: ■Facebook ☐ Twitter

CONTACT INFORMATION:

	President/Chair	Secretary	Treasurer
Name:	Cary Eyben	Denise Rogan	
Phone:	SEVERED		
Fax:			
Email:	SEVERED		

INCORPORATION ACT REGISTERED UNDER:
Alberta Societies Act

INCORPORATION NUMBER:
862988060

DATE OF INCORPORATION:
1974-07-17

FACILITY NAME:
Buffalo Coulee Community Club

LEGAL DESCRIPTION/PHYSICAL ADDRESS:
SW 15-48-07 W4

REGISTERED HOLDER OF LAND TITLE:
Buffalo Coulee Community Club

Is your facility receiving any financial assistance from other agencies, levels of government or other sources (rental fees, admissions, memberships, donations, sponsorships, fundraising etc.)?

YES ☑ NO ☐

If yes, please explain/list other funding sources:
Alberta Community Facility Enhancement Program (Large).

FUNDING REQUEST

AMOUNT OF FUNDING REQUESTED	$28,000.00

Describe what the Special Capital funds will be utilized for. Identify if your project is to address any Safety or Building code issues. Please add any design concepts or other details to describe/showcase your project.

We have learned that our roof is leaking due to inproper drainage (flat roof and water is not flowing to the drain). In consult with engineers and construction personnel, we are advised that tresses are going to have to be constructed in order to create a slanted roof on the existing flat roof. Material costs are being quoted at $80,000.00 with additional labour being estimated at $30,000.00.

Provide an overview of the impact your facility has on your community.

The Buffalo Coulee Community Hall has been a cherished gathering place in our community since its transformation from a school into a community center in 1974. Over the decades, it has become a vital hub for social interaction and community cohersion, hosting a variety of events such as weddings, reunions, annual perogy suppers, Christmas celebrations and snowmobile rallies. The hall's significance is underscored by its role in fostering relationships among families and seniors, providing a space where shared memories are created and cherished. The hall is a historical venue is one of the few remaining community halls still operational in our community.

FACILITY USAGE – PRIOR YEAR

	# of DAYS	# of USERS
Total Usage for Facility (# of days the facility is occupied/used each year and # of users attending those days of use)	11	530
Used by Applicant Organization	4	320
Used by Other Organizations		
Used for Private Functions (i.e. rentals, etc.)	7	210

FACILITY FOCUS – What area's do the programming and facility focus on?

☒ Seniors ☒ Youth ☐ Education ☐ Healthy & Active Living ☒ Community Enhancement

FINANCIAL OVERVIEW OF PROJECT

REVENUE:	
Fundraising	$30,000.00
Donations/Bequests/Sponsorships	$
Grants:	
Municipal	$
Provincial	$
Other: (i.e. Provincial Associations, etc.)	$
Other: BASF Contest/Donations	$21,500.00
TOTAL REVENUE	$51,500.00
CAPITAL EXPENSES:	
Building Construction	$
Building Renovation	$112,000.00
Landscaping	$
Major Equipment Maintenance	$
Major Equipment Purchase	$
Other	$
	$
TOTAL EXPENSES	$112,000.00
PROJECTED SURPLUS (DEFICIT)	$60,500.00

Please attach any comprehensive Project Plans, Feasibility Studies or other details to support your Special Capital Project Application.

Have you done any feasibility studies related to the Capital Project? Have you consulted with your community on determining a need for this Capital Project?

No study has been completed as the project involves a leaking roof. We just remodelled the roof (corrigated tin) last year so it is a new roof. We do not want damages to the roof due to the leak. Repairing it is critical and required immediately.

Will you be partnering with any community groups or existing facilities? If yes, what will your partnership look like?

No.

OBLIGATION OF GRANT RECIPIENTS

Grant funding recipients will receive notification outlining the approved grant amount, including specific items approved or denied. Organizations may only spend grant funds on the specific items approved. Recipients must submit a **Project Report** to verify that the funds were spent in the manner intended and approved prior to the next recreation grant funding cycle. Failure to submit a report, or delinquency in submission, may affect future grant application consideration. At any time, grant recipients must permit a representative of the County of Vermilion River to examine financial reports and supporting documents to determine whether the grant funding has been spent as intended and approved. Grant recipients will be required to recognize funding received from the County of Vermilion River in some manner. Indicate below, what that recognition will look like.

FUNDER RECOGNITION PLAN: (must check at least one)

- ☐ On-site Signage (in consult with County)
- ☐ County Logo/Name in Agency Newsletter
- ☒ County Logo/Name in Advertising
- ☒ County Logo/Name recognized at a public event
- ☒ County Logo/Name recognized on Agency Social Media
- ☐ Other:

Please note: By accepting receipt of this grant, organizations are obligated to complete the County of Vermilion River Community Enhancement & Recreation Grant Accounting Report and show proof of completed funding recognition as indicated above.

DECLARATION STATEMENT

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS APPLICATION CONTAINS A FULL AND ACCURATE ACCOUNT OF ALL MATTERS STATED WITHIN. FURTHERMORE, WE UNDERSTAND FULLY OUR OBLIGATION TO SUBMIT THE GRANT ACCOUNTING REPORT AND ANY REQUESTED FINANCIAL INFORMATION.

Name: (please print) Denise Rogan	Title: Secretary/Treasurer
Signature: SEVERED	Date: 2025-JUL-04
Name: (please print) Cary Eyben	Title: President
Signature: SEVERED	Date: 2025-JUL-04

Note: requires two (2) authorized representatives from the applying agency to sign the application.

The personal information on this form is being collected for the purpose of determining the eligibility of an applicant to receive recreation funding. This information is collected under the authority of Section 33 (c) of the Freedom of Information and Protection of Privacy Act and may become public information once it is submitted to the District Recreation Advisory Board and/or municipal Council and may be published in a Council meeting agenda. Questions regarding the collection of this information can be directed to the FOIP Coordinator at the County of Vermilion River office.

Selte Enterprises Ltd.

SEVERED

Estimate

ADDRESS
Buffalo Coulee Hall
Vermilion, AB

ESTIMATE 003
DATE 13/04/2025

DATE		DESCRIPTION	TAX	QTY	RATE	AMOUNT
13/04/2025	Services	Labour and Material install peak roof above gymnasium and hall Includes: -Remove existing tin on West roof and north side of front entry -Supply rafter system, cut back shiplap to set new rafters along existing rafters -cut existing rafters, supply lumber and frame supports for rafters -supply lumber and frame on site valley set to tie roof into north side of front entry -supply and install strapping for rafters to install tin -supply and install tin with all proper flashings -strap and tin gable end of rafter on new north peak -zoomboom use -disposal of any tin or lumber scraps	Zero-rated	1	106,500.00	106,500.00
	GST		Zero-rated	1	5,325.00	5,325.00

Any Repairs found after opening up existing roof is considered extra

SUBTOTAL	111,825.00
GST @ 0%	0.00
TOTAL	**$111,825.00**

TAX SUMMARY

RATE	TAX	NET
GST @ 0%	0.00	111,825.00

Accepted By

TOWN OF VERMILION
ALBERTA

5021 - 49 Avenue
Vermilion, AB Canada T9X 1X1
www.vermilion.ca

RECEIVED
COUNTY VERMILION RIVER
JUN 19 2025
CC.

June 13, 2025

County of Vermilion River
Attention: Marty Baker, Reeve
Box 69, 505040 Hwy 897
Kitscoty AB T0B 2P0

Dear Reeve Baker,

Re: Vermilion Public Library Funding

The Vermilion Public Library, as a member of the Northern Lights Library System, provides books (print, audio, eBooks, etc.), informational services, public computers, learning databases, Wi-Fi, room rentals, technology help, and a variety of programming to the benefit of the residents of the Town of Vermilion and the County of Vermilion River. The Library is an integral part of our community and surrounding area and we are proud of the level service and access to information that the facility and the staff are able to provide year over year, despite rising operational and capital costs.

In 2024, the Vermilion Public Library had 843 cardholders, of which 275 were County residents, 521 were Vermilion residents, and 47 were residents of other neighboring municipalities. As per the Town of Vermilion and County of Vermilion River's Intermunicipal Collaboration Framework, the Library is owned and operated by the Town and is supported by the County. However, the Town requisitioned our residents in the amount of $270,375.00 in 2025 whereas the County only provided $14,000.00 as per Policy PD021 and another $18,750.00 via grant transfer for a total contribution of $32,750.00. Given that ~30% of the Library users are County residents, Council for the Town does not believe that the annual contribution is sufficient for the continued operation and viability of the facility. To address the shortfall between what the Library requested and what was allotted, the Library had to take drastic measures to lower their costs by reducing staff wages, reducing capital contributions and reducing administrative expenses.

In a time when everything is more expensive, we should not expect that our Libraries reduce expenses at the cost of the livelihoods of their employees, inadequately planning and budgeting for the future, or by decreasing the level of service that the Town and County residents have come to know and expect since 1932.

At our May 20, 2025 regularly scheduled meeting, Council discussed the 2025 Vermilion Public Library Funding Requisition at length as it relates to the provision of services and the operation of the facility. It is our understanding that the Vermilion Public Library has also discussed this matter at their most recent regularly scheduled board meeting and have concluded that County residents will be subject to significantly higher membership rates and fees than their Vermilion counterparts as a result of the lack of annual operating funding provided to the Library by the County.

In the spirit of intermunicipal collaboration, the Town of Vermilion believes that it is essential that we work together to enhance the lives of our residents by ensuring that the services and the facilities that they rely upon are adequately funded by the people who benefit from them. The Town of Vermilion should not be expected to bear 89% of the costs of the Library when 30% of its users are County residents. As a municipal government organization focused on fiscal accountability and responsibility, it is imperative that we advocate for the best interests of our people and our community. We cannot be reasonably expected to continue to cover the costs for County residents to utilize this facility.

While we sincerely hope that the County sees value in the Vermilion Public Library, we are not in a position to be able to force anyone to pay their fair share. As such, we respectfully request that the County of Vermilion River reconsider the terms within Policy PD021 so as to ensure that the Vermilion Public Library is adequately funded in future years by the people who are utilizing and benefitting from their services and their facility. The Town of Vermilion stands behind our Library, their staff and their offerings and would expect that the County of Vermilion do the same.

We look forward to the opportunity to discuss this matter further and thank you for reading.

Sincerely,

Joshua Rayment
Deputy Mayor

Korina Boettcher
Executive Director
Kitscoty Community Cabin 4 Kids Society
5016 51 St
Kitscoty, AB T0B

[redacted]

Subject: Join Us in Building a Brighter Future:

Donate to the KITSCOTY Community Cabin 4 Kids Society

I hope this message finds you well and in good spirits. I am reaching out on behalf of the KITSCOTY Community Cabin 4 Kids Society, a dedicated group committed to creating a nurturing and supportive environment for the children in our community.

We are writing to request your generous support in the form of a donation. Your contribution will directly impact the lives of children in our community by providing them with a safe and enriching space where they can learn, grow, and thrive.

With your help, we can continue to enhance and expand our programs and services, offering educational activities, mentorship opportunities, and recreational resources that promote positive development and well-being for children and their families.

Your donation, no matter the size, will make a difference in the lives of these children and contribute to building a stronger, more vibrant community for all.

Did you know? **In Alberta only 17.7% of tax filers support a local charity? With your donation, you will receive at year end a tax receipt that you can claim a credit of 75% of your first $200 donated and 50% on an amount over $200. Federal and Provincial tax credits add up!**

RECEIVED
COUNTY VERMILION
RIVER
JUN 04 2025
CC.

Thank you for considering our request. Together, we can make a lasting impact on the lives of the children we serve in the community.

Warm regards,

[redacted]

Korina Boettcher

Executive Director, KCC4K

[redacted]

Donations can be made via:

Cheque mailed to Box 417 Kitscoty, AB T0B 2P0

PayP[redacted]

eTransfe[redacted]

Set up in trust with your estate lawyer

Kitscoty Community Cabin 4 Kids Society

Donor Package

Welcome to the Kitscoty Community Cabin 4 Kids Society Donor Package

Thank you for considering a donation to the Kitscoty Community Cabin 4 Kids Society. We are a Not for Profit Childcare Facility operating in rural Alberta with registered charity status. Your support plays a crucial role in enhancing the quality of care we provide to our children and the working conditions for our dedicated staff. This package outlines our mission, the challenges we face, and the impact your contribution will have.

Our Mission and Vision

Mission: The mission of Kitscoty Community Cabin 4 Kids is to create a nurturing environment where children can grow and learn. This mission is carried out daily by highly trained staff with low teacher/child ratios. At The Cabin we value integrity and collaboration. We promote lifelong learning, fostering a culture of continuous growth, curiosity and exploration for both children and adults.

Vision: To expand our facilities to meet growing demand, enhance educational opportunities, and improve working conditions for our staff.

We currently have 50 dedicated full time daycare spaces that are full with ages 12 mo to age 5, we also provide an Out of School Program with 22 dedicated full time spaces for children enrolled in Grades 1 and up. We support 55 families with a total of 88 children each month in our care.

We are the largest employer with the Village of Kitscoty with 36 employees.

Why We Need Your Support

1. Expanding Our Facilities

Our current space is strained due to increasing demand. We are the only daycare in a 50 km radius. Expanding our facilities will enable us to:

- **Increase Capacity**: Accommodate more children, especially those from single-parent households. We currently have a waitlist of 56 children waiting for access to full time childcare.
- **Increase Workforce:** The expansion will require the hiring of an additional 8 staff, all sourced from the surrounding areas
- **Enhance Facilities**: Upgrade classrooms and play areas for a more enriching environment.
- **Support Our Staff**: Improve working conditions and offer competitive wages.
- **Support the community**: We have families from the surrounding 50km that use our services and work in other small towns surrounding Kitscoty.

2. Supporting Our Staff

Our dedicated childcare professionals, all of whom are women, are the heart of our organization. They work tirelessly to provide exceptional care and education, often under challenging conditions. By contributing to our expansion, you directly support these invaluable team members in several key ways:

- **Enhanced Working Conditions**: Your donation will help us improve the physical environment where our staff work, ensuring they have the tools and space they need to do their best.
- **Professional Development**: Contributions will support ongoing training and development opportunities, helping our staff stay current with best practices and advance their careers.
- **Recognition and Appreciation**: Your support will enable us to implement programs that acknowledge and celebrate the dedication and hard work of our team, boosting morale and job satisfaction.

By investing in our staff, you are ensuring that they can continue to provide high-quality care and education in a positive and supportive work environment.

Ways to Contribute

1. Financial Donations

Direct financial support will go towards:

- **Construction and Renovation**: Expanding and modernizing our facilities.
  - Donations combined with grant support from the AB Government, along with our financial contributions will support this goal.
- **Program Development**: Enhancing educational and recreational activities.
  - Quality programming comes at a cost; the price of supplies have significantly increased. We offer the lowest child care fees in the area to support families, but this means we need to find other ways to pay for the company's overhead.
- **Staff Development**: Offering increased professional development.
  - We offer child led programming with top of the line educators who have a range of educational backgrounds; these skills require updating to be in line with provincial standards.

2. Sponsorship Opportunities

- **Classroom Sponsorship**: Fund a specific classroom upgrade or new classroom.
- **Play Area Sponsorship**: Support the development of new play areas such as the East play area expansion or the upgrading of the toddler play yard.
- **Overhead Costs:** Cover the cost of utilities, administrative costs, insurance and accounting fees.

3. In-Kind Donations

We also welcome donations of materials, equipment, and services that can support our expansion and ongoing programs.

Impact of Your Contribution

For Children:

- **Increased Access**: More children can benefit from our programs.
- **Enhanced Learning**: Improved facilities will provide a better learning environment.
- **Safety and Inclusion**: A secure and inclusive environment for every child.

For Families:

- **Support for Single Parents**: Continued support for families balancing work and childcare.
- **Community Strength**: Stronger support systems for those in need.

For Staff:

- **Improved Conditions**: Better working conditions, improved supplies, enhanced classrooms
- **Professional Growth**: Opportunities for skill development and recognition.

How to Donate

By Mail: Send your donation to:

Kitscoty Community Cabin 4 Kids Society
Box 417 Kitscoty, AB T0B 2P0

eTransfer to [redacted]

[redacted]

Contact Us: For more information, o discuss sponsorship opportunities, or arrange a tour of the current space please contact us at 780-846-2228 or director@cabin4kids.org

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Recognition and Benefits

1. Recognition

- **Donor Wall**: Your name or organization's name will be featured on our donor wall.
- **Acknowledgment**: Recognition in our annual report, Village Newsletter, Social Media and on our website.

2. Benefits

- **Tours and Updates**: Receive exclusive updates and invitations to visit our expanded facilities.
- **Events**: Invitations to special events and gatherings hosted by our society.

Thank You

Your support is invaluable in helping us continue to provide exceptional care and create a nurturing environment for our community's children and staff. We look forward to partnering with you to make a lasting impact.

Warmest regards,

[redacted]

Korina Boettcher

Executive Director

Kitscoty Community Cabin 4 Kids Society

[redacted]

www.cabin4kids.org

RECEIVED
COUNTY VERMILION
RIVER
JUN 06 2025
cc.

Canadian Postmasters and Assistants Association
CPAA ACMPA
l'Association canadienne des maîtres de poste et adjoints
Alberta, Northwest Territories and Nunavut Branch - Section de l'Alberta, Territoires du Nord-Ouest et Nunavut

Dear Sir or Madam

Since 1902 the Canadian Postmasters and Assistants Association (CPAA) have fought for the rights of the rural post office employees and for the full access to postal services for all rural Canadians. Our struggles have focused on employment equity, pay equity, various benefits and the fight against rural post office closures.

With the release of the Kaplan inquiry and the recommendations for CPC to lift the moratorium against post office closures by the Industrial Inquiry Commission, All CPAA members are struck with great fear of our future.

I am a rural Postmaster in Northern Alberta. I can tell you with 100% accuracy that I love my job, my community, my customers, and would not choose any other career for myself.

The rural post office is the heartbeat of all communities, a gathering place, a place to find out what is going on, a place to meet your friends, have a catch up, solve the world's problems, best wishes, condolences, congratulations, and sometimes the only person someone talks to all day.

More often than not, post offices in villages and hamlets have buildings supplied by their postmasters as part of their hire stipulation and CPC pays a nominal amount of rent for the use of the premises.(Between $113.08 -$535.83 a month) It is very common that these (group) offices end up taking monies from their pay to cover the overhead to provide the office for their communities. Lately we have been seeing their communities stepping up to help subsidize the cost of maintaining a building to keep a post office in their rural communities.

With the release of the Kaplan Inquiry, they are pushing for more CMBs (community mailboxes) in fact that is what CPC tells communities they can have if their postmaster retires! I want everyone to know that all rural communities have a voice and these voices must get loud and fight for a post office to remain open in their community. A customer living 3 kms north of town is just as important as a businessman in the middle of Red Deer.

There are 3075 post offices across Canada that are represented by CPAA and employ more than 8500 members. Our area is Alberta, Northwest Territories and Nunavut, we have 280 offices that employ 587 members currently. We are a board of 6 Postmasters from all over Alberta that have been elected into our positions. I am the President and I work from home and on the road. The other 5 members work in their offices as well as do CPAA when they are available. There are several unions within CPC, most people only hear about CUPW, which are the depot workers, letter carriers, RSMCs . They are the union that is fighting for their rights and demands and are on the verge of a strike for the second time in a year. CPAA does not strike, we have always had a No-Strike clause in our collective agreement. We continue to work the front lines and help rural Canada.

I am asking for members of Alberta to send a letter to your MPs and simply say NO WE WANT TO SAVE OUR POST OFFICE. Send a message to your RM/ Village/ Town office asking them to reach out to their Postmasters and let them know about Canada Posts offer of CMBs in your town, they will in turn reach out to us CPAA, and we can attend your community and present what your rural community can do to help.

No CMBs we want to save (keep) our post offices.

We are only strong if we all help each other out!

Sincerely,

Alberta Northwest Territories and Nunavut CPAA

Xan Moffatt-Toews President Postmaster/ Fairview, Ab

Gerry Henry Vice President Postmaster/ Warner, Ab

Kathy Simmons Sec. Trea. Postmaster/ Islay, Ab

Arlene Baird Director Postmaster/ Nisku, AB

Karen Luger Director Postmaster /Lamont, Al

[redacted]

John Pelley Director Postmaster /Fort MacLeod,AB

[redacted]

VERMILION & DISTRICT HOUSING FOUNDATION

REGULAR BOARD MEETING MINUTES

May 29, 2025

Board Representatives:			
Stacey Hryciuk	Chair	Present	Councillor, County of Vermilion River
Robert Snow	Vice-Chair	Present	Councillor, Town of Vermilion
Marty Baker	Director	Absent	Reeve, County of Vermilion River
Joshua Rayment	Director	Present	Deputy Mayor, Town of Vermilion
Kimberly Thompson	Director	Present	Public Member
Barbara Sjoquist	Director	Present	Public Member – MD of Wainwright
Marcel Berard	Director	Present	Public Member
Administration:			
Brittany Bratrud	CAO	Present	
Sasha Savic	CFO	Present	

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1. Call to Order

Chair Stacey Hryciuk called the meeting to order at 3:20 PM

1.1 Additions to Agenda – None

2. Acceptance of the Agenda –

Motion 2025-005-01

Vice-Chair Rob Snow moved to accept the Meeting agenda.

CARRIED

3. Adoption of Minutes

3.1 Regular Board Meeting April 24, 2025

Motion 2025-005-02

Director Kim Thompson moved to approve the April 24, 2025, Board Meeting Minutes as presented.

CARRIED

4. Disbursement Listing

4.1 April 2025 Disbursements Listing for Information – Motion Required

Motion 2025-005-03

Vice-Chair Rob Snow moved to approve April 2025 Disbursement Listing as presented.

CARRIED

5. Financial Statements

5.1 April 2025 Review – Motion Required

Motion 2025-005-04

Director Josh Rayment moved to approve April 2025 Review Financial Statements as presented.

CARRIED

6. Correspondence – N/A

7. Old Business – Actioned

7.1 Apply for line of Credit – Discussed and Accepted as Information

7.2 Admin Report – AR-60-2025 – Motion Required

Motion 2025-005-05

Director Marcel Bedard moved to approve Admin report AR-60-2025 with addition of resident appeal process.

CARRIED

8. New Business

8.1 Business Plan 2026-2028 – Motion Required

Motion 2025-005-06

Vice-Chair Rob Snow moved to approve 2026-2028 Business Plan as presented.

CARRIED

8.2 GOA Budget – Motion Required

Motion 2025-005-07

Director Josh Rayment moved to approve the GOA Budget as presented.

CARRIED

9. Incident Report – N/A

10. CAO Report – For Information – Motion Required

Motion 2025-005-08

Director Kim Thompson moved to accept the CAO Report for information.

CARRIED

12. **Date of Next Meeting – June 26th, 2025 @ 4PM in Vermilion Valley Lodge Rotary Room**

13. **Closed Session –**

Motion 2025-005-09

Director Josh Rayment moved to go into closed session at 4:27 PM

CARRIED

CFO Sasha Savic left the meeting at 4:27 PM

13.1 Board – Privileged Information (Section 17, FOIP)

CAO Brittany Bratrud left the meeting at 4:46 PM
CAO Brittany Bratrud returned to the meeting at 4:49 PM

13.2 CAO – N/A

Motion 2025-005-010
Director Kim Thompson moved to return to Open Session at 4:49 PM
CARRIED

14. Adjournment

Chair Stacey Hyrciuk adjourned the meeting at 4:49 PM

[redacted]

Stacey Hryciuk
Board Chairman

[redacted]

Brittany Bratrud
Chief Administrative Officer

JULY 2025

Facts about Canada Day

- **It was originally called Dominion Day and officially became a statutory holiday in 1897.**
- **In 1982, the name was changed to Canada Day.**
- **Canada Day marks the passing of the Confederation Act and the country's formal creation.**

VILLAGE COUNCIL

COUNCIL MEETINGS

- July 21, 2025

COUNCIL MEETINGS ARE HELD IN THE VILLAGE COUNCIL CHAMBERS 5015 - 50 STREET STARTING AT 6:30PM.
MEMBERS OF THE PUBLIC ARE WELCOME TO ATTEND.

MAYOR'S MESSAGE

Fire season has certainly hit the municipalities north and west of us with a vengeance this year, and it's a sobering reminder of how quickly things can change. As we enjoy the warm, dry days of summer, it's more important than ever for each of us to be mindful of our daily habits. Something as small as a spark or a stray ember can turn into something devastating. Please be sure to follow all provincial fire bans and restrictions as they're announced, they're there for a reason.

On another note, during my walks around the village, I've noticed some unfortunate signs of local wildlife at work. The remains of small animals that were likely caught by coyotes or eagles. It's a hard thing to see, and a good reminder that while we live in a beautiful natural setting, it also comes with risks. If you have pets, please keep them indoors or supervised when outside to help keep them safe.

Let's continue to look out for each other and our furry friends!

Until next month,

Joy Bell

E: joyce@vokitscoty.ca T: 780-846-2221 www.vokitscoty.ca

Municipal Elections October 2025

Confirm you are on the voter list or Register to vote www.voterlink.ab.ca

Important information you need to know about voting:

- You will need an Alberta's Driver's License or an Alberta Identification Card for each individual you wish to register or update.
- Your registration or update should take less than five minutes to complete.

Prior to October 1st make sure you are a registered voter.

www.voterlink.ab.ca

Municipal Election Webinars

Register for upcoming events if you are interested in running for Council.

In this engaging session, you'll learn about the roles and responsibilities of local office, how it compares to federal and provincial governments, and the incredible rewards that come with serving your community. You'll also get an inside look at how councils are structured, what's expected of council members, and the unique impact you can have in a small to mid-size municipality.

https://www.abmunis.ca/events/municipal-election-webinar-small-mid-size-municipalities

Kitscoty Public Library

Dive into summer at the Library - fun for all ages starts here!

Summer Reading Program - Log your reading through the website for the chance to win big this summer with Northern Lights Library Systems.

Chalk Art Contest - Submit a photo of your masterpiece submitted into Northern Lights Library Systems before July 27th for a chance to win a Paint-Your-Own-Stepping-Stone Kit.

Summer Fun - Wednesday & Thursday afternoons. Pre-Register for your spot through our website.

Special Interest & Crafting Events -Tuesdays ages 12+. Join us for paint pouring, macrame, escape room and more throughout the summer. Check the event page on our website for more details.

Coffee Time - Tuesdays @10:30am
Book Club - We invite you to join us July 23rd at 7pm as we discuss ***The Lion Women of Tehran*** **by Marjan Kamali**

The countdown is on - make sure you're there this August!

Little Free Library - check out this unique traveling library visiting us for the first two weeks in August.

Alberta Science Network - 1pm on August 14

Library Summer Hours

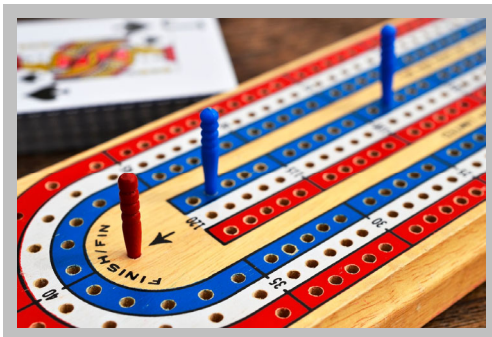
Tuesday - Thursday 10am-7pm

Closed for Cleaning: July 28-Aug 4

Website: www.kitscotypubliclibrary.ab.ca

Facebook: Kitscoty Public Library

Email: librarian@kitscotypubliclibrary.ab.ca



On June 15th, about seventy-five local residents attended the official opening and dedication of the Beaton gathering place at the Community Centre, to enjoy the conversations, the reminiscing and the refreshments. The space is now available for rentals and they can be booked by contacting Dennis Roth at 780-205-8877. Thank you to all those who helped out in any way for this special event and to Sobeys and the Co-op for their kind donations.

Kitscoty & District Community Centre

Anyone interested in playing cribbage in the fall, can contact me at 780-846-2832. We are planning on getting together in the mornings. Also, the regular floor curling and pool will return in September. Membership is available to all community residents at $10.00 per year. Suggestions for other activates are always welcome, also to my phone. For other rentals, we can advise that we now have a new kitchen, along with a dishwasher and stove. The BBQ space has a kitchen and washroom facilities included in the rental, along with seating for about forty. A BBQ is available for use of a renter of the facilities, and the cost of this option is a flat rate of $50.00. For any conditions contact Dennis Roth at the number given above.

Cabin 4 Kids

Support a Registered Charity in your Community.

Support Cabin 4 Kids and help provide a safe, nurturing space for children in need! Your generous donation will directly fund programs that offer a place for kids to learn, grow, and build lasting memories. From educational activities to outdoor adventures, Cabin 4 Kids ensures every child experiences the joy of childhood, regardless of their circumstances. Your contribution, no matter the size, can make a real difference in a child's life. Together, we can offer them the chance to thrive and succeed. Please consider making a donation today and join us in empowering the next generation. Visit our website or donate directly to support this vital cause. Thank you for your kindness! E-Transfer director@cabin4kids.org or cheque made payable to Kitscoty Community Cabin 4 Kids Box 417, Kitscoty AB T0B 2P0

KITSCOTY COMMUNITY
CABIN 4 KIDS
(780) 846-2228

Kitscoty Community Track Area Rehabilitation & Enhancement Project

The Kitscoty Community Track is being renewed after forty years of usage! Over the past two years, the long / triple jump pit has been excavated, lined with landscape ties and refilled with sand as well as paving the runway. In addition, a new shot-put throwing circle has been poured and a throwing sector edged. The updates completed to this point have resulted in an exciting increase in the youth using the facility. With the new facilities many personal and team best performances have been witnessed at the Highway 16 and Buffalo Trail competitions at the junior high age level. Kitscoty High School has won the Highway 16 banner two out the last three years and we have had the gold medal aggregate winner for five out of six age categories in the past two years. Similarly at the senior high level, more athletes from Kitscoty are now qualifying for events in Zone and Provincial competitions.

A topographic survey of the track has been completed. The survey will be used to complete the next phase of the project which includes addressing the track drainage issues, shaping, grading and re-graveling the track as well as establishing proper 100 m running lanes. Lastly, a discus throwing circle will be poured and surrounding safety fence will be erected. This phase will be completed in the summer of 2025 and spring of 2026.

The cost of the entire project is estimated at approximately $131 000. To date the support received is approximately $45 000. We are looking for your generous support to complete the project!!

Charitable Donation Receipts can be issued for each level of sponsorship upon request – minimum $100 donation.

Partnership Level		Donation (Product, services or cash)
Diamond	Print, school slideshow, social media recognition PLUS individual, large size logo on site signage and in slideshow	$5000 +
Platinum	Print, school slideshow, social media recognition PLUS medium size logo on site signage and in slideshow	$2500 - $4999
Gold	Print, school slideshow, social media recognition PLUS partner name list on site signage	$1000 - $2499
Silver	Print and school slideshow recognition PLUS partner name list within social media recognition	$500 - $999
Bronze	Print recognition PLUS partner name list within school recognition slideshow	$250 - $499
Friends of the Track	Print recognition	Less than $250

Name: _____ **Contact info:** _____

I would like to be a ○ Diamond ○ Platinum ○ Gold ○ Silver ○ Bronze ○ Friends of the Track partner with a donation of $_____.

Receipt? *Yes, please.* *No, thank you.* *(circle one please)*

Please make cheques payable to Buffalo Trail Public Schools or e-transfer to khstrack@btps.ca
Please include "Community Track" as part of your e-transfer comments.

If you have questions or require further information, please contact Deb Venance at 780 871 4950.

Thanking you in advance for your support!!

BRONZE PARTNER

BRONZE LEVEL

Larry & Kathy Paul

$500 - 999

Kitscoty Community Track

Rehabilitation & Enhancement Project 2025

Farmstead Market & More

VENDOR COLLECTIVE
Farmstead
MARKET & MORE
MAINSTREET KITSCOTY
LICENSED BISTRO & PATIO

SUMMER
STORE & BISTRO HOURS

NEW EXPANDED GROCERY AREA
OPENING THIS JULY!

MONDAY	8:30AM-6PM
TUESDAY	8:30AM-6PM
WEDNESDAY	8:30AM-6PM
THURSDAY	8:30AM-9PM
FRIDAY	8:30AM-9PM
SATURDAY	11AM-9PM
SUNDAY	2PM-8PM

4908 50TH STREET KITSCOTY AB T0B2P0

EMAIL:OFFICE@FARMSTEADMARKET.CA. PHONE:780-205-3961
WEB:FARMSTEADMARKET.CA

SUPPORTING SUMMER GRIEF

Grieving in summer can be especially disorienting because the sunshine, social events, and expectations of joy often clashes with the grieving experience. Here are some ideas to consider when thinking about supporting through experiences of grief this summer.

1. Acknowledge The Season is Hard

You do not have to feel okay just because the sun is shining. Grief does not follow a set timeline. Be where you are emotionally, by acknowledging that this is a difficult journey.

2. Set Boundaries with Time and Plans

Summer can be full of gatherings and invitations to weddings, birthday parties, or other celebrations. You are allowed to say no and set boundaries on your attendance. Many people often find it helpful to say “maybe” and then you always have the option of changing your mind.

3. Turn to Nature

While summer can feel overstimulating, it also offers gentle ways to soothe grief if you can turn towards nature. This may include going for morning walks before it gets hot, sitting quietly near water, gardening or tending to a plant, or catching the sunrise or sunset.

4. Create Your Own Rituals

Grief responds well to small rituals. Some ideas that can be helpful for summer could be writing your loved one a letter and leaving it somewhere that reminds you of them, making a playlist that connects memories of your loved one, or choosing a flower to plant at home that represents your loved one.

5. Connect With Support System

Grief can feel isolating, especially when it feels that others in your life are "moving on." Reach out to someone who can support you where you are at or consider joining a grief support group either in-person or online.

6. Give Yourself Grace

You do not have to be productive in order to get the most out of summer. If you find that you are just surviving most day, remind yourself that this is enough.

No matter what strategies you lean into this summer, know that you are doing your best to manage a very difficult season of your life.

Submitted by: Walking Through Grief Society

Funded by FCSS; City of Lloydminster, Towns of Vermilion and Wainwright, Village of Kitscoty. and County of Vermilion River.

E360S
ENVIRONMENTAL 360 SOLUTIONS
Trusted Environmental Management

ATTENTION

GARBAGE COLLECTION REMINDERS:

1. YOUR CART MUST BE OUT BY 7 AM ON YOUR COLLECTION DAY.

2. WHEELS ALWAYS TO THE CURB, PLEASE! MAKE SURE BIN IS FACING FORWARD SO THE TRUCK ARMS CAN GRAB IT

3. NO PARKING IN FRONT OF OR WITHIN 6 FEET OF THE CART.

4. KEEP BINS 6 FEET AWAY FROM OTHER CARTS OR OBSTRUCTIONS SO THE ARMS CAN ACCESS THE BIN PROPERLY.

5. THE LID MUST BE CLOSED. OVERFLOWING CARTS WILL NOT BE EMPTIED.

6. AVOID OVERLOADING CARTS – THE TRUCK ARMS CAN ONLY LIFT A CERTAIN WEIGHT.

EXTRA BAGS OUTSIDE THE CART WILL NOT BE PICKED UP

Weekly QR Scavenger Hunts Vermilion

June 30 - August 21 (Mon-Thurs)
(check VIBE's Facebook page for new clues each week to win PRIZES)

Walk & Talks in Vermilion

Mondays-Wednesdays, July
(check VIBE's Facebook page each week for new walking locations in Vermilion only.)

Be Creative: Tie Dyeing with VIBE

August 19 Dewberry (9:30-11:30)
August 19 Manville (1:00-3:30)
August 20 Vermilion (9:30-12:00)
August 21 Kitscoty (9:30-12:00)
August 21 Marwayne (1:00-3:00)

FREE OPEN PIZZA OVEN

Bring your own raw thin-crust pizza and we will cook it for you. Also bring your knife to cut your pizza, a cutting board, utensils, plates, drinks and any other food you want to eat.
When: Every Wednesday night from July 2 - August 27
Where: Heritage Park
5324 50th Avenue, Vermilion
Time: 6:00-7:30 p.m.
No oven July 23rd

Partnerships

FCSS: County of Vermilion River, Town of Vermilion, Village of Marwayne, Village of Kitscoty, Mannville, Minburn, and Innisfree
Vermilion Rotary Club
Vermilion & District Chamber Of Commerce
Vermilion Provincial Park
Vermilion Public Library
Vermilion Wellness Coalition
Vermilion Seniors Center
Vermilion Play Development
Summer Fun Town of Vermilion
Brighter Beginnings

Recovery Alberta
MENTAL HEALTH AND ADDICTION SERVICES

VIBE Summer Programming 2025

For more information check here:
Facebook: VIBE Vermilion
Email: pat.calyniuk@btps.ca
Phone: (780) 853-3718

Drop-In Programming

ALL VIBE PROGRAMMING IS FREE!

Vermilion Wednesday Mornings
Location: Heritage Park
Time: 10:00-11:30 a.m.

July 2: Decorate Aprons or Bags
July 9: Kindness Jars
July 16: Button Making
July 23: Abstract Art
July 30: Bird Houses
August 6: Flower Pots
August 13: Slime & Stress Balls
August 20: Tie Dyeing (9:30am-12:00pm)
August 27: Trivet Decorating

Tuesday Mornings
Location: Vermilion Public Library
Time: 10:00-11:30 a.m.
Little Spot Programming (July 8 to Aug 12)
Story Book (Read at 10:30 am)
Activities and Crafts

Tuesday Afternoons
Location: Splash Park
Vermilion Provincial Park
Time: 1:00-3:00 p.m.
Free item each week

Taste of Vermilion

June 25 VIBE will be downtown with activities for families.

Canada Day

Tuesday July 1st VIBE will be at the Vermilion Ag Grounds with large games, craft, Geocaching, & QR Scavenger Hunt

Mike Hall Day

Wednesday July 23rd VIBE will be downtown with activities for families.

Vermilion Fair

When: 1:00-8:00 p.m. July 24
11:00 a.m.-8:00 p.m. July 25-26
See VIBE at the Trade Fair. Spin the mental health wheel or play plinko to win fidgets, and get free mental health resources!

Mannville

August 19 1:00 to 3:30 pm
Tie Dyeing at the Gazebo

Dewberry

August 19 9:30am-11:30 am
Tie dyeing slime, and stress ball making
Cornerstone Coop

Graffiti Wall Painting

Sept 4 3:30-5:00 pm
Skateboard Park Vermilion

Teen Pizza Evening

September 10 5:00-7:00 pm
Heritage Park Vermilion
(Only for Grade 6 to Grade 12 students)

Kitscoty & Marwayne

WHERE: KITSCOTY 5015 50 ST.
(NEXT DOOR TO THE VILLAGE OFFICE)
WHERE: MARWAYNE MAIN ST.
MARWAYNE RAIN OUT LOCATION:
MARWAYNE VILLAGE OFFICE
210 2ND AVE SOUTH

THURSDAY JULY 3
Where: Kitscoty 9:30 a.m. - 12:00 p.m.
Marwayne 1:00-3:00 p.m.
Activity: decorate aprons or bags

THURSDAY JULY 10
Where: Kitscoty 9:30 a.m. - 12:00 p.m.
Marwayne 1:00-3:00 p.m.
Activity: Paint kindness jars

THURSDAY JULY 17
Where: Kitscoty 9:30 a.m. - 12:00 p.m.
Marwayne 1:00-3:00 p.m.
Activity: I am Unique Buttons

THURSDAY JULY 24
WE ARE IN THE TRADE FAIR AT THE VERMILION FAIR

THURSDAY JULY 31
Where: Kitscoty 9:30 a.m. - 12:00 p.m.
Marwayne 1:00-3:00 p.m.
Activity: Bird House Painting

TUESDAY AUGUST 6
Where: Kitscoty 9:30 a.m. - 12:00 p.m.
Marwayne 1:00-3:00 p.m.
Activity: Flower Pot Decorating

THURSDAY AUGUST 14
Where: Kitscoty 9:30 a.m. - 12:00 p.m.
Marwayne 1:00-3:00 p.m.
Activity: Slime and Stress Balls

THURSDAY AUGUST 21
Where: Kitscoty 9:30 a.m. - 12:00 p.m.
Marwayne 1:00-3:00pm
Activity: Tie Dyeing

Lloydminster Agricultural Exhibition Association

July 9-12 Lloyd Ex Fair & Parade Day July 9th

July 26-27 Extreme Indian Relay Racing & RCMP Musical Ride

Midwest Family Connections

Public Works

VILLAGE CONTACTS

WATER & SEWER EMERGENCIES: 780-808-0517 OR 780-205-3745

Phone: 780-846-2221 Box 128, 5011 - 50 St Email: info@vokitscoty.ca

Jason Olson, Chief Administrative Officer	cao@vokitscoty.ca
Ryker Morton, Public Works	pwsuper@vokitscoty.ca
Joyce Bell, Mayor	joyce@vokitscoty.ca

Office Hours

Monday - Friday 8:30am - 4:30pm

OFFICE WILL BE CLOSED TUESDAY JULY 1, 2025

WASTE MANAGEMENT

WASTE TRANSFER STATION	**SUMMER HOURS: May 1 -October1** Wednesday 2-7 Thursday 1-5 Saturday 10-4
RECYCLING	Co- mingle recycling bins are located at the WTS for all your recycling activities (except plastic)
INCLEMENT WEATHER	**In the event of inclement weather** call the Vermilion River Regional Waste Management Services Office at 780-853-1070 to get updates on transfer station sites. Automated recording will inform you of any changes

Voices of the Village

JULY 2025 NEWSLETTER

Hello Marwayne!

My name is Josh Saskiw, and I am incredibly honoured and excited to step into the role of Chief Administrative Officer for the Village of Marwayne.

Many of you may already know me, but for those I haven't yet had the pleasure of meeting, I'd like to take a moment to introduce myself and share a bit of my background.

My family and I moved to Marwayne in 2002, and this community quickly became home. I'm a proud graduate of Marwayne Jubilee School, where I was actively involved in school sports, leadership through the Student Representative Council, and many community activities. Growing up, I proudly wore the jerseys of the Marwayne Sled Dogs and Marwayne Huskies, and I spent countless hours on the ice not only as a player, but also as a referee — including officiating at the Junior A level across Alberta and Saskatchewan.

After graduating from MJS in 2018, I pursued my post-secondary studies at the University of Alberta, earning a Bachelor's degree in Political Science. I later completed my Master's in Public Administration at the University of Saskatchewan.

I'm deeply grateful to the Village for welcoming me home and for giving me the opportunity to serve in a community that has played such a significant role in shaping who I am. I look forward to giving back to the people and the place that have given me so much.

Marwayne is filled with kind, thoughtful, and dedicated residents. As your CAO, it is my mission to reflect these values in all that I do, working every day to protect and enhance the village we all call home.

I plan to be an approachable and visible presence in our community. Whether we're old friends or new acquaintances, I hope you'll feel free to stop me anytime for a chat or to ask a question — I'm always happy to help.

Thank you again for this incredible opportunity. I'm looking forward to what we'll accomplish together.

Warm regards, Josh Saskiw , Chief Administrative Officer

Important Dates

MEETINGS & DEADLINES

Council	July 21
Office closed	July 1

SERVICES

Blue Bag Recycling	July 10 & 24

EVENT

VIBE	July 3, 10, 17 & 31
Bible School	July 7—11
Dr. Seuss Poetry Collage	July 29
Science Presentation	August 14
U17 Softball Provincials	July 11-13
Making Succulent Planters	July 15
Beehive Day	August 12
Seniors Coffee Mornings	Wednesdays

Operating Hours & Contacts

In Person Office Hours: Tuesday, Wednesday & Thursday
8:00am—4:30pm

Office open Mondays and Fridays but staff work remotely. Drop box available 24/7

After Hours Water/Sewer Emergencies:	Wilson Curtis	780-205-2993
	Carry Grant	780-214-7933
Health and Safety Emergencies:	Kitscoty RCMP	780-846-2870
	RCMP, EMS, FIRE	911

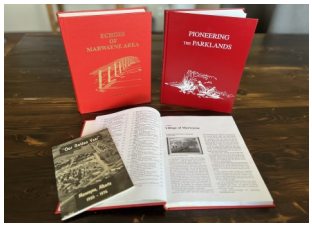
For all non-emergency inquiries, or to file a complaint, please contact the Kitscoty RCMP at 780-846-2897

Winter Transfer Station Hours (May-Oct)	Wednesday	2:00 pm—7:00 pm
	Saturday	10:00 am—2:00 pm
Residential garbage pickup:	Thursdays	7:00am

During inclement weather, please call the Vermilion River Regional Waste Management Services Commission at 780-853-5561 to get updates as to whether or not transfer stations are open.

Council Contacts:	Chris Neureuter		ctneureuter@gmail.com
	Ashley Rainey	780-214-1410	a_irvine@hotmail.com
	Roger Parkyn	780-872-8390	

Marwayne History Books



A reflection of your past-in print!

Available Editions

Pioneering the Parklands (1967)	$20.00
Our Golden Year (1976)	$10.00
Echoes of Marwayne Volume II (1988)	$25.00
Echoes of Marwayne Volume III (2019)	$50.00

Available for purchase at:
The Village of Marwayne Office
Hendricks Microtech Services

Have you visited our Website?

Please visit Marwayne.ca

for all kinds of information about living in our great community.

Click the News & Events tab to find current and past Newsletters in digital format.

Council Meeting Highlights

- Council officially named Josh Saskiw as the new Chief Administrative Officer for the Village of Marwayne.
- Council had the pleasure of receiving Cpl. Brian Weisbrod's report on the RCMP activity in the Vermilion River Region, in addition to an update on public safety initiatives.
- Due to concerns in the community, council approved the positioning of a speed indicator on Railway Ave to promote traffic safety and awareness.
- Council was updated on the progress of the basketball court renovations, with ASL starting the paving process the first week of July.
- Under council's planning for growth and change initiative, information and ideas were discussed for a future facelift for the Marwayne Friendship Centre.

2025 Municipal Election

Thinking of running for council? Election Day is October 20, 2025

Alberta Municipalities (ABmunis) and the Rural Municipalities of Alberta (RMA) are hosting a one-hour webinar for people interested in running for council in this fall's municipal elections. Participants will discover:

- What local councils control
- The actual time commitment (most councillors work regular jobs, too)
- How decisions in small municipalities create immediate, visible and long-lasting impacts
- How skills acquired from work, community activities and family life apply to serving on municipal council.

Prospective candidates can register for a webinar that corresponds with the size of the municipality in which they will run. Numerous one-hour sessions are being offered from April to September.
For more information and to register, go to https://www.abmunis.ca/events

You can find Village of Marwayne Election information at https://www.marwayne.ca/councill

Village of Marwayne
Public Works Labouror Employment Opportunity
Closing Date: July 15th, 2025, or until suitable candidate is found

The Village of Marwayne is seeking a highly motivated person to join our team for a full-time Public Works Labouror position. Reporting to the Chief Administrative Officer, this term employment position will begin September 2025.

Position Responsibilities

- Support in the maintenance on roads, property, vehicles and equipment.
- Grass mowing and maintenance of that equipment.
- Back up support at the water plant, including on call rotation with other employees.
- Support for all water and sewer functions performed (water and sewer distribution systems, water treatment plan, lift stations etc.)

Position Requirements

- Valid Alberta driver's license
- Satisfactory criminal record check
- A current driver's abstract
- Ability to work cooperatively in a positive team environment.
- Effective interpersonal skills in dealing with staff, public and Council under all types of conditions. Maintain a positive and supportive approach.
- Continuing to update knowledge, personnel education and development in applicable trades and utilities to ensure efficient, cost effective and safe workplace.
- Mechanical aptitude and equipment operator experience considered an asset.
- Asset to hold or are willing to train for Alberta Environment Protection Level 1 Certification in Water Distribution, Wastewater Treatment, and Wastewater Collection.

Application Process

- Should you be interested in this position, please submit your resume via email to the Interim Chief Administrative Officer at pwadmin@marwayne.ca or place it in the drop box outside of the Village Administration Office located at 210 2nd Avenue South in Marwayne.
- You must specify the position you are applying for and the qualifications you possess which make you an ideal candidate for the job.
- Position open only to those legally entitled to work in Canada.
- Although we appreciate the interest of all applicants, only those selected for an interview will be contacted.

Lea Park
GOLF CLUB

PUNCH CARDS ARE BACK!

10 x 9-hole rounds of golf for **$150** (regular $180)

5 x 9-hole rounds of golf for **$80** (regular $90)

On Tuesday's and Wednesday's, TWO people golf for the price of ONE!

VIBE's FREE Drop-In Summer Programming in Marwayne July 2025

ALL AGES WELCOME!

WHERE: MARWAYNE ON THE EMPTY LOT ON MAIN ST.
TIME: 1:00 - 2:30 P.M.

THURSDAY JULY 3RD
ACTIVITY: DECORATE APRONS OR BAGS

THURSDAY JULY 10TH
ACTIVITY: PAINT KINDNESS JARS

THURSDAY JULY 17TH
ACTIVITY: I AM UNIQUE BUTTONS

THURSDAY JULY 31ST
ACTIVITY: BIRD HOUSE PAINTING

Check VIBE's facebook page for alternative locations in the community if raining

In partnership with FCSS: County of Vermilion River and Village of Marwayne

KINDERGARTEN FALL 2025

STREAMSTOWN CAMPUS
2 Days/Week
MIN. 5 REGISTRANTS

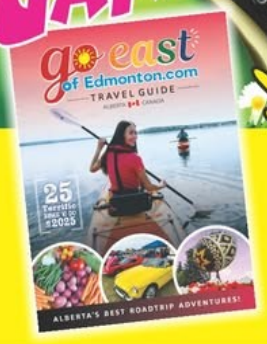
COST: $137.50/mo. + $25 Registration Fee

for more information contact us
www.scaalberta.ca

Shine Christian Academy
SOCIETY OF VERMILION RIVER

go east of Edmonton ROADTRIP ADVENTURE GAME!

PLAY & WIN Over $10,000 in Prizes!



Play till Aug 31, 2025

TO PLAY
pick up the TRAVEL GUIDE or visit:
GoRoadtripGame.ca

Plus, check out our: go east of Edmonton.com Terrific things to do TOP 25 in 2025

THE MAN VAN® By Prostate Cancer Centre

GET CHECKED.

PROSTATE CANCER
OFTEN HAS NO WARNING SIGNS
EARLY DETECTION SAVES LIVES

THE VISIT IS FAST, FREE AND NO APPOINTMENT IS NECESSARY.

The MAN VAN® will be on-site offering free baseline PSA (Prostate Specific Antigen) blood testing for men ages 40-70*, which can help with the early detection of prostate cancer. Additionally, all men over 18 can receive a mental wellness check.

PLACE: TD Canada Trust Branch and ATM
ADDRESS: 7405 44 Street, Lloydminster, Alberta
DATE: Saturday, July 19, 2025
TIME: NOON-3PM

THIS MAN VAN® CLINIC IS PROUDLY SPONSORED BY: TD

*Conditions apply

Visit **getchecked.ca** for more information.

V24-06.04

SUPPORTING SUMMER GRIEF

Grieving in summer can be especially disorienting because the sunshine, social events, and expectations of joy often clashes with the grieving experience. Here are some ideas to consider when thinking about supporting through experiences of grief this summer.

1. Acknowledge The Season is Hard

You do not have to feel okay just because the sun is shining. Grief does not follow a set timeline. Be where you are emotionally, by acknowledging that this is a difficult journey.

2. Set Boundaries with Time and Plans

Summer can be full of gatherings and invitations to weddings, birthday parties, or other celebrations. You are allowed to say no and set boundaries on your attendance. Many people often find it helpful to say “maybe” and then you always have the option of changing your mind.

3. Turn to Nature

While summer can feel overstimulating, it also offers gentle ways to soothe grief if you can turn towards nature. This may include going for morning walks before it gets hot, sitting quietly near water, gardening or tending to a plant, or catching the sunrise or sunset.

4. Create Your Own Rituals

Grief responds well to small rituals. Some ideas that can be helpful for summer could be writing your loved one a letter and leaving it somewhere that reminds you of them, making a playlist that connects memories of your loved one, or choosing a flower to plant at home that represents your loved one.

5. Connect With Support System

Grief can feel isolating, especially when it feels that others in your life are "moving on." Reach out to someone who can support you where you are at or consider joining a grief support group either in-person or online.

6. Give Yourself Grace

You do not have to be productive in order to get the most out of summer. If you find that you are just surviving most day, remind yourself that this is enough.

No matter what strategies you lean into this summer, know that you are doing your best to manage a very difficult season of your life.

Submitted by: Walking Through Grief Society
Funded by FCSS; City of Lloydminster, Towns of Vermilion and Wainwright, Village of Kitscoty. and County of Vermilion River.

CONGRATULATIONS LEMONADE DAY WINNERS!

THANK YOU TO OUR HOST BUSINESSES, TANNAS BROS. HOME HARDWARE, D&D GROCERY AND THE VAULT.

ENTREPRENEUR OF THE YEAR
SWEET & SOUR SISTERS
PRESENTED BY C. NEUREUTER - MAYOR

BEST LEMONADE STAND
LEMONDROPS + LOLLIPOPS
PRESENTED BY D. PARKER - ENTREPRENEUR

BEST TASTING LEMONADE
JNC'S FRESHLY SQUEEZED
PRESENTED BY A. RAINEY - DEPUTY MAYOR

A Pastor's Gleanings

It's 4 AM, the forecast on my phone says there is an 80% chance of rain at 10 AM. I don't know what the percentage is, that the forecast is right, but I find myself checking it on my phone many times over the course of the day. Forecasts are good but never certain.

As daylight slowly displaces the darkness, I read "For you have delivered my soul from death, yes, my feet from falling, that I may walk before God in the light of life." (Psalm 56:13) This is 100% reliable. Absolutely certain.

How can I know that? "Let us know; let us press on to know the Lord;" urged the ancient prophet. (Hosea 6:3a KJV)

6:45 AM phone says 98% chance at 10AM, 45% at 7AM. Put baby calf in barn at 7:15, no rain yet.

"As sure as dawn breaks, so sure is his daily arrival. He comes as rain comes, as spring rain refreshing the ground." (Hosea 6:3b The Message)

Forecast changed at 9AM to 47% chance at 10, weather is difficult to predict. Paths of the storms change.

Not so with God's Word. "Come let us return to the Lord." The prophet exhorts, "… he will revive us … that we may live before him." (Hosea 3:1a&2b) God's word is a "lamp to my feet and a light to my path." Sure, as the dawn, he speaks to us in his word. That is how I know.

Check it out. There are many Bible apps you can get on your phone. Then join with us or others in Church to worship. You can be refreshed. Whether it rains or not.

"I am not ashamed of the gospel of Christ: for it is the power of God unto salvation …" (Romans 1:16a)

Bethel Lutheran Church Lea Park, Pastors Kevin 780 872 0070, or Ed 780 808 5026.Services Sundays at 10:30

Check out the story walk along the trail at Westview Park.

Presented by the Marwayne Public Library.

Marwayne
AGRICULTURAL SOCIETY

Side x Side - Raffle Winners

Drawn June 8, 2025 @ Lea Park Rodeo

Cam Am Defender 700: Kevin Golightly (Marwayne, AB)

$500: Dallan Keichinger (Marwayne, AB)

$500: Ethan Dorval (Lloydminster, AB)

Thank You for Your Support!

A MARWAYNE MOMENT with...

Joanne Horton

Where did you grow up?
On a farm in the Marwayne area towards the Alcurve area.

When and how did you find yourself living in Marwayne?
I married my high school sweetheart after finishing college in Edmonton. Bryon was an insurance broker with his Dad. They had the insurance brokerage G.T. Horton Agencies.

What year did you become CAO for the village of Marwayne? When did you retire?
In 2000 I became the CAO. I had balanced working at the office and teaching piano lessons starting in 1982. I would teach before school then make the long walk to the office (about one block), then afternoons teaching during school hours with an arrangement made with the principal, the kids would walk to my house for lessons. It was a hard decision to give up teaching entirely to step into the full-time role of CAO. I retired December 31, 2017 with a total of 35 years working for the Village.

What made you decide to work for the village?
Back in 1982 when I first began working for the Village it was a contract position. In what is now the Public Works office, the Village and Horton Agencies ran out of the same office.
It was the days of handwritten and manual calculations of each water bill and tax notice. I thought I was so "with it" putting my new computer programming skills to good use by programming our new Vic20 (anyone remember those first computers?) to do the calculations for me. When the Village got its first computerized program in the '90's I was so thankful. After Bryon's Mom's death in 1983 I stepped in to help more and more each year.

Of all the projects you worked on, which was the most rewarding and why?
Hands down the Center Street Revitalization project. I love the downtown. When I look at it I see the cumulation of community desires and the renewing of infrastructure for future generations. I love watching the trees mature that I selected and helped plant

What were some of the improvements you seen over your time working at the village?
Marwayne has seen many big projects over the last 20 years, most stemming from one document "The Marwayne Sustainability Plan" which I wrote not a consultant. It brought the visionaries of our community together to set the goals and desires. Then the detail people, the planners, the do'ers of our community kicked in accomplishing a lot for such a small place. Remember in 2016 we were federally recognized for our innovation and dedication? A new hall, renovated arena and campground, original streets and underground renewed with the help of grant money that we would never have qualified for if the people of Marwayne had not taken the time to engage and dream together.

continued on next page...

I remember when Council took a huge step and decided to build that first cul-de-sac on 4th Street and not just wish there was more lots available for our young people who were coming back since there were jobs from the booming oil industry. I laugh thinking of Rob Centazzo during those years excited about the laying of the new pipes. Me amazed at the huge piles of sand! And yet when the power poles were being put in ATCO was hitting water from the high water table. The first trees we planted (Rob and I) are those big poplars and pines at the ball diamonds following that project.

What were some of the challenges you faced over that period of time?
was getting the day-to-day operations information out of the heads of our public works and the consultants (like Rusway). I always hated hearing from an engineer "if you had told me that sooner then ….". By the time I left we had captured all the stacks of "rolls of plans", the scribblers, the scraps of paper and personal knowledge. Now Public Works and the next engineer can make well- informed decisions.

What do you see in the future for the community of Marwayne?
I see our community at a crossroads. We were all lulled into isolation during Covid and the cultural changes of depending on social media for social interaction. I challenge each of us to move across those walls of isolation again reaching out to our neighbors.
As my husband has faced huge health challenges in the last two years, community support has been so encouraging for us. The acts of kindness, the prayers, the encouraging words - thank you Marwayne!!

What advice would you have for new or young residents in the community?
I say be like the new trees that are being continually planted around Marwayne, put your roots deep into this community, make lifetime connections, there's a high water table here in some areas and once your roots are in that stream you will flourish- your leaves will not wither.

Who would you like to nominate next?
Dave Kneen

A Marwayne Moment has been brought to you by the Marwayne Ag Society, we hope you enjoy getting to know our amazing community members!

Marwayne
AGRICULTURAL SOCIETY

Marwayne Rodeo Street Dance

Another year and another amazing event turnout! This year absolutely blew us away with the amount of support, and help we had to make it happen. We are a great community and really know how to pull together to make it another great memory!

We'd like to put a special thank you out to those who donated the money towards this event:

Beauty From Bees

Parrish & Heimbecker

Lea Park Rodeo council

To those who donated items and gift cards for us to use:

-D & D for the hotdogs

-Marwayne Fire & Rescue for the bouncy castle/trucks and delivering the water/BBQ

-Riverhill Enterprises for lending us the BBQ

-Marwayne Tempo for gift cards

-Home Hardware for gift cards

-Kat Traks for gift cards

-Sunshine Cleaning for gift cards

-F'laura N Company for gift cards

-Martha Turner for doing the photography.

Most of all we'd like to put a huge thank you to every single volunteer, vendor, those who picked up and delivered things we needed, those who jumped in and helped get everything setup and taken down, And to everyone who came down to enjoy!

The Marwayne Lea Park Rodeo Street Dance would not have been a success without every single one of you. We're proud to be part of such a great community and look forward to future years!

Larissa Van Nes & Anna Mueller

Photos by Martha T Photography

WELCOME
TO OUR LIBRARY THIS SUMMER

July

Open Tues. 10:00 am - 4:00 pm
Wed 9:00 am - 7:00 pm
Closed June 22-July 6th

July 15th @ 1:00 pm Making Clay Owl Succulent Planters

July 29th @ 1:00 pm Dr. Seuss Poetry Collages

All ages welcome including adults.
Children from ages 0-12 must be accompanied by an adult for all programs this summer.

August

Open Tues. 10:00 am - 4:00 pm
Wed 9:00 am - 7:00 pm

August 12th @ 1:00 pm Beehive Day - Importance of Pollinators

Thurs. August 14th @ 10:0 am Science Presentation by the Alberta Science Network (all ages our big event)

Pick up your Summer Scavenger Hunt Booklet
Highest Points receive a May Cinema Gift Certificate for two in September.

Come to
SUMMER VACATION BIBLE SCHOOL!!
Bring a friend:)
JULY 7-11
LAKELAND CHURCH RD 544 DEWBERRY AB
AGES 4-14 WELCOME
SNACKS AND LUNCH PROVIDED
ANY QUESTIONS,
CONTACT AUBREY @ 7808086437
OR CALEB @ 7808081429
TO REGISTER AHEAD OR LEARN MORE:
LAKELANDSVBSDULPICATED.RSVPIFY.COM
rsvpify
REGISTRATION WILL ALSO BE AVAILABLE UPON ARRIVAL

MARWAYNE MINOR BALL & THE U17 HUSKIES ARE PROUD TO BE HOSTING

U17
PROVINCIAL

Softball

CHAMPIONSHIPS

2025

JULY 11–13, 2025

CONCESSION WILL BE OPEN

COME WATCH AND SUPPORT OUR
U17 PROVINCIAL TEAM!

RAFFLEBOX LINK

SCAN THE QR CODE OR
HTTPS://WWW.RAFFLEBOX.CA/RAFFLE/MARWAYNEMBA

PURCHASE YOUR TICKETS TODAY!

DRAW: JULY 13, 2025

MARWAYNE DANCE ASSOCIATION

Registration

& AGM

WEDNESDAY, SEPTEMBER 3, 2025
7:00PM
Marwayne Hall

OFFERING

Creative Movement & Mini Acro

NEW 45 minute, classes that run the full season.

Tap, Ballet, Jazz, Lyrical, Modern, Acro, Hip-Hop and Technique Classes.

Enrollment will determine which classes will run.

Register by attending the meeting!

E-mail: marwaynedanceassociation@gmail.com for more info.

Seniors & Almost Seniors Events

Our last Lunch event for this season was *Come for BBQ Hot Dogs & all the Fixin's.* It was a tremendous amount of fun figuring out what topping combinations we should try!

- ✓ **Thank you to P&H for your donation for this BBQ event –So appreciated!**
- ✓ **Thank you Village of Marwayne FCSS for funding the centre's rental expenses.**
- ✓ **Thank you to all our wonderful community volunteers who have made these events a great time for our community.**

The next *Stay for Lunch* event will be in September.

We've had a blast at these monthly lunches: Christmas Luncheon, Soup Wars, Lasagna, Casserole, Easter Brunch, BBQ Hot Dogs.

Come for Coffee

Every Wednesday at 10 am is
continuing through the summer.
At: Seniors Centre, 22 Centre Street

Coffee & Community

Real connections get stronger with time
As you get older, you really just want to be surrounded by good people. People that are good for you, good to you, and good for your soul. The mindjournal
…….YOU are one of the good people! See you on Wednesday!

COMMUNITY NEWSLETTER

Village of Paradise Valley

JULY 2025 EDITION

VILLAGE OF PARADISE VALLEY

Town Council Meeting July 24th, 2025, at 4:00pm
Village Office Hours -Tuesdays and Thursdays from 10:00a.m. to 4:00p.m.

Animal Licence Renewals are now past due for the 2025 year. Please renew your registrations on your Dogs and Cats. Renewals for Dogs and Cats are $12.00 per pet. We would also like a picture of your pets for our records. If you no longer have a pet you previously registered please advise us so we can make a note in our system. Thank you kindly!

Village Taxes
Taxes are due July 31st. Penalties will be applied as of August 1st, 2025.

Hanging Baskets
****Attention All Hanging Basket Sponsors****
The cost for this year's hanging baskets and barrels is $65.00. Please drop off your cheques at PV ATB Financial Agency or the Village Office at your earliest convenience. **Please note that cheques are to be made out to the Village of Paradise Valley.** If you would like to pay by etransfer please send to paradisevalleyvill@mcsnet.ca and include your name and flower basket in the memo. Thank you!

BATTERY RECYCLING

All batteries are recyclable and all the transfer stations are set up to accept batteries at this time. If batteries are not disposed of properly they present a fire hazard.

BINGO

Wednesday, July 2nd, 2025 at 7:30p.m. at the Drop in Centre

50th WEDDING ANNIVERSARY

Please join us in celebrating Bob and Carol Adams 50th Wedding Anniversary on Saturday, July 19th at 5pm on the family farm. Bring a lawn chair and an appetite!
Thank you!
Chris, Stacy and Ashleigh

CLIMB THRU TIME MUSEUM

We have had a very exciting off-season with lots of big changes! We are excited to welcome everyone to come check out the upgrades and renovation in the main entry and tea room at the Climb Thru Time Museum. We are extremely appreciative of being named the recipient of a substantial grant from FCC, which made the upgrades possible. Please consider including a visit to our Museum a part of your summer plans! As always, we are open beginning June 1 from 10 AM until 5 PM every day until the end of August.
Upcoming dates to remember;
August 15 - Touch of Grace Concert and Movie Night

JELLY JULY at Beauty By Ellie

Looking for the perfect summer skin refresh? Beauty by Ellie is hosting a facial special featuring skin-rejuvenating jelly masks.

Choose from 7 unique jelly masks customized to your skin's needs:
- 24K Gold (anti-aging + antioxidant)
- Bamboo Charcoal (deep pore clean)
- Bulgarian Rose (tone & brighten)
- Collagen (moisture + elasticity)
- Hyaluronic Acid (intense hydration)
- Vampire PLLA (plumping & firming)
- Vitamin C (brightening & spot reduction)

July-Only Pricing:
- Express Jelly Facial – $50 (reg. $60)
- Classic Jelly Facial – $70 (reg. $80)
- Clinical Jelly Facial – $85 (reg. $100)
- Signature Jelly Facial – $130 (reg. $150)

New clients receive a $10 voucher toward their next visit when they book during the month of July.

DALLAS DETAILING

Local Shine, Professional Results

Proudly serving the area with high-quality vehicle detailing, Dallas Detailing offers full-service cleaning for small cars, pickups, and SUVs — right here in the community!

Whether you're looking for a deep interior clean, a fresh exterior shine, or both — they've got you covered.

Pricing at a glance:

- Small Cars
  - Interior: $150
  - Exterior: $100
  - Interior & Exterior: $240
- Small Pickups
  - Interior: $150
  - Exterior: $140
  - Interior & Exterior: $280
- Big Pickups
  - Interior: $150
  - Exterior: $150
  - Interior & Exterior: $290
- SUVs
  - Interior: $150
  - Exterior: $150
  - Interior & Exterior: $290

Extras available:

- Hot Shine – $35
- Leather Cleaner – $35
- Interior Fabric Shampoo – $50
- 3rd Row Seat Vehicles – $40

Call or text 780-872-4167 to book your clean today!

Let Dallas Detailing take care of your ride this summer — you'll be amazed at the results.

PV CHURCH OF GOD LADIES GROUP

We're looking forward to connecting with you! While our next event is still being finalized, we'd love to keep you in the loop.

Scan the QR code to view our upcoming gatherings, updates, and event details as they become available.

All women are welcome — we hope to see you soon!

THREE CITIES PUBLIC LIBRARY

Hours of Operation

Summer Hours

Monday, Wednesday, Thursday & Friday 8-4pm,

Tuesday 12-8pm.

Closed Saturday and Sunday and the week of July 21-25

We have hired Finley Berg to run the library through the summer.

Summer reading programs will run

Preschool - Finished Gr. 1 - Wed 10-12pm

Gr. 2- Gr. 6 - Thurs 1-3pm

Make sure to follow us on Facebook or Instagram to watch for fun things happening throughout the summer!!

And save the date - Aug. 13 @ 4:30pm Alberta Science Network has an epic show for us and the library will have hotdogs and chips for supper after the performance

E.H WALTER SCHOOL

What I would like to remember about the 2024–2025 school year is the abundance of support.

Our learning community showed up in big ways—whether it was reaching national records in fundraising for the Terry Fox Foundation or the dedication of community and staff coaches who supported athletes at district finals in Junior High and at the provincial level in Senior High.

But just as memorable were the small things: polite greetings, warm handshakes, and heartfelt questions that came from a place of genuine care. These simple, everyday moments reveal the deeper strength of our community—where people consistently show up for one another.

Every school year brings new experiences and chances to grow. Even in my short time here, I've already seen a community focused on what matters most: caring for our students and supporting their success. With every step, we work toward a safer, more caring school where all students can learn and thrive. It's these small acts of support—showing up, listening, helping—that keep us moving forward together.

As we close this year, I want to thank you for welcoming me into this community. I'm grateful for what we've shared so far and excited to continue building together in the years ahead.

Eryn White
Principal

Deadline to submit items for the August edition of the Community Newsletter is July 24, 2025.

Community Calendar

The Municipal Election happens on Monday, October 20, 2025. For Candidate and Voter information click here!

Thinking of running for council? Do we have a webinar for YOU!

Do you know someone who would make a great local leader? If you do, the Town of Vermilion council and administration encourage you to share this information with them!

Alberta Municipalities (ABmunis) and the Rural Municipalities of Alberta (RMA) are hosting a one-hour webinar for people interested in running for council in this fall's municipal elections. Participants will discover:

1. What local councils control
2. The actual time commitment (most councilors work regular jobs, too)
3. How decisions in small municipalities create immediate, visible and long-lasting impacts
4. How skills acquired from work, community activities and family life apply to serving on municipal council.

Prospective candidates can register for a webinar that corresponds with the size of the municipality in which they will run. Numerous one-hour sessions are being offered from April to September.

Small to Midsize municipalities (villages, towns, and cities under 20,000)

o May 5, June 3, July 16, August 14, September 9 & September 16

For more information and to register, go to https://www.abmunis.ca/events

For additional election-related resources, visit the ABmunis Running for Municipal Office page.

TOWN OF VERMILION ALBERTA

NOTICE OF NOMINATION DAY

Local Authorities Election Act
(Section 26)

LOCAL JURISDICTION: TOWN OF VERMILION, PROVINCE OF ALBERTA

Notice is hereby given that Nomination Day is September 22, 2025 and that nominations for the election of candidates for the following offices will be received at the location of the local jurisdiction office set out below within the period beginning on January 1, 2025 and ending at 12:00 noon on Nomination Day.

Office(s):

Mayor One (1)
Councillors Six (6)

Location of Local Jurisdiction Office:

Vermilion Town Hall
5021 - 49 Avenue
Vermilion, Alberta T9X 1X1

DATED at the Town of Vermilion, in the Province of Alberta, this 23rd day of January 2025.

Madison Barrett, Returning Officer

NOTE: Nomination packages are available at the Vermilion Town Hall and online at vermilion.ca

Taste of Vermilion was a huge Success! Thank you to everyone who volunteered, attended and cooked! Looking forward to the Taste of Vermilion 2026 already.

Upcoming Council Meetings dates are:
July 15, 2025

July 15, 2025

Click here to Register

Check out the newest employment opportunities on the Careers Page.

Career Opportunities

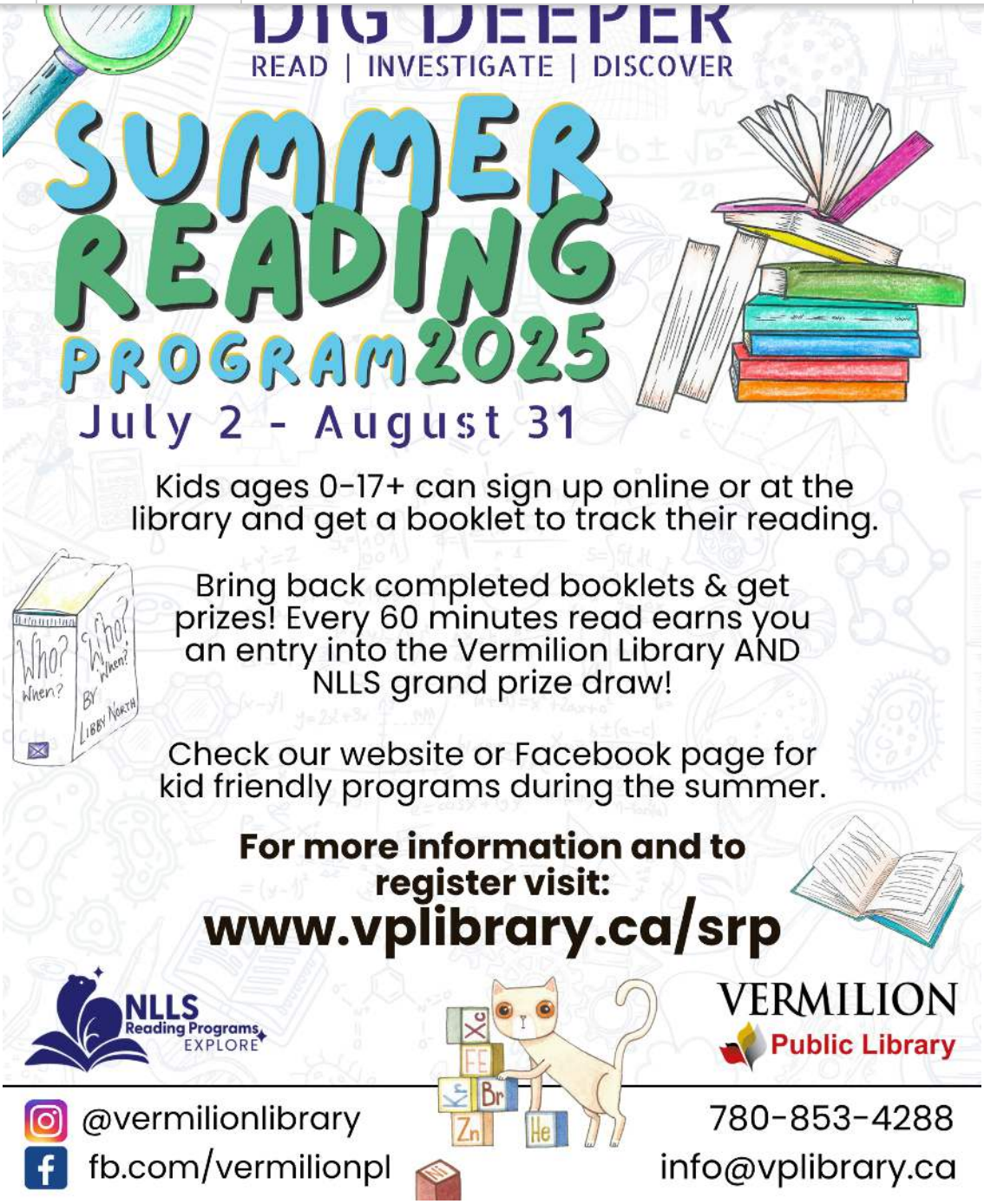
Free Crafts & Mindfulness Activities!
AUGUST 12th
Tuesday Mornings
Time: 10:00am-11:30am
Where: Vermilion Public Library
Little Spot Program
Story at 10:30am
VERMILION Public Library
In partnership with FCSS:
Town of Vermilion,
County of Vermilion River
Recovery Alberta
MENTAL HEALTH AND ADDICTION SERVICES

VIBE's FREE Drop-In Programming in Vermilion July 2025
ALL AGES WELCOME!
Wednesday Mornings
Time: 10:00-11:30 a.m.
Location: Heritage Park Vermilion
July 2nd: Decorate Aprons or Bags
July 9th: Kindness Jars
July 16th: Button Making
July 23rd: Abstract Art
July 30th: Bird houses
In partnership with FCSS: Town of Vermilion and County of Vermilion River

Vermilion Wellness Coalition and The Vermilion Rotary Present
OPEN OVEN Night!
July & August
Wednesday's
5:30pm-7:30pm
Heritage Park
TAKE-AND-BAKE PIZZA'S AVAILABLE FROM
CORNERSTONE CO-OP
EXPRESS PIZZA
MOM'S PIZZA
PIZZA HUT
ZANE'S DINER
NICK'S FAMILY RESTURAUNT

Join VIBE at the Splash Park for Free Activities
Tuesdays 1:00-3:00 pm
Free Item Each Week
In partnership with FCSS: Town of Vermilion, County of Vermilion River, Vermilion Provincial Park, and Town of Vermilion Community Services
VI BE
Recovery Alberta
MENTAL HEALTH AND ADDICTION SERVICES

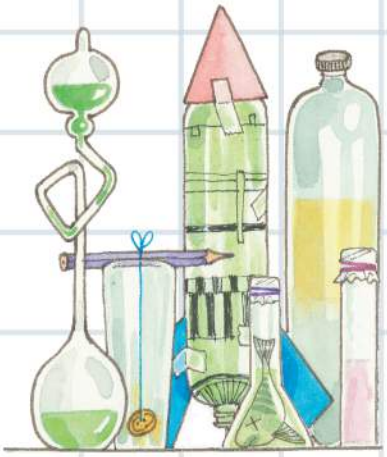
We're here to help eligible families pay their kids' sport registration fees! Sport participation allows for the development of fundamental life skills which are invaluable for youngsters as they form their identities. Check your eligibility here: https://kidsportcanada.ca/alberta/vermilion/apply-for-a-grant/


DIG DEEPER
READ | INVESTIGATE | DISCOVER
SUMMER READING PROGRAM 2025
July 2 - August 31
Kids ages 0-17+ can sign up online or at the library and get a booklet to track their reading.
Bring back completed booklets & get prizes! Every 60 minutes read earns you an entry into the Vermilion Library AND NLLS grand prize draw!
Check our website or Facebook page for kid friendly programs during the summer.
For more information and to register visit:
www.vplibrary.ca/srp
NLLS Reading Programs EXPLORE
VERMILION Public Library
@vermilionlibrary
fb.com/vermilionpl
780-853-4288
info@vplibrary.ca

JULY

SUMMER READING PROGRAMS

- Summer Reading Challenge
- LEGO DAY - July 7, 1-2pm
- Scientists in the Library - July 17, 1-2pm
  - **Registration required** for this program
- LEGO Day - July 21, 1-2pm
- Kid Friendly Car Show - July 23, 11am-5pm
- STEAM DAY - July 31, 1-2pm



Visit www.vplibrary.ca/srp for more information

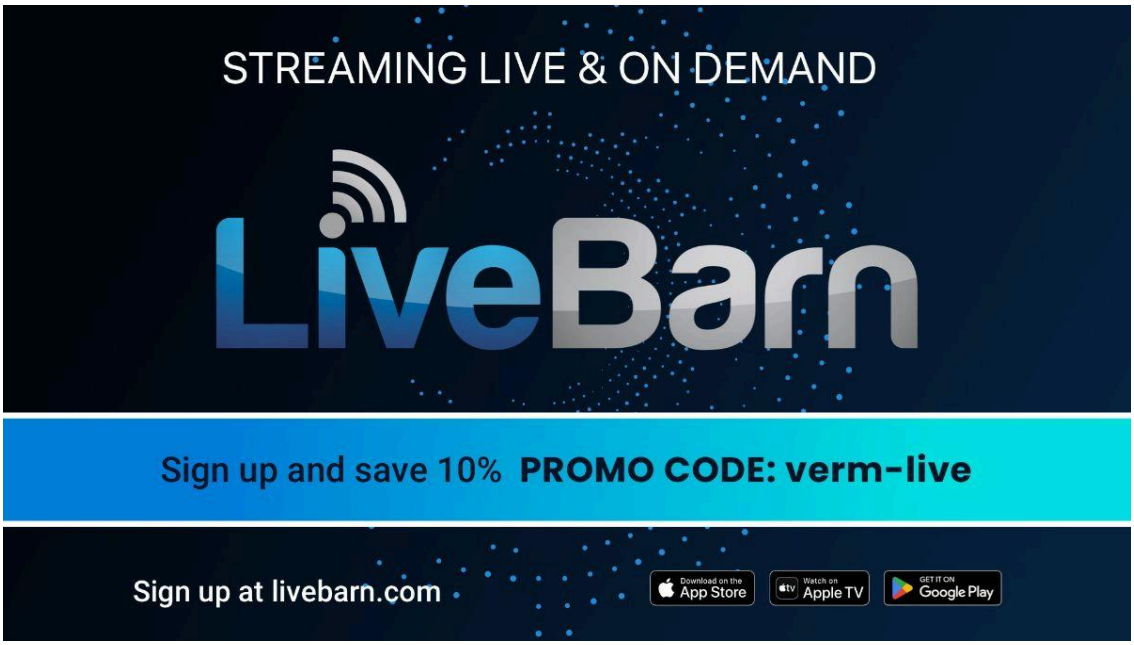
VERMILION Public Library

STEAM DAY
No cost, no registration.
All ages are welcome!
Thursday July 31st 1-2pm
Build a chain reaction with popsicle sticks or get technical and build a robot hand with paper and thread.
www.mombrite.com/diy-model-robot-hand/
Thursday August 14th 1-2pm
Join us to construct various paper airplane models and test your designs in flight.
How far will your plane fly?
VERMILION Public Library
For more information: www.vplibrary.ca/srp
email: programs@vplibrary.ca
call: 780-853-4288

FROM 1-2 PM
LIBRARY BASEMENT
Public Library
Scientists in the Library
Come join us on a magical science adventure!
• Discover a magical force that will levitate particles.
• Scatter light and create illusions.
• Experiment with colourful teas and unusual potions.
Registration is required, no cost
All supplies included
Ages 8+ welcome!
For more information and to register visit www.vplibrary.ca/srp

For more information: www.vplibrary.ca/srp
email: programs@vplibrary.ca call: 780-853-4288

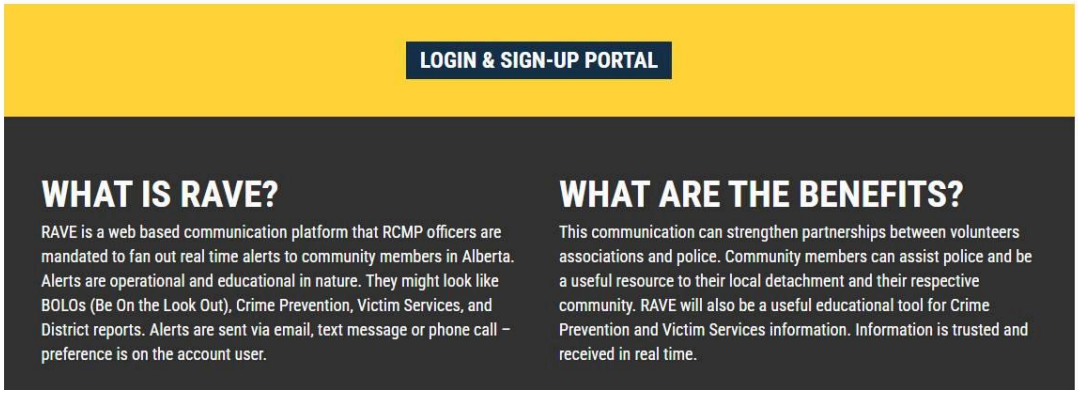
READ | INVESTIGATE | DISCOVER
NLLS Reading Programs EXPLORE
VERMILION Public Library
CHALK ART CONTEST
Create your chalk art
Choose a title and take a picture
Submit online until Sunday, July 27
Vote for your favourite starting Monday, August 4
For more information visit nllsreadingprograms.ca/contests
SIDE WALK CHALK



The Vermilion Stadium now has LiveBarn!

Sign up at livebarn.com with the promo code: verm-live.

RAVE OPT-IN FOR COMMUNITY WATCH ADVISORIES FROM ALBERTA RCMP



RAVE for Community Watch Advisories from Alberta RCMP

RAVE is a web based communication platform that RCMP officers are mandated to fan out real time alerts to community members in Alberta.

Albertans are encouraged to sign up for the online system at:
https://www.ruralcrimewatch.ab.ca/l/rave

For a step-by-step guide to sign up for RAVE notifications, please visit https://youtu.be/0TO9oevDo5c

For any assistance with sign up, please contact:
KDIV_RAVE_Support-Soutien_RAVE@rcmp-grc.gc.ca

Online Crime Reporting

A simplified online experience to:
RCMP
Online Crime Reporting
Contact a Detachment
Crime Stoppers
Project Lock Up
Crime Map
Crime Statistics
News
Report crime
Contact a detachment
Learn about crime rates in your area
And more!
Stay connected by downloading the free app today.
Download on the App Store
GET IN ON Google Play
Royal Canadian Mounted Police
Gendarmerie royale du Canada

Town of Vermilion
Mobile App
Connect with your Community.
DOWNLOAD NOW!
GET IT ON Google Play
Download on the App Store
SMB APPS

The Town of Vermilion Mobile App is an important tool for residents.

It provides timely and accurate information sending alerts to residents, businesses and visitors during critical events like fires or floods as well as for relevant day-to-day communications such as events, Council Meetings, planned maintenance and more!

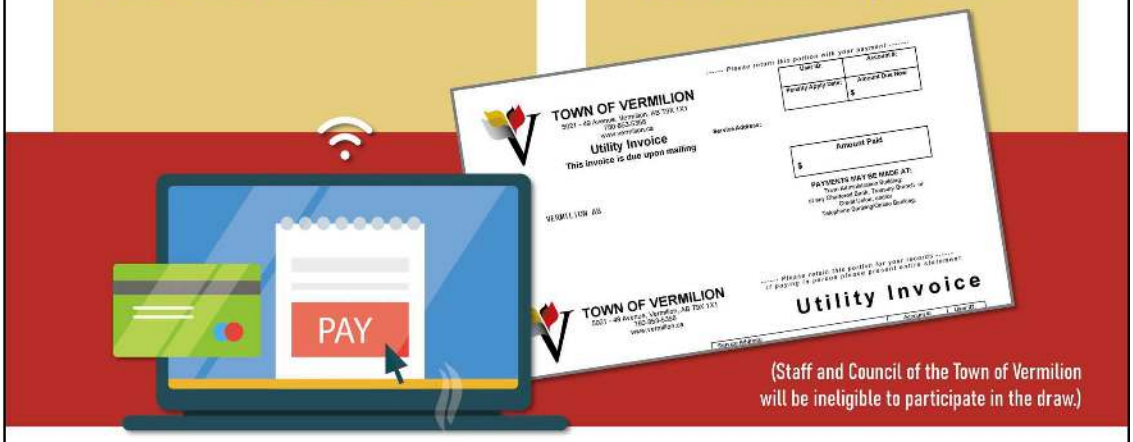
Download the app now to your mobile devices to ensure accurate communication ensuring the safety of your family and loved ones.

Visit Our Website For More Information

$50 gift card to a local business of your choice!

Choose to receive your Town of Vermilion utility statements by email and pay through online banking and be entered to win!

All current utility ratepayers that receive and pay their Town of Vermilion utility bill electronically will be automatically entered!



(Staff and Council of the Town of Vermilion will be ineligible to participate in the draw.)

If you are not already signed up for electronic statements and would like to be eligible for the prize, please contact utilities@vermilion.ca or call 780-853-5358.

Using electronic methods of statement delivery and payment are not only environmentally friendly, it also reduces the cost of operations for the Town of Vermilion resulting in lower increases in future utility rates.

VERMILION
ALBERTA

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
01	02	03	04	05	06	07
08	09	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	01	02	03	04	05
06	07	08	09	10	11	12

West of 50 Street and South of Railway Tracks

- Garbage Waste Pick Up
- Recycle Waste Pick Up
- Organic Waste Pick Up

East of 50 Street and North of Railway Tracks

- Garbage Waste Pick Up
- Recycle Waste Pick Up
- Organic Waste Pick Up

Acceptable Items:

- Anti-static sheets
- Band aids
- Black plastic
- Bubble wrap
- Ceramics
- Cigarettes
- Cork
- Diapers
- Disposable wipes
- Foam
- Glass
- Knives and scissors
- Plastic bags
- Styrofoam
- Tree stumps
- Waxed paper
- Wrapping paper

Unacceptable Items

- Aerosol cans
- Batteries
- Bricks and cement
- Clothing
- Electronics
- Ink
- Lumber
- Motor oil
- Needles
- Nuts and bolts
- Paint
- Expired medication

Collection sites in Vermilion for unacceptable items

- Vermilion Transfer Station or Vermilion Bottle Depot for Electronics, Household Hazardous and Industrial items
- Cornerstone co-op Pharmacy, Long's Value Drug Mart, or Shopper's Drug Mart for Medical items

Roll-Out Bins

- Ensure your bin is placed out correctly on the street by **7:00 am** on your collection day
- One meter of clearance on all sides is required so the automated truck can access the bin
- Refrain from parking in front of your bin on collection day
  - If there is a vehicle parked in front of your bin, place the bin out past the vehicle so the truck can reach it.
- All waste must be bagged and fit within the bin with the lid closed
- Overflowing bins or bags left beside the bins will not be picked up

Proper garbage disposal and roll-out bin procedures.

For more information about garbage and recycling visit
Living in Our Community > Garbage and Recycling on vermilion.ca

Garbage, Organics and Recycling Pick up

Calendar 2025

West of 50 Street

- Organic Green Bin Pick Up
- Recycle Blue Bag Pick Up
- Garbage Black Bin Pick Up

South of Railway Tracks

- Organic Green Bin Pick Up
- Recycle Blue Bag Pick Up
- Garbage Black Bin Pick Up

East of 50 Street

- Organic Green Bin Pick Up
- Recycle Blue Bag Pick Up
- Garbage Black Bin Pick Up

North of Railway Tracks

- Organic Green Bin Pick Up
- Recycle Blue Bag Pick Up
- Garbage Black Bin Pick Up

WASTE | MATTERS

For more information
Call: 780-581-2415
Email: wastematters@vermilion.ca

Vermilion is rolling out a better approach to waste.

WASTE | MATTERS

Garbage, Organics and Recycling

For more information visit vermilion.ca or call 780-581-2415.

Want to print the monthly garbage, recycling, organics pickup schedule?

Go to Community Calendar on vermilion.ca. The '**Print**' button in top right hand corner will give the option of two different views. Once you choose a view, the printable pdf file will download to your device or computer.

Community Calendar

Vermilion Farmers Market

Every Tuesday from 10am - 2pm

One Saturday a month 10am - 3pm

at the Elks Hall 5026 49 Avenue

TOWN OF VERMILION
ALBERTA

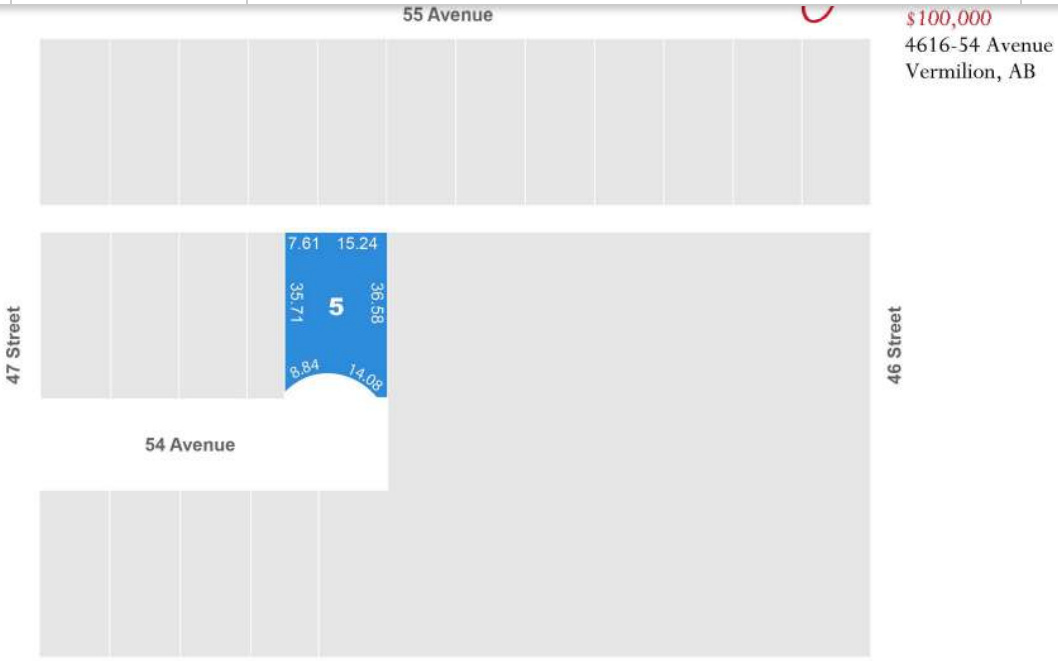
/TownofVermilion ExploreVermilion Download vermilion.communityapps.ca

Looking to start a Business?
For more information, contact
MARY LEE PRIOR
Manager Economic Development
Ph. (780) 581-2419
economic@vermilion.ca

NEW IDEAS FOR LIVING

Call Economic Development at 780-853-7747 to select your industrial lot today!

Available Land



Now Selling! **Residential serviced lot**

4616 - 54 Avenue

$100,000

For more information call 780-853-7747

Available Land

Puzzles and playing cards, totes and t-shirts...plus more!

~ Newly stocked Vermilion gear ~

Purchase at Underground Local Treasures in Craigs Cornerstone.

Looking for more Town of Vermilion swag?

Did you know the town has a large selection of Vermilion branded gear? From t-shirts and sweaters to mugs and hats!

Town swag can be found at Underground Local Treasures within Craig's Cornerstone!

Check out:

- Underground Local Treasures

© 2025 Town of Vermilion, 5021-49 Avenue, Vermilion, AB T9X 1X1
Phone: 780-853-5358 | Fax: 780-853-4910
Email

Want to change how you receive these emails?
You can update your preferences or unsubscribe from this list.

Dewberry Community Newsletter

July 2024

dewberrynewsletter@gmail.com

Thank you to this months sponsor: Lea Park Golf Course

Lea Park
GOLF CLUB

A hidden gem nestled along the Vermilion River!

Over 38 years ago, a group of local individuals wanted to provide a recreational facility that would encourage and offer opportunity for friendly and social activities. Many years later, our 9-hole course / par total 36 / 2,033 yards is still providing an affordable and fun experience for all ages. Our beautiful course and Clubhouse is open 7 days a week (weather permitting). Grab a bite to eat with a refreshing beverage and sit back and enjoy the view.

NIGHT GOLF

Lea Park GOLF CLUB

FRIDAY, AUGUST 15th

$55/person

Participants must Pre-Register and Pre-Pay to be guaranteed a spot

Includes 1 round of golf, 1 x LED glow golf ball, supper and glow sticks!

Our Clubhouse is fully stocked with goods from local and Alberta based companies such as:

Lake Life Caesar Co.
River Valley Meats
Gemi & Co.
Foothills Creamery
JASA Innovations Ltd.
Dewberry Co-op
Marwayne Liquor Store

Patricia McGregor

(nee Haskell)

September 23, 1942-May 21, 2025

Patti McGregor was born Patrica Marie Haskell on September 23rd, 1942, in Islay, Alberta, a small town Northeast of Edmonton. She passed away on May 21st, 2025, at Surrey Memorial Hospital after her abdominal aortic aneurysm, something she had lived with for many years, ruptured.

Patti was the daughter of Chris Haskell and Leontine Marie Verreau. She was survived by her sister Faye, and had two brothers, Albert and Jim. Her heritage was Danish on her father's side and French on her mother's side. She was raised as a farm girl on the prairies near Dewberry, Alberta and started school in a one room schoolhouse and eventually left home to finish post-secondary in Edmonton.

She was a teacher in the 60's and was married to Alan McGregor in 1967 where they settled into their home on Dawson Place in North Delta. They raised two children, Davis and Shauna-Lee, and fortunately, Patti was able to stay at home as a home maker to raise them. They separated around 1980 but remained good friends for the benefit of their children.

She was involved in politics in the early 80's and even ran for a position on council in North Delta. She was very active in the theatre and even involved her kids in the Act One Players. She filled their lives with music and theatre for their early years, ensuring that they were fully immersed in the cultural arts.

She worked at the Delta Arts Council from early 1980s until she retired in September 2007. She finally sold the house on Dawson Place in 2017, after living there for 50 years. She downsized, decluttered and moved into a condo in Kennedy Heights Tower. There she met so many people and was within walking distance to the Kennedy Seniors Recreation Centre. She often referred to her new home as a bit of 'Heaven on Earth'.

She was involved in music her entire life, sang in many different groups and often solo. She thoroughly enjoyed entertaining from the time she was a little girl until just a few years ago when she decided it was just getting too hard to haul around all the equipment.

She was loved by four grandchildren whom she was extremely proud of: Brody, Callum, Koen, and Emily. She adored her grandchildren and showered them with her love. They all have very fond memories of her, especially all the games that they have played with her over the years.

She was very active volunteering at the Kennedy Seniors Recreation Centre. She enjoyed daily walks; playing her guitar or keyboard; visiting or chatting with family and friends; playing different games such as Scrabble, Mahjong, Rummy-O, puzzles, card games and Pickle ball too! She also called herself a "Foodie" as she loved to enjoy different ethnic restaurants with family and friends.

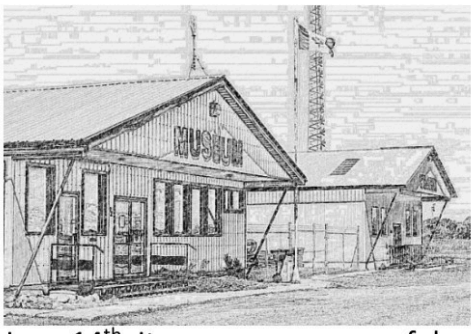
Unfortunately, in 2021 she was diagnosed with an abdominal aortic aneurysm and was told that her life expectancy was 2 years. She was blessed (and so were the people around her) to have surpassed this. She passed away peacefully in the Surrey Memorial Hospital on May 21, 2025.

She will be dearly missed by all those that knew her and loved her.

The winner of the "Random Act of Kindness" contest has requested to remain anonymous to prevent the recipient from knowing who they are. The cash equivalent was chosen in lieu of the gift card.

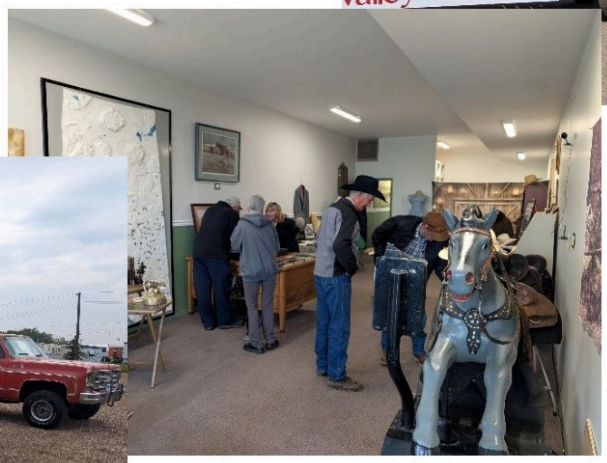
In Every Hand, A Thread

In every smile, a spark of grace,
In every heart, a gathering place
We share the load, we share the light
Together strong, through day and night
A patchwork quilt of voices true.
Woven tight in all we do.
For in this place, both you and me-
Are roots and wings of **COMMUNITY**



Museum Notes

A Big Thanks to everyone who visited and supported the museum for our open house on June 14th. It was a very successful event and certainly enjoyed by all. Plans are already underway for next year!



Special thanks to Tammi Etherington for putting together an awesome temporary display and for the planters and flowers, Terry Butz for lending us his team and wagon, and to all the museum members and volunteers who worked extremely hard getting the museum ready for the Dewberry Community Day open house.

Volunteers are the lifeblood of our organization, and we are always open to more. For information on volunteering, becoming a member of the society, or about any of our activities, do not hesitate to contact us at any time. Follow our Facebook page for additional information or, email us at dewberryvalleymuseum@gmail.com.

The Dewberry Valley Museum is funded in part by donations from visitors and community members. Any donation is appreciated, and tax receipts will be issued for donations over $20.00. Please consider us in your donation and legacy planning.

DEWBERRY AG SOCIETY

Est. 1912
The Spirit of Country

On Saturday June 14 the Ag Society was pleased to be a part of the many festivities and events around town.

We served Complimentary Hot Dogs with a beverage, and it was nice to have our lobby full and being utilized. Many treasures were found at the Community Garage sale that was held that day as well!

Thank you to Laurie, Eleanor, Holly and Doris for setting up the lobby and Thanks to the superb Hot Dog Crew-Holly, Darlene, Linda, Doris and Suzanne that served over 250 Hot Dogs After the Parade.

We would also like to acknowledge the Dewberry Chuckwagon Racing Heritage Society for organizing the groups to keep our Fathers Day weekend tradition alive.

No July meeting see you in August!

Riverton Community Pot Luck Supper

Wednesday, July 16, 2024 at Lea Park camp kitchen

6 pm start

Pack up your family's supper, bring your lawn chairs and we hope to see you there!

ATTENTION!

THE DEWBERRY COMMUNITY CEMETERY IS LOOKING FOR A CARETAKER

DUTIES TO INCLUDE:
WORKING CLOSELY WITH FUNERAL HOMES
FOLLOWING PROVINCIAL REQUIREMENTS FOR INTERMENT RECORD KEEPING
GROUNDSKEEPING
ATTENDANCE OF CEMETERY MEETINGS (2-3 TIMES PER YEAR)

WE ARE WILLING TO TRAIN

WE ARE LOOKING FOR SOMEONE WHO WILL CARE ABOUT OUR BEAUTIFUL CEMETERY AS MUCH AS WE DO!

FOR MORE INFORMATION, PLEASE CALL:
LARRY BENSMILLER: (780) 808-9292
ROBERT ZAYAC: (780) 871-2199

This is a paid position, details can be discussed.

thank you

- To Pastor Matt for all the mowing he has done around the Hamlet
- To the Ag Society gals & the businesses for planting flowers
- To all the individuals and organizations for their contribution to the Dewberry Community Day
- To everyone who came to enjoy the community day festivities

Trigger Control

Vegetation Management Services

- Certified Pesticide Application
- Custom Mowing
- Tree Care
- Stump Grinding
- Snow Removal
- Skid Steer Services
- Brush Mulching

- Commercial
- Residential
- Agricultural
- Industrial
- Fence Line
- Right-of-way

Brad Romanchuk
780-808-5823
triggercontrolvegetation@gmail.com

Dewberry Valley Bison

Quality Custom Bison Meat

Brad Romanchuk
780-808-5823
www.dewberryvalleybison.com
dewberryvalleybison@gmail.com

fuelled by DVB

HAPPY TAILS PET GROOMING

Offering one on one Grooming in a calm and safe environment. Services Include Bath & Brush, Full Trim, Sanitary Trims, Ears & Nails.

"Big or small, I groom them all!"

Mainstreet Dewberry, AB

By Appointment Only
Call/Text Denise
780-214-9743

Where every Pet Is Special

NEUDALE
Veterinary Services

Animal care for farm and family

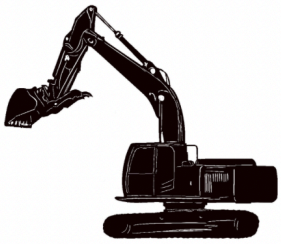
Providing comprehensive veterinary services for your large and small animals.

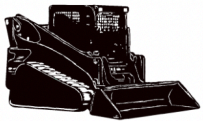
Open Monday to Friday: 9 a.m. – 4 p.m.
On-call: available for emergencies.

Telephone: 780-847-4071
Email: info@neudalevet.ca

12 Center Street/Box 188
Dewberry, Alberta T0B 1G0

GROUND LEVEL EARTHWORKS LTD.





780.872.3124
mitch.gleltd@gmail.com

Dewberry Hall or Campsite Rental Information

Contact Kristen
639-840-2865

DEWBERRY DATA SERVICE
#97 Centre Street
Dewberry, AB T0B 1G0
Phone: (780) 847-4166
Fax: (780) 847-4944
email: rick.dds@mcsnet.ca

MONTHLY BOOKKEEPING
INCOME TAX PREPARATION

SUMMER HOURS
Monday-Thursday 9 am-4 pm

Senior Center Rental

Rental Rates- $75.00 a day
or $25.00 per hour (up to 3 hours)
Contact Joanne Wolfe 780-847-3807
or Denise Smith 780-581-5897

GARNIER SAFETY TRAINING

Danelle Garnier

First Aid, CPR, AED, Babysitting Course, Boat Safety, WHMIS, TDG, ATV, UTV, & More...

Based out of Dewberry, AB

780-872-8223

Dewberry Arena Rental

Contact Holly
780-8713677

THANK YOU

Lea Park Golf Course
for your donation of copy paper for the newsletter
Much appreciated!

Your Business Card Here

Marwayne Public Library

WELCOME
TO OUR LIBRARY THIS SUMMER

July Open Tues. 10:00 am - 4:00 pm
Wed 9:00 am - 7:00 pm
Closed June 22-July 6th

July 15th @ 1:00 pm Making Clay Owl Succulent Planters

July 29th @ 1:00 pm Dr. Seuss Poetry Collages

All ages welcome including adults.
Children from ages 0-12 must be accompanied by an adult for all programs this summer.

August Open Tues. 10:00 am - 4:00 pm
Wed 9:00 am - 7:00 pm

August 12th @ 1:00 pm Beehive Day - Importance of Pollinators

Thurs. August 14th @ 10:0 am Science Presentation by the Alberta Science Network (all ages our big event)

Pick up your Summer Scavenger Hunt Booklet
Highest Points receive a May Cinema Gift Certificate for two in September.

PreK & Kindergarten

PREK & KINDERGARTEN

REGISTER NOW!

DECPS

- 1/2 Day 3 yr old program Wednesdays $500/year
- Full day 4 yr old program Wednesdays $800/year
- 86 full days of Kindergarten Tues/Thurs some Fri

Register Now :
Teacher: Krystal Becker
780-581-7772
Box 1286, Dewberry, AB
T0B 1G0
dewberrykinder@gmail.com

Learning, Growing, Succeeding Together

Gospel Light's

SonQuest Rainforest VBS

Follow Jesus on a Life-Changing Adventure!

For ALL Children
Ages 3-12
(Must be potty trained)

Calling Youth Leaders
Ages 13-18

Dewberry Community Church
August 11-14, 2025
9:15am-12:00pm

Pre-Register Here!
[Not required, but it helps us with planning!]
Paper also available on site

Questions? Contact Tyson @ 780-385-4931

AGES: 6-12

$234 A WEEK

WEEKLY SUMMER CAMPS

KITSCOTY LEGION

CABIN 4 KIDS DAY CAMP

OPEN 7 AM - 6 PM
Bring snacks/lunch
let us know drop off/pick up times for your child

KITSCOTY COMMUNITY CABIN 4 KIDS

STEM ACTIVITIES
THEME DAYS SUCH AS TENT DAY
Outdoor games

5016 51 STREET KITSCOTY, AB
PHONE: 780-846-2228
EMAIL:
DIRECTOR@CABIN4KIDS.ORG
WWW.CABIN4KIDS.ORG

Dewberry Community Church

Hey Dewberry,

As I am writing this, the Bible verse that God gave me for the May edition of our Town Newsletter is coming to mind: "Ask the LORD for rain in the springtime; it is the LORD who sends the thunderstorms. He gives showers of rain to all people, and plants of the field to everyone." - Zecheriah 10:1. Now, on the morning that I am writing this, we are receiving some much-needed heavy rain. Thank You Lord!

GOD IS GOOD!

Here is what is going on at the church in July:

- **VBS is on August 11th to 14th. Save the dates!**
- Learning to Pray is every Tuesday at 7pm at the church.
- We are having a men's work bee on August 15th and 16th. We will be tearing out our old sidewalk at the church and pouring cement for a new sidewalk. If you are interested in helping, please join us! We would really appreciate the help!
- Our regular church services are every Sunday at 10am. Everyone is welcome 😊

God bless!

- *Pastor Matt*

SUPPORTING SUMMER GRIEF

Grieving in summer can be especially disorienting because the sunshine, social events, and expectations of joy often clashes with the grieving experience. Here are some ideas to consider when thinking about supporting through experiences of grief this summer.

1. Acknowledge The Season is Hard

You do not have to feel okay just because the sun is shining. Grief does not follow a set timeline. Be where you are emotionally, by acknowledging that this is a difficult journey.

2. Set Boundaries with Time and Plans

Summer can be full of gatherings and invitations to weddings, birthday parties, or other celebrations. You are allowed to say no and set boundaries on your attendance. Many people often find it helpful to say "maybe" and then you always have the option of changing your mind.

3. Turn to Nature

While summer can feel overstimulating, it also offers gentle ways to soothe grief if you can turn towards nature. This may include going for morning walks before it gets hot, sitting quietly near water, gardening or tending to a plant, or catching the sunrise or sunset.

4. Create Your Own Rituals

Grief responds well to small rituals. Some ideas that can be helpful for summer could be writing your loved one a letter and leaving it somewhere that reminds you of them, making a playlist that connects memories of your loved one, or choosing a flower to plant at home that represents your loved one.

5. Connect With Support System

Grief can feel isolating, especially when it feels that others in your life are "moving on." Reach out to someone who can support you where you are at or consider joining a grief support group either in-person or online.

6. Give Yourself Grace

You do not have to be productive in order to get the most out of summer. If you find that you are just surviving most day, remind yourself that this is enough.

No matter what strategies you lean into this summer, know that you are doing your best to manage a very difficult season of your life.

Submitted by: Walking Through Grief Society

Funded by FCSS, City of Lloydminster, Towns of Vermilion and Wainwright, Village of Kitscoty and County of Vermilion River.

Northeast Alberta Information HUB

June 25, 2025, Board Meeting Minutes
Lakeland College, Vermilion, Alberta

Attending: **Gerald Aalbers/Lloydminster, Bill Parker/Cold Lake, Tim MacPhee/Vegreville, Rob Pulyk/Vermilion, Jocelyne Lanovaz/Mannville, Sebastian Dutrisac/County of Two Hills, Alice Wainwright Stewart/Lakeland, Wayne Fiddler/Frog Lake First Nations, Mike Tarkowski/Two Hills, Joey Natziger/Minburn County, Stan Delorme/Buffalo Lake Metis Settlement, Camille Wallach/Athabasca County**
Bob Bezpalko/Alberta HUB

Regrets: **Harold Bylan/Buffalo Lake Metis Settlement, Cliffton Cross/Frog Lake First Nations, , Lindsay Haag/EMW**

1.0 Chair Gerald Aalbers called the meeting to order at 9:15pm

2.0 Chair Aalbers asked for a motion to approve the agenda with additions.
Stan Delorme moved the approval of the agenda. **Carried**

3.0 Chair Aalbers asked for a motion to approve the June 4, 2025, board meeting minutes.
Jocelyne Lanovaz moved to approve the June 4, 2025, minutes as presented. **Carried**

4.0 **Elections: Gerald asked Bob to conduct the elections for Chair, Vice-Chair, Sec/Treasurer**
Chair: Gerald Aalbers
Moved by Stan Delorme for nominations to cease. **Carried**
Vice-Chair: Sebastian Dutrisac
Moved by Alice Wainwright Stewart for nominations to cease. **Carried**
Secretary/Treasurer: Jocelyne Lanovaz
Moved by Alice Wainwright Stewart for nominations to cease. **Carried**

5.0 MLA Scott Cyr, Letter to Minister Schow, JETI - For information purposes

6.0 Board meeting schedule: Subject to change 4th Fridays
September 19th, 2025, November 28, 2025, January 23rd, 2026, March 27, 2026

Chair Aalbers asked for a motion to adjourn the meeting at 9:45pm **Carried**
Mike Tarkowski moved to adjourn the meeting.

_____
Gerald Aalbers
Chair
Northeast Alberta Information HUB

_____
Jocelyne Lanovaz
Secretary/Treasurer
Northeast Alberta Information HUB

Northeast Alberta Information HUB
Annual General Meeting Minutes
June 25, 2025
Lakeland College, Vermilion, Alberta

Attending:

Gerald Aalbers/Lloydminster	**Daniel Warawa/Lamont County**
Phil Kushmir/Bonnyville	**Amy Cherniwchan/Smoky Lake**
Rob Pulyk/Vermilion	Scott Kovatch/MD Bonnyville
Tim MacPhee/Vegreville	**Jordan Cicoria/Aerium Analytics**
Alice Wainwright Stewart/Lakeland College	
Bill Parker/Cold Lake	**Loni Leslie/Vilna**
Jocelyne Lanovaz/Mannville	**Evan Raycroft/Innisfree**
Michael Tarkowski/Two Hills	Linda Sallstrom/County St. Paul
Dan Juhlin/Aerium Analytics	Sonny Rajoo/Two Hills
Donna Rudolf/Myrnam	Archie Handel/Buffalo Lake Metis Settlement
Merwin Haight/Andrew	**Stan Delorme/Buffalo Lake Metis Settlement**
Rod Olsen/Redwater	Elaine Sorochan/Two Hills
Jason Boorse/Elk Point	**Don Slipchuk/M.D. Bonnyville**
Leslie Cusack/County Vermilion River	**Jody Foulds/Lamont**
Edie Yuill/Athabasca	Bob Ross/Two Hills
Joey Nafziger/Minburn County	Jamieson Brown/Vegreville
Evelynne Kobes/Smoky Lake	Treena Lane/Redwater
Warren Griffin/Boyle	Parrish Tung/Elk Point
Jennifer Kirkpatrick/Athabasca County	**Karl Hauch/Bruderheim**
Marcie Mazurenko/Buffalo Lake MS	**Wayne Fiddler/Frog lake First Nations**
Sebastian Dutrisac/County Two Hills	Wendy Wagner/County Vermilion River
Trudy Smith/Chipman	Hannah Musterer/County Vermilion River
Phyllis Forsyth/Bruderheim	**Camille Wallach/Athabasca County**
Bob Bezpalko/Alberta HUB	Todd Sumner/Lakeland College
Barb McCarthy/JMD Group LLB	Kayla Ford/Alberta HUB
Lisa Ford/JET	Karyann Boychuk/JETI

Proxy votes: St. Paul County, Town of St. Paul, EMW
Regrets: Harold Bylan/Buffalo Lake Metis Settlement, Cliffton Cross/Frog Lake First Nations, Lindsay Haag/EMW, Lorne Halisky/County Smoky Lake
Special Guests: MLA Garth Rowswell, MLA Scott Cyr

Welcome and Call to Order

Chair Gerald Aalbers called the Meeting to order at 6:00pm.
Gerald thanked everyone for attending and invited:
Alice Wainwright Stewart, President Lakeland College to offer Welcoming remarks
MLA Garth Rowswell to bring welcome remarks from the Government of Alberta.

Gerald Aalbers Introduced Angus Watt as the keynote speaker.
Gerald thanked Angus for a great presentation.
In lieu of Angus's speaker fee a $1500 donation will be made by Alberta HUB to Little Warriors.

1. Adoption of Alberta HUB June 26, 2024, AGM Agenda
Moved by Alice Wainwright Stewart/Lakeland College to adopt the agenda. **Carried**

2. Adoption of the June 26,2024 Annual General Meeting Minutes
Moved by Tim MacPhee to adopt the minutes of June 26, 2024, Annual General Meeting **Carried**

3. Annual Chair's Message Chair Gerald Aalbers - Included in Meeting package

4. 2024-25 Financial Report
Barb McCarthy from JMD LLP Group presented the audited Financial Statements for the year ending March 31, 2024. Jocelyne Lanovaz **moved to accept the financial report as presented.** **Carried**

5. Appointing Financial Auditor for Operating year 2025-26
Gerald asked for a motion to retain JMD Group LLP as financial auditors for the Northeast Alberta Information HUB for the 2023-24 operating year. **Karl Hauch moved to retain JMD LLP as financial auditors for the Northeast Alberta Information HUB.** **Carried**

6. Annual membership fees Chair Gerald Aalbers
Gerald asked for a motion to approve an increase of the annual membership fees beginning the operating year of April 1, 2026, to $1.00/capita for municipalities, First Nations and Metis Settlements, $2000/year for Post-secondary Education Institutions, $3500/year for Business and $6500 for industry.
Jason Boorse moved to approve the annual membership fee increases as presented. **Carried**

7. Executive Director's Report - Bob Bezpalko
Gerald introduced and welcomed Bob who gave his report.

8. Election of Board of Directors
Gerald asked Bob Bezpalko to conduct the election for the board of directors.

Bob began by stating that municipalities defined as a city receive a board seat.
Cities
Lloydminster - Mayor Gerald Aalbers
Cold Lake – Councilor Bill Parker

Villages
Mannville – Jocelyne Lanovaz
Moved by Tim MacPhee for nominations to cease **Carried**

Towns under 3000
Two Hills – Mike Tartkowski
Moved by Gerald Aalbers for nominations cease. **Carried**

Towns over 3000 (2 representatives)
Vegreville – Mayor Tim MacPhee
Vermilion – Rob Pulyk
Moved by Daniel Warawa for nominations to cease. **Carried**

Metis Settlements
Buffalo Lake Metis Settlement – Councilor Harold Blyan
Moved by Mike Tarkowski for nominations to cease. **Carried**

First Nations
Frog Lake First Nations – Councilor Cliffton Cross
Moved by Jocelyne Lanovaz for nominations to cease. **Carried**

Counties/MDs (3 representatives)
Athabasca County – Councillor Camille Wallach
Minburn County – Councillor Joey Natziger
Two Hills County – Councillor Sabastian Dutrisac
Moved by Tim MacPhee for nominations to cease. **Carried**

A vote took place for the 3 county board representatives.
Nominees, Athabasca County, Minburn County, St. Paul County, Two Hills County
Chair Aalbers moved to destroy the ballets once the votes were counted. **Carried**

Colleges/Universities
Lakeland College – President Alice Stewart Wainwright
Moved by Phil Kushmir for nominations to cease. **Carried**

Business and Industry
EMW – President Lindsay Haag
Moved by Rod Olsen that nominations cease. **Carried**

9.0 Bob welcomed the new board members.

Closing remarks & Adjournment
Gerald thanked Christopher for a great presentation.
Gerald also thanked board members for their support and dedication in promoting regional Collaboration.
Gerald called for a motion to adjourn; Mike Tarkowski moved that the Alberta HUB 2024 AGM be adjourned.
Carried (7:30 pm)

_____	_____
Gerald Aalbers	Jocelyne Lanovaz
Chair	Sec/Treasurer

MEETING DATE: JULY 15, 2025

REQUEST FOR DECISION - TO COUNCIL

SUBJECT

June Report for the Assistant Chief Administrative Officer

RECOMMENDATION

THAT the County of Vermilion River accepts the June report for the Assistant Chief Administrative Officer as information.

DETAILS

AGRICULTURE

- Prepared agenda items, reports, policies and coordinated speakers for the June 17, Agriculture Service Board Meeting. This was a major milestone for the Agriculture and Environment Department and was successful. The next ASB meeting is Tuesday, September 23, 2025.
- Worked with the executive assistant to set up
- Completed a comprehensive review and organization of the Agricultural pest Control/toxicant room to conduct inventory, organize supplies, and mark expired products for disposal.
- Connected with industry to find solutions for recycling herbicide barrel containers.
- Worked with Mowing Contractor to complete contractor safety forms.
- Processed several hay permits and requests for no-spray zones.
- Completed the 2024 Annual Report for the Agriculture Service Board Grant we receive from the Province of Alberta.
- Agriculture and Environment Staff met with the Dean of Research at Lakeland College.

  Main points:

  - We will look at our County properties to determine if any of our land is suitable for:
    - Testing the service registration of herbicide through drone application on Canada Thistle – Summer staff will look for heavy

infestation of Canada thistle in our right of way as testing locations

- Using the ALUS “clean field approaches” on Student Managed Farm fields by planting perennial forage at entrances to reduce disease transfer.
- Conducting research on the efficacy of Rozol versus Zinc Phosphide to control gophers.
- Discussed our Clubroot Monitoring Program
- Discussed issues with controlling coyotes near populated areas
- Discussed land use of the farm as they are going through a farm master plan for the next 20 to 25 years.
- Explored ALUS partnerships.

ECONOMIC DEVELOPMENT

- The County of Vermilion River successfully hired a full-time Economic Development Officer, and the staff member started on June 16, 2025.
- As part of her orientation, we reviewed the various grants that the County of Vermilion River has received for economic development. These grants and programs will equip the Economic Development Officer with a strong foundation for launching economic development initiatives that can be expanded and built upon over time.
    - Northern Regional Economic Development Grant
        - A staff position will be partially funded to carry out strategic outcomes, reinforcing the County’s commitment to long-term growth.
        - Participation in the EDA Conference will provide valuable networking and learning opportunities, helping the County stay current with economic development trends.
        - To enhance business outreach, travel support will enable engagement with businesses across the County’s large geographic area.
        - Marketing initiatives include the promotion of a new business directory through advertising, social media, and tradeshow participation. A magazine-style version of the directory will further increase accessibility and visibility, supported by QR code postcards to connect users directly to the online resource. This has been completed and is currently being promoted.
            - Create and distribute a tourism brochure to showcase local attractions and events. Collectively, these initiatives aim to boost

business engagement, tourism, and regional visibility, strengthening the County's economic position. This has been completed and is currently being promoted.

- Small Communities and Opportunities Grant (SCOP)
  - The County of Vermilion River will use funding from the Small Communities Opportunity grant to hire a full time staff member who will manage both ongoing and upcoming economic development projects. During the time of application, the county did not have a dedicated economic development officer, which has led to a fragmented approach in attracting and retaining businesses and providing development services. The full-time Economic Development Officer will help establish a cohesive strategy for delivering economic development services, streamlining processes, and improving efficiency.

- Alberta Community Partnership Grant 2024
  - Alberta HUB in partnership with the County of Vermilion River, is leading the development of a *Commercial-Industrial Investment Attraction Asset Plan* for Northeast Alberta. This regional initiative aims to identify, evaluate, and promote available commercial-industrial real estate and infrastructure across 43 municipalities, 4 First Nations, and 4 Métis Settlements in the HUB region.
  - The project addresses long-standing challenges in inventorying and marketing these assets to investors and site selectors. Deliverables include a comprehensive asset review, gap analysis, and an environmental scan of best practices and technologies. A key outcome will be an interactive, web-based tool hosted on the Alberta HUB website and embedded on local municipal sites, enabling consistent data sharing and promotion.
  - The initiative also includes collaboration with the Government of Alberta's Investment Attraction Specialists and development of a regional marketing strategy. Ultimately, the project strengthens regional cooperation and enhances investment readiness across Northeastern Alberta's commercial and industrial sectors.
  - The CAO, ACAO and Economic Development Officer participate in the Joint Oversight Committee of this project the provides guidance on the deliverables and progress of the project.

- Alberta Community Partnership Grant 2025
    - The County of Vermilion River, in partnership with the Villages of Kitscoty, Marwayne, and Paradise Valley, is initiating a regional economic development project to create a unified framework for growth, diversification, and long-term sustainability.
    - The project aims to address economic barriers, engage strategically with the private sector, and implement coordinated development strategies across the Partnership area.
    - The project includes four focus areas: establishing a regional economic development framework, launching a business retention and expansion initiative, creating a vacant buildings incentive program, and conducting community consultations.
    - This collaboration will lead to improved service delivery, greater efficiency, and stronger support for existing and new businesses. The result will be an integrated, community-driven economic development program that benefits all participating municipalities.

- Conducted a field tour of the County of Vermilion River to showcase the various communities in the County and some of the County-owned properties.
- Prepared information for the transition of Economic Development initiatives to be transferred from the ACAO to the Economic Development Officer, including preparing information on County Owned properties, and summarizing information on current programs.
- EDO and ACAO attended the Alberta HUB Annual General Meeting and listened to a presentation from Angus Watt on Alberta's economic position.

AUXILLARY

- Supported the preparation of the Annual Tax Notices
- Attended training for the Returning officer for the Municipal Election
- Attended Wainwright Parade with staff. The EXPLORE of Vermilion River Float received 2nd place in the Town and Village Category. Worked with Finance Manager to order supplies for the upcoming parades, including Lloydminster, Vermilion and Clandonald.
- Prepared the agenda and minutes for the Vermilion River Regional Alliance held on June 19th, 2025, at the Mannville Golf Course.

IMPORTANT DATES:

- June 4: Joint Health and Safety Committee Meeting
- June 11: Land Use Bylaw and Municipal Development Plan information session at Kitscoty Hall
- June 12: The Rural Municipalities Charity Tournament Hosted in Drumheller
- June 16: Start date of Economic Development Officer
- June 19: County of Vermilion River Asset Management Meeting
- June 19: Vermilion River Regional Alliance Meeting in Mannville
- June 21: Attended Wainwright Parade with staff. The EXPLORE of Vermilion River Float received 2nd place in the Town and Village Category.
- June 25: Alberta HUB Annual General Meeting.
- June 25: Meeting with the research department of Lakeland College to identify partnership opportunities.
- June 27: Vacation.
- June 30: Vacation.

ATTACHMENTS

None

PREPARED BY: Hannah Musterer

DATE: July 8, 2025

MEETING DATE: JULY 15, 2025

REQUEST FOR DECISION - TO COUNCIL

SUBJECT

BYLAW 25-13 – FEE BYLAW – MOTION REQUIRED

RECOMMENDATION

THAT the County of Vermilion River give Third and Final Reading to Bylaw 25-13, being the Schedule of Fees for Goods and Services.

DETAILS

Background: Bylaw 25-13, being the Schedule of Fees for Goods and Services for the County of Vermilion River (the "County") is a bylaw that establishes fees for goods and services provided by the County to the public.

Discussion: Bylaw 25-13, being the Schedule of Fees for Goods and Services for the County of Vermilion River went before Council for First and Second Reading at the June 24, 2025 Regular Meeting of Council.

Relevant Policy/Legislation Practices:

Municipal Government Act

Desired Outcome (s): THAT the County of Vermilion River give Third and Final Reading to Bylaw 25-13, being the Schedule of Fees for Goods and Services.

Response Options: THAT the County of Vermilion River give Third and Final Rading to Bylaw 25-13, being the Schedule of Fees for Goods and Services.

IMPLICATIONS OF RECOMMENDATION

Organizational: Administration to enforce Bylaw 25-13, being the Schedule of Fees for Goods and Services

Financial: As per Bylaw 25-13

Communication Required: Council, Administration, Public

Implementation: Upon Approval of Third and Final Reading by Council

ATTACHMENTS

1. Bylaw 21-12 – Current Fee Bylaw
2. Bylaw 25-13 – Fee Bylaw
3. Schedule 'A'

PREPARED BY: Planning & Community Services Admin. Assistant

REVIEWED BY: Director of Planning & Community Services

DATE: June 27, 2025

COUNTY OF VERMILION RIVER
PROVINCE OF ALBERTA
BYLAW NO. 21-12

A BYLAW of the County of Vermilion River in the Province of Alberta concerning the fees established in respect to specific administrative goods / services provided by the County to individuals or organizations.

WHEREAS the Municipal Government Act (MGA); Statues of Alberta, 2000 Chapter M-26, section 7(f) permits a municipality to regulate services provided by or on behalf of the municipality; and

WHEREAS the County deems it expedient and in the public interest to promulgate by Bylaw provisions respecting the collection and charging of fees, in connection with the operation of County goods and services provided to individual or organizations.

NOW THEREFORE the Council of the County of Vermilion River, duly assembles, enacts as follows:

1. That a fee shall be established for inspection of the assessment roll during regular business hours, that is a requirement by the MGA section 307.
2. That waiver or reduction of the fees established by this Bylaw may only be granted under the discretion of the Chief Administrative Officer (CAO) but exercising such discretion shall be reported to Council at the next scheduled Council meeting.
3. The fee schedules, for specific administrative goods and services, as outlined in Schedule A, Schedule B, and Schedule C, attached hereto and forming part of this bylaw, and which authorizes the rates to be charged to individuals or organizations.
4. This Bylaw repeals, supersedes and takes precedence over all previously passed Bylaws (and amending Bylaws) that refer to Fee Schedules for Goods and Services, as well as any previously passed motions that may be in conflict with this Bylaw.
5. Should any provision of this Bylaw be determined to be invalid, then such provisions shall be severed, and the remaining Bylaw shall be maintained.
6. This Bylaw comes into effect upon its final passing thereof.

READ A FIRST TIME THIS 22nd DAY OF June 2021.

READ A SECOND TIME THIS 22nd DAY OF June 2021.

READ A THIRD TIME THIS 22nd DAY OF June 2021.

SIGNED by the Reeve and Chief Administrative Officer this 22nd day of June 2021.

REEVE

COUNTY OF NORTHERN LIGHTS
Province of Alberta

CHIEF ADMISTRATIVE OFFICER

SCHEDULE "A" – ADMINISTRATIVE FEES

Item	Fee
ADMINISTRATION FEES:	
Information Requests:	
FOIP Request (no GST)	As per the *Freedom of Information and Protection of Privacy Regulations A.R. 186/2008*, as amended
Outside of a FOIP Request:	
Locating and retrieving a record(s), supervising the examination of a record(s), and for preparing and handling a record(s) for disclosure	$35.00/hour (first ½ hour fee)
For producing a record from an electronic record:	
a) Computer processing and related charges	Actual cost to public body
b) Computer programming	$50.00/hour
For shipping any item requested:	Actual amount incurred
Document Provision:	
a) Photocopies, paper and computer printouts	$0.50 per page
b) CDs/DVDs/Flashdrives	$15.00 each
c) Plotting (colour or black and white – includes GST):	
i) Villages – less than 80% coverage	$8.00/linear foot
ii) Villages – more than 80% coverage	$10.00/linear foot
iii) Private Sector – less than 80% coverage	$13.00/linear foot
iv) Private Sector – more than 80% coverage	$18.00/linear foot
Council Agendas & Minutes: Available on County website: vermilion-river.com	
a) Minutes – printed & picked up at office	As per document charges above
b) Minutes – printed & mailed	As per document charges and mailing charges
c) Agendas – summary page	No charge
d) Agendas – detailed agenda package printed	As per document charges above
e) Agendas – detailed agenda package printed and mailed	As per document charges and mailing charges
Other media not listed above:	
Flags:	
a) Schools located within the County – one of each flag per year	No charge
b) Public (Alberta/Canada/County flags)	Actual cost to public body
County Pins:	$1.00 each

Maps:	
a) Picked up at office:	
i) Folded Maps	$15.00 each
ii) Rolled Maps	$25.00 each
b) Maps mailed out	
i) Folded Maps	$20.00 each
ii) Rolled Maps	$45.00 each
Aerials:	$10.00 each
Tax Information:	
a) Tax Search (written request required)	$10.00 (no GST)
b) Tax Certificate (written request required)	$20.00 (no GST)
c) Tax Assessment Notices	$10.00 (GST inclusive)
Fax Machine Services:	
a) Staff:	
i) In-coming fax	$1.00 per page
ii) Out-going fax – local	$1.00 per page
iii) Out-going fax – long distance	$1.50 per page
b) Public	
i) Out-going fax – Canada	$1.50 per page
ii) Out-going fax – United States	$2.00 per page
iii) Out-going fax – Toll free #	$1.00 per page
iv) In-coming fax	$1.00 per page
NSF Cheques or Stop Payment:	$48.00 per item
PLANNING AND DEVELOPMENT FEES:	
Documents:	Unless noted, all are GST exempt
a) Land Use Bylaw	$50.00
b) Municipal Development Plan	$15.00
c) Inter-municipal Development Plan	$25.00 each
d) Inter-municipal Collaboration Framework	$15.00 each
e) Area Structure Plan and Other Studies	$50.00 each
f) Historical Information Request (written request required	$75.00 each
g) Environmental Information Request (written request required)	$75.00 each
Development Permit Fees:	
a) Permitted Use	$150.00 each
b) Discretionary Use	$350.00 each (up to 10% variance)
c) Decks & Demolition	$50.00 each
d) Agricultural Buildings & Structures	$50.00 each
e) RV Campground (requires an approved Site Development Plan)	Permitted: $300.00 Discretionary: $450.00 (up to 10% variance)

f) Revision to an Issued Development Permit (minor revision)	Before development completion: Residential: $250.00 Non-Residential: $450.00
g) Revision to an Issued Development Permit (major revision)	Must re-apply
h) Development Permit Time Extension	$100.00 each (max of 2)
i) Post Development Application (development without permit)	$450.00 penalty (each) + permit application fee
j) Compliance Letter	$75.00 each ($125.00 rush request)
k) Occupancy Permit	Residential: $50.00 Non-Residential: $75.00
l) Variance over 10%	Residential: $550.00 + permit application fee Non-Residential: $600.00 + permit application fee
m) Natural Resource/Extraction/Ground Disturbance Operations	$350.00 each
n) Towers (communication, weather etc.)	$350.00 each
o) Rural Address Signs	$150 + GST
Bylaws, Agreements, and Other:	
a) Land Use Bylaw Amendment	$1,200.00 each
b) Withdrawal of Bylaw Amendment Application after the Bylaw is written	No fee refund
c) Withdrawal of Bylaw Amendment Application before Bylaw is written	75% refund
d) Land Use Redesignation (rezoning)	$1,200.00 each
e) Municipal Development Plan Amendment	$1,200.00 each
f) Inter-Municipal Development Plan Amendment	$5,000.00 each
g) Adopting/Amending an Area Structure Plan	$2,000.00 each + $200.00/gross hectare (contractor engineering fees may apply)
h) Preparation of a Development Agreement	$3,200.00 each + 2.5% of security plus legal fees (subject to engineering systems appraisal; contractor engineering fees invoiced separately)
i) Preparation of an Area Structure Plan/Site Development Plan (proposals creating over 4 parcels on a quarter section)	$10,000 + GST (contract engineering fees invoiced separately)
j) Preparation of an Encroachment Agreement	$3,200.00 each (contractor engineering fees may apply)

k) Contravention of the Land Use Bylaw-Stop Order	All costs associated with the contravention to be applied to tax roll account.
l) Request for review of Contravention Order	$350.00 each
m) Approach Permit Application	$300.00 + GST
n) Bylaw Review	$300.00 each
o) Caveat Discharge (includes Title purchase)	$110.00 + GST
p) Digital Copies of Plans	$10.00
q) Approach Construction Deposit	Contractor Estimate + 25%
r) Road Upgrade Deposit	Contractor Estimate (100% deposit)
s) Land Titles Fee	$10.00 + GST
Subdivisions:	
a) Cost to complete subdivision	As per Subdivision Authority
b) County Administration Fee – 1 parcel	$210.00 + GST
c) County Administration Fee – 2 to 4 parcels	$400.00 + GST
d) County Administration Fee – more than 5 parcels	$400.00 + GST per parcel
Appeals:	
Subdivision and Development Appeal Board Application	$400.00 (100% refundable if appeal is upheld)
Land:	
a) Acquisition greater than 100-foot right-of-way	$3,000.00/acre
b) Less than 100-foot right-of-way	$3,000.00/acre (minimum payment of $500)
c) Road Allowance Licence	$250.00 Application Fee $100.00 annual Licence Fee
d) Crop Lease	As per Policy PD 004
e) Grazing Lease	As per Policy PD 004
f) Miscellaneous Lease	$250.00 per year or minimum property taxes, whichever is greater
Road Closure Application:	$250.00 plus all survey costs & transfer costs
PUBLIC WORKS FEES:	
Residential Dust Control	
a) 300 metres	$1,500.00 + GST
b) 200 metres	$1,000.00 + GST
Snow Plow Flags (waiver required):	
a) Seniors/Disabled	$50.00 per year
b) Ratepayer	$200.00 per year
c) Buffalo Trail Public School Bus Route	

i) Parental Choice	$200.00 per year
ii) End of Route	No Fee
iii) Essential	No Fee
d) Flag Mailed	Cost of Flag + $10.00
e) Driveway in excess of 500 metres	As per current ARHCA Rates
Heavy Truck Permits:	No Fee
Damages:	
a) Burrow (per acre)	$500.00
b) Crop (per acre)	$500.00
c) Hay (per acre)	$300/year for 2 years
Undeveloped Road Allowance Inspection:	$250.00
Industry Agreements:	
a) Seismic Inspection	$250.00 per request
b) Approach Construction Approval	$250.00 per visit
c) Utilize/Alter Existing Approach	$250.00
d) Pipeline Crossing and Right-of-Way	$250.00
NATURAL GAS UTILITY FEES:	
Utility Right-of-Way & URW Extensions:	$2,000.00/acre
Temporary Workspace:	$1,000.00/acre
Renter Security Deposit:	
a) Rural and Urban Residences	$250.00 each
b) Commercial Buildings	$450.00 each
AGRICULTURE & ENVIRONMENT FEES:	
Beaver Dam removal on private land (Dam not affecting County infrastructure)	$500/dam/visit
PROTECTIVE SERVICES FEES:	
Rental for Tower Space (including electrical cost):	
a) Towers over 100 feet	$3,000.00 + GST per year or $750.00 quarterly
b) Towers less than 100 feet	$1,800.00 + GST per year or $450.00 quarterly
c) Towers that provide benefit to the public to a large portion of the County (i.e. internet)	$900.00 + GST per year or $225.00 quarterly
d) Towers owned by County but constructed by the Lessor	Actual power consumption cost

SCHEDULE "B" – SAFETY CODE PERMITS FEES

BUILDING PERMIT FEE SCHEDULE

Residential Installations	
Description of Work	**Permit fee (*SC Levy not included)**
New Single Family Dwelling	$5.78 per $1000 construction value **(**see Minimum Construction Value Factors)**
Relocation of a Building (on crawlspace or basement)	$0.32/sq.ft. Minimum fee $126.00
Relocation of a Building (on piles or blocking only)	$126.00
Garage, Addition, Renovation, Basement Development (not at time of new home construction)	$0.32/sq. ft. Minimum fee $126.00
Deck, Solid Fuel Burning Appliance, Demolition	$126.00
Minimum Residential Building Permit Fee	$126.00

Non-Residential Installations	
Description of Work	**Permit fee (*SC Levy not included)**
New, Addition, Renovation, Alteration	$5.78 per $1000 construction value
Minimum Building Permit Fee	$262.50

Project Value is based on the actual cost of material and labour.

Verification of cost may be requested prior to permit issuance.

*** SCC Levy is 4% of the permit fee with a minimum of $4.50 and a maximum of $560**

**Minumum Construction Value Factors	Per Square Foot
Residential Housing	
Single Family	$157.50
Single Family (2nd Storey)	$89.25
Multi-Family (3 storeys or less)	$178.50
Multi-Family (more than 3 storeys)	$162.75
Townhouses or Rows	$178.50
Garage (attached or detached)	$36.75
Carport	$36.75
Renovations	$78.75
Apartments	
Concrete Construction	$141.75
Masonry and Wood Construction	$141.75
Basement Parkade	$94.50
Above-ground Parkade	$94.50
Commercial (Offices, Restaurants, Service Stations, Warehouses)	
Concrete Construction	$141.75
Masonry Construction	$141.75
Masonry and Wood or Steel Construction	$141.75
Steel Construction	$141.75
Wood Construction	$126.00
Renovations	$84.00
Churches, Hotels, Schools	
Concrete Construction	$141.75
Masonry or Wood	$141.75
Wood Construction	$126.00
Hospitals	
Concrete Construction	$283.50
Masonry and Wood or Steel Construction	$257.25
Wood Construction	$225.75
Industrial	
For further information please contact a County approved Safety Codes Agency	

ELECTRICAL PERMIT FEE SCHEDULE

Residential			
New Single Family Dwellings and Additions			
Square Footage	**Permit Fee**	**SC Levy**	**Total Fee**
Up to 1200	$126.00	$5.04	$131.04
1201 – 1500	$136.50	$5.46	$141.96
1501 – 2000	$173.25	$6.93	$180.18
2001 – 2500	$189.00	$7.56	$196.56
Over 2500	$189.00 plus $0.11 per square foot over 2500 square feet		

Garages / Renovations / Basement Development			
Installation Cost	**Permit Fee**	**SC Levy**	**Total Fee**
$0 - $500	$78.75	$4.50	$83.25
$501 - $1000	$94.50	$4.50	$99.00
$1001 - $2000	$110.25	$4.50	$114.75
$2001 - $3000	$126.00	$5.04	$131.04
$3001 - $4000	$141.75	$5.67	$147.42
$4001 - $5000	$157.50	$6.30	$163.80
Installation costs greater than $5000 refer to the square footage fee schedule			

Service Connections			
Description	**Permit Fee**	**SC Levy**	**Total Fee**
Permanent Service Connection Only	$89.25	$4.50	$93.75
Temporary Power / Underground Service	$89.25	$4.50	$93.75

*** SCC Levy is 4% of the permit fee with a minimum of $4.50 and a maximum of $560**

ELECTRICAL PERMIT FEE SCHEDULE

NON-RESIDENTIAL			
Installation Cost	**Permit Fee**	**SC Levy**	**Total Fee**
0 to $1,000	$89.25	$4.50	$93.75
$1,001 to $1,500	$94.50	$4.50	$99.00
$1,501 to $2,000	$99.75	$4.50	$104.25
$2,001 to $2,500	$110.25	$4.50	$114.75
$2,501 to $3,000	$120.75	$4.83	$125.58
$3,001 to $3,500	$131.25	$5.25	$136.50
$3,501 to $4,000	$136.50	$5.46	$141.96
$4,001 to $4,500	$141.75	$5.67	$147.42
$4,501 to $5,000	$147.00	$5.88	$152.88
$5,001 to $5,500	$152.25	$6.09	$158.34
$5,501 to $6,000	$157.50	$6.30	$163.80
$6,001 to $6,500	$162.75	$6.51	$169.26
$6,501 to $7,000	$168.00	$6.72	$174.72
$7,001 to $7,500	$173.25	$6.93	$180.18
$7,501 to $8,000	$178.50	$7.14	$185.64
$8,001 to $8,500	$183.75	$7.35	$191.10
$8,501 to $9,000	$189.00	$7.56	$196.56
$9,001 to $9,500	$194.25	$7.77	$202.02
$9,501 to $10,000	$199.50	$7.98	$207.48
$10,001 to $11,000	$204.75	$8.19	$212.94
$11,001 to $12,000	$210.00	$8.40	$218.40
$12,001 to $13,000	$215.25	$8.61	$223.86
$13,001 to $14,000	$220.50	$8.82	$229.32
$14,001 to $15,000	$225.75	$9.03	$234.78
$15,001 to $16,000	$231.00	$9.24	$240.24
$16,001 to $17,000	$236.25	$9.45	$245.70
$17,001 to $18,000	$241.50	$9.66	$251.16
$18,001 to $19,000	$246.75	$9.87	$256.62
$19,001 to $20,000	$252.00	$10.08	$262.08
Over $20,000	$252.00 plus $5.25 per $1,000 (or portion of) over $20,000		

*** SCC Levy is 4% of the permit fee with a minimum of $4.50 and a maximum of $560**

PLUMBING PERMIT FEE SCHEDULE

All Installations			
Number of Fixtures	**Permit Fee**	**SC Levy**	**Total Fee**
1	$89.25	$4.50	$93.75
2	$94.50	$4.50	$99.00
3	$99.75	$4.50	$104.25
4	$105.00	$4.50	$109.50
5	$110.25	$4.50	$114.75
6	$115.50	$4.62	$120.12
7	$120.75	$4.83	$125.58
8	$126.00	$5.04	$131.04
9	$131.25	$5.25	$136.50
10	$136.50	$5.46	$141.96
11	$141.75	$5.67	$147.42
12	$147.00	$5.88	$152.88
13	$152.25	$6.09	$158.34
14	$157.50	$6.30	$163.80
15	$162.75	$6.51	$169.26
16	$168.00	$6.72	$174.72
17	$173.25	$6.93	$180.18
18	$178.50	$7.14	$185.64
19	$183.75	$7.35	$191.10
20	$189.00	$7.56	$196.56
Over 20	$189.00 plus $4.73 per fixture over 20		

*** SCC Levy is 4% of the permit fee with a minimum of $4.50 and a maximum of $560**

GAS PERMIT FEE SCHEDULE

Residential Installations			
Number of Outlets	**Permit Fee**	**SC Levy**	**Total Fee**
1	$89.25	$4.50	$93.75
2	$94.50	$4.50	$99.00
3	$99.75	$4.50	$104.25
4	$120.75	$4.83	$125.58
5	$141.75	$5.67	$147.42
6	$162.75	$6.51	$169.26
7	$183.75	$7.35	$191.10
8	$204.75	$8.19	$212.94
9	$225.75	$9.03	$234.78
10	$246.75	$9.87	$256.62
Over 10	$246.75 plus $10.50 per outlet over 10		

Other Gas Installations (Residential & Non-Residential)			
Description	**Permit Fee**	**SC Levy**	**Total Fee**
Propane Tank Set	$105.00	$4.50	$109.50
Additional Tanks	$50.00	$4.50	$54.50
Temporary Heat	$105.00	$6.30	$109.50
Grain Dryers	$250.00	$10.00	$260.00
Propane Cylinder Refill Centre	$157.50	$6.30	$163.80

*** SCC Levy is 4% of the permit fee with a minimum of $4.50 and a maximum of $560**

GAS PERMIT FEE SCHEDULE

NON-RESIDENTIAL			
BTU Input	**Permit Fee**	**SC Levy**	**Total Fee**
0 to 150,000	$105.00	$4.50	$109.50
150,001 to 250,000	$131.25	$5.25	$136.50
250,001 to 350,000	$157.50	$6.30	$163.80
350,001 to 500,000	$183.75	$7.35	$191.10
500,001 to 750,000	$210.00	$8.40	$218.40
750,001 to 1,000,000	$236.25	$9.45	$245.70
Over 1,000,000	$236.25 plus $5.25 per 100,000 (or portion of) over 1,000,000 BTU		

Temporary Heat			
BTU Input	**Permit Fee**	**SC Levy**	**Total Fee**
0 to 250,000	$105.00	$4.50	$109.50
250,001 to 500,000	$157.50	$6.30	$163.80
Over 500,000	$157.50 plus $10.50 per 100,000 BTU (or portion of) over 500,000 BTU		

*** SCC Levy is 4% of the permit fee with a minimum of $4.50 and a maximum of $560**

PRIVATE SEWAGE PERMIT FEE SCHEDULE

Residential Installations			
Description	**Permit Fee**	**SC Levy**	**Total Fee**
Holding Tank, Open Discharge	$210.00	$8.40	$218.40
Field, Mound, Sand Filter, Treatment Tank	$262.50	$10.50	$273.00

NOTE: Non- Residential permit Fees will be quoted after a detailed review of application

*** SCC Levy is 4% of the permit fee with a minimum of $4.50 and a maximum of $560**

ADDITIONAL CHARGES FEE SCHEDULE

(charge may be directed to or invoiced from applicable Agency

Description		**Total Fee**
Compliance		$125.00/hour
Emergency Services		$125.00/hour
Investigation Services		$125.00/hour
Appeal		$125.00/hour
Enforcement		$125.00/hour

SCHEDULE "C" – SPECIFIED PENALTIES

Section Reference	Description	Minimum & Specified Penalties	Second or Subsequent Offence within 6 months of Prior Offence
PART 3 – OPERATIONAL RESTRICTIONS			
10	Person operating a vehicle on a Highway other than in accordance with the weight limitation established, Overweight Permit, or Road Use Permit.	$465.00	$465.00
12(a)	Person operating a vehicle in contravention of a Traffic Control Device.	$250.00	$250.00
12(b)	Person Parking a vehicle in contravention of a Traffic Control Device.	$100.00	$100.00
13	Interfere with a Traffic Control Device.	$250.00	$250.00
14	Person operating a vehicle so as to track material onto the Highway.	$250.00	$250.00
16	Person place, cause to place, or permit another to litter or dump.	$200.00	$200.00
18	Person using an Undeveloped Road Allowance other than to access or travel along.	$200.00	$200.00
19	Person permits a Highway obstruction.	$200.00	$200.00
21	Person using engine retarder brakes within a Locality of the County.	$200.00	$200.00
PART 4 – PARKING RESTRICTIONS			
22	Person stopped or Parked contrary to a Traffic Control Device.	$100.00	$100.00
23(a)	Person Parked a Heavy Vehicle in a residential location.	$100.00	$100.00
23(b)	Person Parked a commercial vehicle in a residential location.	$100.00	$100.00
PART 5 – EXEMPTION PERMITS			
25	Person operating a Heavy Vehicle on a Highway not authorized as a Heavy Vehicle Route	$500.00	$500.00

PART 7 – ROAD USE PERMIT			
29	Person failing to pay such amounts, or post security in a form and amount, or both, as required under a Road Use Permit.	$400.00	$400.00
28	Person operating a vehicle without obtaining a Road Use Permit, as required.	$500.00	$500.00
30	Person contravening any term or condition of a Road Use Permit entered into by that Person.	$500.00	$500.00
PART 10 – PERMITS AND LICENSES			
36	Person contravening any term or condition of any permit or license issued pursuant to Bylaw.	$500.00	$500.00
37	Person making or providing false or misleading statement to obtain a permit or license pursuant to Bylaw.	$400.00	$400.00
PART 13 – GENERAL			
60	Person obstructing any Peace Officer, designate officer, or County employee contractor or agent in the exercise of any of their powers or duties under this Bylaw.	$500.00	$500.00

A Person found guilty of an offence under this Bylaw for which no penalty has been specifically provided is liable on summary conviction to a minimum fine of not less than $1000.00 or not more than $10,000.00 or to imprisonment for a term not exceeding six (6) months, or to both a fine and imprisonment.

THE COUNTY OF VERMILION RIVER

BYLAW 25-13

SCHEDULE OF FEES FOR GOODS AND SERVICES

BEING A BYLAW OF THE COUNTY OF VERMILION RIVER IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ESTABLISHING FEES, RATES, and CHARGES FOR SERVICES PROVIDED BY THE MUNICIPALITY PURSUANT TO MUNICIPAL GOVERNMENT ACT, CHAPTER M-26, 2000 OR AS AMENDED THERETO.

WHEREAS Pursuant to section 7 of the *Municipal Government Act* (MGA) R.S.A. 2000, Chapter M-26, a Council may pass bylaws for municipal purposes respecting the following matters:

a. people, activities and things in, on or near a public place or place that is open to the public; and
b. services provided by or on behalf of the municipality.

WHEREAS County of Vermilion River deems it expedient to set and review, as necessary from time to time, various fees of the County.

NOW THEREFORE The Council of the County of Vermilion River in the Province of Alberta, duly assembled, enacts and adopts as follows:

1. This Bylaw may be cited as the "Fee Bylaw"
2. Fees and charges be established for the provision of such administrative services on a user pay basis in accordance with Schedule "A", Schedule "B" and Schedule "C" attached to and forms part of this bylaw.
3. That payment of all fees and charges must be received prior to the information/services being developed and provided.
4. That waiver or reduction of the fees established by this Bylaw may only be granted under the discretion of the Chief Administrative Officer (CAO) but exercising such discretion shall be reported to Council at the next scheduled Council meeting.
5. The fee schedule for specific administrative goods and services attached hereto and forming this bylaw, authorizes the rates to be charged to individuals and organizations.

6. This Bylaw repeals, supersedes and takes precedence over all previously passed Bylaws (and amending Bylaws) that refer to the Schedule of Fees for Goods and Services, as well as any previously passed motions that may be in conflict with this Bylaw.

SHOULD any provision of this Bylaw be determined to be invalid, then such provisions shall be severed, and the remaining bylaw shall be maintained.

THIS Bylaw shall come into force and effect upon receiving Third and Final Reading and having been signed by the Reeve and Chief Administrative Officer.

Read this First time this 24 day of June 2025.

Read this Second time this 24 day of June 2025.

Read a Third and Final time and finally passed, this 15 day of July 2025.

SIGNED by the Reeve and Chief Administrative Officer this _____ day of _____, 2025.

_____

REEVE

_____

CHIEF ADMINISTRATIVE OFFICER

BYLAW 25-13 – SCHEDULE OF FEES FOR GOODS AND SERVICES

**Unless otherwise noted, all fees are exempt from GST*

This consolidated copy includes amendments to Bylaw 25-13:

SCHEDULE 'A'	SCHEDULE 'B'	SCHEDULE 'C'

SCHEDULE 'A' – SCHEDULE OF FEES FOR GOODS AND SERVICES

**Unless otherwise noted, all fees are exempt from GST*

DESCRIPTION	CURRENT 2025 RATES ($)	Unit	GST
ADMINISTRATION			
1. Formal FOIP Request			
Minimum Charge	$25.00	each	-
2. Informal FOIP Request			
Locating and retrieving record(s), supervising the examination of record(s), and for preparing and handling record(s) for disclosure	$35.00	*hour (minimum 1 hour per request)*	-
3. Producing a Record from an Electronic Record			
a. Computer processing and related charges	Actual cost to public body		
b. Computer programming	$50.00	hour	-
4. Shipping of Requested Item	Actual Amount Incurred		
5. Document Provision			
a. Photocopies, paper and computer printouts	$0.50	page	-
b. CDs/DVDs/Flash Drives	$15.00	each	-
c. Plotting (color or black & white)			
i. Villages			
1) Less than 80% coverage	$8.00	linear foot	-
2) More than 80% Coverage	$10.00	linear foot	-
ii. Private Sector			
1) Less than 80% coverage	$11.00	linear foot	-
2) More than 80% coverage	$18.00	linear foot	-
d. Municipal Election Nomination Package	NO CHARGE FOR PRINTING		
6. Council Agendas and Minutes ***(Available on County website: (www.vermilion-river.com)***			
a. Minutes			
i. Printed	$0.50	page	-
ii. Printed & Mailed *(plus postage)*	$0.50	page	-
b. Agenda Summary Page	NO CHARGE		

c. Complete Agenda Package			
i. Printed	$0.50	page	-
ii. Printed & Mailed *(plus postage)*	$0.50	page	-
7. Flags			
a. Schools Located in the County *(limit one per year)*	NO CHARGE		
b. Public	Actual Cost to Public		
8. County Pins	$1.00	each	-
9. NSF Cheques or Stop Payment	$48.00	each	-
10. Maps			
a. Picked Up at County Office:			
i. Folded	$15.00	each	-
ii. Rolled	$25.00	each	-
b. Mailed			
i. Folded	$20.00	each	-
ii. Rolled	$45.00	each	-
c. Aerial Photos	$10.00	each	-
11. Fax Machine Services			
a. Staff:			
i. Incoming Fax	$1.00	page	-
ii. Outgoing Fax – Local	$1.00	page	-
iii. Outgoing Fax – Long Distance	$1.50	page	-
b. Public:			
i. Outgoing Fax – Canada	$1.50	page	-
ii. Outgoing Fax – United States	$2.00	page	-
iii. Outgoing Fax – Toll Free #	$1.00	page	-
iv. Incoming Fax	$1.00	page	-
12. Land Titles Fee	$10.00	each	+ GST
CORPORATE SERVICES			
1. Property Taxes			
a. Tax Notification Registration (Land Titles)	$15.00	each	-
b. Tax Certificate *(Written request required)*	$25.00	each	-
c. Tax Assessment Notices	$10.00	each	+ GST
d. Assessment Appeal Fee (CARB)	$650.00	each	-
e. Assessment Appeal Fee (LARB)	$50.00	each	-
f. ATCO Franchise Fee – Hamlet of Dewberry	8% of Wire distribution revenue for the Property		

PLANNING & COMMUNITY SERVICES			
1. Documents			
a. Land Use Bylaw	$50.00	each	-
b. Municipal Development Plan	$15.00	each	-
c. Intermunicipal Development Plan	$25.00	each	-
d. Intermunicipal Collaboration Framework	$15.00	each	-
e. Area Structure Plan and Other Studies	$50.00	each	-
2. Information Requests *(written request required)*			
a. Historical Information Request	$75.00	each	-
b. Environmental Information Request	75.00	each	-
3. Development Permit Fees			
a. Permitted Use	$150.00	each	-
b. Discretionary Use	$350.00	each	-
c. Decks & Demolition	$50.00	each	-
d. Agricultural Buildings	$50.00	each	-
e. RV Campground *(requires an approved Site Development Plan)*			
i. Permitted	$300.00	each	-
ii. Discretionary *(up to 10% variance)*	$450.00	each	-
f. Revision to Active Development Permit – Minor *(BEFORE Development Completion)*			
i. Residential	$250.00	each	-
ii. Non-Residential	$450.00	each	-
g. Revision to Active Development Permit – Major	Must Re-Apply		
h. Development Permit Time Extension *(maximum of 2)*	$100.00	each	-
i. Post-Development Application *(Development without a permit)(Plus application fee)*	$450.00	each	-
j. Compliance Letter	$75.00	each	-
k. Compliance Letter – Rush Request	$125.00	each	-
l. Certificate of Completion			
i. Residential	$50.00	each	-
ii. Non-Residential	$75.00	each	-
m. Variance over 10%			
i. Residential *(plus permit application fee)*	$550.00	each	-
ii. Non-Residential *(plus permit application fee)*	$600.00	each	-

n. Natural Resource / Extraction / Ground Disturbance Operations	$350.00	each	-
o. Towers (communication, weather, etc.)	$350.00	each	-
p. Rural Address Signs	$280.00	each	+ GST
q. Approach Permit Application / Inspection	$300.00	each	+ GST
r. Safety Codes Permit Fees	As per Schedule 'B' Attached		
4. Subdivision Fees			
a. Cost of Complete Subdivision	As per Subdivision Authority		
b. County Administration Fee – 1 Parcel	$200.00	parcel	+ GST
c. County Administration Fee – 2+ Parcels	$400.00	parcel	+ GST
d. County Administration Fee – 4+ Parcels *(Area Structure Plan Required)*	$400.00	parcel	+ GST
5. Appeals			
a. Subdivision and Development Appeal Board Application *(100% refundable if appeal is upheld)*	$400.00	Each	-
6. Bylaws & Agreements			
a. Land Use Bylaw Amendment	$1,200.00	each	-
b. Withdrawal of Bylaw Amendment *(AFTER bylaw is written)*	NO REFUND		
c. Withdrawal of Bylaw Amendment *(BEFORE bylaw is written)*	75% REFUND		
d. Land Use Redesignation (Re-zoning)	$1,200.00	each	-
e. Municipal Development Plan Amendment	$1,200.00	each	-
f. Intermunicipal Development Plan Amendment	$5,000.00	each	-
g. Adopting / Amending Area Structure Plan *(contractor engineering fees may apply)*	$2,000.00 + $200.00/gross hectare	each	-
7. Development Agreements			
a. Development Agreement – Area Structure Plan *(4+ Parcels)* *(subject to engineering systems appraisal; contractor engineering fees invoiced separately)*	$3,200.00 + 2.5% of Security + legal fees		
b. Development Agreement – MINOR *(less than 4 parcels)* *(no road, drainage or water/sewer)*	$50.00	each	-
c. Development Agreement – MAJOR *(less than 4 parcels)* *(may include road, drainage or water/sewer)*	$1,200.00	each	-

d. Encroachment Agreement *(contractor engineering fees may apply)*	$3,200.00	each	-
8. Statutory Plans			
a. Area Structure Plan / Site Development Plan *(proposals creating more than 4 parcels out of quarter section)* *(contract engineering fees invoiced separately)*	$10,000.00	each	-
9. Enforcement			
a. Stop Order	All costs to be applied to tax roll account		
b. Request for Review of Order	$350.00	each	-
10. Transportation			
a. Approach Construction Deposit	Contractor Estimate + 25%		
b. Road Upgrade Deposit	Contractor Estimate (125% deposit)		
c. Road Closure Application *(plus all subdivision and survey costs)*	$250.00	each	-
d. Road Allowance License	NO FEE		
e. Acquisition Greater than 100' right-of-way	$3,000.00	acre	-
f. Less than 100' right-of-way *(minimum payment of $500.00)*	$3,000.00	acre	-
11. Other			
a. Bylaw Review	$300.00	each	-
b. Caveat Discharge	$110.00	each	-
c. Digital Copies of Plans	$10.00	each	-
12. Land Leases / Rentals			
a. Crop Lease	$40.00	acre	-
b. Grazing Lease	$40.00	acre	-
c. Miscellaneous Lease *(or minimum property taxes, whichever is greater)*	$250.00	year	-
d. Real Estate Rentals	AS PER CURRENT MARKET RATES		
PUBLIC WORKS			
1. Dust Suppression			
a. MG30 Application	$5.50	linear meter	+ GST
b. Administration Fee			
i. Commercial	25% of annual dust suppression charges calculated as per Road Protection Maintenance Agreement		
ii. Industrial			
2. Snowplow Flags *(waiver required)*			
a. Seniors / Disabled	$50.00	year	-

b. Ratepayer	$200.00	year	-
c. Buffalo Trail Public School Bus Route			
i. Parental Choice	$200.00	year	-
ii. End of Route	NO FEE		
iii. Essential	NO FEE		
d. Flag Mailed	Cost of Flag + $10.00	year	-
e. Driveway longer than 500 meters	As per current ARCHA Rates		
3. Permits			
a. Heavy Truck Permits	NO FEE		
4. Inspections			
a. Undeveloped Road Allowance	$250.00	each	-
5. Beaver Dam Removal			
a. Beaver Dam Removal on Private Land *(dam not affecting County infrastructure)*	$500.00	each	-
6. Industry Agreements			
a. Seismic Inspection	$250.00	each	-
b. General Inspection	$250.00	each	-
c. Pipeline Crossing Right-of-Way	$250.00	each	-
d. Two Week Special Road Use Agreement *(First 5 per year FREE)*	$350.00	each	-
7. Approach			
a. Approach Construction Approval	$250.00	each	-
b. Utilize / Alter Existing Approach	$250.00	each	-
c. Request to Leave Approach In Place	$250.00	each	-
8. Water Meters			
a. Replacement Water Meter Due to Neglect / Damage	$350.00	each	-
b. Replacing Frost Plate Due to Neglect / Damage	$100.00	each	-
9. Damage			
a. Burrow	$500.00	acre	-
b. Crop	$500.00	acre	-
c. Hay	$300.00	year *(for 2 years)*	-
NATURAL GAS UTILITY ***(as per Natural Gas Utility Fees)***			
AGRICULTURE & ENVIRONMENT			

PROTECTIVE SERVICES			
1. Tower Space Rental *(excluding electrical cost)*			
a. Towers Over 100 feet	$3,000.00	year	+ GST
b. Towers Over 100 feet	$750.00	quarterly	+ GST
c. Towers Less Than 100 feet	$1,800.00	year	+ GST
d. Towers Less Than 100 feet	$450.00	quarterly	+ GST
e. Towers That Provide Benefit to the Public to a Large Portion of the County *(i.e. internet)*	$900.00	year	+ GST
f. Towers That Provide Benefit to the Public to a Large Portion of the County *(i.e. internet)*	$225.00	quarterly	+ GST
g. Towers Owned by the County but Constructed by Lessor	Actual Power Consumption Cost		

SCHEDULE 'B' - SAFETY CODES PERMITS FEES

BUILDING PERMIT FEE SCHEDULE

Residential Installations	
Description of Work	**Permit Fee (*SC Levy *not* included)**
New Single Family Dwelling	$5.78 per $1000 construction value **(**see Minimum Construction Value Factors)**
Relocation of a Building *(on crawlspace or basement)*	$0.32/sq.ft. Minimum fee $126.00
Relocation of a Building *(on piles or blocking only)*	$126.00
Garage, Addition, Renovation, Basement Development *(not at time of new home construction)*	$0.32/sq.ft. Minimum fee $126.00
Deck, Solid Fuel Burning Appliance, Demolition	$126.00
Minimum Residential Building Permit Fee	$126.00

Non-Residential Installations	
Description of Work	**Permit Fee (*SC Levy *not* included)**
New, Addition, Renovation, Alteration	$5.78 per $1000 construction value
Minimum Building Permit Fee	$262.50

Project Value is based on the actual cost of material and labour.

Verification of cost may be requested prior to permit issuance.

***SC Levy is 4% of the permit fee with a minimum of $4.50 and a maximum of $560**

**Minimum Construction Value Factors	Per Square Foot
RESIDENTIAL HOUSING	
Single Family	$157.50
Single Family (2nd storey)	$89.25
Multi-Family (3 storeys or less)	$178.50
Multi-Family (more than 3 storeys)	$162.75
Townhouses or Rows	$178.50
Garage (attached or detached)	$36.75
Carport	$36.75
Renovations	$78.75
APARTMENTS	
Concrete Construction	$141.75
Masonry and Wood Construction	$141.75
Basement Parkade	$94.50
Above-Ground Parkade	$94.50
COMMERCIAL (Offices, Restaurants, Services Stations, Warehouses)	
Concrete Construction	$141.75
Masonry Construction	$141.75
Masonry and Wood or Steel Construction	$141.75
Steel Construction	$141.75
Wood Construction	$126.00
Renovations	$84.00
CHURCHES, HOTELS, SCHOOLS	
Concrete Construction	$141.75
Masonry or Wood	$141.75
Wood Construction	$126.00
HOSPITALS	
Concrete Construction	$283.50
Masonry and Wood or Steel Construction	$257.25
Wood Construction	$225.75
INDUSTRIAL	
For further information, please contact a County approved Safety Codes Agency	

ELECTRICAL PERMIT FEE SCHEDULE

RESIDENTIAL			
New Single Family Dwellings and Additions			
Square Footage	**Permit Fee**	**SC Levy**	**Total Fee**
Up to 1200	$126.00	$5.04	$131.04
1201 – 1500	$136.50	$5.46	$141.96
1501 – 2000	$173.25	$6.93	$180.18
2001 – 2500	$189.00	$7.56	$196.56
Over 2500	$189.00 plus $0.11 per square foot over 2500 square feet		

Garages / Renovations / Basement Development			
Installation Cost	**Permit Fee**	**SC Levy**	**Total Fee**
$0 - $500	$78.75	$4.50	$83.25
$501 - $1000	$94.50	$4.50	$99.00
$1001 - $2000	$110.25	$4.50	$114.75
$2001 - $3000	$126	$5.04	$131.04
$3001 - $4000	$141.75	$5.67	$147.42
$4001 - $5000	$157.50	$6.30	$163.80
Installation costs greater than $5000 refer to the square footage fee schedule			

Service Connections			
Installation Cost	**Permit Fee**	**SC Levy**	**Total Fee**
Permanent Service Connection Only	$89.25	$4.50	$93.75
Temporary Power / Underground Service	$89.25	$4.50	$93.75
Solar / Alternative Energy	$120.00	$4.80	$124.80

***SC Levy is 4% of the permit fee with a minimum of $4.50 and a maximum of $560**

ELECTRICAL PERMIT FEE SCHEDULE

NON-RESIDENTIAL			
Installation Cost	**Permit Fee**	**SC Levy**	**Total Fee**
$0 - $1000	$89.25	$4.50	$93.75
$1001 - $1500	$94.50	$4.50	$99.00
$1501 - $2000	$99.75	$4.50	$104.25
$2001 - $2500	$110.25	$4.50	$114.75
$2501 - $3000	$120.75	$4.83	$125.58
$3001 - $3500	$131.25	$5.25	$136.50
$3501 - $4000	$136.50	$5.46	$141.96
$4001 - $4500	$141.75	$5.67	$147.42
$4501 - $5000	$147.00	$5.88	$152.88
$5001 - $5500	$152.25	$6.09	$158.34
$5501 - $6000	$157.50	$6.30	$163.80
$6001 - $6500	$162.75	$6.51	$169.26
$6501 - $7000	$168.00	$6.72	$174.72
$7001 - $7500	$173.25	$6.93	$180.18
$7501 - $8000	$178.50	$7.14	$185.64
$8001 - $8500	$183.75	$7.35	$191.10
$8501 - $9000	$189.00	$7.56	$196.56
$9001 - $9500	$194.25	$7.77	$202.02
$9501 - $10,000	$199.50	$7.78	$207.48
$10,001 - $11,000	$204.75	$8.19	$212.94
$11,001 - $12,000	$210.00	$8.40	$218.40
$12,001 - $13,000	$215.25	$8.61	$223.86
$13,001 - $14,000	$220.50	$8.82	$229.32
$14,001 - $15,000	$225.75	$9.03	$237.75
$15,001 - $16,000	$231.00	$9.24	$240.24
$16,001 - $17,000	$236.25	$9.45	$245.70
$17,001 - $18,000	$241.50	$9.66	$251.16
$18,001 - $19,000	$246.75	$9.87	$256.62
$19,001 - $20,000	$252.00	$10.08	$262.08
Over $20,000	$252.00 plus $5.25 per $1000 (or portion of)over $20,000		

***SC Levy is 4% of the permit fee with a minimum of $4.50 and a maximum of $560**

PLUMBING PERMIT FEE SCHEDULE

ALL INSTALLATIONS			
Number of Fixtures	**Permit Fee**	**SC Levy**	**Total Fee**
1	$89.25	$4.50	$93.75
2	$94.50	$4.50	$99.00
3	$99.75	$4.50	$104.25
4	$105.00	$4.50	$109.50
5	$110.25	$4.50	$114.75
6	$115.50	$4.62	$120.12
7	$120.75	$4.83	$125.58
8	$126.00	$5.04	$131.04
9	$131.25	$5.25	$136.50
10	$136.50	$5.46	$141.96
11	$141.75	$5.67	$147.42
12	$147.00	$5.88	$152.88
13	$152.25	$6.09	$158.34
14	$157.50	$6.30	$163.80
15	$162.75	$6.51	$169.26
16	$168.00	$6.72	$174.72
17	$173.25	$6.93	$180.18
18	$178.50	$7.14	$185.64
19	$183.75	$7.35	$191.10
20	$189.00	$7.56	$196.56
Over 20	$189.00 plus $4.73 per fixture over 20		

***SC Levy is 4% of the permit fee with a minimum of $4.50 and a maximum of $560**

GAS PERMIT FEE SCHEDULE

RESIDENTIAL INSTALLATIONS			
Number of Outlets	**Permit Fee**	**SC Levy**	**Total Fee**
1	$89.25	$4.50	$93.75
2	$94.50	$4.50	$99.00
3	$99.75	$4.50	$104.25
4	$120.75	$4.83	$125.58
5	$141.75	$5.67	$141.42
6	$162.75	$6.51	$169.26
7	$183.75	$7.35	$191.10
8	$204.75	$8.19	$212.94
9	$225.75	$9.03	$234.78
10	$246.75	$9.87	$256.62
Over 10	$246.75 plus $10.50 per outlet over 10		

OTHER GAS INSTALLATIONS (Residential & Non-Residential)			
Description	**Permit Fee**	**SC Levy**	**Total Fee**
Propane Tank Set	$105.00	$4.50	$109.50
Additional Tanks	$50.00	$4.50	$54.50
Temporary Heat	$105.00	$4.50	$109.50
Grain Dryers	$250.00	$10.00	$260.00
Propane Cylinder Refill Center	$157.50	$6.30	$163.80

NON-RESIDENTIAL INSTALLATIONS			
BTU Input	**Permit Fee**	**SC Levy**	**Total Fee**
0 – 150,000	$105.00	$4.50	$109.50
150,001 – 250,000	$131.25	$5.25	$136.50
250,001 – 350,000	$157.50	$6.30	$163.80
350,001 – 500,000	$183.75	$7.35	$191.10
500,001 – 750,000	$210.00	$8.40	$218.40
750,001 – 1,000,000	$236.25	$9.45	$245.70
Over 1,000,000	$236.25 plus $5.25 per 100,000 (or portion of) over 1,000,000 BTU		

***SC Levy is 4% of the permit fee with a minimum of $4.50 and a maximum of $560**

GAS PERMIT FEE SCHEDULE

TEMPORARY HEAT			
BTU Input	**Permit Fee**	**SC Levy**	**Total Fee**
0 – 250,000	$105.00	$4.50	$109.50
250,001 – 500,000	$157.50	$6.30	$163.80
Over 500,000	$157.50 plus $10.50 per 100,000 BTU (or portion of) over 500,000		

PRIVATE SEWAGE PERMIT FEE SCHEDULE

RESIDENTIAL INSTALLATIONS			
Description	**Permit Fee**	**SC Levy**	**Total Fee**
Holding Tank, Open Discharge	$210.00	$8.40	$218.40
Field, Mound, Sand Filter, Treatment Tank	$262.50	$10.50	$273.00

Note: Non-Residential permit fees will be quoted after a detailed review of application

ADDITIONAL CHARGES FEE SCHEDULE

(charge may be directed to or invoiced from applicable Agency)

Description	Total Fee
Compliance	$125.00/hour
Emergency Services	$125.00/hour
Investigation Services	$125.00/hour
Appeal	$125.00/hour
Enforcement	$125.00/hour

***SC Levy is 4% of the permit fee with a minimum of $4.50 and a maximum of $560**

ADMINISTRATIVE FEE SCHEDULE

Disciplines	Fee Description
Building	A minimum cancellation fee of $25.00 will be retained when a permit is cancelled or 25% of the fee if a drawing review has been completed or an inspection has been carried out
Electrical, Gas, Plumbing & Septic	A minimum cancellation fee of $25.00 will be retained when a permit is cancelled. No fee will be returned when an inspection(s) is carried out

PENALTIES FEE SCHEDULE

Description	Fine Amount
First Offence	$100.00
Second and any subsequent offence	$200.00

Note: Each day that is a breach of the Bylaw has occurred may be considered a separate offence

SCHEDULE 'C' – SPECIFIED PENALTIES

SECTION REFERENCE	DESCRIPTION	MINIMUM & SPECIFIED PENALTIES	SECOND OR SUBSEQUENT OFFENCE WITHIN 6 MONTHS OF PRIOR OFFENCE
Part 3 – Operational Restrictions			
11, 12	Person operating a vehicle on a Highway other than in accordance with the weight limitation established, Overweight Permit, or Road Use Permit	$465.00	$465.00
13(a)	Person operating a vehicle in contravention of a Traffic Control Device	$250.00	$250.00
13(b)	Person parking a vehicle in contravention of a Traffic Control Device	$100.00	$100.00
14	Interfere with Traffic Control Device	$250.00	$250.00
15	Person operating a vehicle so as to track material onto the Highway	$250.00	$250.00
17	Person place, cause to place, or permit another to litter or dump	$200.00	$200.00
19	Peron using an Undeveloped Road Allowance other than to access or travel along	$200.00	$200.00
20	Person permits a Highway obstruction	$200.00	$200.00
22	Person using engine retarder brakes within a Locality of the County	$200.00	$200.00
Part 4 – Parking Restrictions			
23	Person stopped or Parked contrary to a Traffic Control Device	$100.00	$100.00
24, 25(a)	Person parked a Heavy Vehicle in a residential location	$100.00	$100.00

25(b)	Person parked commercial vehicle in a residential location	$100.00	$100.00
Part 5 – Exemption Permits			
27	Person operating a Heavy Vehicle on a Highway not authorized as a Heavy Vehicle Route	$500.00	$500.00
Part 7 – Road Use Permit			
30	Person operating a vehicle without obtaining a Road Use Permit, as required	$500.00	$500.00
31	Person failing to pay such amounts, or post security in a form and amount, or both, as required under a Road Use Permit	$400.00	$400.00
32	Person contravening any term or condition of a Road Use Permit entered into by that Person	$500.00	$500.00
Part 10 – Permits and Licenses			
39	Person contravening any term or condition of any permit or license issued pursuant to Bylaw	$500.00	$500.00
41	Person making or providing false or misleading statement to obtain a permit or license pursuant to Bylaw	$400.0	$400.00
Part 13 – General			
63	Person obstructing any Peace Officer, designate officer, or County employee, contractor or agent in the exercise of any of their powers or duties under this Bylaw	$500.00	$500.00

A person found guilty of an offence under this Bylaw for which no penalty has been specifically provided is liable on summary conviction to a minimum fine of not less than $1,000.00 or not more than $10,000.00 or to imprisonment for a term not exceeding six (6) months, or to both a fine and imprisonment

MEETING DATE: JULY 15, 2025

REQUEST FOR DECISION - TO COUNCIL

SUBJECT

BYLAW 25-15, BEING A BYLAW TO AMEND THE COUNTY OF VERMILION RIVER MUNICIPAL DEVELOPMENT PLAN (BYLAW 19-03) - MOTION REQUIRED

RECOMMENDATION

THAT the County of Vermilion River give Second Reading to Bylaw 25-15, being a bylaw to amend the County of Vermilion River Municipal Development Plan (Bylaw 19-03), for the purpose of amending Section 5.2 Adequate Subdivision of Land to revise part 5.2.8 to read *"The combined total maximum area of land that may be subdivided from a quarter section for vacant rural residential parcels, abandoned farmstead operations, and developed rural residential parcels shall be 10.1 ha (25.0 ac) (See Figure 3)"*

AND

THAT the County of Vermilion River give Third and Final Reading to Bylaw 25-15, being a bylaw to amend the County of Vermilion River Municipal Development Plan (Bylaw 19-03), for the purpose of amending Section 5.2 Adequate Subdivision of Land to revise part 5.2.8 to read *"The combined total maximum area of land that may be subdivided from a quarter section for vacant rural residential parcels, abandoned farmstead operations, and developed rural residential parcels shall be 10.1 ha (25.0 ac) (See Figure 3)"*

DETAILS

Background: Council has directed Administration to bring forward a bylaw to amend the County of Vermilion River Municipal Development Plan (Bylaw 19-03) to better establish the maximum lands available for potential residential subdivision of lands that are not currently defined in the bylaw.

Discussion: The amendment went before Council for First Reading at the June 24, 2025 Regular Meeting of Council.

Relevant Policy/Legislation Practices:

Bylaw 19-03 – Municipal Development Plan

Desired Outcome (s):

THAT the County of Vermilion River give Second Reading to Bylaw 25-15, being a bylaw to amend the County of Vermilion River Municipal Development Plan (Bylaw 19-03), for the purpose of amending Section 5.2 Adequate Subdivision of Land to revise part 5.2.8 to read *"The combined total maximum area of land that may be subdivided from a quarter section for vacant rural residential parcels, abandoned farmstead operations, and developed rural residential parcels shall be 10.1 ha (25.0 ac) (See Figure 3)"*

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Response Options:

THAT the County of Vermilion River give Second Reading to Bylaw 25-15, being a bylaw to amend the County of Vermilion River Municipal Development Plan (Bylaw 19-03), for the purpose of amending Section 5.2 Adequate Subdivision of Land to revise part 5.2.8 to read *"The combined total maximum area of land that may be subdivided from a quarter section for vacant rural residential parcels, abandoned farmstead operations, and developed rural residential parcels shall be 10.1 ha (25.0 ac) (See Figure 3)"*

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IMPLICATIONS OF RECOMMENDATION

Organizational:

Financial: Cost of advertising and facility rental

Communication Required: Council, Administration, Public

Implementation: Upon Approval of Third and Final Reading by Council

ATTACHMENTS

1. Bylaw 25-15
2. Amending Motion
3. Bylaw 19-03

PREPARED BY: Planning & Community Services Admin. Assistant

REVIEWED BY: Director of Planning & Community Services

DATE: June 27, 2025

THE COUNTY OF VERMILION RIVER

BYLAW 25-15

COUNTY OF VERMILION RIVER LAND USE BYLAW

BEING A BYLAW OF THE COUNTY OF VERMILION RIVER IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF AMENDING THE COUNTY OF VERMILION RIVER MUNICIPAL DEVELOPMENT PLAN, BYLAW 19-03

WHEREAS Pursuant to the *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended, authorizes a Council to amend a Municipal Development Plan;

AND WHEREAS the Council of the County of Vermilion River deems it desirable to amend the Municipal Development Plan, Bylaw 19-03;

NOW THEREFORE The Council of the County of Vermilion River in the Province of Alberta, duly assembled, enacts as follows:

1. That Bylaw 19-03, being the Municipal Development Plan of the County of Vermilion River, is hereby amended as follows:
    a. Section 5.2 Adequate Subdivision of Land
        i. That the following be deleted and replaced as shown below:

        ~~Subsection 5.2.8, "*Generally, a total maximum of 10.1 ha (25 ac) will be allowed for separation per quarter section. (See Figure 3)*"~~

        Subsection 5.2.8, "The combined total maximum area of land that may be subdivided from a quarter section for vacant rural residential parcels, abandoned farmstead separations, and developed rural residential parcels shall be 10.1 ha (25.0 ac). (See Figure 3)
2. That Bylaw 19-03, being the Municipal Development Plan of the County of Vermilion River be amended by consolidating this amendment into a single, updated document.

SHOULD any provision of this Bylaw be determined to be invalid, then such provisions shall be severed, and the remaining bylaw shall be maintained.

THIS Bylaw shall come into force and effect upon receiving Third and Final Reading and having been signed by the Reeve and Chief Administrative Officer.

Read this First time this 24 day of June 2025

Advertised this 3 day of July 2025 and this 10 day of July 2025 in the Meridian Source.

Advertised this 7 day of July 2025 and this 14 day of July 2025 in the Vermilion Voice.

Read this Second time this 15 day of July 2025

Read a Third and Final time and finally passed, this 15 day of July 2025

SIGNED by the Reeve and Chief Administrative Officer this _____ day of _____, 2025.

_____

REEVE

_____

CHIEF ADMINISTRATIVE OFFICER

PROPOSED AMENDMENT TO THE COUNTY OF VERMILION RIVER MUNICIPAL DEVELOPMENT PLAN (BYLAW 19-03)

That the County of Vermilion River Municipal Development Plan (Bylaw 19-03) be amended as follows. Proposed deletions are shown in ~~strikethrough font~~, and proposed additions are shown in *blue italic font*.

Section 5.2 Adequate Subdivision of Land

1. That the following be deleted and replaced as shown below:

   ~~5.2.8 Generally, a total maximum area of 10.1 ha (25.0 ac) will be allowed for separation per quarter section. (See Figure 3)~~

   5.2.8 The combined total maximum area of land that may be subdivided from a quarter section for vacant rural residential parcels, abandoned farmstead separations, and developed rural residential parcels shall be 10.1 ha (25.0 ac). (See Figure 3)

BYLAW 19-03
MUNICIPAL DEVELOPMENT PLAN

BYLAW 19-03, AS AMENDED (OFFICE CONSOLIDATION) MAY 2022

Note:
This document has been prepared for convenience only. The official Bylaws, including all amendments, are available from the office of the County Administrator, and should be consulted for all purposes of interpretation and application.

Consolidated Copy includes:

Bylaw No. 19-20 January 2020

Bylaw No. 20-12 May 2020

Bylaw No. 21-17 August 2021

Bylaw No. 22-06 May 2022

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County of Vermilion River A Vision for the Future

A Sustainable, Vibrant, and Diversified Community with Opportunities for All

Sustainable. Balance short- and long-term needs and benefits in order to meet the needs of the present without compromising the ability of future generations to meet their own needs as well.

Vibrant. Engaging, creative collaboration between all stakeholders: municipality, community, and businesses.

Diverse. Open to explore new and emerging opportunities and facilitating economic growth and social integration.

Opportunities for all. A place to call home that supports a four-pillar-bottom-line approach to community sustainability:

1. **Socially,** through design guidelines for public spaces and streets that encourage neighbour interactions and serve as catalyst to support a complete community that allows residents the choice to live, work, shop, and recreate in proximity;
2. **Environmentally**, by incorporating planning and development strategies, and forms that contribute to reduce impacts and preserve agricultural lands; apply Low-Impact Development tools that respect natural drainage patterns and wetlands; and enhancement and integration of natural spaces and systems that preserve habitats, corridors, and productive landscapes;
3. **Economically**, through the responsible use of land and leverage of services infrastructure; the concentration of services and roadways for efficient and cost-effective service delivery and management, by providing a robust and dynamic land-use base that can adapt over time to accommodate diverse industry production and employment generating opportunities; and
4. **Culturally**, by strengthening our identity and sense of place, incorporating cultural dynamics (values and aspirations) into the built environment through context sensitive design principles, and participatory processes that promote our communities' well-being by enhancing quality of life and quality of place.

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PART 1.0
INTRODUCTION

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1.0 INTRODUCTION

This Municipal Development Plan represents the collective effort of the County of Vermilion River community to define a long-term vision for the County of Vermilion River, our communities, our residents, and our region; and identify the actions to be taken to realize that vision. It is both a process and a product. We recognize the need to invest in the improvement of the quality of life of the people who make up the community — newcomers, alongside those who have deep roots. In order to attract families and local businesses who want to stay here and work here, we aim to send a clear message as a County that this is a good place to live and work.

The strategic focus of our Municipal Development Plan provides a clear long-term vision and the priorities for our community as a whole that is supported by the guiding principles that serve as pillars for the sustainable development of the County's land base.

The Municipal Development Plan integrates a land use development framework with strategic municipal objectives that serve as an overarching policy guide that aims to provide context for future decision-making by County government and other implementation partners. The adoption of this document is not the end of the planning process, but the beginning of an on-going implementation effort by the County and community stakeholders.

1.1 Guiding Principles

1.1.1 Community Resiliency

(a) All actions should support resourcefulness in meeting our challenges and needs in a way that is sustainable through collaboration and mutual aid instead of competition.

(b) All actions should recognize the diverse needs and aspirations of County residents and stakeholders.

1.1.2 Growth Management

(a) All actions should respect the integrity of the County's land base and water resources.

(b) All actions should be proactive in directing non-agricultural development to existing hamlets, planned development areas, and existing multi-lot development areas that have the capacity to support additional development.

(c) All actions should apply Smart Growth principles to promote sustainable development respectful of the County's rural character.

1.1.3 Sustainable Development

(a) All actions should establish land use patterns which make efficient use of land, infrastructure, public services and public facilities and which contribute to the development of healthy, safe, and viable

communities by encouraging appropriate mixes of all land use types and a wide range of economic opportunities.

(b) All actions should support proactive, comprehensive planning that is carried out in a fair, open, consistent, and equitable manner.

1.1.4 Responsible Governance

(a) All actions should ensure that the County operates in a fiscally sound manner now and into the future.

(b) All actions should promote governmental excellence through consistent and accountable leadership and collaborative and transparent processes.

(c) All actions should support implementing strategic decision making.

1.2 Goals

Amended by Bylaw 19-20

The main goal of this Municipal Development Plan is to provide a policy framework indicating the type and density of development for each of the planned land uses, improvements and servicing requirements to ensure orderly planning in the lands in the County.

The goals within this Municipal Development Plan are consistent with the requirements in the Municipal Government Act, the Provincial Land Use Policies, Land Use Framework, and other plans and regulations under the Land Stewardship Act. The following goal statements represent the County of Vermilion River's approach to implementing provincial directives relating to climate adaptation, land use, and land and environmental management as well as the goals identified by the community through the consultation process. These goals are further supported by plan objectives and policy statements that both express and regulate public policies on land use, development, and subdivision of land within the County.

1.2.1 Vibrant Communities

(a) Facilitate sustainable growth and development in the County by balancing economic growth, environmental protection, and the preservation of the County's rural way of life.

(b) Encourage the development of a variety of transportation choices including safe infrastructure for walking and cycling and driving in hamlet areas and multi-lot residential areas.

(c) Facilitate the provision of diverse housing opportunities in order to ensure that people in different family types, life stages and income levels will be able to afford a home in the County.

1.2.2 Innovation

(a) Encourage economic development and renewal by supporting new and existing economic assets within the community including traditional and emerging regional economic drivers.

(b) Encourage the use of green buildings and other innovative infrastructure and building systems to reduce the cumulative effects of new development.

(c) Enhance existing regional and community partnerships and seek new collaborative opportunities.

1.2.3 Operational Excellence

(a) Maintain a high quality and cost effective infrastructure within the County.

(b) Encourage land development that is cost effective, orderly and developed in close proximity to similar developments and in locations in order to efficiently utilize existing infrastructure.

(c) Establish sustainable and equitable land use planning standards that will minimize adverse impacts on working landscapes and significant natural features for future generations without burdening individual land owners.

1.3 Interpretation

1.3.1 Compliance with the policies in this Plan shall be interpreted and applied as follows:

Amended by Bylaw 19-20

(a) "SHALL", "MUST", and "IS" are operative words that mean that the action or actions outlined are imperative or mandatory and therefore must be complied with, without discretion.,;

(b) "SHOULD" is a directive term, which means that, in order to achieve the established goals, and objectives, it is strongly advised that the action be taken. Exceptions shall be made only under extenuating circumstances. When the regulation is directed to the Developer, the onus to justify is on the applicant; and

(c) "MAY" is a discretionary term, meaning a choice is available, with no particular direction or guidance intended, and is usually dependent on the particular circumstances of the specific Parcel of land or Lot and application that are under consideration at any given moment. When the regulation is directed to the Developer, the onus to justify ***the exception*** is on the applicant.

(d) "SUCH AS" indicates an idiomatic preposition meaning "for example" or "of a kind that; like" in reference to the condition or conditions following the statement, but does not imply an exhaustive list.

(e) "SUCH THAT" indicates an idiomatic preposition meaning "to the extent that", "as being what is indicated; in that capacity" in reference to the condition or conditions following the statement as a requirement for its fulfilment, but does not imply an exhaustive list.

(f) "PROVIDED THAT" indicates a conjunction meaning "if; only if", in reference to the condition or conditions following the statement as a requirement for its fulfilment, but does not imply an exhaustive list.

(g) "CONSIDERED" indicates an adjective meaning "to regard as" or "deem to be", in reference to the condition or conditions following the statement.

(h) "OR" indicates that the connected items may apply singly or in combination; and

(i) "EITHER/OR" indicates the items shall apply singly, but not in combination.

(j) Words used in the present tense include the other tenses and derivative forms.

(k) Words used in the singular include the plural and vice-versa.

(l) When a word is used in the masculine, it will refer to either gender.

1.3.2 Illustrations

(a) Drawings and graphic depictions are provided to assist in interpreting and understanding the provisions of this Plan. Where any conflict or inconsistency arises between a drawing and the text of the Plan, the text shall prevail.

1.3.3 Definitions

(a) Where a Subdivision or Development proposal generally conforms to the wording of two (2) or more definitions, the relevant Authority shall determine the use that fits closest to the development's character and purpose.

(i) In instances where a specific proposal:

1. Does not conform to the wording of any definition; or
2. Generally conforms to the wording of two or more definitions.

1.3.4 Policy Statements

Amended by Bylaw 19-20

(a) The relevant Decision Authority shall consider subdivision or development proposals within the County in accordance with the policies that are most appropriate in character and purpose and align with the intent and purpose of this Plan.

PART 2.0

PLANNING FRAMEWORK

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2.0 PLANNING AND POLICY AREAS

The planning area includes all the lands within the jurisdictional boundary of the County of Vermilion River. These lands shall serve to accommodate the County's short-term and long-term planning and development activity. The planning area is depicted on Map 1.

The following sections constitute the planning framework and contain specific objectives, policies to help the County achieve each objective, and proposed strategies or programs to implement the policies. This framework is set up to support the Plan goals in Section 1.2:

2.1 Policy Framework

The policies in the following sections guide the implementation of the goals following the Plan's guiding principles that structure the Municipal Development Plan Framework:

- Community Resiliency
- Growth Management
- Sustainable Development
- Responsible Governance

Each section contains value statements, goals, objectives, and policies that outline the steps needed to move the County towards achieving its vision to be:

A Sustainable, Vibrant, and Diversified Community with Opportunities for All

2.2 Goal: Establish Regional Planning Areas

Objective

1. Achieve effective land use planning on regional level by ensuring that proposals for the development or subdivision of land within Regional Planning Areas (see Map2) implement the general objectives of the County for the relevant Plan, such as Intermunicipal Development Plans, Area Structure Plans, or Area Redevelopment Plans, as well as the objectives and policies in the County's Municipal Development Plan.
2. Focus actions on achieving desired outcomes in alignment with the guiding principles of this Plan.

Policies

Amended by Bylaw 19-20

2.2.1 Subdivision and Development within Regional Planning Areas must be consistent with the intent of the appropriate plan.

2.2 Goal: Establish Re

(a) Proposals for subdivision and development within Regional Planning Areas shall be consistent with the policies within the appropriate plan.

(b) Amendments to Plans shall be prepared by a Registered Professional Planner (RPP).

(c) Proposals for multi-lot subdivision and development shall be in accordance with the policies in **Part 5.0** of this Plan and the provisions of the Land Use Bylaw.

(d) The relevant Authority may require that any proposal for subdivision or development within a Regional Planning Area be accompanied by additional supportive information, prepared by a registered or licensed professional, in order to assess the conformity of a proposed subdivision or development with the appropriate plan before consideration of the subdivision or development shall commence. Further, if a subdivision or development is approved after such supportive information is provided, the relevant Authority shall require that any recommendations of the supportive information be implemented by the landowner/developer and registered against the title of the subject lands, in order to warn future landowners of the engineering requirements for development.

PART 3.0
COMMUNITY RESILIENCY

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3.0 COMMUNITY RESILIENCY

As a County, we are mindful of our rural culture, respectful of our natural environment and grateful for our people. The heart of our communities are the people who live and work in them — newcomers, alongside those who have deep roots. Working together we have built a community that is safe and a lifestyle that is valued where the environment is treasured and resources are shared.

Communities that are connected, engaged, active and inclusive will thrive and prosper.

The following objectives and policies outline the manner and type of subdivision and development for residential and non-residential uses within the County.

3.1 Goal: Inclusiveness and Diversity

Objectives

1. Provide for a diversity of housing opportunities for the economic and demographic groups within the County, in harmony with existing development and historical and natural environments in a manner that allows existing and potential residents to live, work, and recreate in the region throughout their life cycle.
2. Encourage the placement of housing units of various economic value throughout new multi-family and mixed-use developments (i.e., market rate units next to workforce/affordable units).

Policies

Amended by Bylaw 19-20

3.1.1 Where a multi-lot subdivision is proposed within an area that is characterized as containing:.

(a) Wetlands;

(b) Historical Resources; or

(c) Environmentally Significant Areas.

(d) The proponent shall be required to demonstrate how the development has been designed to avoid these features. Where complete avoidance is not possible, the proponent must make reasonable efforts to mitigate disturbance and ensure that provincial approvals have been received prior to proceeding with any ground disturbance.

Amended by Bylaw 19-20

3.1.2 Subdivision and development proposals within Reginal Planning Areas should plan for mixed land-use patterns characterized by compatible residential and non-residential land uses located in close proximity to one another.

(a) Mixed land-use patterns should incorporate safe, convenient, accessible, and attractive design features to promote active living and social interaction.

Amended by Bylaw 19-20

3.1.3 Multi-lot subdivision and development proposals adjacent to hamlets and existing residential subdivisions should provide for Complete Streets serving multiple functions that safely and conveniently accommodate all users and desired functions, though this does not mean that all modes or functions will be equally prioritized on any given street segment.

(a) Complete Streets should accommodate travel, social interaction, and commerce to provide for more vibrant neighborhoods and more livable communities.

3.2 Goal: Rural Livability

Objective

1. Control and guide development to preserve natural resources, agricultural uses, and existing communities in order to retain a mix of small-town atmosphere, natural environment, and rural character within the County.
2. Ensure development contributes to improve the standard of living, the environment and quality of life for County residents.

Policies

Amended by Bylaw 19-20

3.2.1 Subdivision and development proposals should apply design standards appropriate to the community context.

(a) (a) Subdivision and Development shall be in accordance with the provisions of the County's Land Use Bylaw. .

Amended by Bylaw 19-20

3.2.2 The County shall require, as a condition of subdivision and/or development, approval that all new subdivision or development conforms to current engineering County Standards..

Amended by Bylaw 19-20

3.2.3 Subdivision and development shall only be allowed on sites with direct access to:

(a) utilities (gas, electrical and communications) that have existing capacity to sustain the additional usage; and

(b) roads that are constructed to current County and/or provincial Standards.

Amended by Bylaw 19-20

3.2.4 Where onsite or off-site infrastructure improvements are required to ensure compliance with these provisions, the improvements shall be the responsibility of the developer. Construction of the improvements, including any required road construction and/or upgrades and the provision of appropriate guarantees, will be a condition of subdivision and/or development approval.

Amended by Bylaw 19-20

3.2.5 Subdivision and development proposals are encouraged to incorporate compact development that conserves natural landscapes and reduces impacts on the environment.

(a) Development density shall be directly related to the development capability of the land resources, such as potable water supply, topography, vegetation, soil, and drainage.

Amended by Bylaw 19-20

3.2.6 Proponents for multi-lot development shall be required to provide the County with an assessment of environmental constraints on the site and the means whereby negative impacts on the natural environment may be mitigated.

3.3 Goal: Balanced Residential Mix

Objective

1. Encourage residential development within the County that provides an adequate supply and distribution of affordable housing, infill housing and supports rehabilitation of declining neighbourhoods in a cost-effective manner that leverages existing infrastructure and services.
2. Forecast and plan for changing housing needs over time to provide solutions along a spectrum of affordability in quality rental and ownership housing for households of all income levels and special needs.

Policies

Amended by Bylaw 19-20

3.3.1 Residential developments shall be consistent with the provisions in the County's Land Use Bylaw to reduce potential land use conflicts and minimize servicing costs.

(a) Residential development proposals are required to identify all municipal servicing costs associated with the development in accordance with Policy 3.2.4.

Amended by Bylaw 19-20

3.3.2 Multi-lot residential developments will adhere to the following conservation design-based principles in order to mitigate potential negative impacts within Conservation Areas:

(a) Environmentally sensitive lands and working landscapes should be left undisturbed wherever possible, but incorporated into the overall layout of the development.

(b) Wildlife corridors or connections between habitat areas should be maintained wherever possible.

(c) Devel Development and subdivision shall be discouraged from locating on Higher Capability Agricultural Lands.

(d) The natural landscape and topography should be considered and incorporated into the overall design of the development.

(e) Wetlands should be avoided and riparian setbacks should be established that are consistent with provincial recommendations in the *"Stepping Back from the Water"* guide.

1.1

3.3.3 Residential subdivisions and developments shall meet the applicable policies under **Part 5.0** of this Plan.

3.4 Goal: Diverse Industrial Development

Objectives

1. Encourage the clustering together of compatible industrial uses into industrial parks with existing infrastructure over areas with limited or no infrastructure service.
2. Encourage the diversification of the County's economic base by identifying land and policies to support the development of a diverse range of industrial developments within the County.

Policies

3.4.1 Subdivision and development proposals shall encourage development in appropriate locations.

(a) Industries shall be encouraged to locate in designated industrial areas that are designed and serviced to accommodate industrial development.

(b) Industries shall be allowed to locate in intermunicipal areas in the manner provided for in an approved Intermunicipal Development Plan or Area Structure Plan, in accordance with the provisions within the County's Land Use Bylaw and consistent with the polices in this Plan.

(c) Development proposals for industrial uses may require the provision of a Cumulative Effects Assessment including environmental impact information and a risk assessment (such as that provided for by the Major Industrial Accidents Council of Canada (MIACC) to assist the County in assessing the impact of the proposed development in relation to the natural and human environments. Cumulative Effects Assessments must indicate both: if and how, any negative matters can be mitigated. The implementation of any mitigating actions indicated in the information and assessment may be required.

(d)

Amended by Bylaw 19-20

3.4.2 All proposals for industrial subdivision and development shall:

(a) In the opinion of the relevant Authority, NOT conflict with or jeopardize surrounding land uses;

(b) Be considered only in accordance with a Site Development Plan, or at the request of the Development Authority an Area Structure Plan, which has been prepared by a Registered Professional Planner (RPP) pursuant to County Policy and approved in accordance with the Municipal Government Act.

3.4.3 Industrial development proposals are required to identify all municipal servicing costs associated with the development. The assignment of these

costs between the County and the developer will be the basis of a development agreement to be entered into prior to a subdivision approval or upon the issuance of a development permit. However, all development servicing costs associated with the development, including the provision of internal roadway systems to meet the County's Municipal Servicing Standards and the upgrading of other County roads leading to the site in order to provide good access to the industrial site will be the responsibility of the developer.

(a) Multi-lot industrial developments shall be consistent with the provisions in the County's Land Use Bylaw for conservation or cluster subdivision and development to reduce potential land use conflicts and minimize servicing costs.

3.4.4 Industrial subdivisions and developments shall meet the applicable policies under **Part 5.0** of this Plan.

3.4.5 Industrial development requiring municipal services will be encouraged to locate in areas with access to municipal servicing.

(a) Industries that require urban services shall be considered where such services are available either from the County or where a joint development/servicing agreement between the County and an adjacent urban municipality has been finalized.

(b) Industrial subdivision and development which, in the opinion of the relevant Authority, could have a significant impact on the community and environment, shall be controlled through the process of Land Use Bylaw amendment to an appropriate Industrial District in the Land Use Bylaw and, in areas where there is an Intermunicipal Development Plan or an Area Structure Plan, by amendment to the appropriate Plan.

(c) The proponent of any new industrial development or expansion of such development shall identify any costs associated with providing new services and upgrading existing services made necessary by the proposed development. The apportionment of costs shall be negotiated by the County and be settled within a development agreement which shall be a condition of subdivision or development approval.

(d) In order to encourage the establishment of diverse industries in the County, an area may be established within which only certain industry-specific type(s) may be located. If the County does this, the identified area shall be designated through an Area Structure Plan, and appropriate Land Use Bylaw regulations shall be applied to substantially regulate both the industry and any adjacent development to the industry-specific area.

3.5 Goal: Suitable Commercial Development

Objectives

1. Accommodate commercial facilities in appropriate locations throughout the County, as provided for in the County's Land Use Bylaw recognizing that specific commercial uses may require unique site locations in order to serve our communities.
2. Support commercial developments that will not adversely affect the standard of safety or convenience, or the functional integrity of any highway or road.

Policies

3.5.1 Subdivision and development proposals shall minimize the impacts of commercial activities on working landscapes and cultural landscapes.

(a) proposals for commercial development shall be considered where they:

(i) will not unnecessarily fragment the working landscape; and

(ii) do not conflict with adjacent land uses.

3.5.2 Commercial development shall be allowed to locate in intermunicipal areas in the manner provided for in an approved Intermunicipal Development Plan or Area Structure Plan and consistent with the provisions in the County's Land Use Bylaw.

3.5.3 Commercial development with servicing requirements that do not exceed the servicing capabilities of the hamlet or negatively impact the character of the hamlet shall be encouraged.

3.5.4 Commercial subdivisions and developments shall meet the applicable policies under **Part 5.0** of this Plan.

3.5.5 Multi-lot commercial developments shall be consistent with the provisions in the County's Land Use Bylaw for conservation or cluster subdivision and development to reduce potential land use conflicts and minimize servicing costs.

Amended by Bylaw 19-20

3.5.6 All proposals for commercial development (including multi-lot commercial or business developments) shall:

(a) in the opinion of the Development Authority, NOT conflict with or jeopardize surrounding land uses;

(b) be considered only in accordance with a Site Development Plan, unless the County requires an Area Structure Plan, which has been prepared by a Registered Professional Planner pursuant to County Policy and approved in accordance with the Municipal Government Act.

Amended by Bylaw 19-20

3.5.7 In consideration of a proposal for a commercial development, an assessment of the proposed development may be required, which:

(a) precisely defines the boundaries of the proposal;

(b) designates suitable building sites;

(c) ensures the functional integrity of the adjacent roads is maintained through the use of service roads and limited access points;

(d) defines standards of development consistent with the County's Land Use Bylaw, including architectural, landscaping, and sign controls;

(e) identifies methods and facilities for servicing;

(f) includes groundwater and soil permeability tests; and

(g) any other matters identified by County Policy.

Amended by Bylaw 19-20

3.5.8 Commercial subdivision and development that could have a significant impact on the community and environment, shall be controlled through the process of Land Use Bylaw amendment by redesignation to an appropriate Designated District in the Land Use Bylaw and, in areas where there is an Intermunicipal Development Plan or an Area Structure Plan, by amendment to the appropriate Plan.

3.6 Goal: Emergency Preparedness

Objective

1. Ensure the safety of all County residents by requiring emergency preparedness measures to be a consideration in the design and approval of developments throughout the County.
2. Work collaboratively with adjacent municipalities to support public safety in natural disasters and emergency situations.

Policies

3.6.1 Developments shall be designed to ensure high levels of emergency preparedness within a rural context.

(a) Developments shall encourage the use of effective wildfire prevention techniques and the development of on-site firefighting measures to reduce the risk of wildfires resulting from development.

(b) Applications for subdivision and development may be referred to the province's Land and Forest Service or the local fire department for comment in evaluating the suitability of a site in forested land for development.

(c) Development which is too remote to be adequately serviced by existing firefighting services shall considered subject to the following as conditions for approval:

(i) the provision of a suitable on-site water supply for firefighting purposes;

(ii) the use of fire resistant building methods;

(iii) the installation of spark arrestors on chimneys; and/ or

(iv) the removal of trees, shrubs, and fuels in proximity to certain developments.

(d) Development in significant wildfire hazard areas shall be discouraged.

Amended by Bylaw 19-20

(e) Developments and Subdivisions should provide appropriate fire protection measures consistent with County Bylaw.

(f) Provision of an emergency access may be required as a condition of approval of subdivision or development.

(g) Residential development will be prohibited in those areas which are too close to sour gas facilities, in accordance with Provincial legislation and regulations.

3.6.2 Multi-lot subdivision and development proposals shall ensure compatibility with surrounding land uses.

(a) Buffering measures, to the satisfaction of the Development or Subdivision Authority may be required at time of development or subdivision between residential uses and other, adjacent land uses.

(b) Development will be encouraged to implement FireSmart preventative measures or similar strategies that aim to reduce the risk of and mitigate potential damage caused by wildfires.

3.6.3 The County will promote collaboration and partnerships with various stakeholders in the develop net of emergency preparedness plans and strategies.

(a) The County will actively promote collaboration with adjacent municipalities to ensure adequate emergency preparedness measure are in place.

(b) The County will engage residents, businesses, employers, utility companies, subject matter experts, community, and faith-based organizations as partners to help identify opportunities to strengthen the region's hazard resilience.

PART 4.0
GROWTH MANAGEMENT

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4.0 GROWTH MANAGEMENT

"The only constant is change, continuing change, inevitable change; that is the dominant factor in society today. No sensible decision can be made any longer without taking into account, not only the world as it is, but the world as it will be." — Isaac Asimov.

Growth can be an exciting but tumultuous experience for predominantly rural municipalities such as the County of Vermilion River. On one hand, the County benefits from an expanding economy, an increasing tax base, and more vibrant communities. On the other hand, the County must contend with a series of challenges including meeting future demands for services and environmental protection.

In 2013 the County completed a Regional Growth Management Strategy that outlined how the County can support a projected population of up to 14,500 residents by 2052, in keeping with the County's goals of fiscal, environmental, and social sustainability.

The following objectives and policies support and expand the goals and objectives of the Regional Growth Management Strategy.

4.1 Goal: Responsible Regionalism

Objectives

1. Support well-balanced and well-planned growth that harmonizes the needs and visions of our community and is supported by its residents input.
2. Strengthen cross-jurisdictional planning and collaboration with neighbouring municipalities by ensure that all local proposals account for, connect with, and support the goals and objectives of provincial, regional, and intermunicipal plans.

Policies

4.1.1 Development shall be in a manner that reflects the aspirations of residents, landowners, and other stakeholders.

(a) The County will develop and adopt a Regional Growth Management Plan that will identify growth areas and provide a means of monitoring change over time. The Plan should take into consideration the recommendations of the Regional Growth Management Strategy.

4.1.2 Creative, regional collaboration and diversification based on planned growth, relationship building and engagement shall be encouraged.

(a) The County will promote regional cooperation and sharing of resources.

(b) The County will include regional development visions and plans in local planning scenarios.

(c) The County will ensure local plans are consistent with regional plans and priorities.

1.1

(d) The County will identify and delineate designated growth areas for residential and non-residential uses.

(e) The County will promote intermunicipal dialogue at both the political and administrative levels to facilitate an approved and united vision for the region.

(f) The County will collaborate with industry and municipal partners to develop, update and align risk management initiatives regarding heavy industrial development located within and along County borders.

(g) The County will encourage the coordination of joint municipal processes and Planning Documents that provide agreement for land-use activity along shared municipal boundaries.

(h) The County will establish infrastructure servicing and joint-use partnership agreements with municipal neighbours and other government agencies that are mutually beneficial and provide for the coordinated distribution of municipal services.

(i) The County will strive to understand stakeholder perspectives and concerns by promoting consultation and participation in projects of County-wide significance.

4.1.3 Orderly growth and development within the County's hamlets shall be encouraged.

(a) Development adjacent to hamlets shall be in accordance with the provisions within the Land Use Bylaw.

(b) Development in hamlets which do not have communal water supply and sewage disposal systems should be planned and designed so that the lots are of a size and the subsequent development is of a configuration which would permit re-subdivision to a higher density should communal water supply and sewage disposal systems eventually be available.

4.1.4 Regional cooperation in the provision, operation and maintenance of infrastructure services will be encouraged.

(a) The County will endeavour to cooperate with other municipalities in the upgrading of intermunicipal roadways.

(b) The County will endeavour to cooperate wherever possible with other municipalities and/or the provincial government with planning, development and operation of sanitary waste disposal facilities and sewage lagoons.

(c) Development adjacent to the future Highway #16 Lloydminster bypass must be designed to adhere to provincial requirements regarding siting and access.

4.2 Goal: Complete Communities

Objective

4.2 Goal: Complete Communities

1. Provide necessary community facilities and services to our residents in an efficient, cost-effective and quality manner within the financial resources of the County, consistent with concerns to protect natural resources and accomplish managed, concentrated, and well-planned development.
2. Create a sustainable mix of commercial and residential uses within the hamlets.

Policies

Amended by Bylaw 19-20

4.2.1 The County will encourage a variety of development types in an effort to achieve complete communities within County hamlets and residential subdivisions.

(a) The County shall require development proposals to respect the existing scale, type and character of the community. Secondary suites or mixed-use developments may be contemplated, in accordance with the provisions within the County's Land Use Bylaw, where the applicant can successfully demonstrate to the relevant Authority that no significant impacts on municipal infrastructure or community amenities will occur.

4.2.2 The County will encourage orderly growth and urban density development within the County's hamlets.

(a) The County will develop and adopt a Hamlet Plan for each of the hamlets in the County to guide growth and expansion for each of the Community Areas, which will maintain their distinctive attributes and provide residential and non-residential development opportunities different from those provided in urban centers.

(b) The County will ensure that hamlets have enough land within their respective boundaries to undertake comprehensive land use planning and development of servicing systems.

4.2.3 Development shall be encouraged in those hamlets where municipal piped water supply and sewage collection and disposal services are already available, or can be economically made available.

(a) Development in hamlets that do not have communal water supply and sewage disposal systems shall be planned and designed so that the lots are of a size and the subsequent development is of a configuration that would permit further subdivision to a higher density should communal water supply and sewage disposal systems eventually become available.

(b) The County shall ensure that development accounts for increased population and subsequent community impacts through the timely delivery of social services and communities amenities.

(c) The County shall undertake an evaluation of municipal servicing needs prior to significant Hamlet development or expansion in order to identify and prioritize improvements for development.

4.2.4 The County will promote quality public spaces by restricting the dedication of municipal reserve for right-of-ways, public utilities and marginal lands as they are not considered useable parks and open spaces.

(a) The County should ensure that community facilities and support services are suitably located for the identified residential populations that they are intended to serve.

(b) The County should encourage the use of joint partnership agreements with public and separate school boards for delivering community service.

4.3 Goal: Urban Growth Areas

Objective

1. Balance growth and expansion needs of urban centres with the needs of residents and communities adjacent to their boundaries.
2. Promote an orderly transition from low density uses to higher density urban uses through the establishment of efficient, compact patterns of land use in a manner that discourages uncontrolled, sprawl, leap-frog, or strip development within intermunicipal boundary areas.

Policies

Amended by Bylaw 19-20

4.3.1 Expansion of adjacent municipalities and hamlet communities into Urban Growth Areas will be encouraged to occur in an orderly manner and in a manner that encourages the sustainability of the municipalities and communities.

(a) Adjacent municipalities and hamlet communities will be encouraged to accommodate growth in areas that would minimize the removal of:

(i) regionally significant natural resources; and

(ii) environmentally sensitive areas.

4.3.2 Development on lands near adjacent municipalities and hamlet communities should be in harmony with future growth requirements and should be able to accommodate urban uses.

(a) The policies within approved Intermunicipal Development Plans and any approved Site Development Plan or, when required, an Area Structure Plans will apply to the lands located in the areas affected by those Plans.

(b) The County will continue to work closely with adjacent municipalities in the detailed planning of the lands near them, and by continuing to do detailed planning with the goals being the best utilization of the land and the minimization of long range land use conflicts and servicing costs.

PART 5.0

SUSTAINABLE DEVELOPMENT

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5.0 SUSTAINABLE DEVELOPMENT

"Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs" — United Nations 1987.

Although, the concept of sustainability may suggest a sense of stability to some, it does not mean that in the future we will, or should, function the way we function today. Communities evolve, and change is the only surety we have of the future (although, some residents will always fight for their community to remain exactly as it was the day that they moved in). Nevertheless, unmanaged change can be detrimental to the social and fiscal wellbeing of a community, which is not sustainable.

The value added of the concept of sustainability, above and beyond the social, economic, and environmental concerns that make it up, is that it forces us to recognize links and trade-offs, rather than dealing with each concern independently. To achieve sustainability, we need to sustain our economy, protect our environment, and achieve our social goals — ideally without trading off one goal for another (Hecht 2007).

The following objectives and policies set the direction for the County's future growth and development. The policies provide direction on how our County will maintain successful communities, create a stronger sense of place and civic identity. They support planning for a balanced land-use mix for fiscal sustainability characterized by a pattern that includes both residential and non-residential uses, such that the long-term cost of providing a desirable level of services to residents, business owners, and visitors is closely matched to the tax or user-fee revenue generated by those uses. They guide the development of land within the County, and ensure that such development enhances the quality of life in the County.

Land is a limited resource and how we use it reflects our community values and priorities.

5.1 Goal: Manage Land Use and Built Environment

Objectives

1. Manage appropriately land use and development to strengthen our local economy: providing a diverse range of jobs, goods, services, and the tax revenue necessary to maintain quality services to meet the needs of our communities.
2. Address land uses and the built environment in a manner that strengthens the sense of place for the County as a whole, as well as its rural landscape.

Policies

5.1.1 Subdivision and Development proposals shall be consistent with plans for identified regional growth and development areas, which provide the framework for logical, efficient land-use patterns that accommodate a mix

of uses in accessible and safe configurations that are attractive, efficient, and sustainable.

(a) New development shall be focused in and around existing developed areas to discourage rural sprawl.

(b) The County will support development that respects natural topography, such as conservation and cluster development to preserve and protect natural areas and promote the efficient use of existing infrastructure.

(c) The County will support innovative practices that promote fiscal sustainability by making more efficient use of existing infrastructure and topographies, such as low-impact development, including green infrastructure.

(i) Green building and site design in development and redevelopment projects is encouraged.

(ii) appropriate site design standards shall be followed and appropriate buffers shall be located between non-residential developments and other existing and future sensitive land uses and roadway profiles in order to provide adequate visual or acoustic screening.

(iii) The County may require that the applicant of a development apply the principles and guidelines of Crime Prevention through Environmental Design within subdivision and development reviews to guide design and ensure effective use of the built environment.

(d) Shared driveway access, parking, and coordinated site plan designs for non-residential uses is encouraged, wherever feasible.

(e) The County will identify brownfield sites within the County and develop a strategy for mitigation and redevelopment into productive uses.

(f) The County will provide sufficient commercial and industrial sites to be competitive in attracting new, high-quality businesses to the County. Sites should be located to avoid adverse impacts to existing and planned residential communities.

Amended by Bylaw 19-20

5.1.2 Development for non-agricultural uses will be encouraged to be located on lower agricultural capability lands, as shown in a farmland assessment, unless it can be demonstrated by the proponent that the benefits to the community justify the use of higher capability agricultural lands.

(a) Fragmentation of rural land and working landscapes is discouraged.

(b) Development on Hazardous Lands that are deemed undevelopable or may result in life loss or injury, property damage, social, and economic disruption or environmental degradation shall not be permitted.

Amended by Bylaw 19-20

(c) The development of non-agricultural land uses within the County should be considered only in the case where agricultural uses are not compromised by conflicting developments.

(d) The County shall encourage the development of vacant lots, underdeveloped sites, and the redevelopment of older buildings within the hamlets, provided that the infill development or redevelopment will not adversely affect the surrounding areas and is consistent with the provisions in the County's Land Use Bylaw.

Amended by Bylaw 19-20

(e) Industries shall be encouraged to locate on lower capability agricultural land, in proximity to paved County roads or provincial highways, and in areas with access to existing regional or municipal services wherever possible.

(f) Commercial uses shall be encouraged to locate on lower capability agricultural land wherever possible.

(g) Adjacent municipalities should be encouraged to expand in areas which would minimize the removal of higher capability agricultural land.

(h) Expansion of hamlets should be discouraged from occurring on higher capability agricultural land.

(i) Council shall only support annexation proposals in accordance with the policies in **Sub-section 6.4** of this Plan.

5.1.3 Development should only occur on lands that do not have critical development constraints.

(a) Groundwater of sufficient quantity and quality should be available to support the proposed development. Development will be discouraged in areas where reserves of potable water are inadequate.

(b) Development will be discouraged in areas characterized by wetlands, swamps, muskeg, or saturated soils. Development will also be discouraged in valleys, ravines, or seasonal draws. Where development is allowed in areas exhibiting these characteristics the development must adhere to provincial regulations, guidelines and wetland mitigation policies.

(c) Development shall be prohibited on slopes in excess of 15% or on slopes which are subject to slippage or mass movement.

Amended by Bylaw 19-20

(d) Development is discouraged from locating on soils **where a percolation test has demonstrated to** have extremely fast percolation rates and/or which might result in the possibility of groundwater contamination.

Amended by Bylaw 19-20

(e) No permanent structures will be allowed within the 1:100 year flood fringe of any river, stream or lake shore, unless proper flood proofing techniques are applied. A certificate from a qualified, registered

professional engineer or architect will be required by the County to confirm that the development has been properly flood proofed.

Amended by Bylaw 19-20

(f) The County shall encourage flood way and flood fringe areas to be kept in their natural state. However, if provincial requirements are met and engineering studies have been completed by the applicant that supports development within these areas then the development authority may approve non-residential development within these locations as long as any mitigation measures identified by the province and in any supplementary engineering studies are adhered to.

Amended by Bylaw 19-20

(g) On municipal lands within flood hazard areas, new development should be limited to recreational uses.

(h) Unless unique site requirements determine otherwise, development proposals adjacent to environmental features should conform to the Alberta Environment Land Conservation Guidelines so far as they pertain to setback requirements from valley breaks, ravines and watercourses.

(i) The County shall continue working in collaboration with non-profit organizations and the Province to manage and conserve wetlands within the County's boundary.

Amended by Bylaw 19-20

5.1.4 Conversion of productive agricultural land to non-farm uses is discouraged. (See **Section 5.9**).

(a) The County will encourage new pipelines, electrical and transmission lines, rail lines and road developments to be located adjacent to quarter section or property boundaries and/or within recognized corridors to limit the further fragmentation of lands within the County.

(b) The County will discourage the premature conversion of productive agricultural land to other uses when equally viable alternatives exist.

(c) Developments for non-agricultural uses will be encouraged to locate on lands of lower agricultural capability and in areas where possible negative impact on agriculture are minimized.

Amended by Bylaw 19-20

5.1.5 The County will support opportunities to diversify the economy and strengthen the tax base through land use and development.

(a) The County may support local economic development initiatives that benefits local rural businesses and residents.

(b) Environmentally sustainable businesses and work will be encouraged to attract and grow green jobs in the County.

5.2 Goal: Adequate Subdivision of Land

Objective

5.2 Goal: Adequate Subdivision of Land

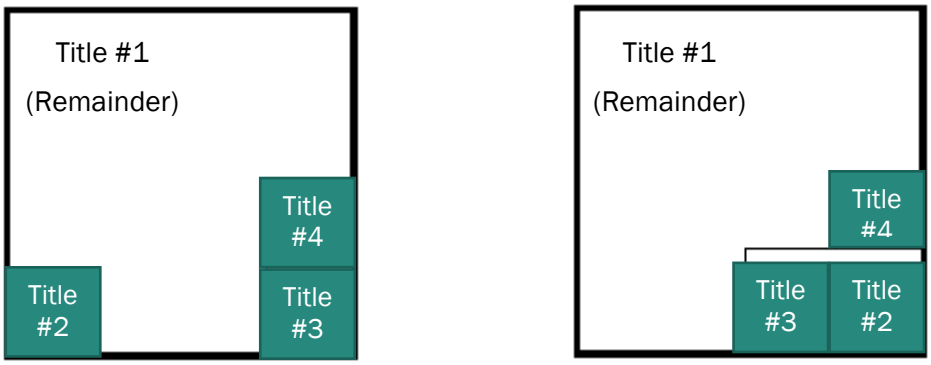
1. Provide guidance to the Subdivision Authority when considering proposals for the subdivision of land within the County in accordance with the objectives and policies of this Plan, consistent with provincial legislation.
2. Ensure safe and reasonable enjoyment and use of County lands by our residents that benefit both present and future generations.

Policies

Amended by Bylaw 19-20

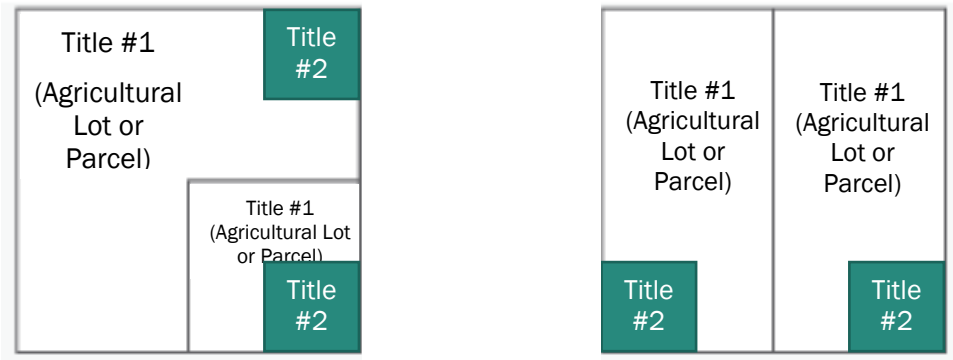
5.2.1 The maximum density per quarter section in the Agricultural Use area shall be four (4) parcels. (See **Figure 1**)

Figure 1. Maximum number of titles out of a quarter section.



Amended by Bylaw 19-20

Figure 2. Maximum Subdivision of Existing Agricultural Lots or Parcels.



Amended by Bylaw 19-20

5.2.2 Where a quarter section has previously been subdivided into two (2) agricultural parcels, a maximum of one (1) country residential use parcel shall be allowed per agricultural parcel. (See **Figure 2**)

5.2.3 A multi-lot subdivision for residential and/or non-residential use shall be considered to be any subdivision that will create more than four (4) titles on a quarter section, meaning the title for the quarter + 3 new titles. (See **Figure 1**).

5.2 Goal: Adequate Subdivision of Land

5.2.4 Multi-lot subdivisions may require a Land Use Bylaw amendment and, where there is an Intermunicipal Development Plan or an Area Structure Plan, an amendment to the appropriate Plan may be required.

5.2.5 Multi-lot subdivisions shall comply with the applicable provisions of the County's Land Use Bylaw.

5.2.6 Subdivisions shall be designed to follow the logical extension of existing infrastructure.

(a) Subdivisions shall not be approved where access to existing graded and graveled or paved roads does not exist, or where construction of roadway and access to County standards to the site is not undertaken primarily by the landowner/developer.

(b) Access to individual lots within a multi-lot subdivision will be provided by internal roads or service roads developed to meet the County's General Municipal Servicing Standards, and not directly onto Provincial Highways or County main grid roads.

(c) The assessment of the suitability of a proposed residential subdivision will not take into consideration required setbacks for private sewage disposal systems. Rather, if a subdivision results in the reduction of setbacks between an existing or proposed private sewage disposal system and a property line then the developer will be required to ensure that the existing or proposed private sewage disposal system conforms to all relevant provincial regulations affecting private sewage disposal systems.

(d) The subdivision of a naturally fragmented parcel shall not be approved for any use, unless the fragmented parcel is fragmented by reason of one or more public roadways, railways, rivers, or creeks.

(e) In addition to the criteria indicated in **Policy 5.2.6 (d) above,** a natural fragmentation may also be considered to be a barrier to the crossing of cultivation equipment created by substantial topography, such as a ravine or gulley. The determination that such a topographic barrier is a natural fragmentation for the purpose of subdivision shall be at the sole discretion of the Subdivision Authority.

(f) In the case where another policy of this plan would allow for a subdivision to occur and the subject site also contains a fragmenting feature as described in **Policies 5.2.6 (d)** and **(e) above,** and where the fragmented area contains adequate developable area, the County will encourage the developer to subdivide the fragmented area, as the first subdivision from the subject site.

Amended by Bylaw 19-20

(g) The County may refuse to approve an application that proposes to subdivide a fragmented parcel if:

(i) in the opinion of the County, the construction and maintenance of the roadway adjacent to the parcel would serve no greater or long-term public interest; and

(h) Documentation indicating that arrangements satisfactory to the County have been made regarding a development's water supply, sewage disposal, and storm water management systems, including access to the systems for maintenance and any necessary easements, may be conditions of approval for multi-lot subdivisions and/or development.

(i) Documentation indicating that satisfactory arrangements have been made regarding a development's sewage disposal system may be a condition of approval for residential subdivision and/or development.

5.2.7 Subdivisions' lot or parcel size shall be in accordance with the lot or parcel size for the Designated Land Use District within the County's Land Use Bylaw.

(a) However, lots or parcels and farmstead separations may be larger than allowed in a Land Use District subject to a Real Property Report or Building Site Certificate prepared by an Alberta Land Surveyor; which verifies the locations of all improvements, site features, and proposed boundaries; where it has been demonstrated by the applicant, to the satisfaction of the subdivision authority, that the site includes topographical features such as:

(i) treed areas,

(ii) sloughs, and/or

Amended by Bylaw 19-20

(iii) poor quality farmland with a farmland assessment ratio of 41% or less, which is rocky or sandy land or slough areas.

Only additional lands that the Real Property Report or Building Site Certificate demonstrates are required to accommodate the improvements, farm yard, or topographical features will be permitted.

Amended by Bylaw 19-20

(b) At the discretion of the Subdivision Authority, lots may also be larger, where it has been demonstrated by the applicant, to the satisfaction of the subdivision authority that the larger lot or parcel has been requested to include land that otherwise would be a small area of the remaining farm unit less than 60 m (200 ft.) in width, between the lot and a boundary of the quarter section or adjacent to a road.

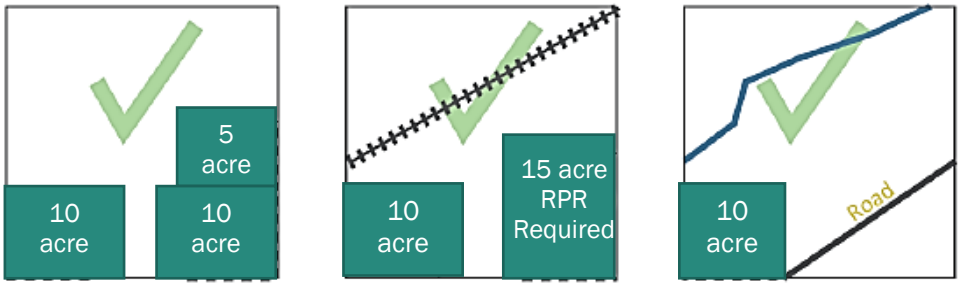
5.2.8 Generally, a total maximum area of 10.1 ha (25.0 ac) will be allowed for separation per quarter section. (See **Figure 3**)

(a) However, at the discretion of the Subdivision Authority, where a quarter section contains two (2) oversized farmsteads, as defined within this Plan, a total area of 12.1 ha (30.0 ac) may be permitted to be subdivided from a quarter section to accommodate the two (2) oversized farmsteads. In such cases, a Real Property Report or Building Site Certificate prepared by an Alberta Land Surveyor, will be

required to verify the locations of all improvements, site features, and proposed boundaries. (See **Figure 4**)

(i) If the Real Property Report or Building Site Certificate does not demonstrate that the additional land is required to accommodate the topographical features or improvements then the additional lands will not be permitted.

Figure 3. Maximum Separation per Quarter Section.



Amended by Bylaw 19-20

Figure 4. Oversize Farmsteads Separation Example.

5.2.9 Lots which include areas described as “pan handles” (lengthy narrow sections leading to a wider development site), shall not be approved by the Subdivision Authority. Exceptions to this policy shall be allowed, if in the opinion of the Subdivision Authority, the proposed Subdivision does not interfere with an existing agricultural operation and:

(a) The subdivision is to separate an existing farmstead from the balance of the quarter section; and

(b) The lengthy narrow section is directly adjacent to the property line or quarter section line, whichever the case may be; or

(c) The lengthy narrow section is at least 100 m from the property line or quarter section line, whichever the case may be.

5.2.10 Land Use Bylaw amendments for multi-lot development that will be considered by the County shall include the following criteria:

(a) The site should possess features such as trees, ravines, hilly terrain or other topographical features that would provide an attractive residential environment. When the amendment is to allow a currently vacant parcel from a quarter section, the site should not include cultivated land or good quality agricultural land. Where a site is fully or partially treed, all possible means will be undertaken to retain the maximum amount of tree cover.

(b) The density of development shall be directly related to the development capability of the land resources, such as potable water supply, topography, vegetation, soil, and drainage. In this regard, proponents for multi-lot and residential development may be required to provide the County with an assessment of environmental constraints on the site and the means whereby negative impacts on the natural environment may be mitigated.

Amended by Bylaw 19-20

(c) UAccess to individual lots will be provided by internal roads or service roads developed to standards acceptable to the County, and not directly onto Provincial Highways or County grid roads.

(d) There shall be an adequate supply of potable water for the development as proposed. The supply may be provided by wells or by other options, such as by hauling or by communal systems, in accordance with Provincial regulations. If the well option is to be considered, the Council will ask that the report required under the Water Act for multi-lot residential subdivisions be provided at the Land Use Bylaw amendment stage for its consideration. If the communal system is to be considered, Council will require that the creation or expansion of such systems be undertaken at the developer's cost, and not at the County's cost.

(e) Sanitary sewage shall be treated and/or disposed of in accordance with Provincial requirements. In this regard, the Council will ask that information be provided at the Land Use Bylaw amendment stage for its consideration. If a communal system is to be considered, Council will require that the creation or expansion of such systems be undertaken at the developer's cost, and not at the County's cost.

5.2.11 Residential Development

Amended by Bylaw 19-20

(a) Residential subdivision and development best practices, consistent with the provisions in the County's Land Use Bylaw, will be generally supported.

(i) Residential subdivision or development shall not normally be allowed:

1. within an area likely to be subjected to high levels of noise from industry, transportation facilities, or other sources of noise;
2. in close proximity to a resource extraction operation;
3. within a known 1 in 100 year flood plain; or
4. within the minimum distance separation between a single dwelling and a confined feeding operation as determined through the use of Schedule 1 of the Standards and Administration Regulation adopted pursuant to the Agricultural Operation Practices Act; or
5. adjacent to river banks, unless the banks are certified as being stable by an engineer prior to development, or, alternatively, unless the land owner takes all responsibility for the impact of any bank instability currently or in the future.

(ii) Residential subdivisions should be located in proximity to gas, electrical, and telephone lines which have existing spare capacity to sustain the additional usage.

(iii) Residential subdivisions shall have direct access to existing maintained roads. Multi-lot residential subdivisions shall be encouraged to locate in proximity to paved County roads or provincial highways.

(iv) Where a subdivision for residential purposes is proposed, the developer shall be required to enter into a development agreement with the County wherein the developer agrees to be responsible for all the costs associated with the subdivision and development.

(b) Residential development will be prohibited in those areas which are too close to sour gas facilities, in accordance with Provincial legislation and regulations, in accordance with the provisions in the County's Land Use Bylaw.

Amended by Bylaw 19-20

(c) Multi-lot residential subdivisions should be clustered or grouped to reduce potential land use conflicts and minimize service costs.

5.2.12 Farmsteads

Amended by Bylaw 19-20

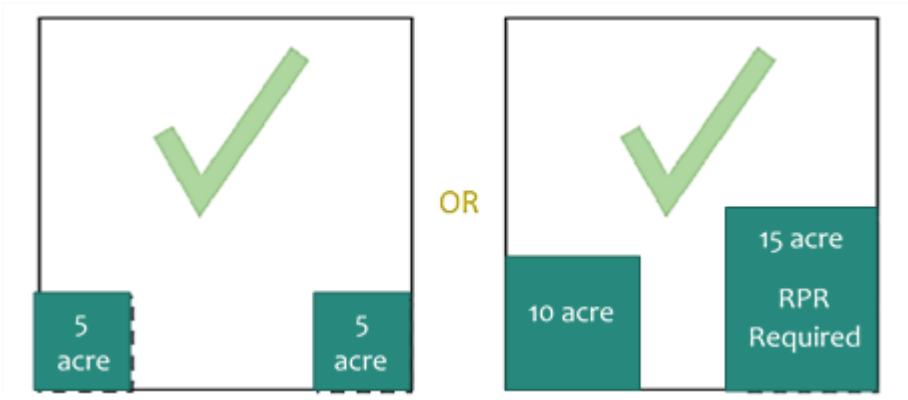
(a) Farmstead subdivisions shall be in accordance with the policies in this Section and consistent with the applicable regulations of the County's Land Use Bylaw.

(i) Only one vacant lot separation or abandoned farmstead separation will be allowed per quarter section without requiring an amendment to the Land Use Bylaw. (See **Figure 5**)

(ii) Vacant subdivisions shall normally be located within those portions of a titled area which consist of the poorest quality agricultural land which is still developable within the quarter section.

Amended by Bylaw 19-20

Figure 5. Farmstead Separations



5.2.13 Non-Residential Development

Amended by Bylaw 19-20

(a) The County will support proposals for clustered non-residential development that incorporate sustainable subdivision and development practices, consistent with the provisions in the County's Land Use Bylaw.

(i) Multi-lot non-residential subdivisions should be clustered or grouped to reduce potential land use conflicts and minimize service costs.

1. Multi-lot non-residential subdivisions and developments shall meet the applicable policies under **Section 3.0** of this Plan.

5.3 Goal: Thriving Natural and Cultural Landscapes

Objective

1. Promote the value of the County's significant cultural landscapes.
2. Enhance the quality of life and sense of belonging that the County's unique natural features and rich cultural landscapes provide to residents and visitors alike and their contribution to the overall landscape perception and character.

Policies

5.3.1 Historical or archaeological Sites identified as Historic Resource Value pursuant to the Alberta Historical Resources Act shall be protected in accordance with Provincial legislation and regulations.

(a) Subdivision and Development applications in locations where the proposal may impact significant cultural landscapes will require preparation of a Heritage Resource Impact Assessment by a qualified historic resource professional.

(b) The use of historic resources to promote tourism will be encouraged, where appropriate.

(c) Proposed Subdivisions and Developments on main streets of hamlets shall protect built heritage and enhance the historic significance and character of these areas.

5.4 Goal: Environmental Management

The County of Vermilion River includes a range of valuable and unique environmental features. This natural capital supports not only the County's ecosystem but also the economic, social and cultural systems throughout the County. Recognizing that a successful and sustainable future is dependent on the vitality of all of the interconnected systems (built and natural environment, economic, social and cultural) the County has adopted a strong approach, for environmental management.

The County recognizes that the goal of environmental protection cannot mean total ecological integrity. Simply put, a municipality cannot reasonably expect to maintain the full structure of the ecosystem and still have roads and buildings. Rather the goal must be the achievement of an environment which does not show symptoms of stress such as:

- Decreased water quality; and/or
- Significantly reduced biodiversity.

The following objective and policies have been adopted by the County, relating to environmental management.

Objectives

1. Ensure that the cumulative impact of development decisions affecting the ecological, social and heritage assets of the County will be mitigated to ensure that any negative environmental impacts are as low as is reasonably possible.
2. Encourage sustainable development in all areas without unduly impacting ecosystem health, working landscapes or the County's cultural landscapes through low net environmental impact approaches to environmental management, which will help to ensure that over all the County's natural and built heritage and the processes that connect them will prosper well into the future.

Policies

5.4.1 Identify and provide for the preservation of significant ecological sites throughout the County.

(a) Encourage the protection of native vegetation and biodiversity in agricultural land management through support of such programs as ALUS, Cow's and Fish, Agricultural Service Board, and similar activities.

(b) Wildlife habitat protection practices are encouraged through identification and conservation of natural areas such as woodlots, wetlands, ravine systems and creeks/rivers.

(c) Endeavour to establish environmental quality goals to direct future development within the County and to provide specific points of reference for facilitating management decision making.

Amended by Bylaw 19-20

(d) An Environmental Impact Assessment or evaluation will be required for any proposed development that may have an impact on an identified natural or environmentally sensitive feature.

(e) Endeavour to identify cumulative impact issues and set goals to mitigate and restore identified issues, consistent with a Regional Plan. Once the goals are set, approval for new projects will be approved with reference to these limits.

(f) Work with provincial and non-government partners to identify and monitor established wetland and upland quality goal to determine if development and County operations are within the established goals. Monitoring is critical for evaluating the suitability of developments in different areas over time and will help to ensure the accuracy of predictions regarding future states and to refine land use and development policies and regulations.

5.4.2 Development on sandy or unstable soil may only be allowed if measures to control erosion are implemented, to the satisfaction of the Development Authority.

Amended by Bylaw 19-20

5.5 Goal: Efficient Municipal Servicing Planning and Management

Objectives

1. Ensure efficient resource management and effective strategies to provide quality services to meet the needs of our community in a competent, safe, fiscally and environmentally responsible manner.
2. Plan ahead for expansion of capacities and extensions of the areas of service in accordance with growth projections and the establishment of future growth areas.

Policies

Amended by Bylaw 19-20

5.5.1 The County will develop and adopt Management Plans, Master Plans, Area Structure Plans, and Strategies that align with the vision and direction of the County's Municipal Development Plan (MDP) and the Regional Growth Management Strategy (RGMS) that can offer developers and prospective business and residents predictability in terms of the areas identified for future growth and extension of infrastructure.

(a) The County will develop and implement:

(ii) an Infrastructure Master Plan,

5.5 Goal: Efficient Municipal Servicing Planning

(iii) a Transportation Master Plan,

(iv) a Community Services (water/sewer) Master Plan,

(v) a Community Facilities (cemeteries/libraries/open space/recreation) Master Plan, and

(vi) a Strom Water Mater Plan

these plans will support current infrastructure needs and to address future identified growth and development areas. Until such Master Plans are in place, implement interim Infrastructure Management Strategies that focus on maximizing the existing network performance, minimizing overall County risks and adhering to current County Standards and policies.

(b) The County will develop and implement an Economic Development Master Plan to encourage, promote, and support a competitive, diverse, and adaptable local economy that creates a hospitable and attractive environment for businesses and encourages growth.

(c) The County will develop and implement a Cultural Master Plan that provides an understanding and appreciation of the County's history and culture, including features such as historic sites, sites of local significance, and any notable structures. The Plan is to promote and protect heritage places, which provide a strong sense of identity and place.

(d) The County will develop and implement an Environmental Management Plan supportive of the guiding principles outlined within the MDP. The Plan should identify, prioritize and establish management practices for sites of environmental significance within the County.

Amended by Bylaw 19-20

5.5.2 The County will encourage Responsible Subdivision and Development Practices through the establishment of policies and procedures that give due regard to federal, provincial, and municipal requirements and that promote community vitality.

(a) Subdivision and development proposals shall meet the requirements under the Municipal Government Act, the Subdivision and Development Regulation, and the applicable provisions under the County's Land Use Policy at the discretion of the relevant Authority.

(b) The County shall ensure that the distribution and timing of future development coincides, and is contiguous with, infrastructure improvements.

(c) The County shall ensure that both subdivision and development meet or exceed the standards outlined within the County's General Municipal Servicing Standards. Standards should be reviewed and updated along with other County regulatory policies to coincide with innovations in the industry.

Amended by Bylaw 19-20

Amended by Bylaw 19-20

5.5.3 Proposals that incorporate an ecosystem approach that follows Eco-Logical concepts and components consistent with provincial regulation, Land Use Policies, and other applicable statutory plans will be generally supported.

(a) Developers and service providers are encouraged to incorporate Ecosystem-Based Mitigation in infrastructure projects when addressing cost-effectiveness of mitigation and/or reclamation.

(b) Simultaneously, advanced mitigation should be targeted to fulfill regulatory requirements early on in the development of infrastructure projects, ensuring efficient project delivery by avoiding costly delays that can sometimes occur with permitting processes.

(c) Eco-Logical ecosystem approach goals to shall be met when developing infrastructure, which are:

(i) conservation: Protection of larger scale, multi-resource ecosystems;

(ii) connectivity: Reduced habitat fragmentation;

(iii) predictability: Knowledge that commitments made by all parties will be honored: that the planning and conservation agreements, results, and outcomes will occur as negotiated; and

(iv) transparency: Better public and stakeholder involvement at all key stages in order to establish credibility, build trust, and streamline infrastructure planning and development.

(d) Subdivision and development proposals should incorporate Eco-Logical concepts and components promote an ecosystem approach to comprehensively manage land, water, and biotic and abiotic resources to equitably promote conservation and sustainable use in all newly developed and adopted statutory plans.

(i) changing priorities, opportunities and threats should be accommodated over time and across landscapes through an adaptive feedback loop that includes:

1. Integrated Planning, for determining regional ecosystem conservation priorities.
2. Mitigation Options, these are recommended approaches that may be used to offset adverse impacts.
3. Performance Measurements serve to assess whether the outcomes met the goals of conservation, connectivity, predictability and transparency as infrastructure projects addressed in the ecosystem approach are completed.

5.6 Goal: Cost-Effective Transportation and Infrastructure

Objectives

5.6 Goal: Cost-Effective Transportation and Infra

1. Effectively manage and maintain all municipal assets for future generations, while being mindful of todays' needs.
2. Ensure that required infrastructure is constructed by developers.

Policies

5.6.1 The fragmentation of working landscapes associated with the development of linear transportation, communication, or utility facilities and services shall be discouraged.

(a) Transportation, communication, or utility facilities and services will be encouraged to locate in a manner that:

(i) minimizes impacts on working landscapes;

(ii) minimizes the fragmentation of land, and/or the creation of fragmented parcels;

(iii) follows road allowances wherever feasible;

(iv) uses corridors to integrate a number of utilities;

(v) minimizes disruption of recreation, wildlife, and historic resources; and

(vi) avoids disruption of existing or future urban centres.

(b) Only those proposals which minimize fragmentation, where land is taken for roads, rail lines, pipelines or other transmission lines, shall be endorsed.

5.6.2 Reduction and mitigation of conflicts between transportation, communications or utility facilities and other land uses is encouraged.

(a) High-voltage power lines and high-pressure pipelines shall be encouraged to locate away from residential areas.

(b) Consider the establishment of a Dangerous Goods Route when it is considered that dangerous goods are being transported on County roads in sufficient quantity to be a significant hazard to the travelling public.

(c) Screening and/or buffering as deemed appropriate to minimize any negative impacts shall be require as a condition of development, where proposed transportation and utility lines and facilities may adversely affect adjacent lands or land uses.

(d) Subdivision or development proposals adjacent to transportation and utility lines and facilities shall be required to provide such screening and/or buffering as deemed appropriate.

Amended by Bylaw 19-20

(e) Wireless communication facilities shall be encouraged to consider facility planning and design best practices so as to have the least impact on the natural environment, and the least visual impact on

nearby residents. Developers of wireless communication facilities shall be encouraged to provide an opportunity for public consultation.

(f) The co-location of multiple devices on wireless communication facilities is preferred. Where appropriate, new facilities should be built to standards to accommodate multiple devices. Individual facilities are strongly discouraged. Should co-locations not prove feasible, the clustering of wireless communication facilities is desired.

(g) Roads shall be developed as follows:

(i) Service roads adjacent to Provincial Highways in the County shall be considered as local internal subdivision roads and developed to appropriate standards

(ii) The roads shown on **Map 1** as Arterial Roads shall be considered as arterial roads and developed to arterial road standards relating to width, grades, site lines, and access.

(iii) The roads shown on **Map 1** as Collector Roads shall be considered as collector roads and developed to collector road standards relating to width, grades, site lines, and access.

(iv) Service roads for Arterial and Collector Roads shall be considered to be local internal subdivision roads and developed to appropriate standards.

(v) All other roads in the County shall be considered either local County Roads, or local internal subdivision roads, and developed to appropriate standards.

(h) Direct access from private property onto Arterial Roads shall normally not be allowed.

(i) Direct access from private property onto Collector Roads shall normally be limited.

(j) In order to minimize safety hazards and land use conflicts around airports, regulation of building heights in the areas around all publicly licensed and paved airports in the County shall be encouraged.

5.6.3 Ensure that municipal services and utilities are provided in an economical and efficient manner and are reflective of need, environmental constraints, land use considerations and existing infrastructure.

Amended by Bylaw 19-20

(a) Subdivision and development proposals shall provide and maintain infrastructure capacity in line with growth and service demands.

(b) Land use adjacent to the Provincial Highways and their associated accesses shall conform to the Access Management Guidelines as outlined by Alberta Transportation. As well, the County's system of collector and arterial roads shall be afforded a similar level of protection from encroachment and proliferation of direct access.

(c) All municipal infrastructure systems, such as new roads, sewage collection and water distribution systems created as a result of private development, which may include dedication to the County or subdivision, shall only be assumed by the municipality if the system has been constructed or upgraded to a standard which is acceptable to the County and which meets or exceeds all appropriate Provincial and Federal standards.

(d) Should a regional piped water supply system be developed, the County will include as one of the criteria in making its land use decisions (such as decisions respecting the approval of multi-lot country residential development) based on whether the development is to be provided with water supply services from the regional system. As well, the County will encourage landowners near the regional system to connect to the system.

(e) The County will develop and implement a program of maintenance and improvement for local roads designed to enhance traffic flow.

(f) The County will endeavour to guide Development to make the most efficient use of existing roadway facilities.

(g) Developments with the potential for substantial road impact (high traffic volumes or heavy trucks) will be directed to those roads that are designed and constructed to accommodate such development.

(h) Direct access from private property onto Provincial Highways shall be discouraged and limited wherever possible, especially where access onto local roads is available.

(i) Subdivision shall be specifically designed to minimize accesses onto Provincial Highways and local arterial roads through the use of service roads or redesigning the subdivision boundaries to redirect accesses onto local roads. The cost of consolidation or service roads and the costs of resolving all of Alberta Transportation's concerns with respect to access to the Provincial Highway will be the responsibility of the developer.

(j) Development will be encouraged to utilize identified haul roads and enter into haul route agreements with the County.

(k) Encourage availability of rail service to future industrial areas to improve industrial developments' accessibility to markets.

5.6.4 Encourage other levels of government and their agencies to provide safe, reliable transportation routes through the County.

(a) Encourage the Province of Alberta to improve and maintain highways through the County that connect to major industrial and commercial centres in the province.

(b) Encourage the federal government, its agencies, and rail operators to improve and maintain existing rail corridors to ensure safety, and to

encourage economic opportunities for rail-dependent industries within the County and the region.

(c) Encourage agencies and rail operators to improve railway crossings within the County.

Amended by Bylaw 19-20

5.6.5 Subdivision and development proposals shall account for the timely provision of public facilities and services relative to the demand for them.

(a) The County will develop and adopt a concurrency policy to address the impacts of new development on transportation and community infrastructure in order to ensure there is enough capacity to serve each proposed development.

5.7 Goal: Recreation Opportunities

As the demand for recreational land for both public and private use increases, so does the need for planned recreational facilities and areas. Recreation can also form an important component of the tourism potential of the region. Recreation development should be located in areas and under circumstances where it does not adversely affect the agricultural economy and community, or the natural environment.

The following objectives and policies have been adopted by the County relating to recreation in the County.

Objectives

Amended by Bylaw 19-20

1. Encourage local recreational uses based on the capabilities of an area to sustain additional development.
2. Encourage wherever possible the preservation of natural resources and the development and retention of recreation areas and parks, provided that tourist activities or facilities do not threaten the potential development of additional economic activities, the agricultural economy and community, or the natural environment.

Policies

5.7.1 Recreational developments are encouraged to locate in areas which will not impact working landscapes.

(a) The development of public serving recreational facilities/uses shall be encouraged, where these are:

(i) compatible with the capabilities of a site or surrounding areas; and/or

(ii) the site is located near or adjacent to a lake or river, if the proponent can demonstrate, to the satisfaction of the Development Authority, that the proposal is compatible with the lake/river environment.

5.7.2 Ensure that recreational uses are compatible with the environment and surrounding land uses.

5.7 Goal: Recreation Opportunities

(a) Subdivision and development for recreational purposes shall occur in accordance with the following design principles:

Amended by Bylaw 19-20

(i) the density of development shall be directly related to the development capability of the land resource to accommodate the recreational use without limiting or conflicting with other uses;

(ii) the design shall be directly related to the site's topography vegetation, soil, and drainage characteristics. In this regard, the development proposal shall include a detailed analysis of the environmental constraints of the site and the means by which the proposal will protect and harmonize with the natural environment;

(iii) the design shall protect wildlife habitat; and

Amended by Bylaw 19-20

(iv) the design shall protect, maintain and re-establish, where necessary, cover and maximize the quality of permanent or protected natural features.

(b) As the Canadian Pacific Lloydminster/Star rail line corridor is abandoned by Canadian Pacific, the County will require that contaminated soils and other materials be removed from the right-of-way. If the County is to acquire the right-of-way, this removal will occur before the County acquires it. The County may retain the corridor for future utility options and may allow for some limited local recreational use of parts of the right-of-way; but limit use so as to not negatively impact agricultural or residential communities along the right-of-way and, further, so that there are no long term financial impacts to the County.

(c) Parts of the corridor may be incorporated into adjoining agricultural operations, provided that environmental issues related to the historic application of environmentally hazardous materials to the rail right-of-way are addressed satisfactorily.

5.7.3 Recreational developments must minimize associated municipal costs.

(a) The proponent of a recreational activity shall identify all municipal costs associated with the development. The assignment of these costs shall be the basis for an agreement to be entered into as a condition of subdivision approval or the issuance of a development permit. Normally, however, all development servicing costs associated with the development will be carried by the proponent.

(b) Subdivision and development proposals for recreational uses shall occur in accordance with the design principles outlined in **Policy 5.7.2(a) above**.

(i) In all instances, any financial involvement in recreational trails by the County will be considered by Council of the County on a project by project basis.

5.7.4 Protect and encourage trail development while also protecting adjacent land owners from potential negative impacts through the careful regulation of the recreational use of rights-of-way.

(a) Multi-lot residential developments will be required to provide pedestrian multi-modal trail networks to the satisfaction of the Subdivision Authority at time of subdivision.

(b) Where trails are provided as part of a multi-lot development, buffering measures within the trail right of way will also be provided to reduce noise, dust and the potential for trespassing on private property as a result of trail use.

5.8 Goal: Promote Tourism

Objectives

1. Support tourism initiatives and encourage the development of local hospitality operations, museums, churches, cultural centers, golf courses, and other special events including special event facilities.
2. Contribute to the diversification of local economies, increase local employment opportunities, and reduce economic leakage by adopting a "local first" approach to developing and promoting tourism in the County.

Policies

5.8.1 Support and promote cultural tourism initiatives within the County.

(a) Encourage the utilization and/or development of cultural, historic and recreational resources to promote tourism, where appropriate.

5.8.2 Support and promote existing tourism destinations within the County

(a) Endeavour to promote existing tourism destinations within the County and nearby recreational tourism opportunities.

5.8.3 Cooperate with regional partners to encourage local and regional tourism.

(a) Co-operate with area tourism groups, municipal neighbours, and tourism zones in promoting local tourism linkages with neighbouring communities.

(b) Encourage private sector developers to facilitate tourism development, and may assist in accessing government funding programs to develop new, or upgrade existing tourism attractions.

(c) Continue to collaborate with adjacent and neighbouring municipalities to fulfill the Municipal Government Act requirements for Intermunicipal Development Plans and Intermunicipal Collaboration Frameworks while proactively building collaborative relationships.

5.8.4 Support and encourage new tourism developments within the region.

(a) Promote public awareness of significant historic and cultural sites in the region will be promoted as part of heritage tourism efforts.

(b) Support tourism and recreation opportunities within the County and the region such as ecotourism, enhancements to existing trails, new trail development, historic and cultural areas, and parks and campgrounds that respect agricultural land uses and environmentally sensitive lands.

Amended by Bylaw 19-20

5.9 Goal: Conserve Agricultural Land

Agricultural and resource lands make up the working landscape of the County of Vermilion River and generate significant employment. These working landscapes within the County must be carefully and equitably managed in order to retain the integrity and value of these areas for the benefit of future generations while supporting economic growth within the agricultural community.

In order to encourage the future viability of a diverse range of agricultural operations within the County, the Municipal Development Plan includes objectives and policies to not only protect, where appropriate, but also enhance the agri-based economy and rural lifestyle.

Objectives

1. Preserve existing productive farmland for agricultural use from incompatible, non-farming-related uses and support the continuation of agricultural operations and agriculture support activities in the County.
2. Preservation and retention of the character of rural-agricultural areas central to the collective history, culture, and sense of place of the County's residents.

Policies

5.9.1 Ensure that working landscapes remain an integral and viable component of the regional economy and rural social structure.

(a) The minimum parcel size for Extensive Agricultural Use, as defined in the County's Land Use Bylaw, shall normally be a quarter section or remainder no less than 32.3 hectares (80 acres), but this minimum size may be adjusted, at the discretion of the Decision Authority, in order to:

(i) allow a parcel to follow natural boundaries; or

(ii) allow for existing or proposed subdivisions for public or quasi-public uses; or

(iii) adjust proportionally where the original quarter section title was less than 64.7 hectares (160 acres).

(b) Good quality agricultural lands shall be mostly conserved for working landscapes, including agriculture, forestry and resource extraction.

(c) Rural industrial uses will be allowed in the manner provided for in the County's Land Use Bylaw.

(d) Uses other than Agricultural Uses, may be considered on agricultural lands in accordance with the County's Land Use Bylaw.

(e) The protection of good quality agricultural land and the location of existing agricultural operations will be considered when applications for Land Use Bylaw amendments or subdivision are being determined.

Amended by Bylaw 19-20

(f) Explore the development of a Transfer Development Credits or similar scheme consistent with the provisions under the Alberta Land Stewardship Act.

5.9.2 Ensure good stewardship of the land through the provision of information and the use of beneficial management practices will be encouraged to minimize negative impacts of agricultural operations on the quality of the environment and adjacent land uses.

(a) Provide information to the agricultural community regarding beneficial management practices (BMPs)[1] and other conservation practices that conserve or enhance the health of soil resources.

(b) Input shall be provided to the Natural Resources Conservation Board (NRCB) in responding to application for new or expanded Confined Feeding Operations (CFOs) based on the technical and locational merits of each application. The County's policy is that all such confined feeding operations and manure storage facilities must fully satisfy all the requirements and regulations adopted under that Act, specifically the minimum distance separation requirements and the land base requirements.

(c) Minimum distance separations for CFOs shall conform to standards set out in the Agricultural Operations Practices Act.

Revised by Bylaw 21-17

(d) In addition to the minimum distance separation requirements provided through regulations adopted under the Agricultural Operation Practices Act, the County's policy is that confined feeding operations requiring registration or approval and manure storage facilities requiring authorization under that Act must be sustainable within 2.4 km (1.5 miles) of the corporate boundaries of any urban municipality within the County of Vermilion River or within 0.8 km (0.5 miles) of the Community Areas designated on Map 1, which areas shall be considered an urban fringe when calculating the regulations approved under the Agricultural Operation Practices Act.

[1] Beneficial Management Practices (BMPs) are a practice, or system of practices, designed to minimize the impact of agricultural activities on natural resource while at the same time maintain economic viability of the agricultural industry. The Province of Alberta defines a BMP as "any management practice that reduces or eliminates an environmental risk."

(e) CFO's will be discouraged from locating in environmentally sensitive areas where slope instability and or groundwater contamination may be of concern.

(f) In addition, for the purposes of implementing the regulations adopted under the Agricultural Operation Practices Act, the policies of Area Structure Plans within the County of Vermilion River respecting confined feeding operations shall apply in addition to the Municipal Development Plan polices.

Amended by Bylaw 19-20

5.10 Goal: Efficient Resource Extraction

Sand, gravel, coal, oil and gas are important non-renewable resources in the County of Vermilion River. In order to benefit the County's and the region's economy, these resources must be protected and extracted efficiently, but not at the risk of irreparably damaging working or cultural landscapes within the County.

The County recognizes the significant benefits resource extraction provides locally and regionally. Resource extraction activities can result in increased noise, traffic, dust, and other nuisance issues. Certain developments may not be suitable in proximity to resource extraction uses. For the life of this Plan, the County wishes to prioritize resource extraction, and may limit certain other developments or land uses which may be incompatible.

The following objectives and policies have been adopted by the County relating resource extraction in the County.

Objectives

1. Encourage the utilization of extractive resources in areas of least detrimental impact and to reclaim the land for other productive uses when extraction activities cease.
2. Protect and sustainably manage the County's natural resources.

Policies

5.10.1 Resource extraction industries may be encouraged, where appropriate.

(a) The developer of a resource extraction industry or activity shall be required at the time of application for a development permit, to demonstrate to the satisfaction of the County, that any necessary provincial permits and approvals pertinent to the development have been obtained.

(b) Any resource extraction industry that requires a development permit, unless exempted by provincial legislation, shall enter into and abide by a development agreement with the County, to deal, among other matters, with road use and maintenance.

(c) Development permits for sand, gravel, clay or marl extraction shall not be issued until any necessary approvals are obtained in accordance with Provincial legislation.

(d) Development permits for gravel extraction should be issued on the basis of whether the proposed use will fully and efficiently utilize the capability of the deposit. Deposits suitable for construction aggregates should be reserved for that use.

5.10.2 Ensure that land disturbed by resource extraction activity is reclaimed to an acceptable standard.

(iv)

5.10.3 Resource extraction development must minimize associated municipal costs.

5.10.4 Resource extraction and resource processing developments should generate a low net negative impact on working landscapes and cultural landscapes.

(a) Developers may be required to obtain a Historical Resources Impact Assessment (HRIA) for proposals within areas designated as Historic Resource Value.

(b) If an HRIA is required and the HRIA identifies the presence of heritage resources then the developer will be required to take appropriate mitigating measures, to the satisfaction of the appropriate provincial agency, prior to development approval.

5.10.5 Resource extraction developments and uses must manage and mitigate conflicts with incompatible or sensitive land uses.

(a) Areas that may have high potential for resource extraction development, specifically areas of sand, gravel, and aggregate deposits will be identified.

(b) Development on land which has a high potential for resource extraction development, where the development would prevent subsequent extraction until the deposit has been removed and the land has been reclaimed, shall be discouraged.

(c) Haul routes for resource extraction developments shall be encouraged to be located in such a way as to minimize the impact on agricultural uses and existing residential developments.

5.11 Goal: Adequate Land Dedications

Objectives

Amended by Bylaw 19-20

5.11 Goal: Adequate Land Dedications

1. Ensure full provision of reserve lands at time of subdivision to serve different purposes, including the provision of public amenities and services, protection of land with development constraints, and the preservation of environmentally significant features.
2. Ensure that development does not occur on hazard lands; significant environmental areas are protected; and the public can access Significant Cultural Landscapes.

Policies

Amended by Bylaw 19-20

5.11.1 Generally the full amount of Reserves owing of environmental, municipal and school reserve dedication shall be taken during the subdivision process, in accordance with the Municipal Government Act (MGA) and County Policy..

(a)

(b) Where it is deemed that Municipal Reserve land is not necessary for the residents of the area, money-in-lieu shall be taken. The money-in-lieu shall be shared with school authorities in accordance with any agreements which may exist between the County and the school authorities, and the rest shall be utilized to acquire and develop tracts of desirable recreation areas in the County.

(c) Subdivision and development applications adjacent to water bodies and watercourses may be required to prepare an engineering and/or geotechnical study to determine an adequate setback based on soil conditions and slope stability.

(d) Municipal Reserves

(i) Municipal Reserve parcels in the County shall be:

1. concentrated in a few large parcels on suitable sites rather than scattered through subdivisions; and
2. evaluated and inventoried with the aim of making more efficient use of the Reserves through consolidation and/or sales.

(ii) Prior to disposing of any Municipal Reserve, Council shall review the applicability and effect of such disposition on surrounding land uses and the area's recreational potential.

(iii) Municipal Reserves may be required as an open space buffer of sufficient size and composition to act as a noise and visual barrier where required between disparate land uses.

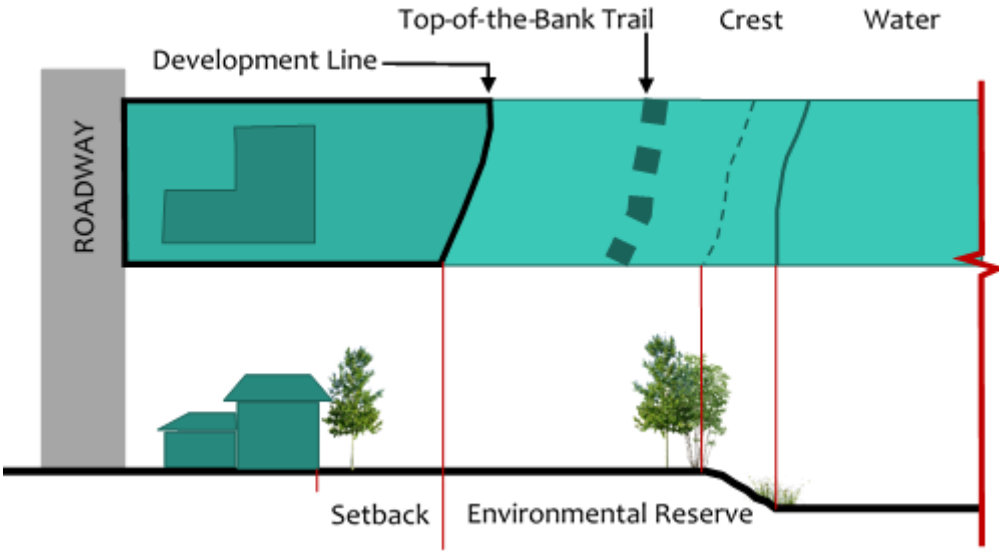
(e) Environmental Reserves and Setbacks

(i) An environmental reserve shall be required adjacent to water bodies and/or lakes and rivers as a condition of subdivision approval, consistent with the provisions of the County Land Use Bylaw and provincial regulations. As a condition of development

approval where there is no subdivision, a comparable setback shall be required from waterbodies and/or lakes and rivers to the wall of the nearest building. (See **Figure 6**)

Amended by Bylaw 19-20

Figure 6. Recommended Environmentl Reserve Setback.



(ii) Additional Reserve and/or setback may be required by the decision Authority based on the recommendations of any engineering and/or geotechnical study requested by the County. In these cases, the amount of reserves required will be determined using the guidelines for Environmental Reserve width developed by the province.

(iii) Where Environmental Reserve Lands are not necessary to provide public access to the feature, the Subdivision Authority shall, at the time of subdivision, consider the option of an Environmental Reserve Easement as provided for in the Municipal Government Act.

(f) School Reserves

(i) School Reserves shall be provided at the time of subdivision in accordance with agreements between the County and the relevant School Divisions.

(g) Conservation Reserves and Easements

(i) Subdivision and Development proposals may be required to designate Conservation Areas, consistent with the provisions of the County's Land Use Bylaw and provincial legislation.

(ii) At the discretion of the Subdivision Authority, the use of Conservation Easements may be considered as an alternative to traditional environmental reserve during the subdivision process. The use and control of these features and areas shall be clearly stated in the

easement agreement. Conservation easements are provided for under the Alberta Land Stewardship Act and the Land Stewardship Act.

(iii) A Conservation Easement may be considered to preserve significant natural features and areas that do not qualify as Environmental Reserve under the Municipal Government Act. The use and control of these features and areas shall be clearly stated in the easement agreement.

5.11.2 Conserve and protect significant cultural landscapes and environmentally sensitive ecological features within the County for future generations.

(a) Spatial buffers or setbacks shall be maintained between uses that may be incompatible for any reason.

(b) Subdivision and Development within a designated sensitive or preservation area shall be consistent with the provisions within the County's Land Use Bylaw.

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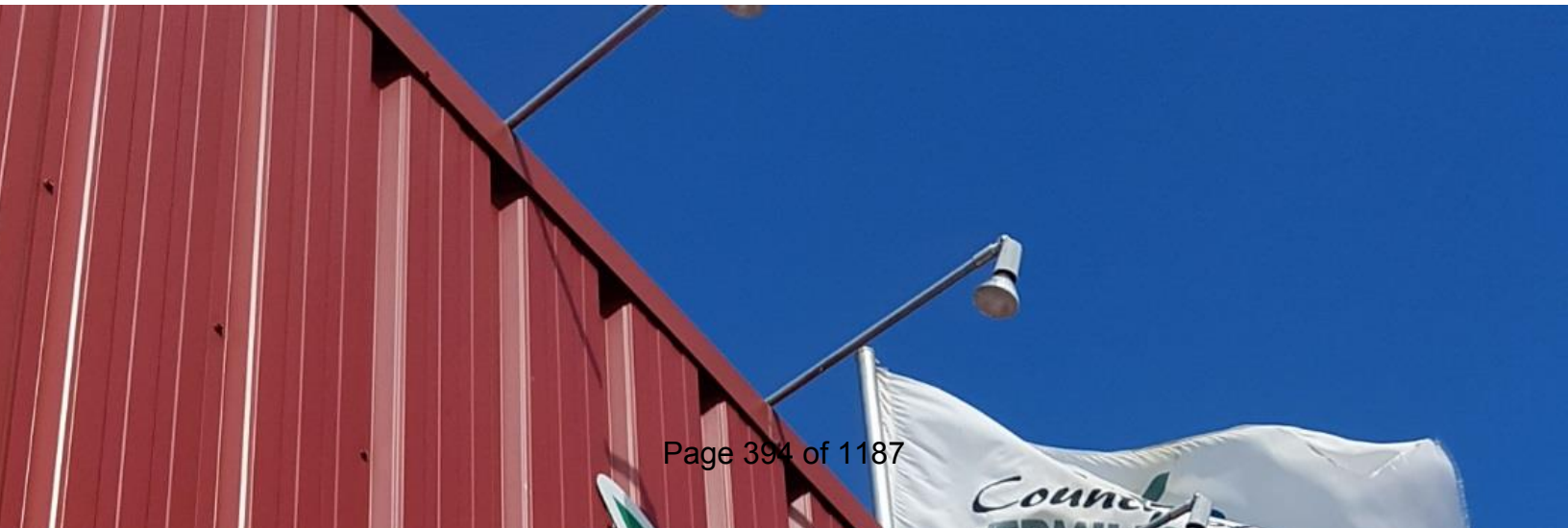

PART 6.0
RESPONSIBLE GOVERNANCE

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6.0 RESPONSIBLE GOVERNANCE

The County of Vermilion River is a high-performing local government organization. We know what the community expects, we deliver services as defined, and we deliver outstanding customer satisfaction.

6.1 Goal: Operational Excellence

Objectives

1. Ensure that the County operates in a fiscally sound manner now and into the future.
2. Ensure availability of necessary resources to deliver outstanding customer satisfaction.

Policies

6.1.1 Ensure that the County operates in a fiscally sound manner by promoting positive change, transparency, and a best-practices, collaborative approach that allows the County to be accountable to its residents.

(a) Council will implement strategic decision making through clear land-use planning directives that enable growth that supports the future needs and vision of the County.

(b) Council will ensure the necessary resources and timeframes are in place to undertake land-use planning projects in a responsible, thorough and transparent manner.

(c) County Council should identify and apply a Land Use Assessment Ratio that facilitates service delivery, promotes investment, ensures competitive advantage, and meets the County's long-term financial expectations.

6.2 Goal: Environmental Leadership

Objectives

1. Establish standards and processes for developers to respect and develop in accordance with land suitability and carrying capacity, preserve, and protect environmental resources and quality, preserve unique natural features, and analyze and mitigate cumulative impacts of development.
2. Ensure that development occurs in ways that minimize degradation of natural and cultural environments through establishment of land use, subdivision, and development standards.

Policies

6.2.1 Encourage climate change adaptation strategies to reduce community vulnerability and minimize adverse effects on the environment, economy, and public health.

(a) Diversification of the energy supply for County residents and businesses through the use of Alternative Energy Systems, in accordance with the provisions under the County's Land Use Bylaw and federal and provincial regulations shall be supported.

(b) Develop and adopt Climate Adaptation Policies for water & energy resources, ecosystems, and agriculture.

6.2.2 Ensure Subdivision and Development incorporates climate mitigation and adaptation strategies and best practices to reduce impacts from development.

(a) Subdivision and Development proposals shall be consistent with provincial and regional climate adaptation plans, policies, and regulations.

6.2.3 Address cumulative effects of Development within the County taking into consideration environmental, social, cultural, and economic factors consistent with the provisions of provincial legislation or a regional plan.

(a) Subdivision and Development proposals may be required to comply with the environmental objectives outlined within provincial legislation or a regional plan.

6.3 Goal: Regional Partnerships

Objectives

1. Maintain and initiate partnerships with provincial, regional, and intermunicipal partners to collaborate in developing innovative approaches to leverage resources, share innovative ideas, expand service choices, and lower costs that support an improved quality for communities in the region.
2. Promote collaborative approaches in the provision of services and cost and revenue sharing with surrounding municipalities, where possible, to take advantage of economies of scale or scope and reduce per-unit service delivery costs.

Policies

6.3.1 Engage in cooperative and collaborative communication with municipal, regional and provincial partners.

(a) Include and involve neighbouring municipalities within the County's planning processes. To that end the County:

(i) will actively consult with any adjacent or nearby municipality during the consideration of amendments to this Plan, amendments to the Land Use Bylaw.

(ii) shall request comments from the adjacent municipality and shall give due consideration to such comments when evaluating a proposal for subdivision, or when, in the opinion of the County, a significantly discretionary development proposal for lands within

3.2 km (2 mi) of an adjacent municipality, in accordance with the provisions of the County's Land Use Bylaw.

1. The approving authority will give careful consideration to any matters raised during this consultation; however, the County will not be bound by the recommendations of the adjacent municipality, unless the County has agreed to do so as part of an approved Inter-Municipal Development Plan.

(b) Collaborate with the urban municipalities within the County in the development and adoption of Intermunicipal Development Plans and Intermunicipal Collaboration Frameworks.

(c) Partnerships between local businesses to support the sharing of information, infrastructure, logistics and by-products shall be encouraged.

(d) Appropriately located and sized home-based businesses, as they are a vital economic contributor and provide residents with a variety of lifestyle opportunities shall be generally supported.

(e) Collaboration with regional partners to identify opportunities to attract, expand or improve economic activity that supports the growth and expansion of value-added agriculture, manufacturing, advanced energy, transportation and logistics, where the associated development is strategically located, and emerging sectors should be pursued.

6.4 Goal: Collaborative Annexations

Objectives

1. Encourage collaborative annexation processes supported by a Joint Growth Study that has been accepted by all parties to an annexation request.
2. Support annexation processes in accordance with the Municipal Government Board Annexation Principles.

Policies

6.4.1 Annexation negotiation processes that are undertaken in a positive, orderly, timely, and agreed upon manner, once a municipality has established a clear and present need through a Joint Growth Study shall be generally supported.

6.4.2 A Joint Growth Study shall be developed prior to entering an annexation negotiation process with adjacent municipalities.

6.4.3 Only those annexation proposals that they feel are required and justified shall be supported by Council.

(a) In determining the timing, size, and location of an annexation area, the outcomes identified through a Joint Growth Study will be considered.

6.4.4 A Joint Growth Study will serve to inform the annexation negotiation process regarding the following:

(a) Justifiable and mutually agreeable current and future growth rates. Growth rates are defined at the rate at which land is consumed for residential, commercial, and industrial purposes normally expressed in acres per year over a 30-year horizon.

(b) Availability and cost of servicing. The physical and economic feasibility of extending services to specific areas within the County in a logical, reasonable, and cost effective manner.

(c) Adequacy of transportation systems to accommodate new development. Proposed annexation areas should be either serviced with road network or be able to be serviced with a logical extension of existing road networks.

(d) Landownership patterns. Proposed annexations should follow legal boundaries or natural features where possible to avoid creating a fragmented pattern of landownership.

(e) Local support. Proposed annexations should, as much as possible, have the concurrence of the landowners involved.

(f) Consistent with local plans. Proposed annexations should be consistent with the policies of this IDP, the respective Municipal Development Plans, and any area structure plan or other study. Planning for annexations should consider a 30-year horizon for land needs.

(g) Logical extension. Proposed annexations should be a logical extension of infrastructure networks and development patterns and may include developed areas.

(h) Agricultural mill rates. Proposed annexations should not dramatically alter the taxes collected from agricultural lands within the annexation area simply because of annexation. The two municipalities may look at harmonizing their agricultural mill rates.

(i) Any other matter that both municipal Councils consider necessary.

6.5 Goal: Interwoven Equity

Objectives

1. Retain and support diverse, local businesses, establishments, and industries and work with the region's business associations and economic development agencies to identify strategies to attract desired businesses and industries.
2. Ensure opportunities exist to protect and promote the development of affordable housing that meets the needs of the region's current and likely future work force.

Policies

6.5 Goal: Interwoven Equity

6.5.1 Plan for jobs/housing balance that provides a roughly equal number of jobs and housing units (households) within the County's commuter areas to improve access to employment opportunities for County residents.

(a) The County will develop and adopt an Inclusionary Growth Strategy for the County.

(b) The County should remove barriers in regulations to support innovative, sustainable, and responsible development practices.

(c) The County will ensure affordability by facilitating the production of housing at all price points.

(d) The County will promote diversity by providing for the development of a wide variety of housing types and formats.

(e) The County will ensure equity in the balance of market and affordable units in Plans and proposals.

6.5.2 Promote environmental justice meaning the fair treatment and meaningful involvement of all people, regardless of race, color, national origin, or income, in the development, implementation, and enforcement of environmental laws, regulations, and policies.

(a) The County will provide all communities and persons across the County with the same degree of protection from environmental and health hazards and equal access to decision making processes.

(b) The County will ensure healthy environments for all in which to live, learn, play, and work.

6.5.3 Promote workforce diversity through the employment of a wide variety of people in terms of age, cultural background, physical ability, race and ethnicity, religion, and gender identity as an economic development strategy.

(a) The County shall plan for workforce diversity and development through the development and adoption of a Workforce Diversity Strategy that focuses on people rather than businesses; it attempts to enhance a region's economic stability and prosperity by providing opportunities for job creation that match existing skills within the local workforce or for training workers to meet the labor needs of local industries.

6.5.4 Provide accessible and quality public services, infrastructure, and facilities in all communities within the County.

(a) The County will support an acceptable standard for infrastructure and facilities as necessary to maintain existing service levels.

(b) The County will identify capital improvement needs in community infrastructure and facilities in an effort to determine, prioritize and fund infrastructure upgrades and/or repair/replace obsolete or worn out facilities or infrastructure as required to obtain the strategic goals of the County's Strategic Plan and the Municipal Development Plan.

(c) The County will pursue coordinated investments through the development of a ten-year Capital Improvements Plan that is meant to guide a five-year Capital Improvements Program and annual budgeting processes for the County, which shall connect the capital improvement needs identified to forecasted revenues for the next ten years.

(i) The County should identify and prioritize municipal servicing investment based on the findings of infrastructure Life Cycle Costing.

(d) The County should investigate and implement private/public funding mechanisms for significant public infrastructure investment.

(a) The County will connect Plan implementation activities to the annual budgeting process.

6.6 Goal: Accountability, Transparency and Public Engagement

Objectives

1. Ensure transparency on how services are delivered and how assets are managed.
2. Engage the private sector, businesses and community organizations in a meaningful way as key regional partners with an intent to collaborate and enable successful regional growth and economic development.

Policies

6.6.1 The County is accountable to residents, businesses, stakeholders and visitors, and will conduct all matters related to County business in a transparent manner.

(b) The County will regularly evaluate and report on Plan implementation progress.

(c) The County will ensure adequate funding from both public and private sources for Plan implementation activities.

(d) The County may adjust the plan as necessary based on evaluation.

(e) The County should provide for improved levels of organizational communication and coordination through inter-departmental collaboration mechanisms.

6.6.2 The County will support the solicitation, consideration, and utilization of public input and suggestions when making public decisions.

(a) The County of will ensure public engagement meets County Policy.

(b) The County will continue to provide public engagement opportunities after the Municipal Development Plan and associated Plans are adopted.

(c) The County will use a variety of communications channels to inform and involve the community.

6.6 Goal: Accountability, Transpar

(d) The County will improve access to information for all stakeholders.

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PART 7.0
DEFINITIONS

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7.0 DEFINITIONS

7.1 Interpretation

7.1.1 The following words, terms, and phrases, wherever they occur in this Plan have the meaning assigned to them as follows:

AGRICULTURAL LAND: Means Higher Capability Agricultural Land, as defined in the County's Land Use Bylaw.

AGRICULTURAL LOT OR PARCEL: Means an existing Lot or Parcel that is 16.0 ha (40 ac) or larger in size.

AGRICULTURAL OPERATIONS: Means an Agricultural Operation, as defined in the County's Land Use Bylaw.

AREA STRUCTURE PLAN: Means an Area Structure Plan, as defined in the County's Land Use Bylaw.

COMPLETE COMMUNITY: Means a community that is planned and developed to use less land and reduce the separation of land uses in order to achieve a variety of values including open space protection, community vitality, affordable housing, air quality, transit use, and more walkable places. Complete communities provide housing types and uses in compact form suitable for all ages and income levels, provides non-residential development in proximity that results in easy access to jobs, local amenities, services, community facilities, and access to multi-modal trail and mobility networks.

COMPLETE STREETS: Means a transportation policy and design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation.

Amended by Bylaw 19-20

CONFINED FEEDING OPERATION means a Confined Feeding Operation, as defined in the County's Land Use Bylaw.

Amended by Bylaw 19-20

CONSERVATION AREA means a Conservation Area as defined in the County's Land Use Bylaw.

CONSERVATION EASEMENT: Means an agreement registered against title whereby a landowner grants to the County (or other government, government agency, or non-profit society with conservation objectives satisfactory to the County) provisions for the protection, conservation and enhancement of the environment including the protection, conservation and enhancement of biological diversity, and natural scenic or aesthetic values, as provided for in the Section 22 of the Environmental Enhancement and Protection Act. A conservation agreement may provide for recreational use; open space use, environmental education use, and research and scientific studies of natural ecosystems.

Amended by Bylaw 19-20

CONTEXT SENSITIVE DESIGN (CSD) also called Context Sensitive Solutions, means roadway standards and development practices that are flexible and sensitive to community values. CSD allows roadway design decisions to better balance economic, social and environmental objectives that support the Municipal Development Plan goals.

Amended by Bylaw 19-20

ECO-LOGICAL means an ecosystem approach to developing infrastructure projects. The Eco-Logical approach organizes current methods for addressing natural resource identification, avoidance, minimization, and mitigation into a systematic, step-wise process that starts at the beginning of the transportation planning process and concludes with establishing programmatic approaches to recurring natural resource issues that are implemented at the project level.

Amended by Bylaw 19-20

ECOSYSTEM APPROACH means, according to the Convention on Biological Diversity (CBD), "the ecosystem approach is a strategy for the integrated management of land, water, and living resources that promotes conservation and sustainable use in an equitable way" and which aspires to maintain the natural structure and functioning of ecosystems. The concept of an 'ecosystem-based approach' builds on the ecosystem approach. Ecosystem-based approaches address the crucial links between climate change, biodiversity, and sustainable resource management and thus provide multiple benefits. For example, the reduction of greenhouse gas emissions as well as improve biodiversity conservation, livelihood opportunities, and health and recreational benefits.

Amended by Bylaw 19-20

ECOSYSTEM-BASED MITIGATION means the process of restoring, creating, enhancing, and preserving habitat and other ecosystem features in conjunction with or in advance of projects in areas where environmental needs and the potential environmental contributions have been determined to be greatest.

Amended by Bylaw 19-20

FLOOD FRINGE means a Flood Fringe as defined provincially by Flood Hazard Mapping for Alberta Communities.

Amended by Bylaw 19-20

FLOOD HAZARD AREAS means a Flood Hazard Area as defined provincially by Flood Hazard Mapping for Alberta Communities.

Amended by Bylaw 19-20

FLOODWAY means a Floodway as defined provincially by Flood Hazard Mapping for Alberta Communities.

Amended by Bylaw 19-20

HIGHER CAPABILITY AGRICULTURAL LANDS means a Higher Capability Agricultural Lands, as defined in the County's Land Use Bylaw

OVERSIZED FARMSTEAD: Means a farmstead larger than 2.02 ha (5.0 ac.), up to a maximum of 6.06 ha (15.0 ac.). Where the additional area is required to include the farm yard up to a maximum of 6.06 ha (15.0 ac.). The farm yard shall normally include a house, garage, access, power pole, well, sub-surface sewage disposal system, and established shelter belts. The farm yard may also include barns, sheds, substantial fences and corrals, dugouts if required by the dwelling to provide non-drinking water, and other similar farm buildings and facilities ancillary to the farmstead. In such cases, a Real Property Report or Building Site Certificate prepared by an Alberta Land Surveyor, will be required to verify the locations of all improvements, site features, and proposed boundaries.

7.2 Other Definitions

7.2.1 Definitions not provided

(a) Other definitions shall have the meaning provided within the County's Land Use Bylaw., shall Use their discretion in instances where specific definitions are not provided:

7.2.2 Discretionary provisions

(a) In reference to **Section 7.2(a) above,** the relevant Decision Authority, as identified in **Section 1.11** of the County's Land Use Bylaw, use their discretion when implementing the policies in this MDP to ensure the outcome is consistent with the intent and purpose of this Plan.

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PART 8.0
MAPS

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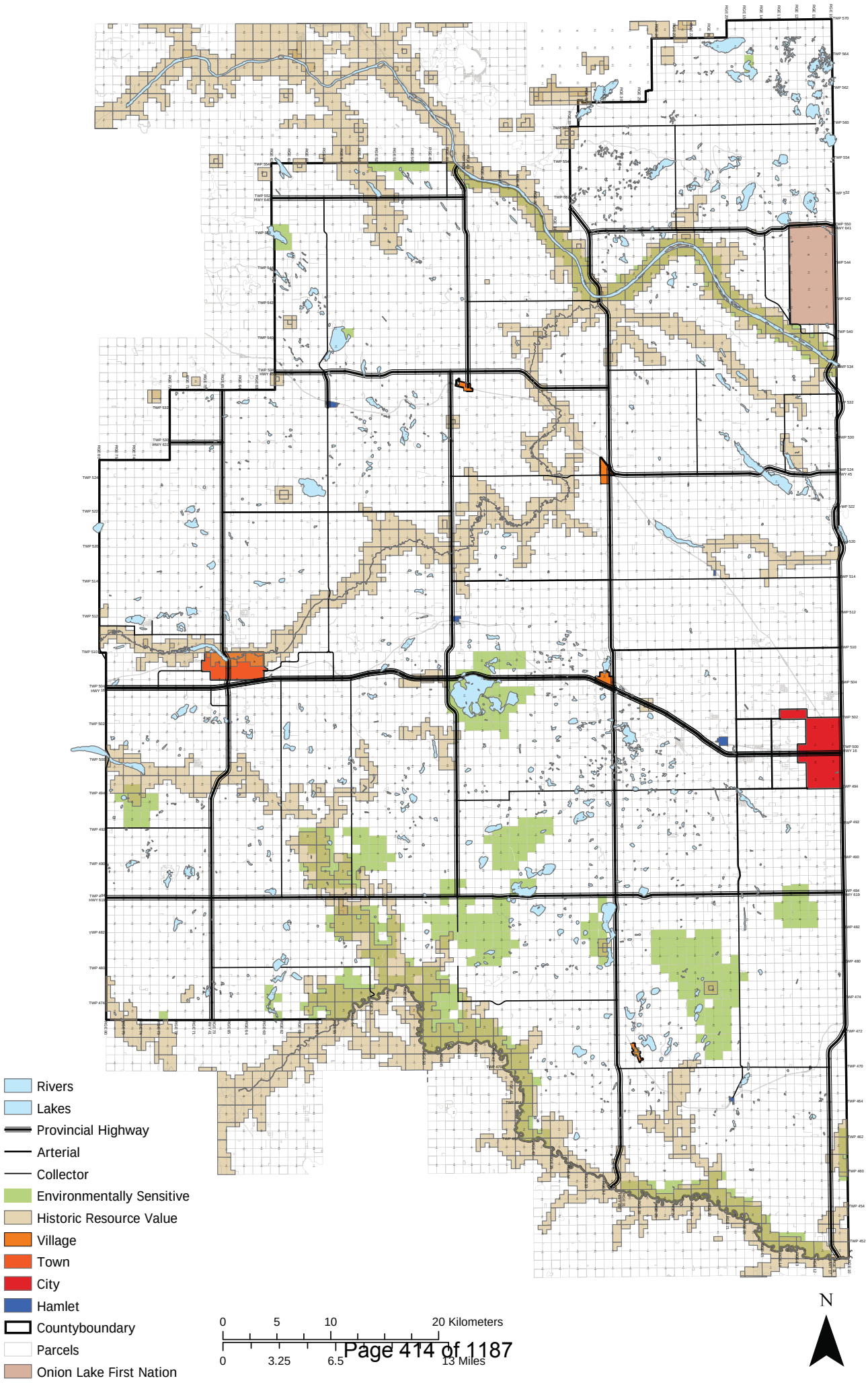
8.0 MAPS

8.1 Map 1 – Planning Area

8.2 Map 2 – Future Land Use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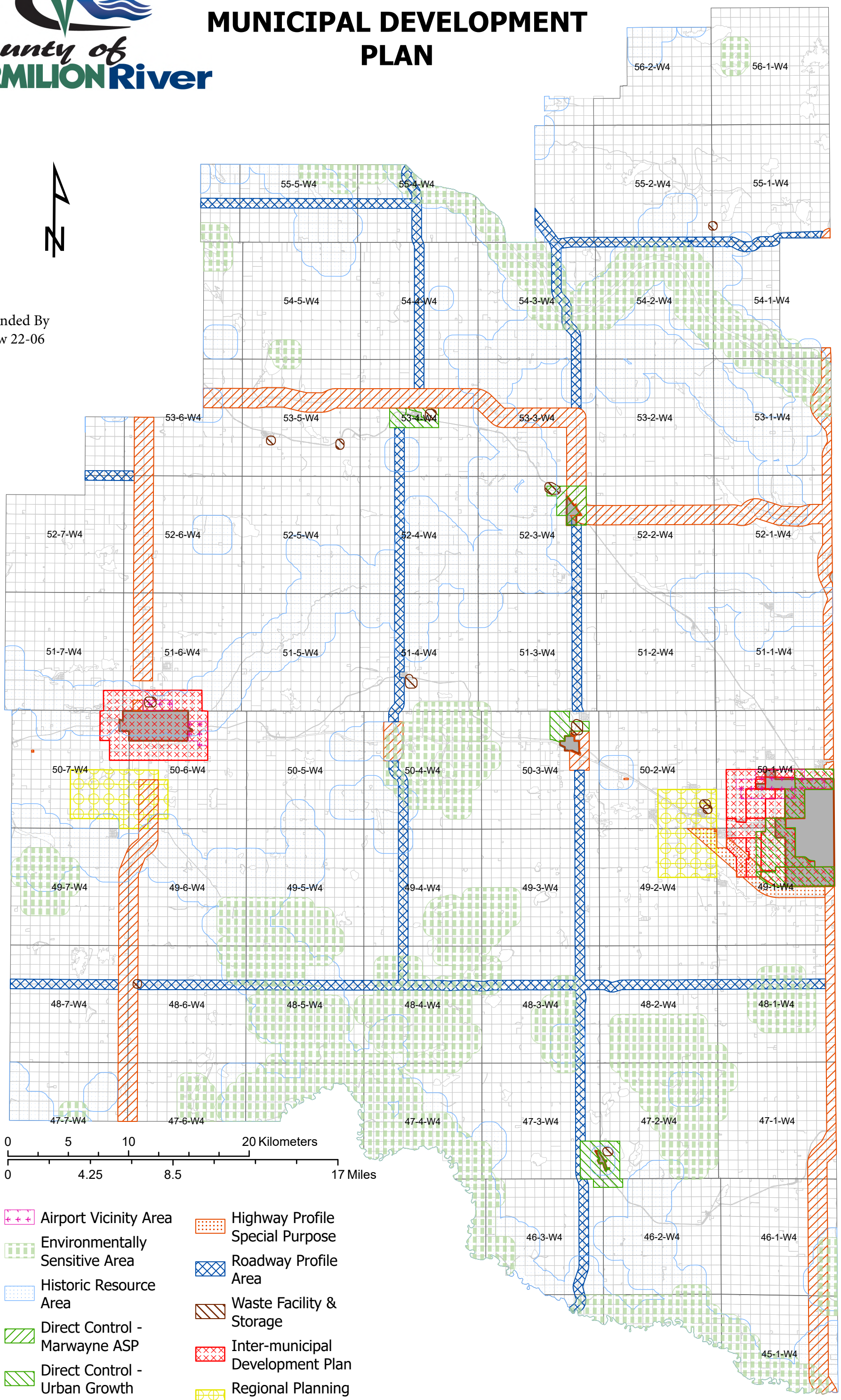
MUNICIPAL DEVELOPMENT PLAN

Amended By
Bylaw 22-06



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BACKGROUND INFORMATION AND DATA

MUNICIPAL DEVELOPMENT PLAN

County of VERMILION River

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County of Vermilion River
A Vision for the Future

A Sustainable, Vibrant, and Diversified Community with Opportunities for All

Sustainable. Balance short- and long-term needs and benefits in order to meet the needs of the present without compromising the ability of future generations to meet their own needs as well.

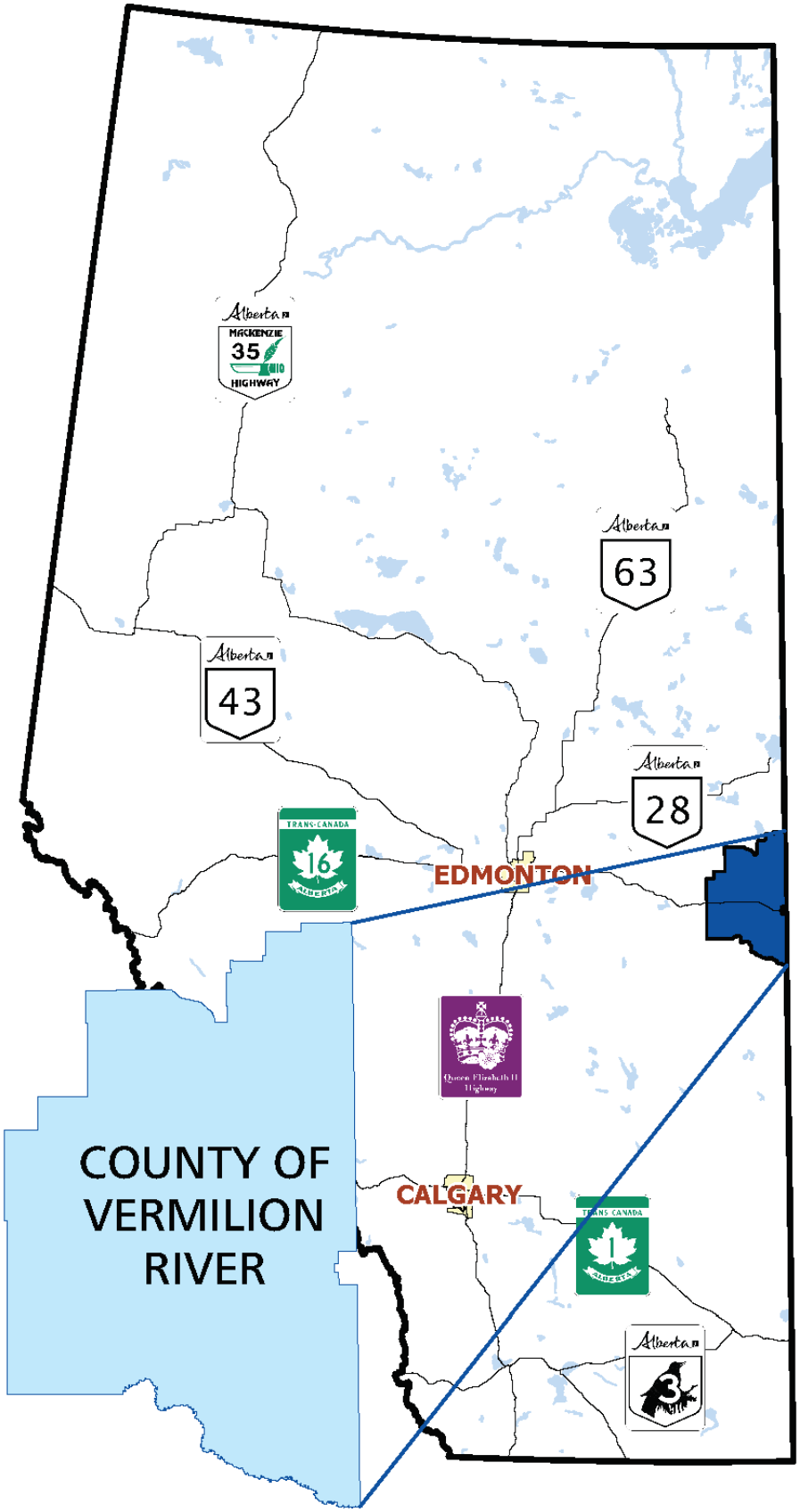
Vibrant. Engaging, creative collaboration between all stakeholders: municipality, community, and businesses.

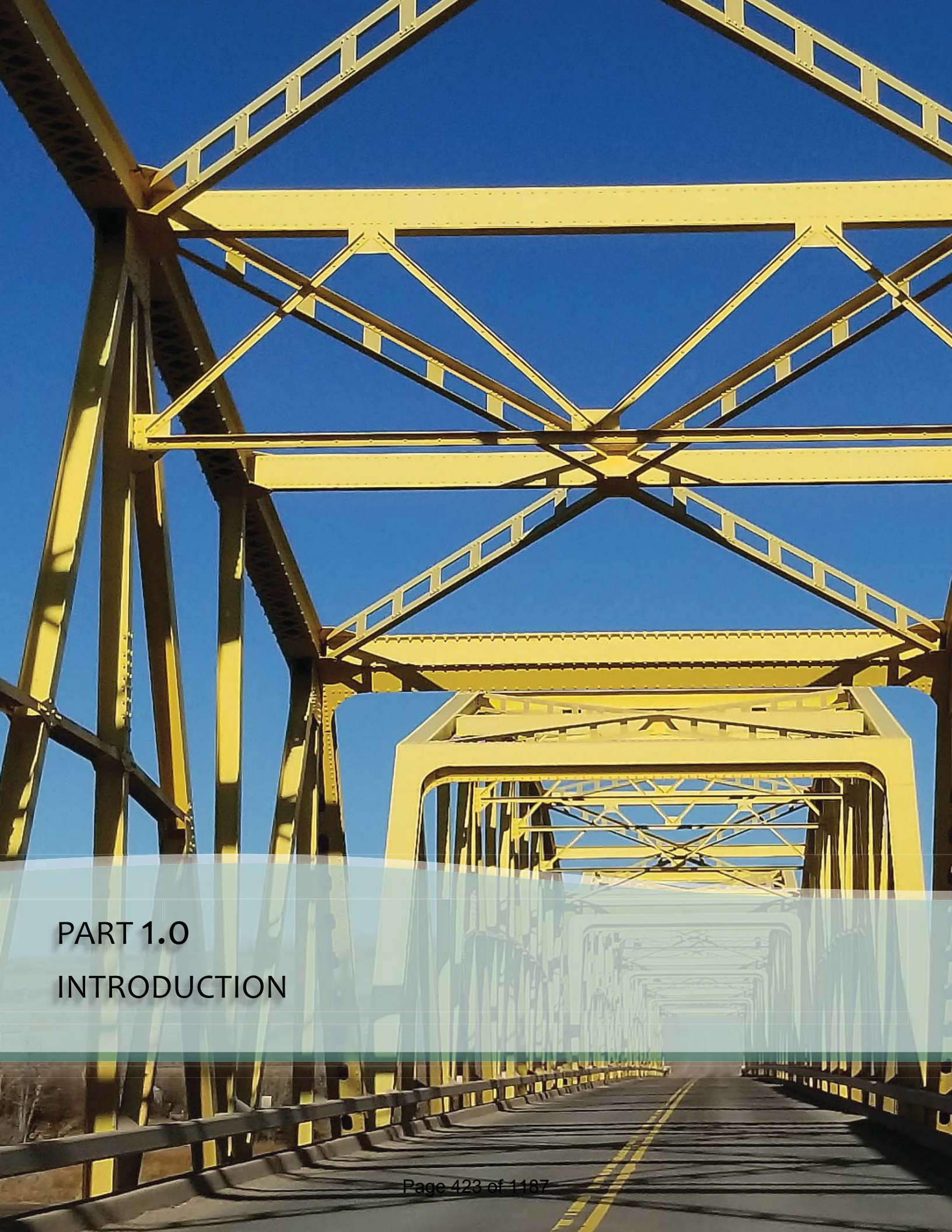
Diverse. Open to explore new and emerging opportunities and facilitating economic growth and social integration.

Opportunities for all. A place to call home that supports a four-pillar-bottom-line approach to community sustainability:

1. **Socially,** through design guidelines for public spaces and streets that encourage neighbour interactions and serve as catalyst to support a complete community that allows residents the choice to live, work, shop, and recreate in proximity;
2. **Environmentally**, by incorporating planning and development strategies, and forms that contribute to reduce impacts and preserve agricultural lands; apply Low-Impact Development tools that respect natural drainage patterns and wetlands; and enhancement and integration of natural spaces and systems that preserve habitats, corridors, and productive landscapes;
3. **Economically**, through the responsible use of land and leverage of services infrastructure; the concentration of services and roadways for efficient and cost-effective service delivery and management, by providing a robust and dynamic land-use base that can adapt over time to accommodate diverse industry production and employment generating opportunities; and
4. **Culturally**, by strengthening our identity and sense of place, incorporating cultural dynamics (values and aspirations) into the built environment through context sensitive design principles, and participatory processes that promote our communities' well-being by enhancing quality of life and quality of place.

Map 1. Municipal Context





PART 1.0
INTRODUCTION

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1.0 INTRODUCTION

The County of Vermilion River is an expansive rural municipality located in east-central Alberta. With traditional agricultural roots, significant natural resource wealth and growing urban neighbours, the County of Vermilion River's future is marked by both promise and challenges.

As with previous Plans, this Municipal Development Plan (MDP) seeks to find a balance between sustainable agricultural practices, resource development, urban growth pressures and ecosystem health.

Agriculture has been the primary economic driver for the County for the past century. The County of Vermilion River continues to foresee agriculture and agricultural services as a major economic force throughout the municipality. Conserving agricultural land and implementing measures to strengthen and diversify agricultural activities remains a priority in this Plan.

Resource development, primarily oil and gas extraction, plays an increasingly significant role in the development and economic success of the County and its residents. Oil and gas development, both within the County and regionally, contribute to improved living standards and service provision in the community. The County of Vermilion River recognizes the importance of resource development to the economic wellbeing of the community, as well as the need to minimize conflicts between oil and gas development and other land uses.

Urban growth in neighbouring centres, especially the City of Lloydminster and the Town of Vermilion, has a significant impact on development levels and demands on land, infrastructure and services within the County. Likewise, development in the County affects its urban neighbours. The County recognizes the importance of inter-municipal cooperation in mitigating potential conflicts between urban and rural development. This Plan seeks to find a balance between preserving the rural character of the County, while still allowing certain urban-style developments where suitable.

The County of Vermilion recognizes the importance of its natural capital. Natural capital means:

> " looking at the County's economy as including: land, natural resources and ecosystem services such as: water recharge areas, ground water and surface water systems, rather than the narrower definition of "economy" as referring exclusively to man-made capital (goods and services)."

The County's Natural Capital is an asset to be maintained and enhanced for future generations because it supports important economic, ecological and social activities. The county recognizes that sustaining natural capital is a precondition for economic prosperity. Well-managed landscapes link economic prosperity to environmental protection for the long-term benefits of clean water, air, aesthetically pleasing landscapes and ecologically sound habitats. Development decision must preserve the County's natural capital and the ability of future generations to enjoy at least the same level of prosperity as today.

1.1 Legislative Requirements

In the face of continued growth, this Plan broadly seeks to maintain the rural character of the County of Vermilion River, enable sustainable economic diversification, and encourage vibrant and resilient communities and to preserve the County's natural capital for future generations.

1.1 Legislative Requirements

The Alberta Municipal Government Act (MGA) gives extensive governing powers to municipalities in relation to land management and land development. The MGA requires municipalities to adopt a Municipal Development Plan (MDP) in order to outline a broad set of goals, objectives and policies which will guide land use management practices within the County for years to come. The province also regulates land use and land management through the Provincial Land Use Policies and the Subdivision and Development Regulation. Additionally, the Land Stewardship Act and the Land Use Framework are provincial statues and policy documents which direct the province to develop regional plans for each of the province's seven watersheds in order to guide future land use and development. When the North Saskatchewan Regional Plan (NSRP) is finalized and approved by the province it will apply to the County, at this time the NSRP is being developed. The County of Vermilion River MDP supports and is consistent with all applicable provincially legislated requirements.

The main focus of the MDP is to assist Council and the County's approving authorities in achieving and maintaining orderly and efficient land use and development. The MDP takes into account both the past and present human and physical environments. Considering where the community has been, where it is currently and where it wants to go enables the County to set in place a "plan" for how to reach its desired destination. Plan goals, objectives and policies are based on baseline environmental data, available municipal infrastructure information, stakeholder interests and the socio-perceptual concerns identified by the community, administration and Council throughout the Plan review process. This multi-faceted and strategic approach to developing the MDP will help to ensure that the vision enshrined in the Plan represents the needs and objectives of current County residents and stakeholders.

The County of Vermilion River recognizes that other provincial and federal statutes will have a role to play in the future development of the County. In a spirit of cooperation, consultation and communication, the County looks forward to working with government agencies and community stakeholders in the implementation of this plan in order to achieve a pattern of land use and development that is attractive, efficient, sustainable and beneficial to County residents and the larger region.

1.2 MDP Review Process

1.2.1 Plan Development Process

The process for developing of the Municipal Development Plan (MDP) consisted of five phases prior to entering the bylaw approval process by the County.

This update will replace the existing MDP, which was amended in 2017. The updated MDP will assist the County in planning for the needs of today and the future.

Community wide consultation took place during the summer of 2018 with two open house meetings and in person and online surveys provided to residents and stakeholders.

Figure 1 Open Houses

This Open Houses presented an opportunity for residents and stakeholders to provide comments on the current plan and focus areas required by the province for the updated plan.

The following outlines the process and phasing of the review process throughout 2018.

Figure 2 Process Timeline

1.3 Guide to the Plan

The Municipal Development Plan (MDP) provides long-term strategic guidance on where and what type of development is expected to occur within the County.

The objectives, and policies that comprise the Plan serve as a comprehensive framework both expresses and regulates public policies on community goals and aspirations in terms of community development for the County as a whole. The guiding principles, which serve as pillars for the sustainable development of the County's land base, are the basis for the Plan policy areas.

1.3.1 How the Plan works

Effective land use decisions that support sustainable growth require plans and the planning process to operate at different geographic levels: Provincial, Regional, Intermunicipal, and Municipal. (See Figure 3)

1.3 Guide to the Plan

At the Provincial level the Municipal Government Act (MGA) is the law that empowers Alberta municipalities to make the land use decisions that shape their communities. This document also requires that all municipalities in Alberta have statutory plans to regulate land use and development. In addition, the MGA establishes that statutory plans must be in alignment with the Alberta Land Stewardship Act (ALSA), including its Land Use Framework and Regional Plans, and be consistent with each other.

Regional Plans outline regional growth management strategies as established in the ALSA. The Province of Alberta is pursuing the development of a series of regional plans as part of the Provincial Land Use Strategy. The County of Vermilion River is within the North Saskatchewan Regional Plan currently under way. The County of Vermilion River Regional Growth Management Strategy provides recommendations and strategy options for sustainable growth and development within the County.

The County of Vermilion River has a Planning Framework (see whose policies and regulations that guide development within its boundary, including Intermunicipal Development Plans and Intermunicipal collaboration Frameworks with adjacent municipalities that affect some lands within the County, The Land Use Bylaw, the General Municipal Servicing Standards, a Functional Storm Water Drainage Plan for several basins, a Master Storm Water Management Plan, and a Transportation Master Plan. The aforementioned documents, plans, and policies are available at the Planning & Development section of the County's website www.vermilion-river.com.

For the purposes of land use planning and development, the provisions of the MDP are implemented through the County's Planning Framework at different levels, among other ways, through the County of Vermilion River Land Use Bylaw. All Plans within the County must be consistent with each other and the provincial levels of regulation. This includes any changes to the Land Use Bylaw, which regulates land use and development throughout the County, must also be consistent with the MDP.

1.3 Guide to the Plan

Figure 3 Hierarchy of Planning Documents

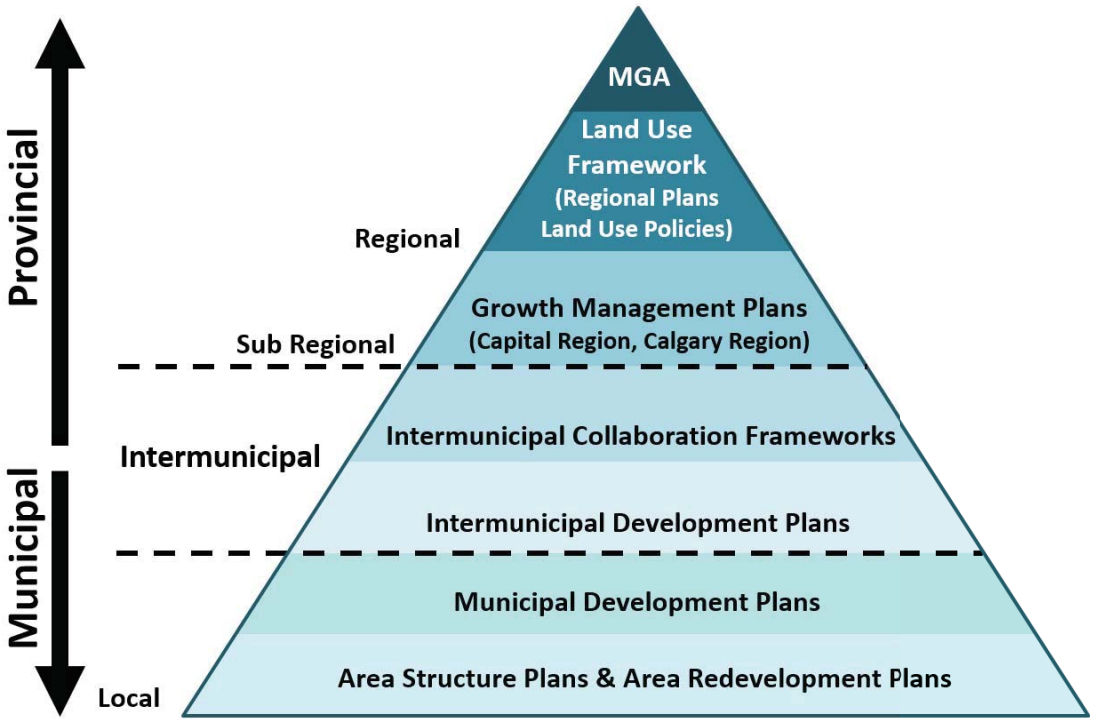
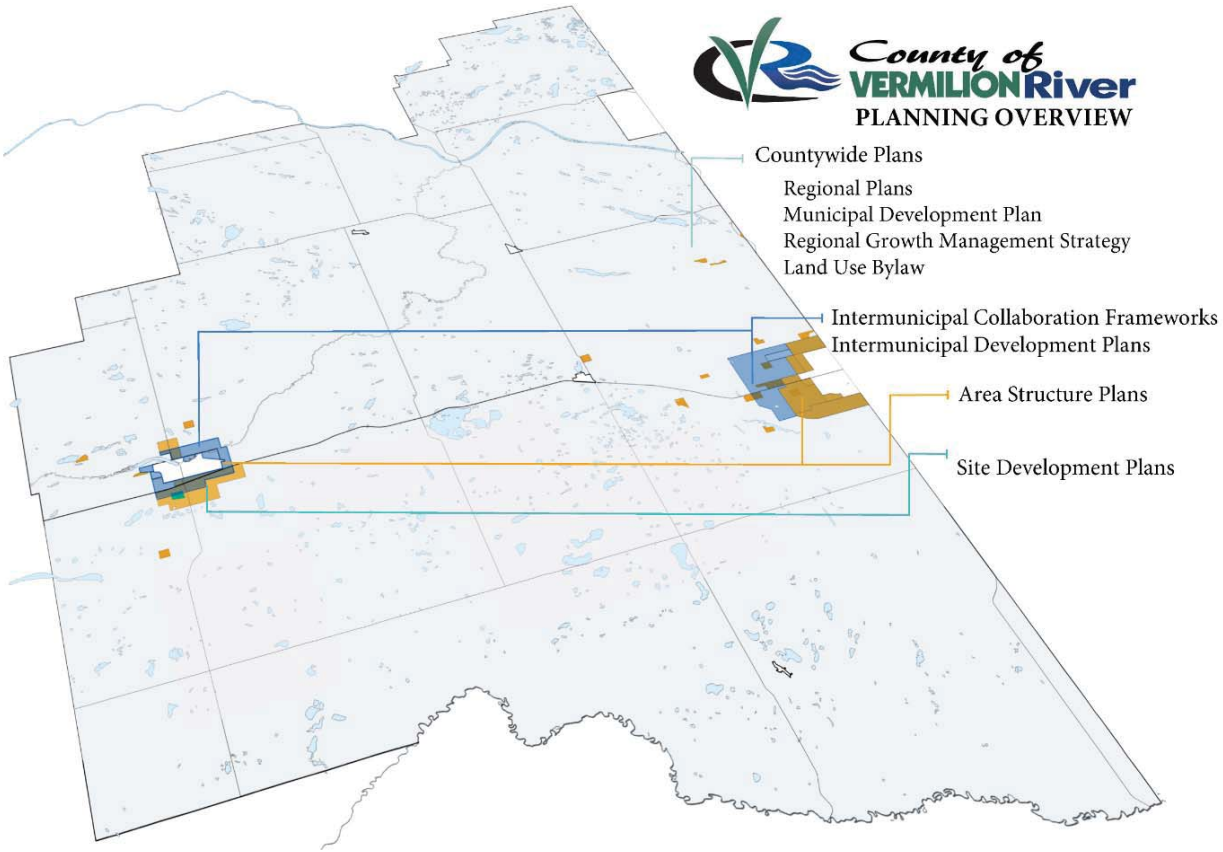


Figure 4 County of Vermilion River Planning Framework



1.3 Guide to the Plan

Proposals for development that do not conform to the MDP will not be approved by the County. However, if a proposed development that does not fully conforms with the MDP is felt to be desirable, an amendment to the Plan may be considered by the County.

When determining the suitability of a proposed MDP amendment, the County will evaluate the amendment in relation to how it conforms to the Plan Goals identified in Sub-section 1.2 of the MDP and the objectives contained within each section of the Plan. Amendments that conform to the Plan goals and objectives may be approved. Amendments that do not support Plan goals and objectives will not be approved.

Decision making on all development permit and subdivision applications must conform to the spirit and intent of the goals, objectives, and policies of the MDP.

The boundaries of the land use classes described in the MDP's Future Land Use Map are approximate only and might not follow legal surveyed boundaries. Minor adjustments or variances that may be required for land use classes, the location of future roads, quantities or figures will not require an amendment to the MDP. In addition, the MDP is periodically reviewed to take into account changing circumstances and municipal preferences.

PART 2.0
COMMUNITY SUSTAINABILITY PROFILE

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2.0 COMMUNITY SUSTAINABILITY PROFILE

2.1 Settlement History

Prior to European colonization in North America, the area now within the County of Vermilion River was home to First Nations, including Chipewyan, Slavey,

Blackfoot, and Cree peoples. With the signing of Treaty 6, beginning in 1876, the region was opened to European settlement.

Some of the earliest European settlers in the Vermilion River region were British immigrants drawn to the area as part of the Barr Colony. Arriving in 1903 as members of a settlement scheme proposed and organized by the Reverend Isaac Barr, approximately 1960 British colonists established homesteads around what is now the City of Lloydminster.

Successive waves of immigrants, including Ukrainian and Scandinavian settlers, were drawn to the region by aggressive federal settlement initiatives. The extension of rail lines by both the Canadian Pacific and Canadian National Railways, the latter had evolved in 1921 from the Canadian Northern Railway that was the first railway through the County in 1905, allowed for continued settlement of the region. Small communities were established at regular intervals along the rail lines to serve the growing agricultural community.

In 1943, the Municipal District of Vermilion River No. 450 was established by the merger of six Municipal Districts, Merton No. 451, Grizzly Bear No. 452, Wellington No. 481, Vermilion Valley No. 482, Streamstown No. 511 and Ethelwyn No. 512. Two years later, the District was renumbered as the Municipal District of Vermilion River No. 71. Effective January 1, 1964, the Municipal District was incorporated as the County of Vermilion River No. 24.

2.2 Demographics

The County of Vermilion River Regional Growth Management Strategy (CVR-RGMS) reported in July 2013 that the County could experience an increase in employment "by as much as 2.5% to 3.0% over the next 10 years". In the same, population growth showed an increase between 1.0–1.5 percent by 2052.[1]

2.2.1 Population Characteristics

Since 1991, the population of the County of Vermilion River has remained relatively stable. Between 1991 and 2006, the population declined by approximately 3.3%. However, since 2006, the population has rebounded and surpassed the 1991 census figures to a population of over 8,267.

Table 1 The County of Vermilion River Over Time

Total Population

[1] COUNTY OF VERMILION RIVER REGIONAL GROWTH MANAGEMENT STRATEGY. Kitscoty, Alberta: County of Vermilion River, July 2013.

Year	Population	Percent Change
2016	8,267	+4.6%
2011	7,905	+5.9%
2006	7,467	-0.8%
2001	7,524	-0.4%
1996	7,553	-2.2%
1991	7,722	

The projected numbers for population don't predict any significant changes in the future, as no drastic fluctuations have been seen over the years either. Overall, the recent historic years and the projected years ahead show a steady increase.

A five-year period growth rate as well as a low, medium and high Compounded Annual Growth Rate (CAGR) scenario for the County was calculated using historical data. In order to predict realistic numbers, the three scenarios take into account periods of population decline, shifts in industries effecting jobs, historical highs, and growth:

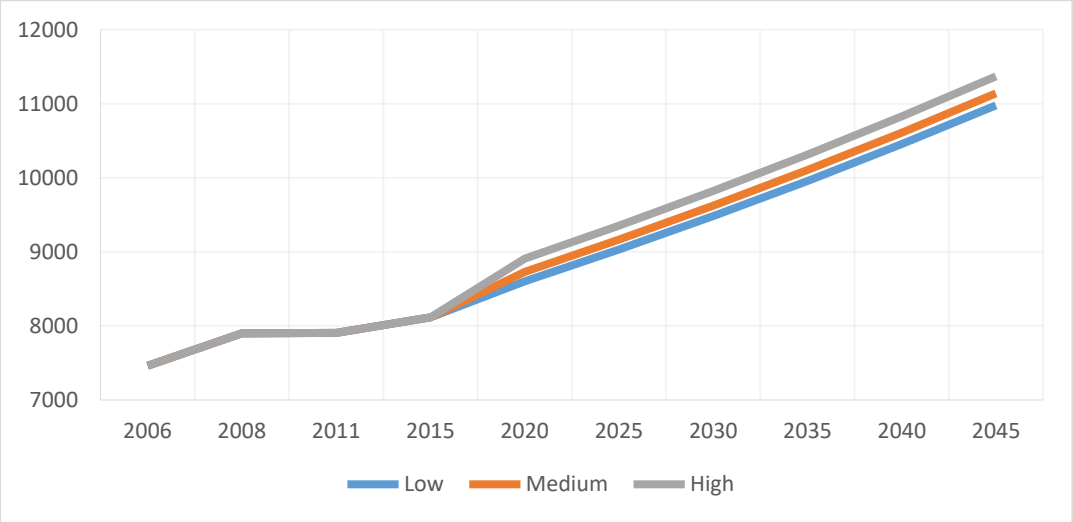
- Low: Compounded Annual Growth Rate (0.93%) population in 2045: 10,977
- Medium: Compounded Annual Growth Rate (2.42%) population in 2045: 11,139
- High: Compounded Annual Growth Rate (4.53%) population in 2045: 11,369

The base year for these projections is 2015 and the horizon year is 2045. The low scenario predicts a population growth of 2,861 people from 2015 to 2045. The medium scenario that represents an average historical trend, is projected to grow to a population increase of 3,023 people from 2015 to 2045, whereas the high scenario predicts a total population growth of 3,253 people.

Table 2 County of Vermilion River Population Scenarios

Scenario	2015 (Base Year)	2020	2025	2030	2035	2040	2045	Change %	CAGR
low	8116	8601	9031	9483	9957	10455	10977	35.3%	0.93%
medium	8116	8728	9164	9623	10104	10609	11139	37.2%	2.42%
high	8116	8908	9353	9821	10312	10828	11369	40.1%	4.53%

Table 3 Population Projection 2006-2045



Source: Statistics Canada

2.2.2 Population Growth

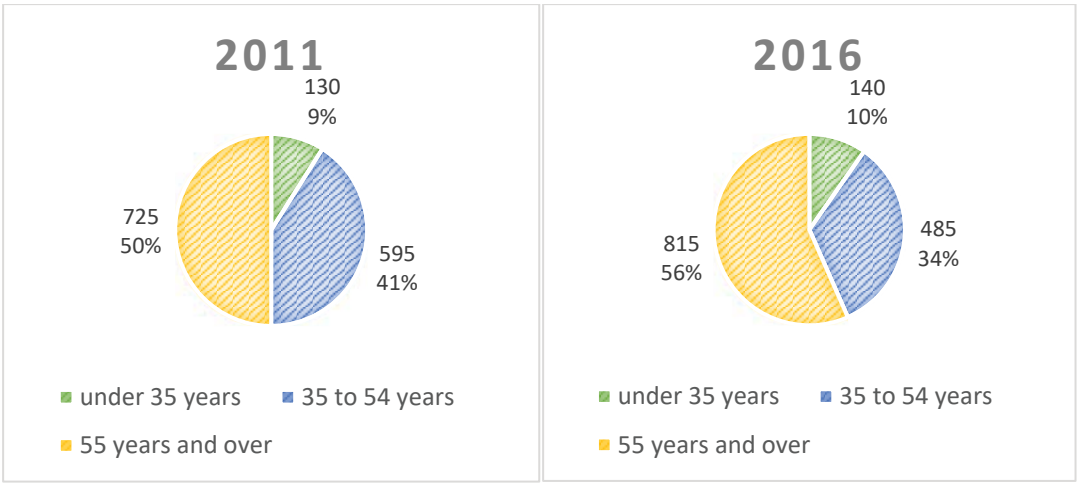
At the time of this Municipal Development Plan update, the median age of the population of the County of Vermilion River is 40.1, which is only slightly older than the median age of the population for Alberta as a whole, at 36.7.

The decrease in County population recorded between 1991 and 2006 may be directly related to the difficulties facing the economic feasibility of the family farm combined with the County's aging demographic. The percentage of farm operators under 35 years of age is low, keeping in mind groups between ages 20 to 39 are on the lower end in population. These factors impact the economic feasibility of the small family farm and threaten the County's traditional agricultural community and the County's economic sustainability. The percentage of farm operators that are 55 years and older continues to grow and makes up the biggest age group of farm operators in the County. People often return to rural areas to farm after retirement, usually to where they were raised which works out well for most with a pension on the side[2]. Overall in Canada, "The number of farm operators 35 years and younger grew for the first time since 1991, 24,120 in

[2] Barry Wilson. "Average Farmer Age Rises, Says Census." The Western Producer. May 18, 2012. https://www.producer.com/2012/05/average-farmer-age-rises-says-census /.

2011 to 24,850 in 2016"[3] . Even with the younger population taking interest in agriculture, in comparison it is much harder for a younger entrant into the industry now with the amount of money required.

Figure 5 Population Projection 2006-2045



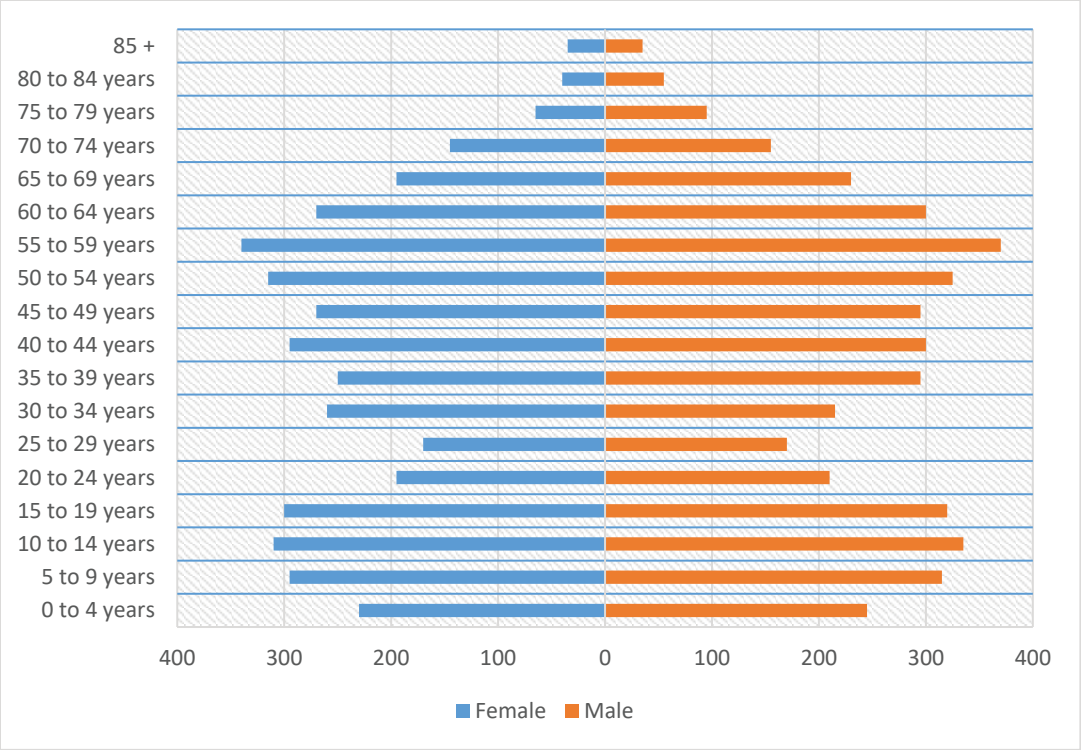
Source: Statistics Canada, 2016 Census of Agriculture

The population pyramid in **Figure 4** shows a smaller percentage of residents between the ages of 20 and 39. This represents most individuals within the millennial generation (ages 22 to 37). The decline in this population age range may be indicative of individuals in this demographic range have relocated outside of the County for education or seeking other employment opportunities not available in the region. While the population pyramid demonstrates a high proportion of older residents (50 and older), the number of residents 19 years and younger is relatively large. The slight decrease in the number of children in the 0-4 year cohort may be reflective of declining fertility tendency of younger generations opting to have less children and females choosing to delay parenthood to later childbearing years.

Larger younger populations pose a challenge to sustainability given the current life expectancy. For example, children born in 2020 will be well in their child bearing years in 2045. The impact of the human dimensions are one of the considerations contained within the policies in the Municipal Development Plan. The MDP policies address the interconnectedness of demographic trends, resource use, and development. The policies provide guidance for the development of strategies to mitigate reciprocal impact between human activity and the environment.

Figure 6 Population Distribution for the County of Vermilion River

[3] Kelvin Heppner. "Ag Census Shows More Young Farmers, Slower Decline in Number of Farms." Realagriculture. May 10, 2017. https://www.realagriculture.com/2017/05/ag-census-shows-trends-youd-expect/.



Source: Statistics Canada 2016 Census

2.3 Economy

The County of Vermilion River has an excellent transportation system that connects residents, institutions, industries, and businesses to global markets. Highway 16 (TransCanada Yellowhead) runs through the center of the County and is the major northern east/west trade route connecting to the west coast ports. Rail access exists with CN's northern secondary mainline traveling east to west with a terminal point in Vermilion. Air service exists with Airports in Vermilion and Lloydminster.

The County of Vermilion River is a member of the Northeast Alberta Information HUB Ltd, also known as "Alberta HUB", a regional economic development alliance a, which is the northern region of the Eastern Alberta Trade Corridor. The Alberta HUB region features two north-south high load corridors that connect it to markets in the United States and Mexico as part of the Eastern Alberta Trade Corridor (EATC) is a joint initiative of three Regional Economic Development Alliances (REDAs) in Eastern Alberta, Canada's Energy Province, and works in association with the North American Ports to Plains Corridor linking the United States, Canada, and Mexico to lead collaborative investment, marketing, and diversification efforts for Eastern Alberta. The EATC main infrastructure is a 2,300-mile highway system from the Gulf of Mexico through the United States to the Alberta HUB region. The Yellowhead Highway (Highway 16) runs east to west, almost dividing the County in half, connecting the region to tidewater ports in the west, and Canadian and North American markets in the east. Highways 41 and 897 connect the County north to south and intersect with Highway 16.

In addition, the County of Vermilion River has oil activity in Northeast Alberta, with over 14,000 oil wells. There are over 4,300 KM of gas pipelines in the County. This is all connected by a network of major highways like 16 and 45 east-west, and 41, and 897 north-south; and another 5,250 of non-provincial roads – more than enough to cover the distance from Vermilion to New York if laid end to end.

These main corridors are part of the County's transportation infrastructure that serves residents, businesses, and industries within the County region and beyond. Mobility network connectivity play a significant role in sustainable development. It facilitates access for trading activities and workforce mobility.

2.4 Industry

For the purpose of this Municipal Development Plan the term "industry" refers to manufacturing, warehousing and storage; and includes both light and heavy industry. Industries that may have high levels of noxious emissions or noise that may impact adjacent land uses are referred to as heavy industry. Medium industry may have noxious emissions or noise, however, the impact of this type of development on adjacent land uses would be deemed minimum. Light industry is not noxious and is generally compatible with other uses. Natural resource extraction industries include such uses as gravel pits and oil and gas wells.

The County also includes a number of multi-lot industrial developments including: County Energy Park, Devonia Holdings, Kam's Industrial Park, Reinheart Property Management and Corridor Business Park. Most of these multi-lot developments are located with or in very close proximity to the County's IDP areas

2.5 Businesses

Commercial uses within the County can currently be classified as Highway Commercial and Urban Commercial. However, there are also some secondary commercial uses in the rural area which would include welding shops and trucking businesses, many of which operate in association with a rural residence.

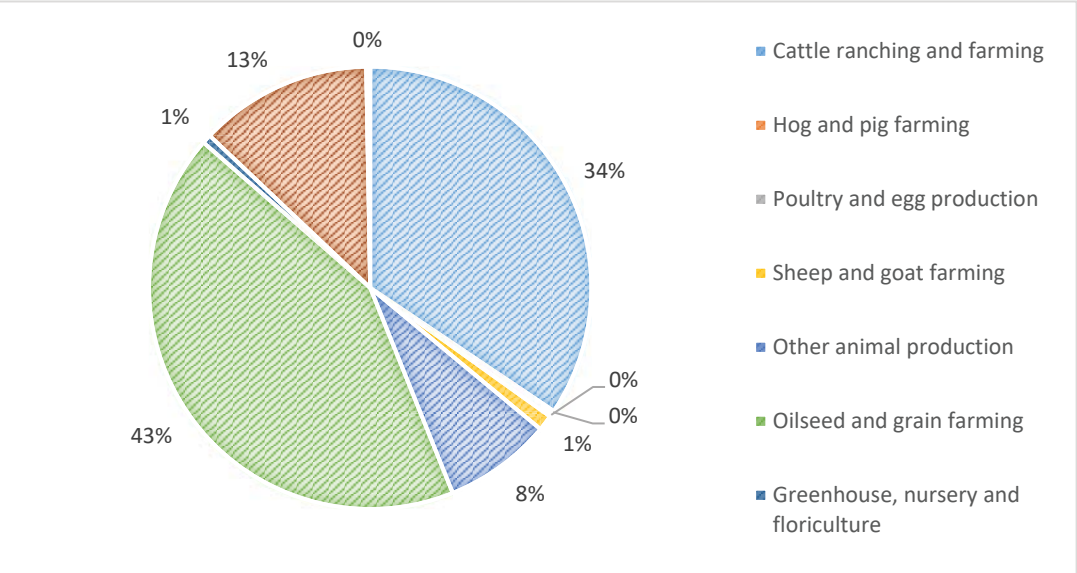
2.6 Agriculture

Agriculture activities including forestry, silviculture[4] and the provision of services to the agricultural community have traditionally been, and remain, the County's economic backbone. Statistics Canada reported that agriculture and resource based industries are still major employment generators within the County employing approximately 44% of all County residents.

Cattle ranching and farming and oilseed and grain farming comprise the largest types of farming in the County, accounting for approximately 34% and 43% of the agricultural operations in the County, respectively.

[4] Silviculture means the science and art of cultivating forest crops based on knowledge of the life history and general characteristics of forest trees and on the varying factors at particular sites.

Figure 7 Farms by Type of Farm in the County of Vermilion River and Alberta



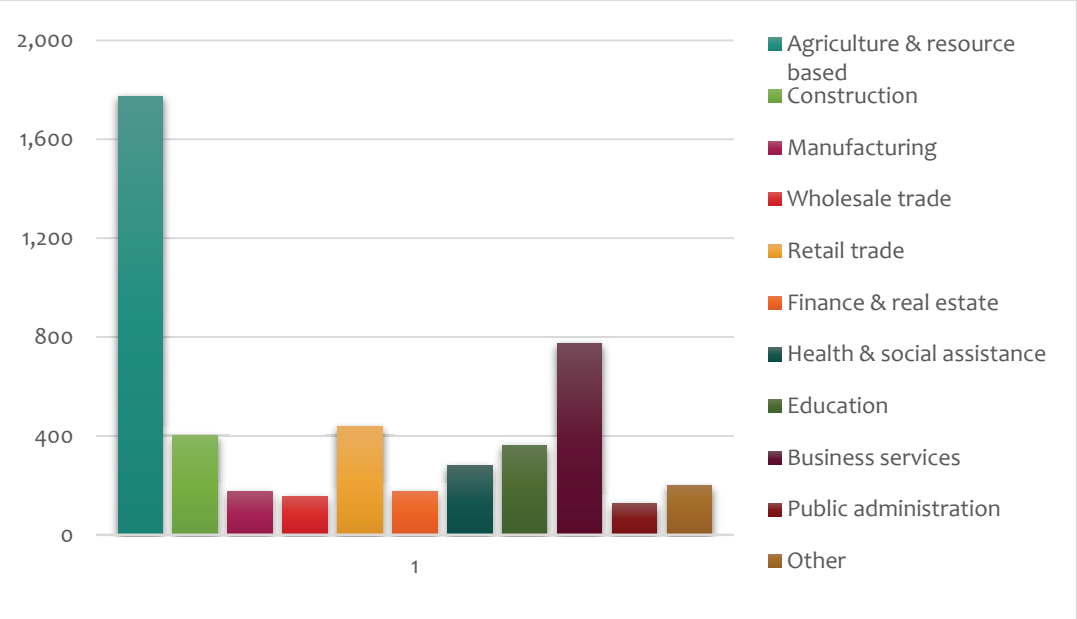
Source: Statistics Canada 2016 Census

There are huge differences in the financial performance of agricultural sectors between provinces. Alberta as recorded in 2015, was at the highest at $139,000 for average family income in comparison between provinces.[5] Even with the sector doing well the average age of farmer operators in Alberta was at 55 as recorded in 2016 and at 55.7 for the County of Vermilion River

Agriculture and resource based industries are the economic underpinning of the economy within the County of Vermilion River. The agriculture sector and other resource-based industries generate approximately 36.5% of all County jobs **(see Figure 6)** Other economic sectors have helped support businesses and job creation in the past and are considered to continue in the future.

[5] Kevin Hursh. "A Look at Income Numbers by Sector Tells Tale." The Western Producer. February 25, 2016. https://www.producer.com/2016/02/a-look-at-income-numbers-by-sector-tells-tale/.

Figure 8 The county of Vermilion River Employment by Industry, Age 15+

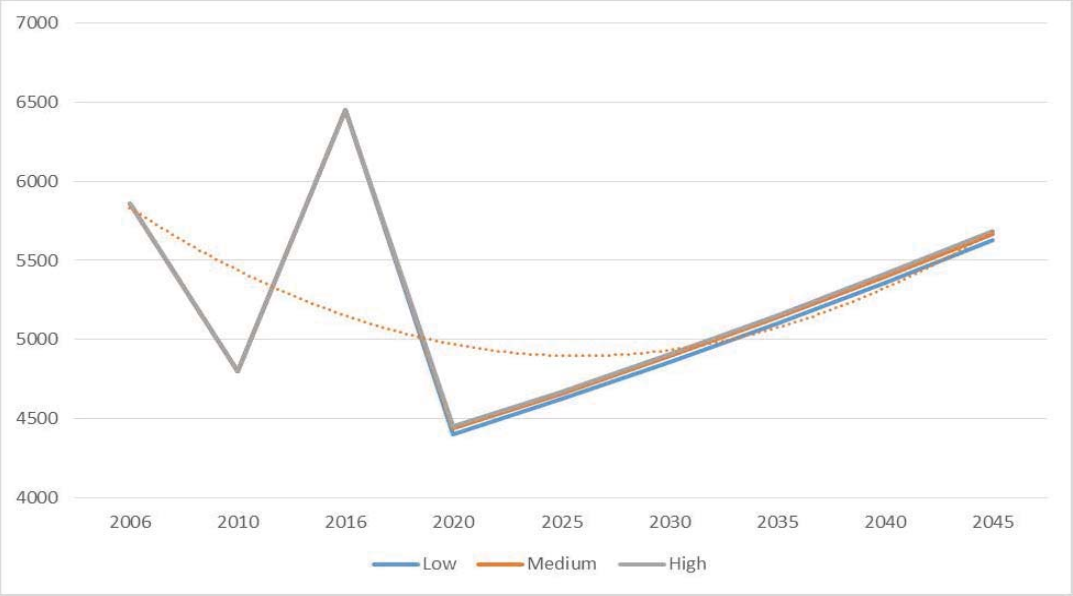


Source: Statistics Canada 2016 Census

The County of Vermilion River labour force projected figures (**see Figure 7**) take into consideration a 70% labour force participation rate and a 5% unemployment rate along with historic trends within the County. The region's labour force projections indicate there could be a growth from 6,450 in 2016 to over 8,577 in 2045. This increase of 33%, will have an effect on the demand for housing and jobs within the county.

Population density exerts significant influence over socioeconomic characteristics and sustainability of rural communities. The polices in the MDP support achieving a balance between the total capacity of the physical environment necessary to support growing population through sustainable development that is fiscally, socially, and environmentally responsible.

Figure 9 Labour Force Projections 2016-2045



Source: Statistics Canada 2016 Census

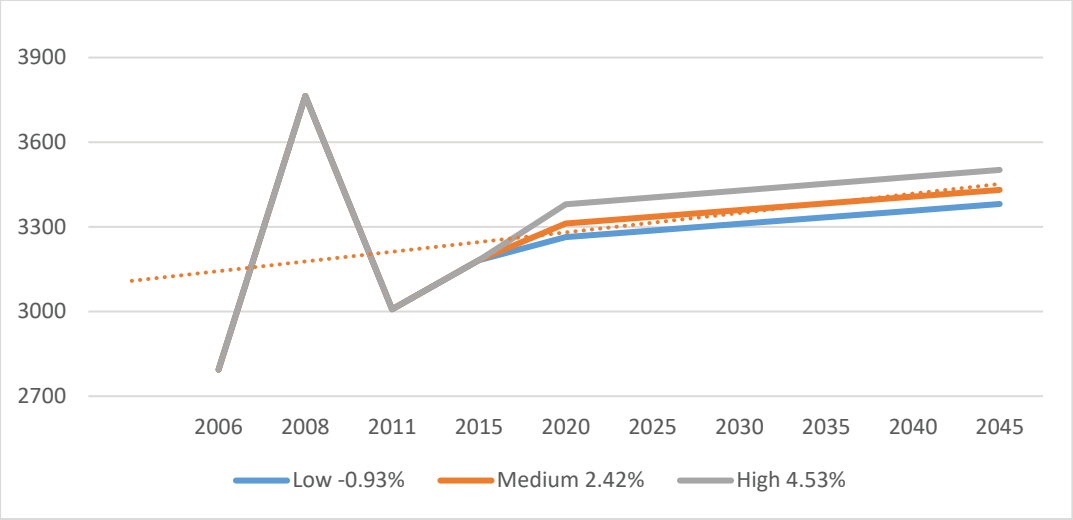
2.7 Housing

Rural communicates, like ours, are not exempt from experiencing a shortage of adequate and affordable housing. The County supports quality housing stock through the Province of Alberta's Builder Licensing program, which reduce risks to prospective homeowners, for residential builders within the County.

The County of Vermilion River contains a total of 2,980 dwellings as recorded in 2016, of which the vast majority of the housing inventory is made up of low density single detached houses. Typical of rural Alberta, the county too has a low diversity in the choices of housing, however, with growth predicted in population numbers will produce a demand for a variety of different housing types in the future to accommodate the millennial and aging population better.

There are three types of residential uses that characterize the County. These include: Farmstead separations in the agricultural area, multi-lot country residential developments in recreation communities, as well as residential developments in the County's Hamlet Areas.

Figure 10 Household Count Projections 2015-2045



Source: Statistics Canada 2016 Census

Table 4 Household Projections and Growth Breakdown 2015-2045

	Households									
Scenarios	**2015** (base year)	2020	2025	2030	2035	2040	**2045**	**% Change**	**CAGR**	**Total Growth**
Low	3182	3264	3287	3311	3334	3358	3381	6.25%	0.93%	199
Medium	3182	3312	3336	3359	3383	3407	3431	7.83%	2.42%	249
High	3182	3380	3404	3429	3453	3477	3502	10.06%	4.53%	320

Source: Statistics Canada 2016 Census

2.8 Infrastructure and Services

Transportation, communication and utility uses include rights-of-ways, and municipal services such as substations, sewage and refuse disposal facilities, water tanks, water treatment facilities, reservoirs, and pumping stations which are normally associated with transportation, communications and/or utilities.

2.8.1 Roadways

The County maintains an extensive municipal road network and works cooperatively with regional and provincial partners to ensure the safety and efficient provision of regional roadways.

The County of Vermilion River is serviced by one primary east-west provincial highway, Highway 16. Traffic along this highway is significant, as it is a major interprovincial connector between the Cities of Edmonton and Saskatoon. Further, the highway provides an important commuter route for County residents to access the City of Lloydminster.

Highway 41 provides a north-south connection to Wainwright to the south, and to the northern communities of St. Paul, Cold Lake, and Fort McMurray.

Secondary highways 631, 641, 893 and 897 provide access to the rest of the County, its Hamlets and internal and surrounding municipalities.

2.8.2 Railway

Access to the County by rail is still well established within the County. One major rail line runs through the County, linking its hamlets and municipal neighbours to markets to the east and west.

2.8.3 Utility right-of-way's and pipelines

Numerous pipeline and utility rights-of-ways exist for the purposes of collecting oil and gas from well sites and batteries; transporting oil and gas products; supplying natural gas to consumers; collecting and disposing of sewage, as well as to connect residents to regional potable water and communications utility providers.

2.9 Natural Environment

The County of Vermilion River is located along the boundary between two Natural Regions, the Parkland Natural Region and the Boreal Forest Natural Region. As this boundary is not defined by major topographical or geological changes, the classifications are general. Local conditions may share characteristics of both Natural Regions. The following broad descriptions are for general information purposes.

The majority of the County, south of the North Saskatchewan River, is within the Central Parkland Natural Sub-region. This Sub-region is characterized by mostly cultivated land with patches of aspen and prairie vegetation. Undulating till plains and hummocky uplands are the primary landforms, with small water bodies scattered throughout.

North of the North Saskatchewan River, the County is identified as Dry Mixed-wood Sub-region. It is typified by short summers, long winters, and sweeping expanses of deciduous, mixed wood and coniferous forests intermixed with fens and wetlands. About 50% of the Dry Mixed Wood Natural Sub region is suitable for cultivation, particularly barley and forage crops.[6]

[6] Natural Regions Committee. (2006). Natural Regions and Sub regions of Alberta. Compiled by D.J. Downing and W. W. Pettapiece. Government of Alberta Publication No. T/852.

2.9.1 Fish and Wildlife

The Central Parkland Natural Sub-region shares wildlife characteristics with bordering grassland and boreal regions. Within the County of Vermilion River, many of the common fish and wildlife species are boreal species, such as the woodchuck, Broad-winged Hawk and Rose-breasted Grosbeak. Other common species associated with aspen and willow communities include the Red-tailed Hawk, Least Flycatcher, Baltimore Oriole, Red-eyed Vireo, Yellow Warbler, White-tailed Deer, Snowshoe Hare, Northern Pocket Gopher and American Porcupine.

Wildlife diversity in the Boreal Forest Natural Region is highest in the south-central and eastern portions of the region, in which the County of Vermilion River is located. Common avian species in this area include the Yellow Tail, Sedge Wren, Great-crested Flycatcher, Chestnut-sided Warbler and Blackburnian Warbler, and additional species flourish in deciduous, coniferous and/or mixed forests. Common mammal species include the Red Squirrel, Snowshoe Hare, Southern Red-Backed Vole, Cinereous Shrew, Least Chipmunk, Deer Mouse, White-tailed and Mule Deer, Black Bear, moose, Ermine and American Beaver.

Within both Natural Regions comprising the County of Vermilion River, lakes and ponds provide habitat for the ducks, grebes, American Bittern, Marsh wren, boreal chorus frog, wood frog, Canadian Toad, Northern Redbelly Dace, Iowa Darter, Lake Whitefish, Burbot, Goldeye, Lake Chub, Longnose and White Suckers, Emerald and Spottail Shiners, Slimy Sculpin, Ninespine Stickleback, Walleye, Yellow Perch and

2.9.2 Environmentally Significant Areas

Environmentally Significant Areas (ESAs), in the context of this plan, refers to those areas within the County that have been designated by Alberta Environment and Sustainable Resource Development as representing places that are vital to the long-term maintenance of biological diversity, soil, water, or other natural processes, at multiple spatial scales. They are identified as areas containing rare or unique elements, or areas that include elements that may require special management consideration due to their conservation needs. The province does not regulate or restrict development within these areas; rather the information has been provided to assist municipalities and other decision makers when they are establishing land management policies.

The County of Vermilion River has a number of ESAs within its boundaries, affecting 7.9% of the County's landmass. The ESAs include areas of national and provincial significance concerning elements of conservation concern, focal species habitat, important wildlife habitat, riparian areas and natural areas. They represent Boreal, Parkland and Grassland Sub-region ecosystems. All of the County's ESA's are identified on **Map: Environmental Features.**

2.9.3 Conservation Areas

Conservation Areas in Alberta are lands which are managed by the Alberta Conservation Association (ACA). The purpose of these lands and the ACA is to manage important wildlife and/or fisheries habitat resources on public and private lands in order to conserve, protect, enhance and provide access to these

habitat resources. Conservation Areas may include lands which have been directly purchased, donated, or leased to the ACA and lands affected by a Conservation Easement in which the ACA has an interest.

All lands identified within the Conservation Site database are available for public use, whether privately owned by the Alberta Conservation Association or its partners, or public lands managed by ACA on behalf of the Crown.[7]

There are currently zero (0) recognized Conservation Areas within the County of Vermilion River. However, in the future the County and residents may decide that it is of value to utilize Conservation Easements to conserve, protect and enhance habitat resources within the County

[7] "Land Management Program Agreement". Retrieved from: http://www.abconservation.com/go/tasks/sites/default/assets/File/pdfs/02AboutUs/02RolesandResponsibilities/Land_Management_Program_Agreement.pdf. On: 22 December 2009.

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PART 3.0
MUNICIPAL DEVELOPMENT PLAN STRUCTURE

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3.0 MUNICIPAL DEVELOPMENT PLAN STRUCTURE

The County of Vermilion River Municipal Development Plan is organized around the Plan's guiding principles (see MDP Part 1.0) that support the goals priorities of the County's Strategic Plan. The four parts that make up the MDP, namely 1) Community Resiliency, 2) Growth Management, 3) Sustainable Development, and 4) Responsible Governance, give shape to the vision of the County of Vermilion River as:

A Sustainable, Vibrant, and Diversified Community with Opportunities for All

3.1 Municipal Development Plan Guiding Principles

3.1.1 Community Resiliency

(a) All actions should support resourcefulness in meeting our challenges and needs in a way that is sustainable through collaboration and mutual aid instead of competition.

(b) All actions should recognize the diverse needs and aspirations of County residents and stakeholders.

3.1.2 Growth Management

(a) All actions should respect the integrity of the County's land base and water resources.

(b) All actions should be proactive in directing non-agricultural development to existing hamlets, planned development areas, and existing multi-lot development areas that have the capacity to support additional development.

(c) All actions should apply Smart Growth principles to promote sustainable development respectful of the County's rural character.

3.1.3 Sustainable Development

(d) All actions should establish land use patterns which make efficient use of land, infrastructure, public services and public facilities and which contribute to the development of healthy, safe, and viable communities by encouraging appropriate mixes of all land use types and a wide range of economic opportunities.

(e) All actions should support proactive, comprehensive planning that is carried out in a fair, open, consistent, and equitable manner.

3.1.4 Responsible Governance

(f) All actions should ensure that the County operates in a fiscally sound manner now and into the future.

3.1 Municipal Development Plan Guiding Principles

(g) All actions should promote governmental excellence through consistent and accountable leadership and collaborative and transparent processes.

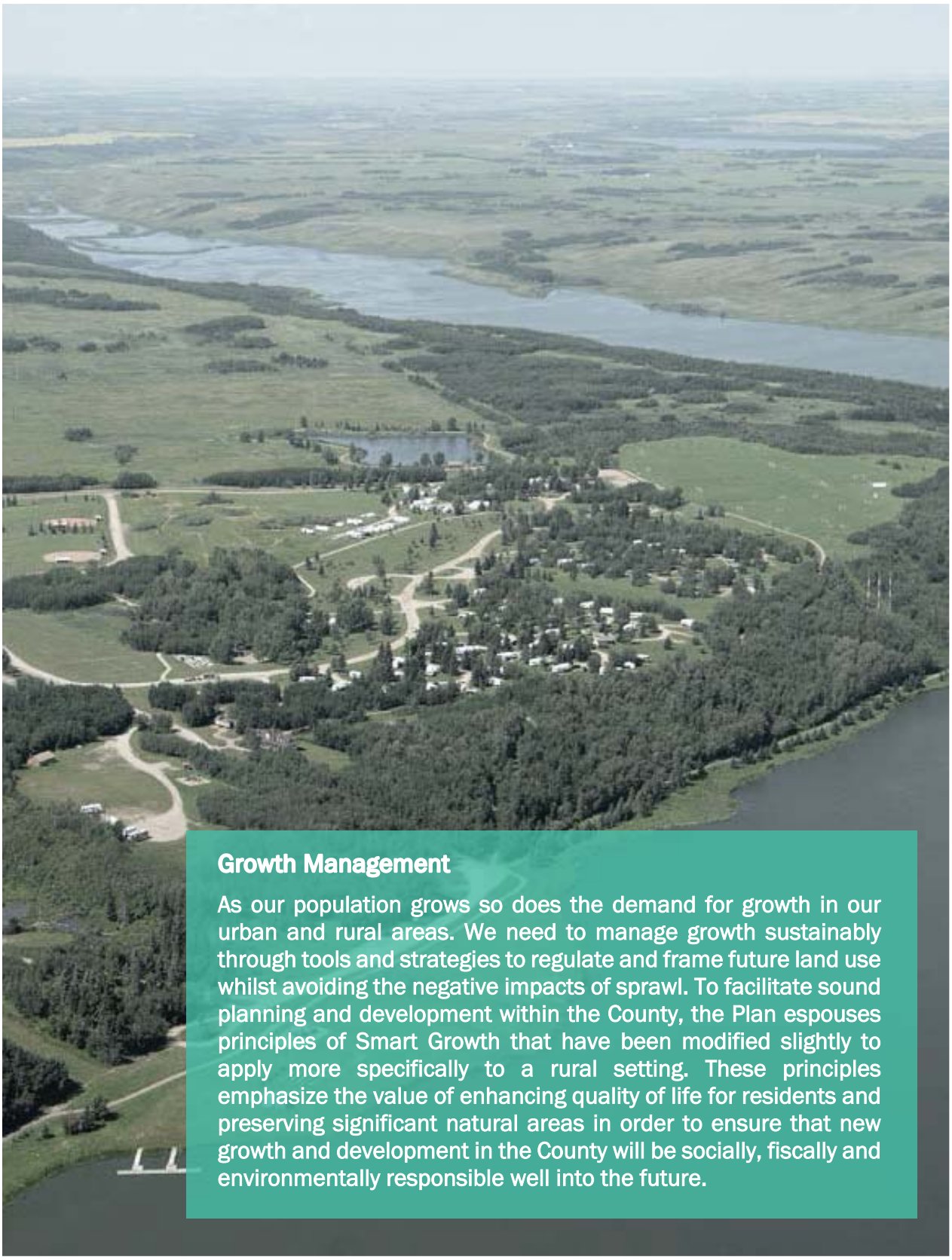
(h) All actions should support implementing strategic decision making.

3.1 Municipal Development Plan Guiding Principles

Community Resiliency

Risk can never be fully eliminated and to be able to bounce back and absorb any shocks we must make sure that our communities are well equipped in terms of their physical, economic, governance and social systems to help maintain a balance in case of any future stresses whether they be expected or unknown. For example, stress on one sector can create a negative effect on everything else around it and to create a resilient economy we can do so by supporting many of our small businesses, promoting diversification, encouraging new ideas, and providing our communities with education and training to help our sectors grow.

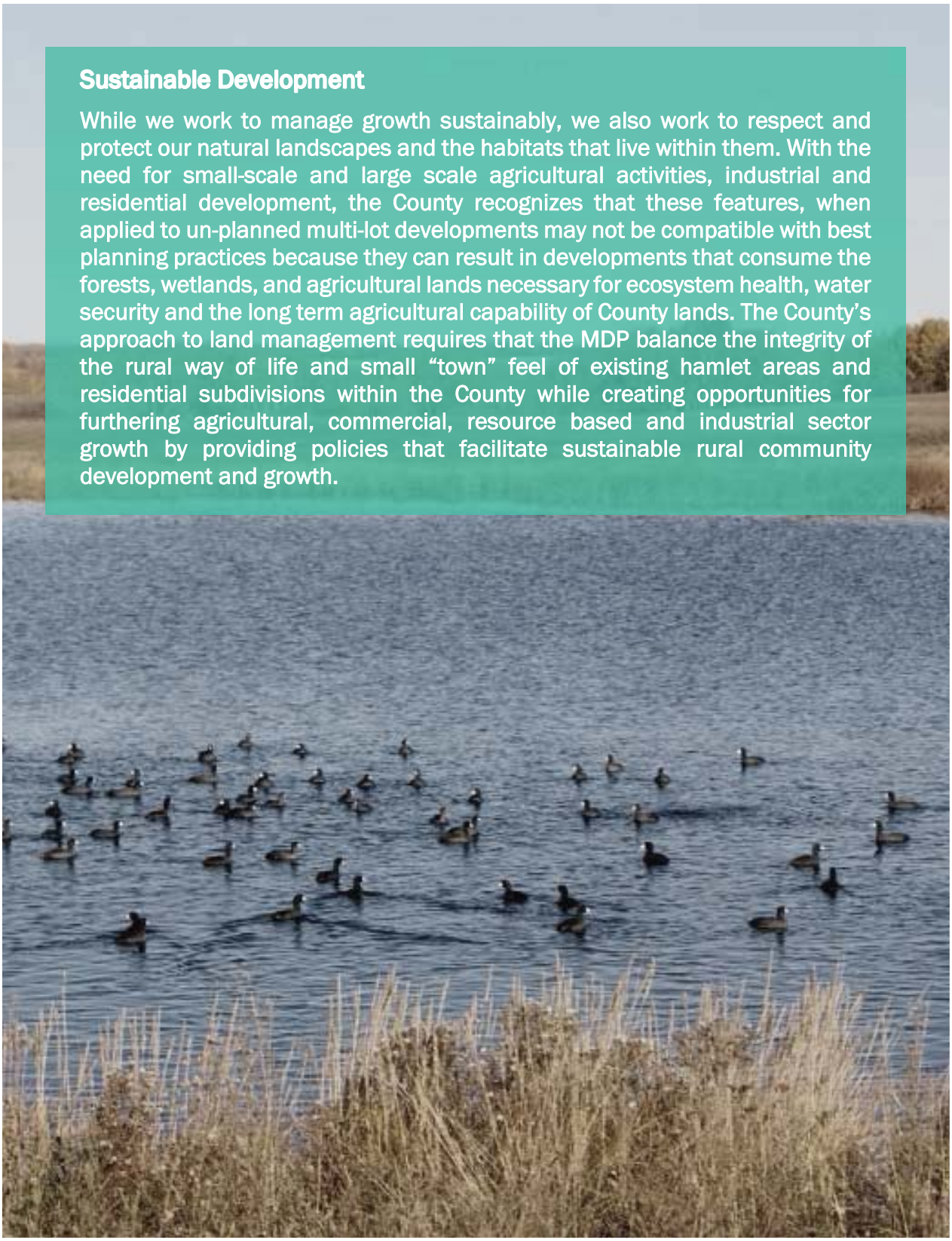
3.1 Municipal Development Plan Guiding Principles



Growth Management

As our population grows so does the demand for growth in our urban and rural areas. We need to manage growth sustainably through tools and strategies to regulate and frame future land use whilst avoiding the negative impacts of sprawl. To facilitate sound planning and development within the County, the Plan espouses principles of Smart Growth that have been modified slightly to apply more specifically to a rural setting. These principles emphasize the value of enhancing quality of life for residents and preserving significant natural areas in order to ensure that new growth and development in the County will be socially, fiscally and environmentally responsible well into the future.

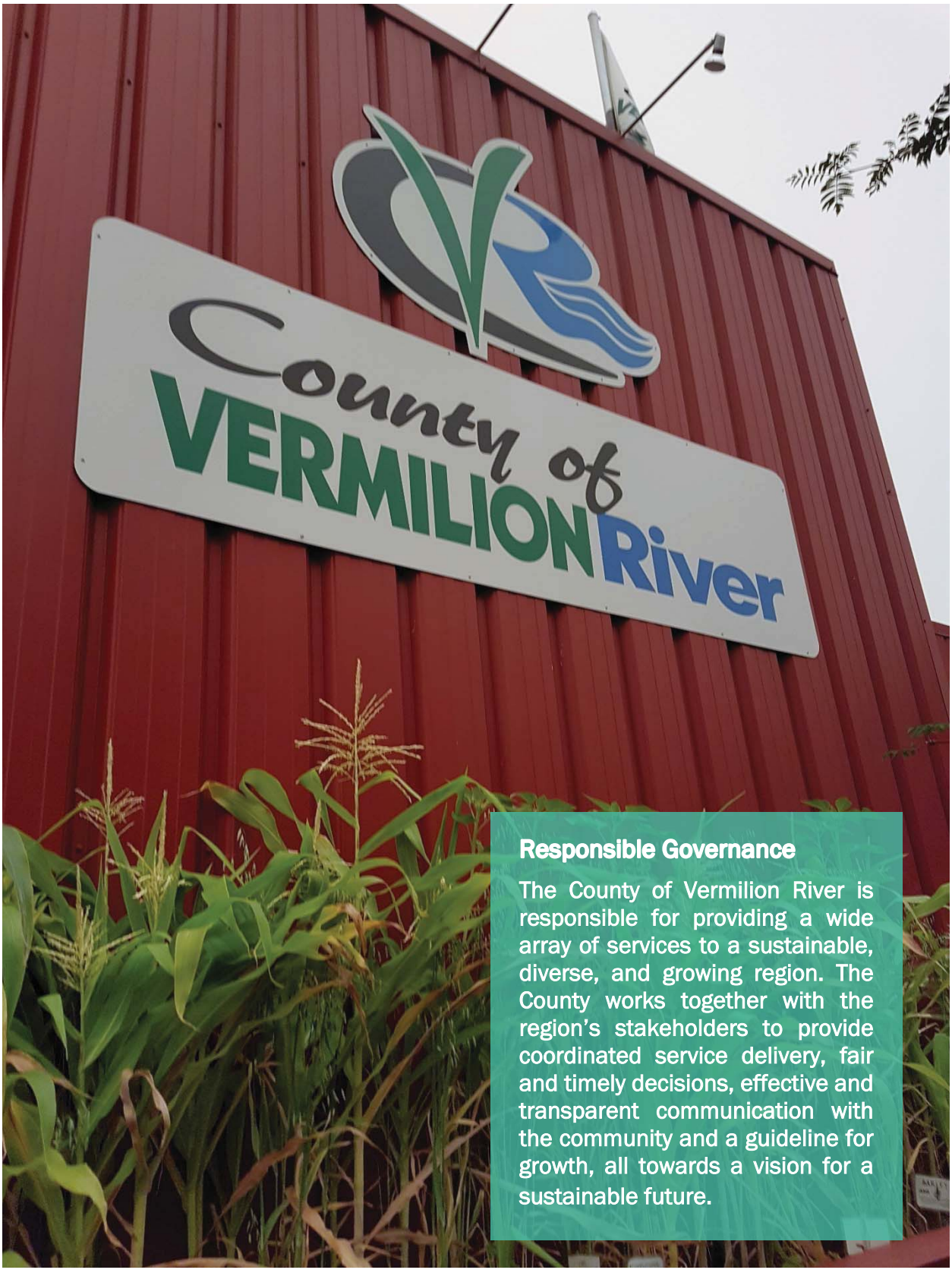
3.1 Municipal Development Plan Guiding Principles



Sustainable Development

While we work to manage growth sustainably, we also work to respect and protect our natural landscapes and the habitats that live within them. With the need for small-scale and large scale agricultural activities, industrial and residential development, the County recognizes that these features, when applied to un-planned multi-lot developments may not be compatible with best planning practices because they can result in developments that consume the forests, wetlands, and agricultural lands necessary for ecosystem health, water security and the long term agricultural capability of County lands. The County's approach to land management requires that the MDP balance the integrity of the rural way of life and small "town" feel of existing hamlet areas and residential subdivisions within the County while creating opportunities for furthering agricultural, commercial, resource based and industrial sector growth by providing policies that facilitate sustainable rural community development and growth.

3.1 Municipal Development Plan Guiding Principles



Responsible Governance

The County of Vermilion River is responsible for providing a wide array of services to a sustainable, diverse, and growing region. The County works together with the region's stakeholders to provide coordinated service delivery, fair and timely decisions, effective and transparent communication with the community and a guideline for growth, all towards a vision for a sustainable future.

3.1 Municipal Development Plan Guiding Principles

MEETING DATE: JULY 15, 2025

REQUEST FOR DECISION - TO COUNCIL

SUBJECT

BYLAW 25-17, CANOLA FARMS AREA STRUCTURE PLAN – MOTION REQUIRED

RECOMMENDATION

THAT the County of Vermilion River give First Reading to Bylaw 25-17, being a bylaw to adopt the Canola Farms Area Structure Plan for NE-7-51-6W4M.

AND

THAT the County of Vermilion River schedule a Public Hearing for Bylaw 25-17, being a bylaw to adopt the Canola Farms Area Structure Plan for NE-7-51-6W4M for August 11, 2025 at 9:05AM in Council Chambers at 5011 – 50 Street in Kitscoty, Alberta.

DETAILS

Background: An application for an Area Structure Plan (ASP) has been submitted for the proposal of a fifth title from a quarter section, titled the Canola Farms Area Structure Plan on the lands identified as NE-7-51-6W4M (the "Lands").

The Lands currently has four (4) titles to the quarter section, with a developed rural residence on the balance of the quarter section. The proposed ASP is planning for a total of five (5) titles for the quarter, breaking the developed rural residence from the balance of the quarter. The County of Vermilion River (the "County") current Municipal Development Plan (the "MDP") (Bylaw 19-03) allows for a maximum separation of three (3) parcels from the quarter section, the fourth title being that of the remainder of the quarter section (MDP s.5.2.3); further subdivision from a quarter section is a multi-lot subdivision and therefore requires the submission of an Area Structure Plan for approval.

Discussion: Allowing the proposed ASP to be passed at First Reading provides an opportunity for the public to review the bylaw before a Public Hearing takes place. A Public Hearing allows Council to hear from any person, group of persons or person representing them who claims to be affected by the proposed bylaw (MGA s.216(4)(4)).

Relevant Policy/Legislation Practices:

Municipal Government Act

Bylaw 19-03 – Municipal Development Plan

Bylaw 19-02 – Land Use Bylaw

Policy PD 007 – Sustainable Planning and Development Requirements

Desired Outcome (s):

THAT the County of Vermilion River give First Reading to Bylaw 25-17, being a bylaw to adopt the Canola Farms Area Structure Plan for NE-7-51-6W4M.

AND

THAT the County of Vermilion River schedule a Public Hearing for Bylaw 25-17, being a bylaw to adopt the Canola Farms Area Structure Plan for NE-7-51-6W4M for August 11, 2025 at 9:05AM in Council Chambers at 5011 – 50 Street in Kitscoty, Alberta.

Response Options:

THAT the County of Vermilion River give First Reading to Bylaw 25-17, being a bylaw to adopt the Canola Farms Area Structure Plan for NE-7-51-6W4M.

AND

THAT the County of Vermilion River schedule a Public Hearing for Bylaw 25-17, being a bylaw to adopt the Canola Farms Area Structure Plan for NE-7-51-6W4M for August 11, 2025 at 9:05AM in Council Chambers at 5011 – 50 Street in Kitscoty, Alberta.

IMPLICATIONS OF RECOMMENDATION

Organizational: Administration to advertise and schedule a Public Hearing for August 11, 2025 at 9:05 AM

Financial: Cost of Advertising

Communication Required: Council, Administration, Applicant

Implementation: Upon approval of Third and Final Reading by Council

ATTACHMENTS

1. Bylaw 25-17, Canola Farms Area Structure Plan
2. Schedule ‘A’ - Canola Farms ASP_July 2025
3. May 2025 Letter to ISL
4. June 2025 Letter to ISL
5. Bylaw 19-03 – Municipal Development Plan
6. Bylaw 19-02 – Land Use Bylaw
7. Policy PD 007 – Sustainable Planning and Development Requirements
8. Policy PD 007 – Schedule ‘A’ Sustainable Planning and Development Requirements Checklist

PREPARED BY: Planning and Community Services Admin. Assistant

REVIEWED BY: Director of Planning and Community Services

DATE: June 30, 2025

THE COUNTY OF VERMILION RIVER

BYLAW 25-17

CANOLA FARMS AREA STRUCTURE PLAN

BEING A BYLAW OF THE COUNTY OF VERMILION RIVER IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING THE CANOLA FARMS AREA STRUCTURE PLAN FOR NE-7-51-6W4M

WHEREAS Part 17 of the Municipal Government Act, R.S.A. 2000, c. M-26 and amendments thereto, provides for the purpose of providing a framework for the subdivision and development of an area of land within the Municipality;

WHEREAS County of Vermilion River deems it in the public interest to adopt the Canola Farms Area Structure Plan for NE-7-51-6W4M;and

NOW THEREFORE The Council of the County of Vermilion River in the Province of Alberta, duly assembled, enacts and adopts as follows:

1. That the Canola Farms Area Structure Plan for NE-7-51-6W4M, being Schedule 'A' attached to and forming part of this bylaw, be adopted.
2. Should any provision of this bylaw be determined to be invalid, then such provisions shall be severed, and the remaining bylaw shall be maintained.
3. This bylaw shall come into force and effect upon receiving Third and Final Reading and having been signed by the Reeve and Chief Administrative Officer.

SHOULD any provision of this Bylaw be determined to be invalid, then such provisions shall be severed, and the remaining bylaw shall be maintained.

THIS Bylaw shall come into force and effect upon receiving Third and Final Reading and having been signed by the Reeve and Chief Administrative Officer.

Read this First time this 15 day of July 2025.

Advertised this ____ day of _____ 2025, and this ____ day of _____ 2025 in the Meridian Source.

Advertised this ____ day of _____ 2025, and this ____ day of _____ 2025 in the Vermilion Voice.

Public Hearing held this 11 day of August 2025.

Read this Second time this ____ day of _____, 2025.

Read a Third and Final time and finally passed, this ____ day of _____, 2025.

SIGNED by the Reeve and Chief Administrative Officer this _____ day of _____, 2025.

_____

REEVE

_____

CHIEF ADMINISTRATIVE OFFICER

CANOLA FARMS AREA STRUCTURE PLAN

FINAL REPORT

July 2025

ISL Engineering and Land Services Ltd. is an award-winning full-service consulting firm dedicated to working with all levels of government and the private sector to deliver planning and design solutions for transportation, water, and land projects.

At ISL, your identity is part of our identity. Diversity, Equity, and Inclusion (DEI) speaks to our core values and provides space for our teams to bring their authentic selves to work. ISL believes DEI creates the best outcomes for our clients while sustaining a happy and thriving work environment that allows for career development opportunities for all staff. ISL is committed to a focused effort on continuous improvement and development of a respectful and safe workplace.

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1.0 INTRODUCTION

1.1 Purpose

The Canola Farms Area Structure Plan (ASP) recognizes the importance of agricultural lands, accounts for existing residential development, and provides a framework for the future. The ASP is designed to:

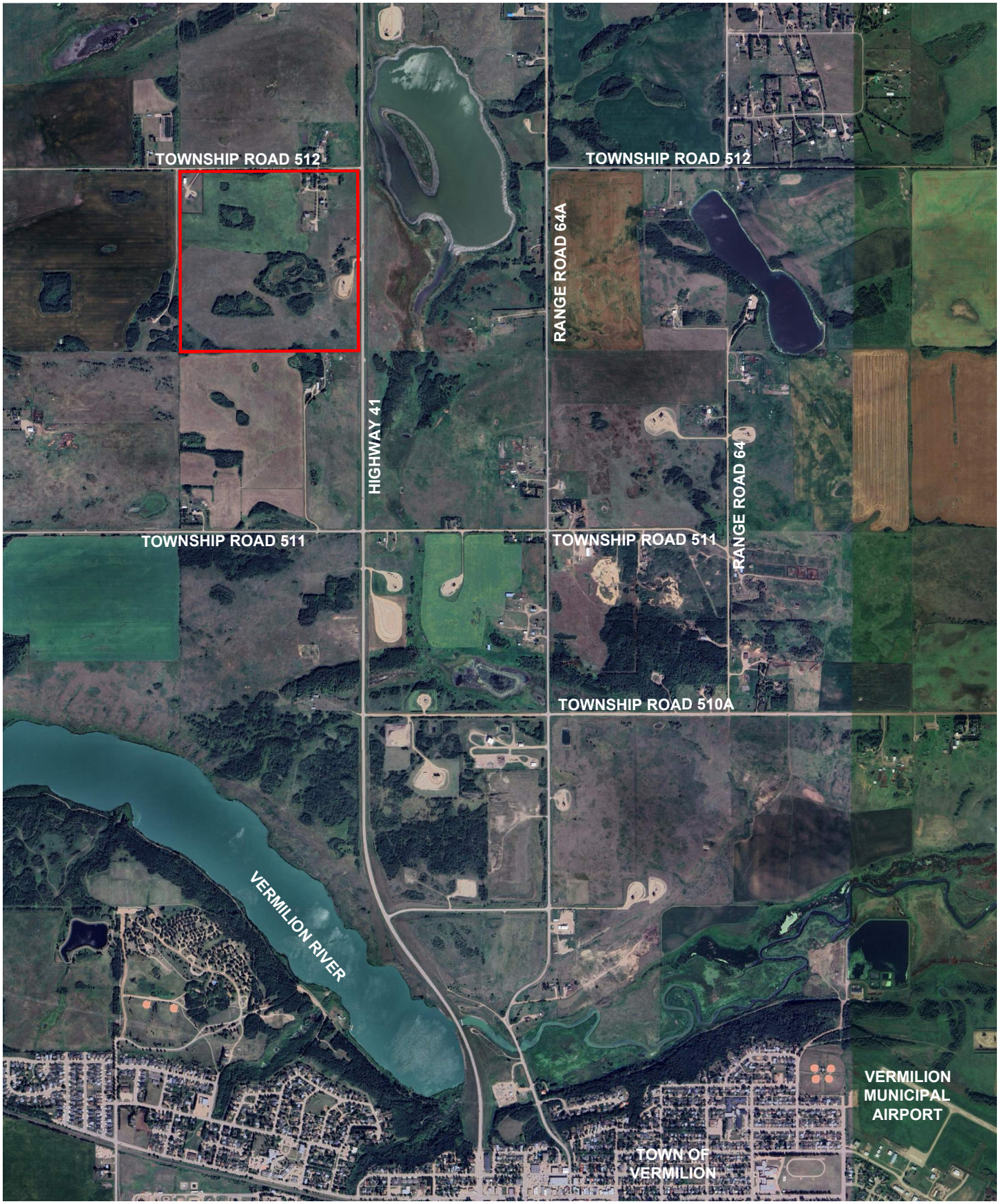
1. Establish the conceptual land use, provision of reserve lands, identify transportation and servicing networks, and demarcate development phasing, in accordance with Section 633 of the *Municipal Government Act*, RSA 2000 (MGA),
2. Conform to applicable policies and plans, such as the Provincial Land Use Policies and the County's Municipal Development Plan, and
3. Summarize feedback received through engagement with referral agencies and plan area landowners.

1.2 Plan Area Location

The Canola Farms ASP is in the western portion of the County of Vermilion River and is three kilometers north of the Town of Vermilion. The ASP is located at NE7-51-6-W4M on the southwest corner of Township Road 512 and Highway 41, as shown in **Figure 1**. The ASP consists of one quarter section of land.

Photo courtesy of Google.

Photo 1: Looking southwest from the corner of Highway 41 and Township Road 512



Plan Area

Location Plan

Figure 1

Canola Farms ASP

June 2025

0 400 800 m

N

Integrated Expertise, Locally Delivered

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1.3 Plan Preparation

Throughout the preparation of the ASP, policy considerations were reviewed, desktop analysis prepared, and there were discussions with the County, landowners, government agencies and service providers, including Alberta Transportation and Economic Corridors (TEC). A summary of these activities is described throughout the balance of the document.

The County advised that the following reports were not required with this ASP: Biophysical Assessment Report, Environmental Site Assessment, Geotechnical Assessment, Stormwater Management Concept or Engineering Design Brief, and Transportation Impact Assessment.

1.4 Area Structure Plan Vision

The Canola Farms ASP maintains existing agricultural lands, accommodates four residential parcels, limits access to adjacent roadways, preserves wetlands and existing tree stands, and recognizes a suspended well.

Photo courtesy of Google.

Photo 2: Looking west from Highway 41 to agricultural lands, wetlands, and tree stands

1.5 Plan Interpretation

Compliance with policies in this ASP shall be interpreted and applied as follows:

1. "Shall" and "will" mean mandatory compliance,
2. "Should" means compliance in principle but is subject to the discretion of the County or County where compliance may be undesirable or impractical due to specific circumstances, and
3. "May" means discretionary compliance or choice in the application of policy.

Unless otherwise stated, all words and expressions used in this ASP shall have the meanings assigned to them in the MGA, MDP and LUB.

2.0 Policy Context

2.1 Statutory Plans and Land Use Bylaw

This ASP has been prepared in accordance with the policy documents affecting the plan area. Conformance with County policies and land use compatibility with adjacent lands is a key consideration for this ASP.

Vermilion Intermunicipal Development Plan

The Vermilion Intermunicipal Development Plan (IDP) is a statutory plan adopted by the Town of Vermilion and the County of Vermilion River. The IDP is guided by six principles, including the efficient use of land, infrastructure, public services, and public facilities.

The Canola Farms ASP is located 800 meters (m) north of, and outside the IDP plan area. Although the policies of the IDP do not apply to the Canola Farms ASP they are instructive.

County of Vermilion River Municipal Development Plan

The County's Municipal Development Plan (MDP), Bylaw 19-03, as amended, describes the municipality as socially, environmentally, economically, and culturally sustainable. The MDP recognizes agricultural lands as a finite resource, and in policy 5.2.1 describes that quarter sections shall have a maximum density of four parcels. As a follow-up, policy 5.2.3 describes that any quarter section with more than four parcels is a multi-lot subdivision that "…may require a Land Use Bylaw amendment." To support these key elements of the MDP, policy 5.2.11(c) describes that multi-lot subdivisions should be clustered to reduce land use conflicts and servicing costs."

The Canola Farms ASP has four residential parcels, and the balance of quarter section, which totals five parcels. As a result, the plan area is considered a multi-lot subdivision. Three of the four residential lots are clustered to preserve agricultural lands and reduce land use conflicts. The agricultural lands will be preserved. The County has advised that a Land Use Bylaw amendment is not required.

The Canola Farms ASP conforms to MDP policy and will implement the MDP through its land use designations, policies, and public engagement program.

The MDP's Future Land Use map (Map 2) designates Highway 41 and its right-of-way as "Highway Development Area." There are no corresponding policies for this designation.

County of Vermilion River Land Use Bylaw

The County's Land Use Bylaw (LUB) designates the Canola Farms ASP as Highway Development (HD) District. This district supports commercial opportunities and allows existing residential dwellings.

Section 3.3.2 describes that all subdivisions with more than four parcels require the submission of a Site Development Plan or an ASP. On December 20, 2024, the County's Director of Planning and Community Services confirmed the ASP requirement.

Adjacent Area Structure Plans

The lands to the south of the Canola Farms ASP were formerly guided by the repealed North Gateway 41 ASP. The Vermilion River IDP replaced the North Gateway 41 ASP.

3.0 SITE ANALYSIS

3.1 Plan Area Context

The Canola Farms ASP is primarily under agricultural cultivation and its balance contains four residential sites, a suspended well owned by Cenovus Energy, wetlands, and tree stands, as shown on **Figure 2**.

The agricultural lands are cultivated for wheat and canola and include pastureland. These lands also contain marsh and swamp, as per the Alberta Merged Wetland Inventory, and existing tree stands. The agricultural lands, wetlands, and forested areas will not be developed. The retention of the wetlands and forested areas, and any buffers around them will limit the impact of development on natural features and wildlife. Any activity which may affect a wetland area is subject to the regulatory requirements of the *Water Act* will require an application prior to disturbance and compensation to the province.

The four residential sites are in the northwest and northeast corners of the plan area. Each lot contains a dwelling, and some contain a water well and/or sanitary tank. The dwellings on these sites are generally located on the highest elevations within the plan area. Each residential parcel is accessed via Township Road 512. The three residential parcels in the northeast are accessed via a 15m wide private road right-of-way.

The lands surrounding the Canola Farms ASP are primarily under agricultural cultivation, and a large water body is located to the east. Seven residential dwellings are located within 800m of the ASP boundary. These lands are designated Agricultural (A) District or HD District.

The land use district and existing uses in the plan area are compatible with adjacent land uses.

3.2 Transportation Network

The plan area, except for a suspended well site, is accessed from Township Road 512 by a driveway to Block 3, and a shared access right-of-way (Plan 072 9035) to Block 1, 2, and 4. Access to the balance of the quarter section is provided in the northwest corner of Township Road 512. The suspended well site is accessed from Highway 41. No additional access to Township Road 512 or Highway 41 is expected. All accesses are shown on **Figure 5**.

Road widening has been dedicated to the Province along Highway 41 and the County along Township Road 512 by Plan 4917LZ (1.08 ha).

3.3 Wells, Abandoned Wells, and Rights-of-Way

The plan area was reviewed for active or suspended wells, abandoned wells, and rights-of-way, as shown in **Figure 2**. According to the Alberta Energy Regulator (AER) well map viewer and AbaData information, there are no active wells or abandoned wells within the plan area. A suspended well owned by Cenovus Energy Ltd. is located on an 1.96 ha leased area within the quarter section. The well site has an existing access route from Highway 41 and work area, as per AER Directive 079.

Photo courtesy of Google.

Photo 3: Looking west from Highway 41 a suspended well, access road and work area.

A low pressure gas line trends north/south across the quarter section and provides service to three of the four residential parcels.

3.4 Soils

The plan area is designated, as per SPIN2, 100% Class 2 (moderate limitations) and Sub Class C (adverse climate) soils. And, according to AbaData, there is no record of spills. Soil classification, in accordance with the County's online assessment tool, is described as "Dryland Arable" and "Dryland Pasture" with an adjusted rating of 82%.

The developer has reviewed the Alberta Water Well Database and is aware of the location and status of existing water wells in the surrounding area. The area is not experiencing development activity, there is no change in the number of residences, and there is no indication of a strain on existing water resources. The plan area currently has four dwellings. While the developer has no plans for construction of a dwelling on the quarter section, should a residence be established in the future, available data indicates the aquifer in this area could adequately support it.

3.5 Topography

The plan area slopes from northwest to east, with a high point along the western boundary and where the three residential lots are located. Depressional areas are in the southeast, as shown in **Figure 3**. The elevations range from 618 metres (m) in the northwest, 615m in the northeast, 612m in the central portion, and 609m in the southeast. In general, overland flows trend east to west. Any stormwater management plan for the plan area will reflect this overland flow, however no grading is anticipated.

3.6 Surface Drainage Assessment

A desktop surface drainage assessment of the plan area was conducted by ISL in May 2025. Approximately 1 hectare of the plan area, located within Lot 1 Block 4, is expected to surface drain toward the northwest and northeast, maintaining existing drainage patterns, as shown in **Figure 3**. The volume and rate of runoff from this area is anticipated to remain consistent with pre-development conditions. Post-development runoff flows are not expected to exceed those observed under existing conditions.

Surface runoff from this portion of the site will continue to discharge into the roadside ditches along Highway 41 and Township Road 512. No adverse impacts to adjacent properties is anticipated because of this drainage pattern. The remaining runoff from Lot 1 Block 4 will continue to flow toward the southeast and southwest, draining into the existing tree stand and the Highway 41 roadside ditch. No site improvements are proposed that would increase the rate or volume of runoff to neighbouring parcels beyond current levels.

3.7 Historical and Archaeological Review

Alberta's Historic Resources Management Branch granted approval to the ASP and subsequent development within the plan area on March 14, 2025. The Department also advised that, "a person who discovers an historic resource in the course of making an excavation for a purpose other than for the purpose of seeking historic resources shall forthwith notify the Minister of the discovery."

3.8 Emergency Services

The Vermilion Fire District will provide the fire service response to this area.

The County of Vermilion River Enforcement Services Program provides enforcement services to this area.

3.9 Health Services

The Canola Farms ASP is within the Town of Vermilion Health Unit, with the Vermilion Health Centre located four kilometers to the south. The centre provides a range of healthcare services including a 24/7 emergency department.

3.10 Education

The Canola Farms ASP is within the Buffalo Trails Public Division and East Central Catholic School Division, with Vermilion Elementary School, J.R. Robson School, Buffalo Trail Learning Hub, St. Jerome's Catholic School, and Lakeland College in proximity.

3.11 Property Ownership Patterns

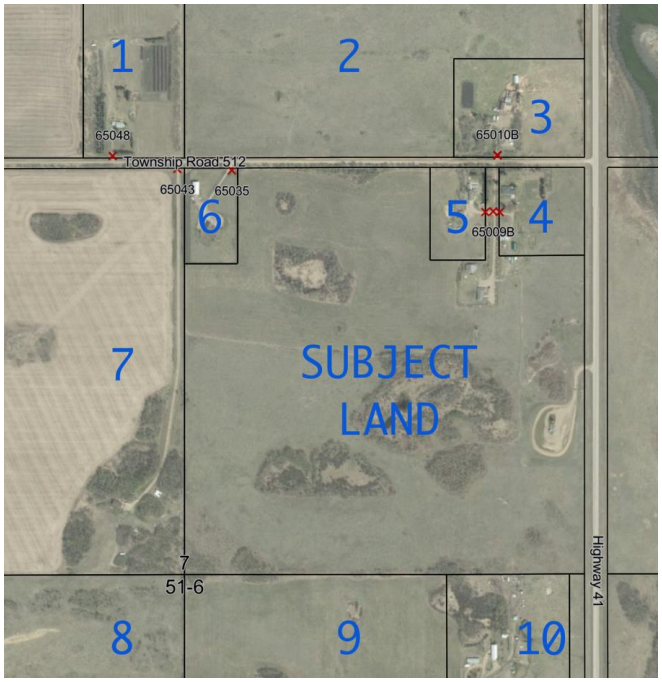
The land located within the plan area is owned by four different owners on five titled properties, as described in the following table and shown in **Figure 4**. The owner of NE7-51-6-W4M has created a fifth parcel of 3.76 ha, which necessitated the ASP. An existing dwelling is located on the site.

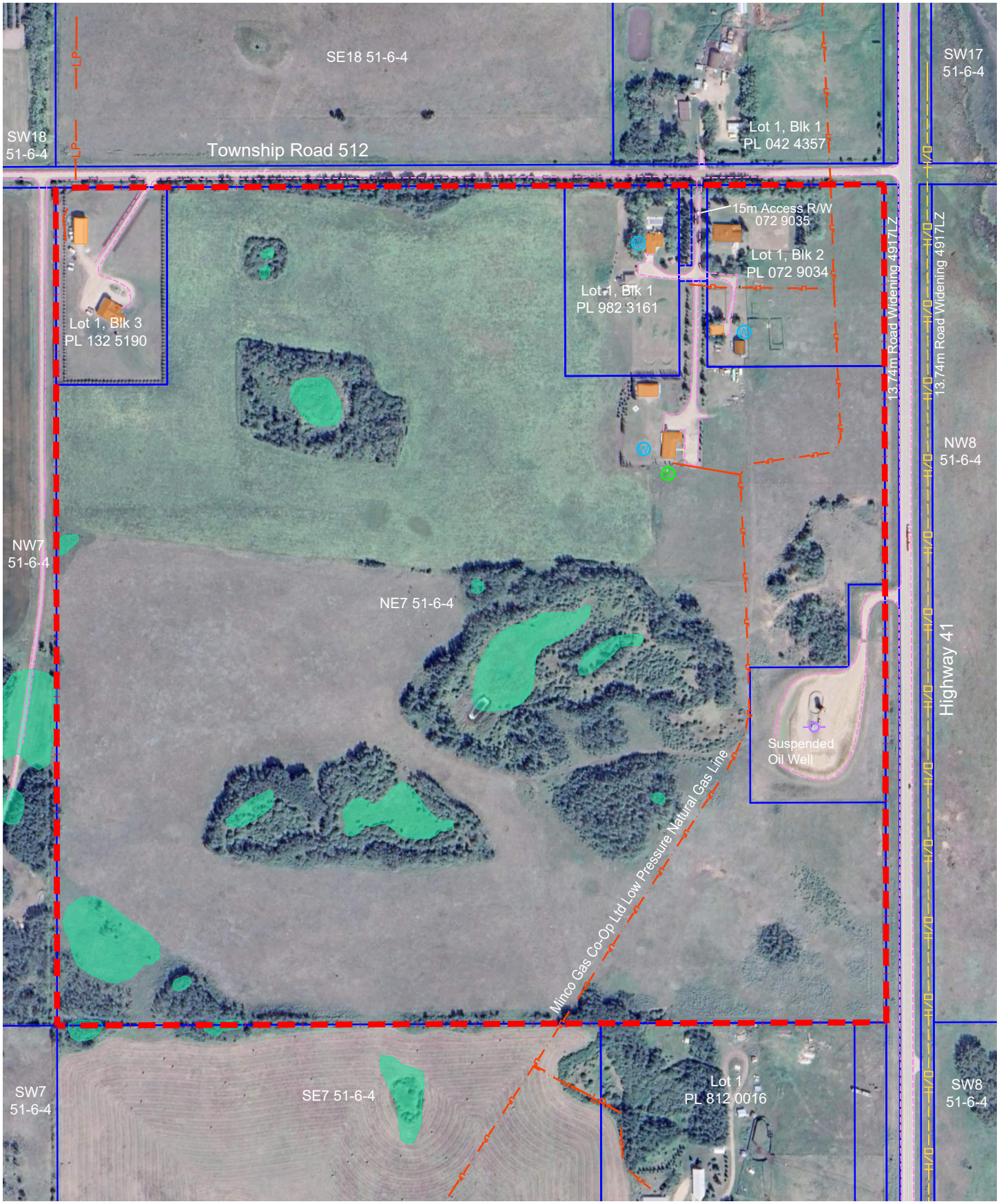
Table 1: Property Ownership

Legal Description	Owner	Area (ha)
Lot 1, Block 1, Plan 982 3161	Private Owner	2.01
Lot 1, Block 2, Plan 072 9034	Private Owner	2.96
Lot 1, Block 3, Plan 132 5190	Private Owner	2.02
Lot 1, Block 4	Private Owner	3.76
NE7-51-6-W4M (including well site)	Private Owner	51.29
	Total Plan Area	**64.01**

3.12 Engagement

Landowners in the Canola Farms ASP and landowners adjacent to the plan area were engaged in December 2024. Engagement activities included Facebook messages, texts, and/or phone calls. A total of 10 landowners and adjacent landowners, as shown in the aerial photo to the right, were contacted. Eight responses were received, and no concerns were raised. Landowners 4, 5, and 6, which own property within the plan area advised that they had no concerns. Two landowners did not respond to requests for comments.





Plan Area
Buildings/Structures
Existing Access
Low Pressure Natural Gas Servicing
ATCO Powerlines
Well Leased Area
Road Widening

Water Well
Sanitary Tank
Suspended Oil Well
AMWI* Marsh
*Alberta Merged Wetland Inventory

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Integrated Expertise, Locally Delivered

Existing Conditions

Figure 2

Canola Farms ASP

June 2025

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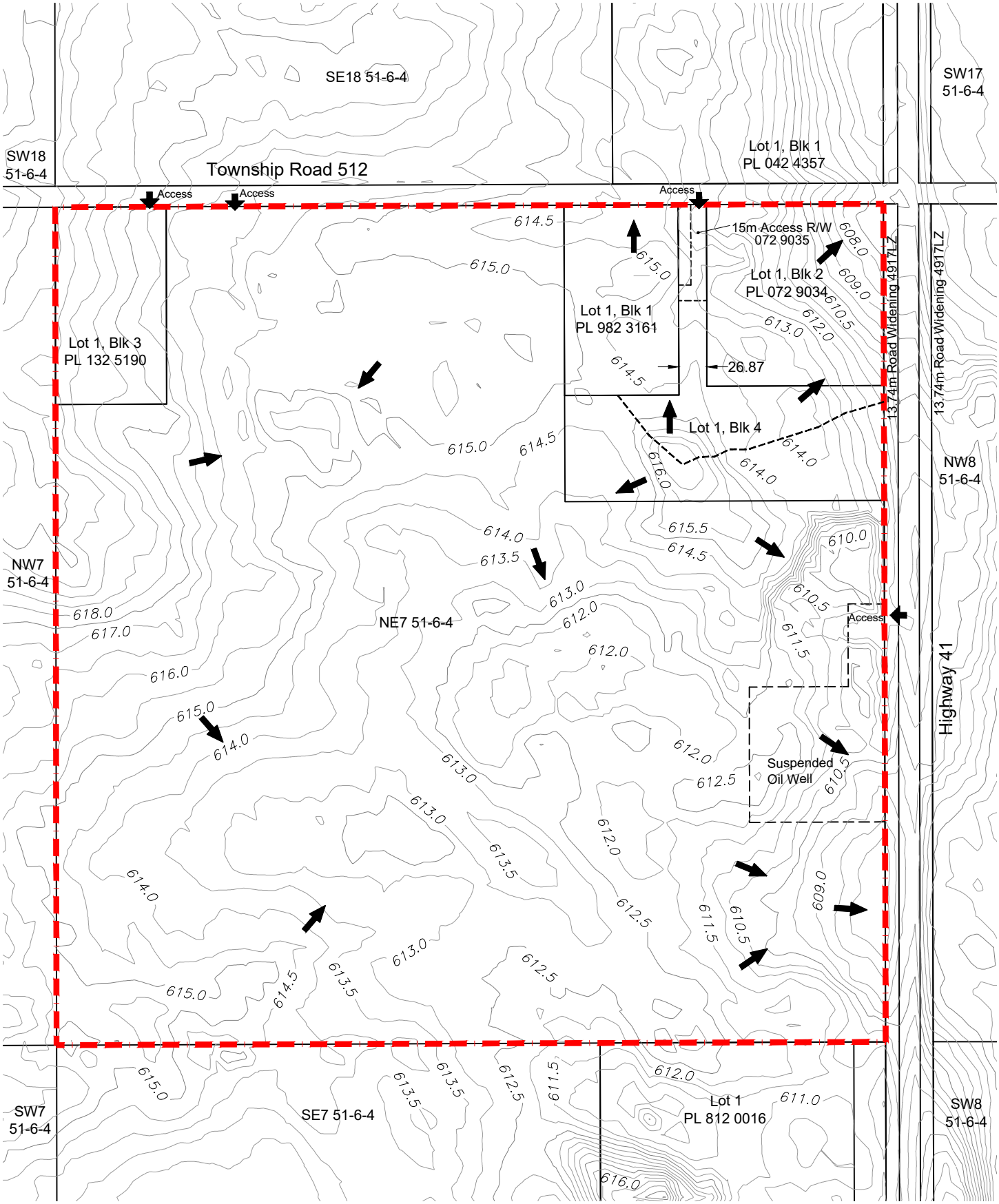

Plan Area
Existing Contours
Surface Drainage

Topography

Figure 3

Canola Farms ASP

June 2025

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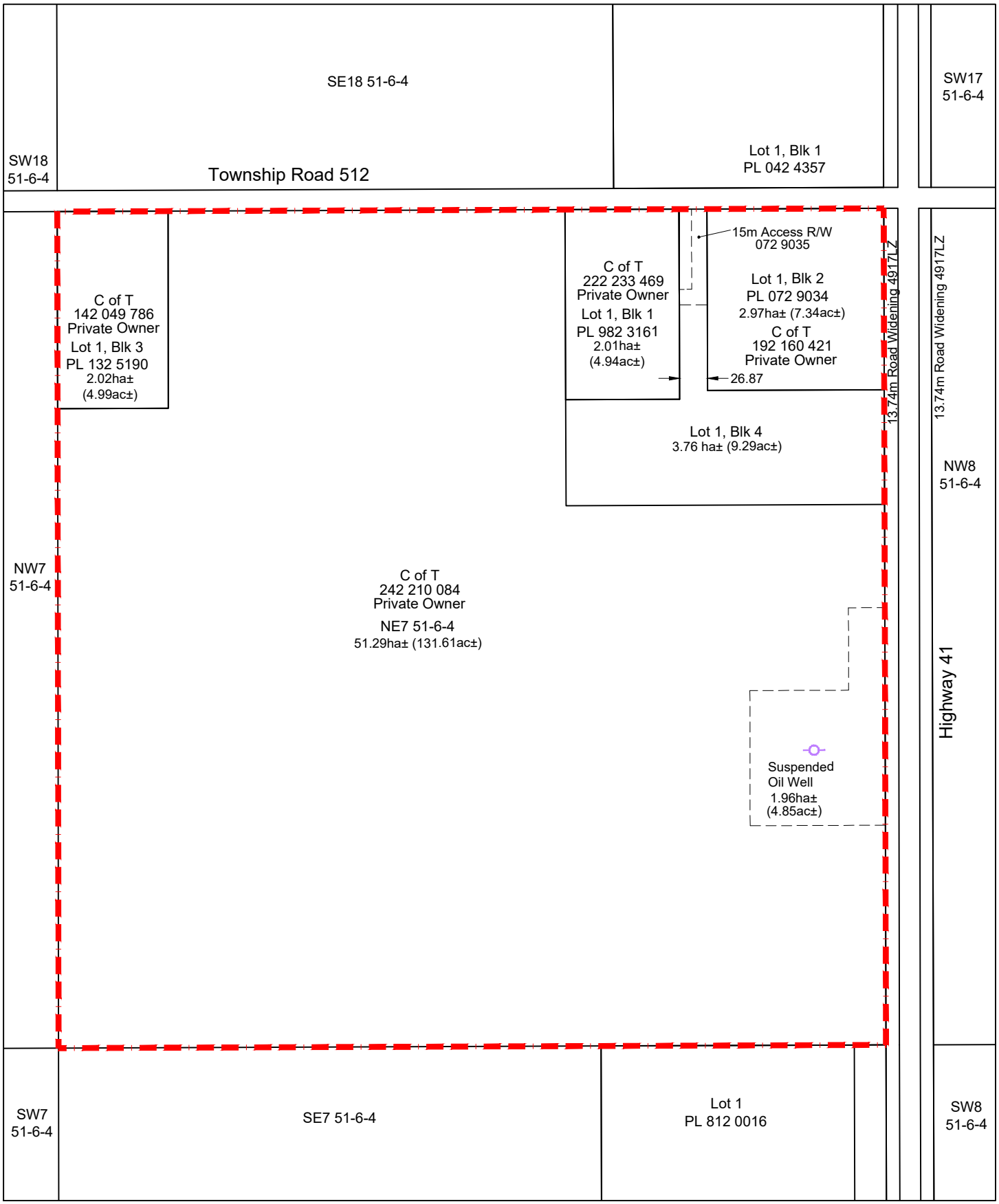

Plan Area

Property Ownership

Figure 4

Canola Farms ASP

June 2025

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4.0 Land Use Concept

The Canola Farms ASP provides a mix of agricultural and residential uses, preserves agricultural lands, accommodates four residential parcels, a suspended well on a lease area, conserves wetland and forested areas, and limits access to Highway 41. Canola Farms is intended to contribute to the County's sustainable future. The total residential density within the plan area is four lots: Lot 1 Block 1, Lot 1 Block 2, Lot 1 Block 3, and the recently subdivided Lot 1 Block 4.

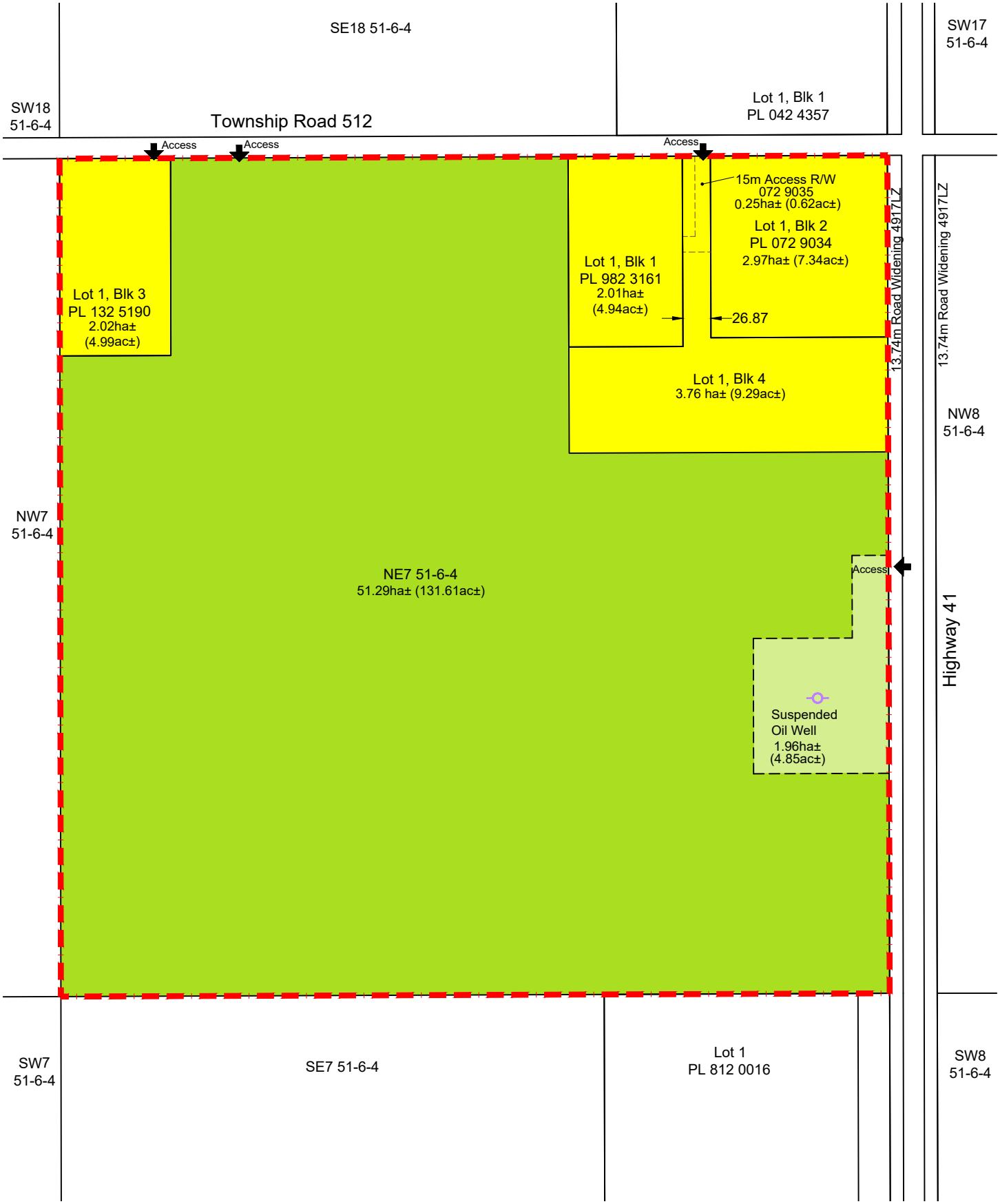
4.1 Land Use Statistics

The land uses within Canola Farms and their areas in hectares and by percentage are identified in the following table.

Table 2: Land Use Statistics

Proposed Land Use*	Area (ha)	% of GDA
ASP Area	**64.01**	
Gross Developable Area (GDA)	**64.01**	**100.0%**
Agricultural	51.29	80.1
Residential	10.76	16.8
Suspended Oil Well	1.96	3.1
Total	**64.01**	**100.0%**

* Areas are approximate, and any discrepancies are a result of rounding.



Plan Area 64.01 ha± (158.17 ac±)
Residential 10.76 ha± (26.59 ac±)
Agricultural 51.29 ha± (126.73 ac±)
Well Leased Area 1.96 ha± (4.85 ac±)

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Land Use Concept

Figure 5

Canola Farms ASP

June 2025

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5.0 LAND USE POLICIES

This section provides a description of the general policies that will guide development throughout the plan area, and includes policies for agriculture lands, residential lands, a suspended well, environmental and municipal reserve, and transportation, services and utilities.

5.1 General Land Use Policies

1. Development in the plan area shall follow the land use designations shown on **Figure 5**: Land Use Concept.

2. Prior to the time of development, the County may require the following studies:

    a. Biophysical Impact Assessment,
    b. Phase I Environmental Site Assessment,
    c. Servicing Design Report, and/or
    d. Transportation Impact Assessment.

5.2 Agriculture Policies

1. The agricultural lands within the plan area, as shown on **Figure 5**, shall be maintained and remain in agricultural operation.

2. The County may promote the growth of the agricultural sector by:

    a. advancing food production, processing and distribution, and value-added opportunities related to agriculture products and services,
    b. supporting manufacturing, packaging, shipping and distribution to wholesalers, and farmers markets, and
    c. collaborating with agricultural operators, and current and new non-agricultural users within and adjacent to the plan area to address potential conflicts through education and other mechanisms

5.3 Residential Policies

1. The plan area shall consist of four residential parcels and each shall take access from Township Road 512, as shown in **Figure 5**, either directly or by a shared access easement.

5.4 Suspended Well

1. A suspended well owned by Cenovus Energy is located within a 1.96 ha leased area within the quarter section. This area shall be maintained unless reduced by the leaseholder and leasee.
2. The well site is accessed from Highway 41. This access shall be maintained.

5.5 Environmental Policies

The plan area has 10 wetlands and nine forested areas. All are located within agricultural lands. Implementing retention strategies for wetlands and forested areas will limit the impact of development on natural features and wildlife within the plan area. Alberta Environment and Protected Areas requires project applicants to follow the wetland mitigation hierarchy approach of; Avoid, Minimize, and Replace (Alberta Wetland Mitigation Directive, 2018 [Alberta Wetland Mitigation Directive]).

1. If development is proposed within a within or adjacent to a wetland or forested area, a Biophysical Impact Assessment (BIA) including fieldwork shall be undertaken by a Professional Biologist shall be provided prior to development, preferably at the time of redistricting. The BIA shall examine relevant valued ecosystem components including, but not limited to, wildlife and wildlife habitat, wetlands, fish habitat potential, vegetation including rare plants, and hydrology, and shall compile and include all fieldwork results. These studies shall be conducted no greater than three years prior to development to remain valid. The required fieldwork shall include the following, if applicable:

    a. Wetland fieldwork conducted during the growing season and following Alberta Environment and Protected Areas (AEPA) directives to support a *Water Act* application for wetland disturbance. The fieldwork shall delineate and classify each wetland. If construction is planned within 3 years, ABWRET-A values shall be assigned to all wetlands identified in the plan area. The BIA shall include recommended development setbacks to undisturbed wetlands that will remain.
    b. Wildlife field studies, specifically migratory bird assessments, raptors and raptor nest assessments, amphibian assessments, reptile and hibernacula assessments and searches for protected nests and cavities under the Migratory Bird Regulation (2022), or others deemed necessary by the Professional Biologist. Species surveys shall be undertaken following the Sensitive Species Inventory Guidelines to assess for protected species and the need for mitigation specific to those species and to remain in compliance with the *Wildlife Act* and *Migratory Bird Convention Act*. The wildlife field studies shall evaluate habitat quality and suitability for sensitive species in the plan area.
    c. A vegetation field assessment shall be included in the BIA and shall include rare plants, weeds, and rare ecological communities and describe habitat types.
    d. Fish and fish habitat studies of waterbodies with potential to support fish life to determine fish presence to ensure compliance with the *Fisheries Act*.

2. It is the landowner/developer's responsibility to obtain all necessary environmental approvals required for development. This may include but is not limited to a *Water Act* approval for wetland disturbance and *Historical Resources Act* clearance. Appropriate construction mitigation will be required to remain in compliance with other environmental regulatory requirements including but not limited to the *Migratory Birds Convention Act,* Alberta *Wildlife Act*, Alberta *Weed Act*, *Agricultural Pests Act*, *Environmental Protection and Enhancement Act,* and *Species at Risk Act*.

5.6 Municipal Reserve Policies

The developable area in the Canola Farms ASP is 64 ha. Municipal reserve, if subdivision is approved, will be provided in accordance with the Municipal Government Act and as required by the County.

6.0 TRANSPORTATION

6.1 Transportation Policies

Access to the plan area is shown in **Figure 5**.

1. The plan area is within Alberta Transportation and Economic Corridor's (TEC) development influence area. Canola Farms's transportation network and accesses shall be developed to minimize the impact of development on provincial highway operations.

2. No new access to the plan area shall be provided, unless they conform to County's access policy

3. Residential parcels shall be accessed from Township Road 512, as shown in **Figure 5**.

4. The suspended well site shall be accessed from the existing right-in/right-out on Highway 41, as shown in **Figure 5**, and is subject to change in accordance with TEC guidelines.

    a. Any additional direct access to the plan area from Highway 41 is prohibited.

7.0 SERVICING AND UTILITIES

7.1 Servicing Policies

1. All infrastructure shall be developed in accordance with provincial regulations and the County's Design Standards.

2. Water, sanitary, and stormwater servicing shall be provided by private, on-site services.

   The developer has reviewed the Alberta Water Well Database and is aware of the location and status of existing water wells in the surrounding area. Given that the area is not currently experiencing significant development activity and there is no change in the number of residences within the plan area, there is no indication of strain on existing water resources. While the developer has no current plans for construction, should an additional residence be established in the future as a result of parcel creation, available data indicates the aquifer in this area could adequately support it.

3. All developments shall retain stormwater on-site, and discharge at a post-development rate that does not exceed pre-development release rates.

4. The costs of extending any services, including the costs to determine capacity, construction, connection, oversizing, and upgrading of existing infrastructure associated with their development, shall be borne by the proponent.

5. *Water Act* approval shall be required for any activity that may alter the flow or level of water; change the location of water; change the direction of water flow; cause the siltation of water; cause erosion of bed or shore of any waterbody; or if there is any anticipated effect on the aquatic environment.

6. The County encourages innovative and sustainable designs for development, such as low-impact development design strategies with the goal of reducing overall stormwater discharge, recharging groundwater, and enhancing water quality using bioretention cells (rain gardens), bioswales (grassed swales), green roofs, permeable pavers, and/or xeriscaping,

7.2 Utilities Policies

Gas, power, telephone, and fibre shall be provided or upgraded by the developer/landowner to the plan area by the extension of existing adjacent infrastructure in coordination with the relevant utility provider.

1. The integrity of utility corridors, as shown in **Figure 5**, will be protected and maintained, where possible, including power poles and lines throughout the plan area, and a low pressure gas line that trends north/south across the quarter section. If an impact is expected and relocation is necessary, advanced notification to the providers is required.

2. Pipelines, rights-of-way, and wells:

   a. may be relocated, consolidated or removed at the time of development at the developer's expense. Once pipelines, rights-of-way, and wells, are relocated, consolidated or removed, those lands shall take on the land use designation of adjacent lands, as identified in **Figure 5**.

b. shall operate and/or be removed and remediated in accordance with federal, provincial and municipal legislation or regulation.

3. Ground disturbances, surface works, and road crossings within proximity of a pipeline, right-of-way, and well requires prior written approval from utility owners before any work is commenced.

4. Development adjacent to oil and gas wells, pipelines, and rights-of-way shall comply with federal, provincial, and municipal legislation, regulation and setbacks.

5. At the time of subdivision and development:

   a. Shallow utilities should be placed within road rights-of-way or within registered easements,
   b. The proponent should investigate the opportunity to share utility corridors, and where appropriate make use of these corridors for open space and trails,
   c. The proponent shall identify by survey all wells, pipelines, and all rights-of-way to confirm the locations shown on **Figure 2**, and
   d. At the time of development permit application for any application adjacent to pipelines, rights-of-way or well, the Development Authority may require the submission of an Environmental Site Assessment or Risk Assessment to identify possible risks and any strategies to mitigate and/or minimize the risk.

6. The suspended well in the plan area requires a minimum 5.0 m radius around the well and an emergency access, as per Alberta Energy Regulator (AER) Directive 079. The existing well site meets and exceeds these requirements by providing a 1.96 ha leased area that includes an emergency route accessed via Highway 41.

8.0 IMPLEMENTATION

This ASP will be implemented through a variety of mechanisms available to the County, including: the MDP, the LUB, subdivision review, the development permitting process and development agreements.

8.1 Amendments to the ASP

The land use designations and line work shown in **Figure 5** are not intended to be precise, may change and are included to identify the general location of land uses. An amendment to the ASP is not required provided the purpose of the ASP, its policies, statistics, and land use concept are generally maintained. However, a shift in policy direction or a significant shift in the location of a designation or increase/reduction of a particular land use area shall require an ASP amendment.

Any proposed amendment to this ASP shall follow the process defined within the Municipal Government Act and/or the bylaws and policies set by the County of Vermilion River. The proponent of the amendment will engage with the community in accordance with County's Public Engagement Policy AD 027 prior to any decision of Council.

8.2 Development Staging

The development staging for the Canola Farms ASP is based upon existing development, which consists of four residential lots and an agricultural parcel. As no additional residential lots are anticipated, no development staging is required.

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www.vermilion-river.com

May 9, 2025

CVR File No.: 2255-C03

ISL Engineering and Land Services
7909 – 51 Ave. NW
Edmonton, AB T6E 5L9

RE: Review of Area Structure Plan Submission for Canola Farms Area Structure Plan NE-7-51-6W4M

Attn: David Schoor,

The County of Vermilion River (the "County") Planning & Community Services Department has reviewed your recent submission titled "Canola Farms Area Structure Plan" (the "Plan"), dated January 2025, prepared by ISL Engineering and Land Services. Please find attached the County's remarks regarding this submission for your consideration.
This communication is intended to offer guidance to the applicantin revising the draft Plan.. Review of an Area Structure Plan proposal does not establish in any way, a decision or a guarantee of approval on the part of the County of Vermilion River (the "County").

The text as well as the illustrations (i.e., maps, engineered drawings, figures, photos, or similar) must be consistent in their content and should jointly address each requirement outlined in the attached remarks.

Please make any necessary changes to the Canola Farms ASP document and provide a revised submission of the document for final consideration by the Planning and Priorities Committee. Please submit one (1) hard copy and one (1) digital copy of the revised document.

Prior to submission of the final draft of the Plan, please ensure that Policy PD 007 – Sustainable Planning and Development Requirements has been thoroughly reviewed. Any information required by this Policy should be incorporated or updated within the revised Plan. A copy of Policy PD 007 is attached for reference..

Should you have any questions, please do not hesitate to contact the undersigned at the County of Vermilion River Administration Office.

Regards,

[redacted]

Roger Garnett, C.E.T.
Director of Planning & Community Services

CANOLA FARMS AREA STRUCTURE PLAN – Review of Submission

May 9, 2025

Canola Farms Area Structure Plan Review

Upon review of the documents submitted for the Canola Farms Area Structure Plan (the "Plan") dated January 2025, County of Vermilion River (the "County") Planning and Community Services Department offers the following comments:

2.0 Policy Context

2.1 Statutory Plans and Land Use Bylaw

i. The County of Vermilion River Municipal Development Plan section indicates that the County has advised that an amendment is not necessary. The Plan has not indicated when an amendment would be required should future development occur in the quarter section.

ii. The County of Vermilion River Land Use Bylaw section does not contemplate future residential development, given that the MDP, LUB and this Plan each identify clustering.

iii. The Plan does not identify the maximum land use intensity for the quarter section. Stronger wording should be used in section 8.2 – Development Staging, "…As no additional residential lots are anticipated…"

3.0 Site Analysis

3.2 Transportation Network

i. Access to the unsubdivided residential Dwelling must be included, ensuring access to the parcel should further subdivision occur.

ii. The current County of Vermilion River General Municipal Servicing Standards requirements are not met by the proposed fifteen (15) meter right-of-way, should the access be converted to a service road in the future. Provide clarification to the County as to how the access is to remain in place should a title-holder request conversion to a public road; and who would be responsible to pay the cost of the upgrade. Section 7.1.1 of the Plan indicates that development shall be "…in accordance with…County's Design Standards…".

iii. Provide detailed mapping diagram(s) that demonstrate the location of access point(s) to accommodate agriculture equipment and vehicles, in addition to the current access from Township Road 512.

iv. Section 6.1 indicates a transportation network, shown in Figure 5, however only the access rights-of-way is indicated. Further clarification is required.

1. How does the Plan accommodate County Policy PD 002 – Access Management Approaches and Policy PD 003 – Access Roads. *(both policies are available on the County's website)*

3.3 Wells, Abandoned Wells & Rights-of-Way

i. Provide further clarity demonstrating what is to occur should the suspended well(s) be reclaimed. Demonstrate how access to a capped well(s) will be provided for serviceability of the well(s).

ii. Ensure that reclamation of well(s) is completed keeping in mind future residential growth, given the Plan's proximity to current developed areas and that the Plan is forward-looking.

3.6 Historical and Archaeological Review

i. Ensure that the Plan is updated using supporting information provided by the Province of Alberta.

3.7 Emergency Services

i. Provide further clarity to define whether Protective/Enforcement Services is an Emergency Service identified within the Plan.

ii. The Plan should not contemplate the number of Peace Officers available by the County, nor should the Plan identify the number of RCMP officers. The Plan must show support by Protective/Enforcement Services to the Plan Area, or to the County, and what those services include.

3.8 Health Services

i. Further context is required to demonstrate what Alberta Health Services provides to the Plan Area.

3.9 Education

i. Provide and identify any post-secondary education facility(s) and further context regarding the level of education provided by each education facility in the Plan Area.

3.11 Engagement

i. Provide a map and/or table showing which landowner(s) were contacted as well as the location of the parcel(s). Include those parcel(s) of land that were contacted with no response received.

4.0 Land Use Concept

4.1 Land Use Concept Principles

i. Diversity

1. Provide reasoning to demonstrate a situation when a neighbor might seek a solution.
2. Provide further clarification and/or context on how the Plan will accommodate both land uses identified.

ii. Mobility

1. Refer to the remarks provided in Section 3.2 and Transportation Policies above. This is not necessary.

iii. Place
1. Provide further clarification as to what is meant by "…strong identity…"

5.0 Land Use Policies

5.5 Environmental Policies

i. The plan should provide direction on when a Biophysical and/or wetland would be required if further subdivision is contemplated.

5.6 Municipal Reserve Policies

i. How is Municipal Reserve being dedicated and what is the intention of the dedication (e.g., land for playground, green space, environmental reserve, etc.)

7.0 Servicing and Utilities

7.1 Servicing Policies

i. Identify to what standard water, sanitary and stormwater is to be installed to, and what types of systems are or are not allowed within the Plan Area (i.e., Private septic systems limited to field type systems)
ii. The plan does not indicate if the current water table supports the current development or what restrictions if further development is suggested as no maximum density has been established other than a suggestion of anticipation.
iii. Policy 7.1.3 identifies pre- and post-development rates, clarification of how and where surface drainage is occurring and to what standard and rate(s) (e.g., surface water draining across other titled lands, is there easements or natural drainage).
iv. Surface water is identified that any alteration shall require provincial approval, however the Plan nor the Policies identify how an existing or new subdivision does not drain over other titled property.
v. Policy 7.6 identifies low-impacting design and then details bioswales, but no other strategy as identified in 7.6(a).
vi. Stormwater Management Plan is identified, no mapping has indicated the general surface flow pattern.

7.2 Utilities Policies

i. Policy 7.2.1 identifies the corridors shown on Figure 5, there are no corridors or general servicing area provided on the map.
ii. Policy 7.2.5(b) identifies sharing utility corridors, the policy should provide how this would be accomplished and who would be responsible for those areas.

8.0 Implementation

8.1 Amendments to the ASP

i. Identify how the plan may be amended.
ii. Identify what reporting will be undertaken if the plan is amended.

iii. Identify how and when the following will be used to inform a future developer and when are these going to be implemented when further development is to occur:

1. Environmental Assessment; and/or
2. Wetlands or biophysical Assessment;
    a. Geotechnical Report;
    b. Historical Resource Clearance – to be updated in this document;
    c. Stormwater Management Plan;
    d. Infrastructure – Preliminary Engineering (roads, utilities, etc);
    e. TIA – this will be dependent on maximum density;
    f. Utility easement and planning;
    g. How does this plan direct ground water impacts; and/or
    h. What is the minimum type of septic system.

Roger Garnett

From: David Schoor [redacted]
Sent: June 2, 2025 6:07 PM
To: Roger Garnett
Cc: Shawn Jacula
Subject: FW: Canola Farms ASP - File 2255-C03
Attachments: 250602_Canola_Farm_ASP_Final_16879.pdf

Hi Roger, please find attached the updated ASP. We've revised the ASP to reflect the conversation you, Shawn, and I had on May 22, 2025. We haven't received your notes on the amendment process, and if provided we can add it to the ASP later. We also haven't received a word document version of the County's letter which we could have used track our responses to the County's comments. Instead, we list the following as responses:

1. Added text to Section 3.2 to clarify the transportation network.
2. We agreed Section 3.3 did not require edits as AT, the oil company, and landowner will negotiate the remediation of the suspended well.
3. Section 3.6 added to provide clarity about surface drainage in the plan area.
4. Update to Section 3.7 by adding the approval date provided by Alberta's Historic Resources Management Branch.
5. Update to Section 3.9 by adding "The centre provides a range of healthcare services including a 24/7 emergency department".
6. Update to Section 3.10 by adding "Lakeland College".
7. Update to Section 3.12 by adding a text and map describing who responded to requests for comment.
8. Update to Section 4.0 by adding a description of ASP density.
9. Update to Section 4.1 "Land Use Concept Principles" by deleting all text.
10. Update to Section 5.3 by adding clarifying text re: access.
11. Delete former Policy 1 of Section 5.5. The policy read "At the time of subdivision, environmental reserve may be required for land deemed by the County to be unsuitable for development."
12. Section 5.6 revised for clarity.
13. Text in Section 6.1 is deleted for clarify.
14. Section 6.1, Policy 2 is revised for clarity.
15. Section 6.1, Policy 3 is added.
16. Section 6.1, Policy 5 and 6 are deleted. Figure 5 is updated with access locations to address comments.
17. No edits needed to Section 7.0, Policy 1 as the province requires a 90m setback to pump outs.
18. Section 7.1, Policy 2 is revised for clarity.
19. The following is deleted from Section 7.1, Policy 6 "A Stormwater Management Plan (SWMP) may be required at the time of subdivision or development permit stage to detail these designs."
20. Roger to provide list for Section 8.0, Policy 8.1.

David Schoor, MCP, RPP, MCIP | *Development Regulation Lead*
ISL Engineering and Land Services Ltd.
T: 780.438.9000 **C:** 780.233.9835

From: Roger Garnett [redacted]
Sent: Saturday, May 10, 2025 7:09 AM
To: David Schoor [redacted]
Cc: Shawn Jacul [redacted]; Andrea Neufeld [redacted]
Subject: Canola Farms ASP - File 2255-C03

Hi David,

Please find attached the letter and comments regarding the review of the submitted Area Structure Plan.

Regards,

Roger Garnett, C.E.T.
Director, Planning & Community Services
County of VERMILION River
P 780.846.2244 | **P** 780.853.5492 | **E** rgarnett@county24.com
W www.vermilion-river.com
A Box 69. 4912 50th Avenue Kitscoty, AB T0B 2P0
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BE GREEN KEEP IT ON THE SCREEN

Box 69 Kitscoty, AB T0B 2P0
Ph: 780.846.2244
Fax: 780.846.2716
www.vermilion-river.com

June 27, 2025

CVR File No.: 2255-C03

ISL Engineering and Land Services
7909 – 51 Ave. NW
Edmonton, AB T6E 5L9

RE: Review of Area Structure Plan Submission for Canola Farms Area Structure Plan NE-7-51-6W4M

Attn: David Schoor,

The County of Vermilion River (the "County") Planning & Community Services Department has reviewed your recent submission titled "Canola Farms Area Structure Plan" (the "Plan"), dated January 2025, prepared by ISL Engineering and Land Services. Please find comments below for your consideration.

1. Section 2.1 Statutory Plans and Land Use Bylaw – County of Vermilion River Municipal Development Plan
    - Review the designation being used in this paragraph:
        - *"The MDPs Future Land Use Map (Map 2) designates Highway 41 and its right-of-ways as "Highway Profile Special Purpose"*
2. Section 3.4 Soils
    - Confirm soil classification with the assessment of the land. Assessment can be viewed here: Online Assessment Reports: https://camalot.munisight.com/asmtInfo.html#refreshed
3. Section 5.6 Municipal Reserve Policies
    - Wording should include the roll of the Province of Alberta *Municipal Government Act*
4. Section 7.2.5(c) Utilities Policies
    - Confirm "Figure 5" is the correct figure being referenced, or to include "Figure 2"
5. Section 8.1 Amendments to the ASP
    - Suggested wording that may be included:
        - *Any Proposed amendment to this ASP shall follow the process defined within the* Municipal Government Act *and/or bylaws/policies set by the County of Vermilion River. The Developer or initiator of the amendment will engage with the Community in accordance with the County's Public Engagement Policy AD 027 prior to any decision on amending the plan.*

This communication is to offer guidance to the applicant on the submission upon review of an Area Structure Plan proposal and does not establish in any way, a decision or a guarantee of approval on the part of the County of Vermilion River.

Box 69 Kitscoty, AB T0B 2P0
Ph: 780.846.2244
Fax: 780.846.2716
www.vermilion-river.com

Please make necessary changes to the ASP and provide a revised document, by **July 9, 2025**, for final submission for presentation to Council for First Reading. The next steps shall be as follows:

- First Reading presented to Council for discussion and public review – July 15, 2025
- Public Hearing – August 11, 2025
- Second and Third and Final Reading made available to Council – August 11, 2025
- Subdivision Application can be submitted to Municipal Planning Services (2009) Ltd. for review and decision by the Subdivision Authority

If you should have any questions, please contact the undersigned at the County of Vermilion River Administration Office.

Regards,

[redacted]

Roger Garnett, C.E.T.
Director of Planning & Community Services

Andrea Neufeld

From: Roger Garnett
Sent: July 3, 2025 11:41 AM
To: Andrea Neufeld
Subject: FW: Canola Farms ASP - File 2255-C03
Attachments: 2025-06-27_Canola Farms_ASP Review Letter.pdf; Asmt Info - Farmland Details (651070103).pdf; 250703_Canola Farm ASP_Final.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Roger Garnett, C.E.T.
Director, Planning & Community Services
County of VERMILION River

From: David Schoor [redacted]>
Sent: July 3, 2025 11:00 AM
To: Roger Garnett [redacted]
Cc: Shawn Jacula [redacted]
Subject: FW: Canola Farms ASP - File 2255-C03

Hi Roger, thank you for the comments. We're happy to update the ASP based on the 5 comments the County provided. The updated ASP is attached. A summary of the updates is provided below. We anticipate this information is sufficient to meet the July 9, 2025 submission timeline, and the ASP and subdivision will be advanced in accordance with the schedule described in the June 27, 2025 letter.

1. For the first point, the text has been revised to read "Highway Development Area" instead of "Highway Profile Special Purpose".
2. Soils for the plan area are currently described in Section 3.4 with SPIN2 information. Information from the County's online tool, as requested, is attached. This information is summarized in Section 3.4 as "Dryland Arable" and "Dryland Pasture" with an adjusted rating of 82%.
3. For the third point, text in Section 5.6 of the ASP has been revised with the bold text, "The developable area in the Canola Farms ASP is 64 ha. Municipal reserve, if subdivision is approved, will be provided **in accordance with the Municipal Government Act and** as required by the County**."**
4. Section 7.2.5.c is updated as Figure 2.
5. Wording for Section 8.1, as requested, is added.

David Schoor, MCP, RPP, MCIP | *Development Regulation Lead*
ISL Engineering and Land Services Ltd.
T: 780.438.9000 **C:** 780.233.9835

From: Roger Garnett <[redacted]
Sent: Friday, June 27, 2025 4:46 PM

BYLAW 19-03
MUNICIPAL DEVELOPMENT PLAN

BYLAW 19-03, AS AMENDED (OFFICE CONSOLIDATION) MAY 2022

Note:
This document has been prepared for convenience only. The official Bylaws, including all amendments, are available from the office of the County Administrator, and should be consulted for all purposes of interpretation and application.

Consolidated Copy includes:

Bylaw No. 19-20 January 2020

Bylaw No. 20-12 May 2020

Bylaw No. 21-17 August 2021

Bylaw No. 22-06 May 2022

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County of Vermilion River A Vision for the Future

A Sustainable, Vibrant, and Diversified Community with Opportunities for All

Sustainable. Balance short- and long-term needs and benefits in order to meet the needs of the present without compromising the ability of future generations to meet their own needs as well.

Vibrant. Engaging, creative collaboration between all stakeholders: municipality, community, and businesses.

Diverse. Open to explore new and emerging opportunities and facilitating economic growth and social integration.

Opportunities for all. A place to call home that supports a four-pillar-bottom-line approach to community sustainability:

1. **Socially,** through design guidelines for public spaces and streets that encourage neighbour interactions and serve as catalyst to support a complete community that allows residents the choice to live, work, shop, and recreate in proximity;
2. **Environmentally**, by incorporating planning and development strategies, and forms that contribute to reduce impacts and preserve agricultural lands; apply Low-Impact Development tools that respect natural drainage patterns and wetlands; and enhancement and integration of natural spaces and systems that preserve habitats, corridors, and productive landscapes;
3. **Economically**, through the responsible use of land and leverage of services infrastructure; the concentration of services and roadways for efficient and cost-effective service delivery and management, by providing a robust and dynamic land-use base that can adapt over time to accommodate diverse industry production and employment generating opportunities; and
4. **Culturally**, by strengthening our identity and sense of place, incorporating cultural dynamics (values and aspirations) into the built environment through context sensitive design principles, and participatory processes that promote our communities' well-being by enhancing quality of life and quality of place.

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PART 1.0
INTRODUCTION

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1.0 INTRODUCTION

This Municipal Development Plan represents the collective effort of the County of Vermilion River community to define a long-term vision for the County of Vermilion River, our communities, our residents, and our region; and identify the actions to be taken to realize that vision. It is both a process and a product. We recognize the need to invest in the improvement of the quality of life of the people who make up the community — newcomers, alongside those who have deep roots. In order to attract families and local businesses who want to stay here and work here, we aim to send a clear message as a County that this is a good place to live and work.

The strategic focus of our Municipal Development Plan provides a clear long-term vision and the priorities for our community as a whole that is supported by the guiding principles that serve as pillars for the sustainable development of the County's land base.

The Municipal Development Plan integrates a land use development framework with strategic municipal objectives that serve as an overarching policy guide that aims to provide context for future decision-making by County government and other implementation partners. The adoption of this document is not the end of the planning process, but the beginning of an on-going implementation effort by the County and community stakeholders.

1.1 Guiding Principles

1.1.1 Community Resiliency

(a) All actions should support resourcefulness in meeting our challenges and needs in a way that is sustainable through collaboration and mutual aid instead of competition.

(b) All actions should recognize the diverse needs and aspirations of County residents and stakeholders.

1.1.2 Growth Management

(a) All actions should respect the integrity of the County's land base and water resources.

(b) All actions should be proactive in directing non-agricultural development to existing hamlets, planned development areas, and existing multi-lot development areas that have the capacity to support additional development.

(c) All actions should apply Smart Growth principles to promote sustainable development respectful of the County's rural character.

1.1.3 Sustainable Development

(a) All actions should establish land use patterns which make efficient use of land, infrastructure, public services and public facilities and which contribute to the development of healthy, safe, and viable

communities by encouraging appropriate mixes of all land use types and a wide range of economic opportunities.

(b) All actions should support proactive, comprehensive planning that is carried out in a fair, open, consistent, and equitable manner.

1.1.4 Responsible Governance

(a) All actions should ensure that the County operates in a fiscally sound manner now and into the future.

(b) All actions should promote governmental excellence through consistent and accountable leadership and collaborative and transparent processes.

(c) All actions should support implementing strategic decision making.

1.2 Goals

Amended by Bylaw 19-20

The main goal of this Municipal Development Plan is to provide a policy framework indicating the type and density of development for each of the planned land uses, improvements and servicing requirements to ensure orderly planning in the lands in the County.

The goals within this Municipal Development Plan are consistent with the requirements in the Municipal Government Act, the Provincial Land Use Policies, Land Use Framework, and other plans and regulations under the Land Stewardship Act. The following goal statements represent the County of Vermilion River's approach to implementing provincial directives relating to climate adaptation, land use, and land and environmental management as well as the goals identified by the community through the consultation process. These goals are further supported by plan objectives and policy statements that both express and regulate public policies on land use, development, and subdivision of land within the County.

1.2.1 Vibrant Communities

(a) Facilitate sustainable growth and development in the County by balancing economic growth, environmental protection, and the preservation of the County's rural way of life.

(b) Encourage the development of a variety of transportation choices including safe infrastructure for walking and cycling and driving in hamlet areas and multi-lot residential areas.

(c) Facilitate the provision of diverse housing opportunities in order to ensure that people in different family types, life stages and income levels will be able to afford a home in the County.

1.2.2 Innovation

(a) Encourage economic development and renewal by supporting new and existing economic assets within the community including traditional and emerging regional economic drivers.

(b) Encourage the use of green buildings and other innovative infrastructure and building systems to reduce the cumulative effects of new development.

(c) Enhance existing regional and community partnerships and seek new collaborative opportunities.

1.2.3 Operational Excellence

(a) Maintain a high quality and cost effective infrastructure within the County.

(b) Encourage land development that is cost effective, orderly and developed in close proximity to similar developments and in locations in order to efficiently utilize existing infrastructure.

(c) Establish sustainable and equitable land use planning standards that will minimize adverse impacts on working landscapes and significant natural features for future generations without burdening individual land owners.

1.3 Interpretation

1.3.1 Compliance with the policies in this Plan shall be interpreted and applied as follows:

Amended by Bylaw 19-20

(a) "SHALL", "MUST", and "IS" are operative words that mean that the action or actions outlined are imperative or mandatory and therefore must be complied with, without discretion.,;

(b) "SHOULD" is a directive term, which means that, in order to achieve the established goals, and objectives, it is strongly advised that the action be taken. Exceptions shall be made only under extenuating circumstances. When the regulation is directed to the Developer, the onus to justify is on the applicant; and

(c) "MAY" is a discretionary term, meaning a choice is available, with no particular direction or guidance intended, and is usually dependent on the particular circumstances of the specific Parcel of land or Lot and application that are under consideration at any given moment. When the regulation is directed to the Developer, the onus to justify ***the exception*** is on the applicant.

(d) "SUCH AS" indicates an idiomatic preposition meaning "for example" or "of a kind that; like" in reference to the condition or conditions following the statement, but does not imply an exhaustive list.

(e) "SUCH THAT" indicates an idiomatic preposition meaning "to the extent that", "as being what is indicated; in that capacity" in reference to the condition or conditions following the statement as a requirement for its fulfilment, but does not imply an exhaustive list.

(f) "PROVIDED THAT" indicates a conjunction meaning "if; only if", in reference to the condition or conditions following the statement as a requirement for its fulfilment, but does not imply an exhaustive list.

(g) "CONSIDERED" indicates an adjective meaning "to regard as" or "deem to be", in reference to the condition or conditions following the statement.

(h) "OR" indicates that the connected items may apply singly or in combination; and

(i) "EITHER/OR" indicates the items shall apply singly, but not in combination.

(j) Words used in the present tense include the other tenses and derivative forms.

(k) Words used in the singular include the plural and vice-versa.

(l) When a word is used in the masculine, it will refer to either gender.

1.3.2 Illustrations

(a) Drawings and graphic depictions are provided to assist in interpreting and understanding the provisions of this Plan. Where any conflict or inconsistency arises between a drawing and the text of the Plan, the text shall prevail.

1.3.3 Definitions

(a) Where a Subdivision or Development proposal generally conforms to the wording of two (2) or more definitions, the relevant Authority shall determine the use that fits closest to the development's character and purpose.

(i) In instances where a specific proposal:

1. Does not conform to the wording of any definition; or
2. Generally conforms to the wording of two or more definitions.

1.3.4 Policy Statements

Amended by Bylaw 19-20

(a) The relevant Decision Authority shall consider subdivision or development proposals within the County in accordance with the policies that are most appropriate in character and purpose and align with the intent and purpose of this Plan.

PART 2.0

PLANNING FRAMEWORK

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2.0 PLANNING AND POLICY AREAS

The planning area includes all the lands within the jurisdictional boundary of the County of Vermilion River. These lands shall serve to accommodate the County's short-term and long-term planning and development activity. The planning area is depicted on Map 1.

The following sections constitute the planning framework and contain specific objectives, policies to help the County achieve each objective, and proposed strategies or programs to implement the policies. This framework is set up to support the Plan goals in Section 1.2:

2.1 Policy Framework

The policies in the following sections guide the implementation of the goals following the Plan's guiding principles that structure the Municipal Development Plan Framework:

- Community Resiliency
- Growth Management
- Sustainable Development
- Responsible Governance

Each section contains value statements, goals, objectives, and policies that outline the steps needed to move the County towards achieving its vision to be:

A Sustainable, Vibrant, and Diversified Community with Opportunities for All

2.2 Goal: Establish Regional Planning Areas

Objective

1. Achieve effective land use planning on regional level by ensuring that proposals for the development or subdivision of land within Regional Planning Areas (see Map2) implement the general objectives of the County for the relevant Plan, such as Intermunicipal Development Plans, Area Structure Plans, or Area Redevelopment Plans, as well as the objectives and policies in the County's Municipal Development Plan.
2. Focus actions on achieving desired outcomes in alignment with the guiding principles of this Plan.

Policies

Amended by Bylaw 19-20

2.2.1 Subdivision and Development within Regional Planning Areas must be consistent with the intent of the appropriate plan.

2.2 Goal: Establish Re

(a) Proposals for subdivision and development within Regional Planning Areas shall be consistent with the policies within the appropriate plan.

(b) Amendments to Plans shall be prepared by a Registered Professional Planner (RPP).

(c) Proposals for multi-lot subdivision and development shall be in accordance with the policies in **Part 5.0** of this Plan and the provisions of the Land Use Bylaw.

(d) The relevant Authority may require that any proposal for subdivision or development within a Regional Planning Area be accompanied by additional supportive information, prepared by a registered or licensed professional, in order to assess the conformity of a proposed subdivision or development with the appropriate plan before consideration of the subdivision or development shall commence. Further, if a subdivision or development is approved after such supportive information is provided, the relevant Authority shall require that any recommendations of the supportive information be implemented by the landowner/developer and registered against the title of the subject lands, in order to warn future landowners of the engineering requirements for development.

PART 3.0
COMMUNITY RESILIENCY

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3.0 COMMUNITY RESILIENCY

As a County, we are mindful of our rural culture, respectful of our natural environment and grateful for our people. The heart of our communities are the people who live and work in them — newcomers, alongside those who have deep roots. Working together we have built a community that is safe and a lifestyle that is valued where the environment is treasured and resources are shared.

Communities that are connected, engaged, active and inclusive will thrive and prosper.

The following objectives and policies outline the manner and type of subdivision and development for residential and non-residential uses within the County.

3.1 Goal: Inclusiveness and Diversity

Objectives

1. Provide for a diversity of housing opportunities for the economic and demographic groups within the County, in harmony with existing development and historical and natural environments in a manner that allows existing and potential residents to live, work, and recreate in the region throughout their life cycle.
2. Encourage the placement of housing units of various economic value throughout new multi-family and mixed-use developments (i.e., market rate units next to workforce/affordable units).

Policies

Amended by Bylaw 19-20

3.1.1 Where a multi-lot subdivision is proposed within an area that is characterized as containing:.

(a) Wetlands;

(b) Historical Resources; or

(c) Environmentally Significant Areas.

(d) The proponent shall be required to demonstrate how the development has been designed to avoid these features. Where complete avoidance is not possible, the proponent must make reasonable efforts to mitigate disturbance and ensure that provincial approvals have been received prior to proceeding with any ground disturbance.

Amended by Bylaw 19-20

3.1.2 Subdivision and development proposals within Reginal Planning Areas should plan for mixed land-use patterns characterized by compatible residential and non-residential land uses located in close proximity to one another.

(a) Mixed land-use patterns should incorporate safe, convenient, accessible, and attractive design features to promote active living and social interaction.

Amended by Bylaw 19-20

3.1.3 Multi-lot subdivision and development proposals adjacent to hamlets and existing residential subdivisions should provide for Complete Streets serving multiple functions that safely and conveniently accommodate all users and desired functions, though this does not mean that all modes or functions will be equally prioritized on any given street segment.

(a) Complete Streets should accommodate travel, social interaction, and commerce to provide for more vibrant neighborhoods and more livable communities.

3.2 Goal: Rural Livability

Objective

1. Control and guide development to preserve natural resources, agricultural uses, and existing communities in order to retain a mix of small-town atmosphere, natural environment, and rural character within the County.
2. Ensure development contributes to improve the standard of living, the environment and quality of life for County residents.

Policies

Amended by Bylaw 19-20

3.2.1 Subdivision and development proposals should apply design standards appropriate to the community context.

(a) (a) Subdivision and Development shall be in accordance with the provisions of the County's Land Use Bylaw. .

Amended by Bylaw 19-20

3.2.2 The County shall require, as a condition of subdivision and/or development, approval that all new subdivision or development conforms to current engineering County Standards..

Amended by Bylaw 19-20

3.2.3 Subdivision and development shall only be allowed on sites with direct access to:

(a) utilities (gas, electrical and communications) that have existing capacity to sustain the additional usage; and

(b) roads that are constructed to current County and/or provincial Standards.

Amended by Bylaw 19-20

3.2.4 Where onsite or off-site infrastructure improvements are required to ensure compliance with these provisions, the improvements shall be the responsibility of the developer. Construction of the improvements, including any required road construction and/or upgrades and the provision of appropriate guarantees, will be a condition of subdivision and/or development approval.

Amended by Bylaw 19-20

3.2.5 Subdivision and development proposals are encouraged to incorporate compact development that conserves natural landscapes and reduces impacts on the environment.

(a) Development density shall be directly related to the development capability of the land resources, such as potable water supply, topography, vegetation, soil, and drainage.

Amended by Bylaw 19-20

3.2.6 Proponents for multi-lot development shall be required to provide the County with an assessment of environmental constraints on the site and the means whereby negative impacts on the natural environment may be mitigated.

3.3 Goal: Balanced Residential Mix

Objective

1. Encourage residential development within the County that provides an adequate supply and distribution of affordable housing, infill housing and supports rehabilitation of declining neighbourhoods in a cost-effective manner that leverages existing infrastructure and services.
2. Forecast and plan for changing housing needs over time to provide solutions along a spectrum of affordability in quality rental and ownership housing for households of all income levels and special needs.

Policies

Amended by Bylaw 19-20

3.3.1 Residential developments shall be consistent with the provisions in the County's Land Use Bylaw to reduce potential land use conflicts and minimize servicing costs.

(a) Residential development proposals are required to identify all municipal servicing costs associated with the development in accordance with Policy 3.2.4.

Amended by Bylaw 19-20

3.3.2 Multi-lot residential developments will adhere to the following conservation design-based principles in order to mitigate potential negative impacts within Conservation Areas:

(a) Environmentally sensitive lands and working landscapes should be left undisturbed wherever possible, but incorporated into the overall layout of the development.

(b) Wildlife corridors or connections between habitat areas should be maintained wherever possible.

(c) Devel Development and subdivision shall be discouraged from locating on Higher Capability Agricultural Lands.

(d) The natural landscape and topography should be considered and incorporated into the overall design of the development.

(e) Wetlands should be avoided and riparian setbacks should be established that are consistent with provincial recommendations in the *"Stepping Back from the Water"* guide.

1.1

3.3.3 Residential subdivisions and developments shall meet the applicable policies under **Part 5.0** of this Plan.

3.4 Goal: Diverse Industrial Development

Objectives

1. Encourage the clustering together of compatible industrial uses into industrial parks with existing infrastructure over areas with limited or no infrastructure service.
2. Encourage the diversification of the County's economic base by identifying land and policies to support the development of a diverse range of industrial developments within the County.

Policies

3.4.1 Subdivision and development proposals shall encourage development in appropriate locations.

(a) Industries shall be encouraged to locate in designated industrial areas that are designed and serviced to accommodate industrial development.

(b) Industries shall be allowed to locate in intermunicipal areas in the manner provided for in an approved Intermunicipal Development Plan or Area Structure Plan, in accordance with the provisions within the County's Land Use Bylaw and consistent with the polices in this Plan.

(c) Development proposals for industrial uses may require the provision of a Cumulative Effects Assessment including environmental impact information and a risk assessment (such as that provided for by the Major Industrial Accidents Council of Canada (MIACC) to assist the County in assessing the impact of the proposed development in relation to the natural and human environments. Cumulative Effects Assessments must indicate both: if and how, any negative matters can be mitigated. The implementation of any mitigating actions indicated in the information and assessment may be required.

(d)

Amended by Bylaw 19-20

3.4.2 All proposals for industrial subdivision and development shall:

(a) In the opinion of the relevant Authority, NOT conflict with or jeopardize surrounding land uses;

(b) Be considered only in accordance with a Site Development Plan, or at the request of the Development Authority an Area Structure Plan, which has been prepared by a Registered Professional Planner (RPP) pursuant to County Policy and approved in accordance with the Municipal Government Act.

3.4.3 Industrial development proposals are required to identify all municipal servicing costs associated with the development. The assignment of these

costs between the County and the developer will be the basis of a development agreement to be entered into prior to a subdivision approval or upon the issuance of a development permit. However, all development servicing costs associated with the development, including the provision of internal roadway systems to meet the County's Municipal Servicing Standards and the upgrading of other County roads leading to the site in order to provide good access to the industrial site will be the responsibility of the developer.

(a) Multi-lot industrial developments shall be consistent with the provisions in the County's Land Use Bylaw for conservation or cluster subdivision and development to reduce potential land use conflicts and minimize servicing costs.

3.4.4 Industrial subdivisions and developments shall meet the applicable policies under **Part 5.0** of this Plan.

3.4.5 Industrial development requiring municipal services will be encouraged to locate in areas with access to municipal servicing.

(a) Industries that require urban services shall be considered where such services are available either from the County or where a joint development/servicing agreement between the County and an adjacent urban municipality has been finalized.

(b) Industrial subdivision and development which, in the opinion of the relevant Authority, could have a significant impact on the community and environment, shall be controlled through the process of Land Use Bylaw amendment to an appropriate Industrial District in the Land Use Bylaw and, in areas where there is an Intermunicipal Development Plan or an Area Structure Plan, by amendment to the appropriate Plan.

(c) The proponent of any new industrial development or expansion of such development shall identify any costs associated with providing new services and upgrading existing services made necessary by the proposed development. The apportionment of costs shall be negotiated by the County and be settled within a development agreement which shall be a condition of subdivision or development approval.

(d) In order to encourage the establishment of diverse industries in the County, an area may be established within which only certain industry-specific type(s) may be located. If the County does this, the identified area shall be designated through an Area Structure Plan, and appropriate Land Use Bylaw regulations shall be applied to substantially regulate both the industry and any adjacent development to the industry-specific area.

3.5 Goal: Suitable Commercial Development

Objectives

1. Accommodate commercial facilities in appropriate locations throughout the County, as provided for in the County's Land Use Bylaw recognizing that specific commercial uses may require unique site locations in order to serve our communities.
2. Support commercial developments that will not adversely affect the standard of safety or convenience, or the functional integrity of any highway or road.

Policies

3.5.1 Subdivision and development proposals shall minimize the impacts of commercial activities on working landscapes and cultural landscapes.

(a) proposals for commercial development shall be considered where they:

(i) will not unnecessarily fragment the working landscape; and

(ii) do not conflict with adjacent land uses.

3.5.2 Commercial development shall be allowed to locate in intermunicipal areas in the manner provided for in an approved Intermunicipal Development Plan or Area Structure Plan and consistent with the provisions in the County's Land Use Bylaw.

3.5.3 Commercial development with servicing requirements that do not exceed the servicing capabilities of the hamlet or negatively impact the character of the hamlet shall be encouraged.

3.5.4 Commercial subdivisions and developments shall meet the applicable policies under **Part 5.0** of this Plan.

3.5.5 Multi-lot commercial developments shall be consistent with the provisions in the County's Land Use Bylaw for conservation or cluster subdivision and development to reduce potential land use conflicts and minimize servicing costs.

Amended by Bylaw 19-20

3.5.6 All proposals for commercial development (including multi-lot commercial or business developments) shall:

(a) in the opinion of the Development Authority, NOT conflict with or jeopardize surrounding land uses;

(b) be considered only in accordance with a Site Development Plan, unless the County requires an Area Structure Plan, which has been prepared by a Registered Professional Planner pursuant to County Policy and approved in accordance with the Municipal Government Act.

Amended by Bylaw 19-20

3.5.7 In consideration of a proposal for a commercial development, an assessment of the proposed development may be required, which:

(a) precisely defines the boundaries of the proposal;

(b) designates suitable building sites;

(c) ensures the functional integrity of the adjacent roads is maintained through the use of service roads and limited access points;

(d) defines standards of development consistent with the County's Land Use Bylaw, including architectural, landscaping, and sign controls;

(e) identifies methods and facilities for servicing;

(f) includes groundwater and soil permeability tests; and

(g) any other matters identified by County Policy.

Amended by Bylaw 19-20

3.5.8 Commercial subdivision and development that could have a significant impact on the community and environment, shall be controlled through the process of Land Use Bylaw amendment by redesignation to an appropriate Designated District in the Land Use Bylaw and, in areas where there is an Intermunicipal Development Plan or an Area Structure Plan, by amendment to the appropriate Plan.

3.6 Goal: Emergency Preparedness

Objective

1. Ensure the safety of all County residents by requiring emergency preparedness measures to be a consideration in the design and approval of developments throughout the County.
2. Work collaboratively with adjacent municipalities to support public safety in natural disasters and emergency situations.

Policies

3.6.1 Developments shall be designed to ensure high levels of emergency preparedness within a rural context.

(a) Developments shall encourage the use of effective wildfire prevention techniques and the development of on-site firefighting measures to reduce the risk of wildfires resulting from development.

(b) Applications for subdivision and development may be referred to the province's Land and Forest Service or the local fire department for comment in evaluating the suitability of a site in forested land for development.

(c) Development which is too remote to be adequately serviced by existing firefighting services shall considered subject to the following as conditions for approval:

(i) the provision of a suitable on-site water supply for firefighting purposes;

(ii) the use of fire resistant building methods;

(iii) the installation of spark arrestors on chimneys; and/ or

(iv) the removal of trees, shrubs, and fuels in proximity to certain developments.

(d) Development in significant wildfire hazard areas shall be discouraged.

Amended by Bylaw 19-20

(e) Developments and Subdivisions should provide appropriate fire protection measures consistent with County Bylaw.

(f) Provision of an emergency access may be required as a condition of approval of subdivision or development.

(g) Residential development will be prohibited in those areas which are too close to sour gas facilities, in accordance with Provincial legislation and regulations.

3.6.2 Multi-lot subdivision and development proposals shall ensure compatibility with surrounding land uses.

(a) Buffering measures, to the satisfaction of the Development or Subdivision Authority may be required at time of development or subdivision between residential uses and other, adjacent land uses.

(b) Development will be encouraged to implement FireSmart preventative measures or similar strategies that aim to reduce the risk of and mitigate potential damage caused by wildfires.

3.6.3 The County will promote collaboration and partnerships with various stakeholders in the develop net of emergency preparedness plans and strategies.

(a) The County will actively promote collaboration with adjacent municipalities to ensure adequate emergency preparedness measure are in place.

(b) The County will engage residents, businesses, employers, utility companies, subject matter experts, community, and faith-based organizations as partners to help identify opportunities to strengthen the region's hazard resilience.

PART 4.0
GROWTH MANAGEMENT

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4.0 GROWTH MANAGEMENT

"The only constant is change, continuing change, inevitable change; that is the dominant factor in society today. No sensible decision can be made any longer without taking into account, not only the world as it is, but the world as it will be." — Isaac Asimov.

Growth can be an exciting but tumultuous experience for predominantly rural municipalities such as the County of Vermilion River. On one hand, the County benefits from an expanding economy, an increasing tax base, and more vibrant communities. On the other hand, the County must contend with a series of challenges including meeting future demands for services and environmental protection.

In 2013 the County completed a Regional Growth Management Strategy that outlined how the County can support a projected population of up to 14,500 residents by 2052, in keeping with the County's goals of fiscal, environmental, and social sustainability.

The following objectives and policies support and expand the goals and objectives of the Regional Growth Management Strategy.

4.1 Goal: Responsible Regionalism

Objectives

1. Support well-balanced and well-planned growth that harmonizes the needs and visions of our community and is supported by its residents input.
2. Strengthen cross-jurisdictional planning and collaboration with neighbouring municipalities by ensure that all local proposals account for, connect with, and support the goals and objectives of provincial, regional, and intermunicipal plans.

Policies

4.1.1 Development shall be in a manner that reflects the aspirations of residents, landowners, and other stakeholders.

(a) The County will develop and adopt a Regional Growth Management Plan that will identify growth areas and provide a means of monitoring change over time. The Plan should take into consideration the recommendations of the Regional Growth Management Strategy.

4.1.2 Creative, regional collaboration and diversification based on planned growth, relationship building and engagement shall be encouraged.

(a) The County will promote regional cooperation and sharing of resources.

(b) The County will include regional development visions and plans in local planning scenarios.

(c) The County will ensure local plans are consistent with regional plans and priorities.

1.1

(d) The County will identify and delineate designated growth areas for residential and non-residential uses.

(e) The County will promote intermunicipal dialogue at both the political and administrative levels to facilitate an approved and united vision for the region.

(f) The County will collaborate with industry and municipal partners to develop, update and align risk management initiatives regarding heavy industrial development located within and along County borders.

(g) The County will encourage the coordination of joint municipal processes and Planning Documents that provide agreement for land-use activity along shared municipal boundaries.

(h) The County will establish infrastructure servicing and joint-use partnership agreements with municipal neighbours and other government agencies that are mutually beneficial and provide for the coordinated distribution of municipal services.

(i) The County will strive to understand stakeholder perspectives and concerns by promoting consultation and participation in projects of County-wide significance.

4.1.3 Orderly growth and development within the County's hamlets shall be encouraged.

(a) Development adjacent to hamlets shall be in accordance with the provisions within the Land Use Bylaw.

(b) Development in hamlets which do not have communal water supply and sewage disposal systems should be planned and designed so that the lots are of a size and the subsequent development is of a configuration which would permit re-subdivision to a higher density should communal water supply and sewage disposal systems eventually be available.

4.1.4 Regional cooperation in the provision, operation and maintenance of infrastructure services will be encouraged.

(a) The County will endeavour to cooperate with other municipalities in the upgrading of intermunicipal roadways.

(b) The County will endeavour to cooperate wherever possible with other municipalities and/or the provincial government with planning, development and operation of sanitary waste disposal facilities and sewage lagoons.

(c) Development adjacent to the future Highway #16 Lloydminster bypass must be designed to adhere to provincial requirements regarding siting and access.

4.2 Goal: Complete Communities

Objective

4.2 Goal: Complete Communities

1. Provide necessary community facilities and services to our residents in an efficient, cost-effective and quality manner within the financial resources of the County, consistent with concerns to protect natural resources and accomplish managed, concentrated, and well-planned development.
2. Create a sustainable mix of commercial and residential uses within the hamlets.

Policies

Amended by Bylaw 19-20

4.2.1 The County will encourage a variety of development types in an effort to achieve complete communities within County hamlets and residential subdivisions.

(a) The County shall require development proposals to respect the existing scale, type and character of the community. Secondary suites or mixed-use developments may be contemplated, in accordance with the provisions within the County's Land Use Bylaw, where the applicant can successfully demonstrate to the relevant Authority that no significant impacts on municipal infrastructure or community amenities will occur.

4.2.2 The County will encourage orderly growth and urban density development within the County's hamlets.

(a) The County will develop and adopt a Hamlet Plan for each of the hamlets in the County to guide growth and expansion for each of the Community Areas, which will maintain their distinctive attributes and provide residential and non-residential development opportunities different from those provided in urban centers.

(b) The County will ensure that hamlets have enough land within their respective boundaries to undertake comprehensive land use planning and development of servicing systems.

4.2.3 Development shall be encouraged in those hamlets where municipal piped water supply and sewage collection and disposal services are already available, or can be economically made available.

(a) Development in hamlets that do not have communal water supply and sewage disposal systems shall be planned and designed so that the lots are of a size and the subsequent development is of a configuration that would permit further subdivision to a higher density should communal water supply and sewage disposal systems eventually become available.

(b) The County shall ensure that development accounts for increased population and subsequent community impacts through the timely delivery of social services and communities amenities.

(c) The County shall undertake an evaluation of municipal servicing needs prior to significant Hamlet development or expansion in order to identify and prioritize improvements for development.

4.2.4 The County will promote quality public spaces by restricting the dedication of municipal reserve for right-of-ways, public utilities and marginal lands as they are not considered useable parks and open spaces.

(a) The County should ensure that community facilities and support services are suitably located for the identified residential populations that they are intended to serve.

(b) The County should encourage the use of joint partnership agreements with public and separate school boards for delivering community service.

4.3 Goal: Urban Growth Areas

Objective

1. Balance growth and expansion needs of urban centres with the needs of residents and communities adjacent to their boundaries.
2. Promote an orderly transition from low density uses to higher density urban uses through the establishment of efficient, compact patterns of land use in a manner that discourages uncontrolled, sprawl, leap-frog, or strip development within intermunicipal boundary areas.

Policies

Amended by Bylaw 19-20

4.3.1 Expansion of adjacent municipalities and hamlet communities into Urban Growth Areas will be encouraged to occur in an orderly manner and in a manner that encourages the sustainability of the municipalities and communities.

(a) Adjacent municipalities and hamlet communities will be encouraged to accommodate growth in areas that would minimize the removal of:

(i) regionally significant natural resources; and

(ii) environmentally sensitive areas.

4.3.2 Development on lands near adjacent municipalities and hamlet communities should be in harmony with future growth requirements and should be able to accommodate urban uses.

(a) The policies within approved Intermunicipal Development Plans and any approved Site Development Plan or, when required, an Area Structure Plans will apply to the lands located in the areas affected by those Plans.

(b) The County will continue to work closely with adjacent municipalities in the detailed planning of the lands near them, and by continuing to do detailed planning with the goals being the best utilization of the land and the minimization of long range land use conflicts and servicing costs.

PART 5.0

SUSTAINABLE DEVELOPMENT

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5.0 SUSTAINABLE DEVELOPMENT

"Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs" — United Nations 1987.

Although, the concept of sustainability may suggest a sense of stability to some, it does not mean that in the future we will, or should, function the way we function today. Communities evolve, and change is the only surety we have of the future (although, some residents will always fight for their community to remain exactly as it was the day that they moved in). Nevertheless, unmanaged change can be detrimental to the social and fiscal wellbeing of a community, which is not sustainable.

The value added of the concept of sustainability, above and beyond the social, economic, and environmental concerns that make it up, is that it forces us to recognize links and trade-offs, rather than dealing with each concern independently. To achieve sustainability, we need to sustain our economy, protect our environment, and achieve our social goals — ideally without trading off one goal for another (Hecht 2007).

The following objectives and policies set the direction for the County's future growth and development. The policies provide direction on how our County will maintain successful communities, create a stronger sense of place and civic identity. They support planning for a balanced land-use mix for fiscal sustainability characterized by a pattern that includes both residential and non-residential uses, such that the long-term cost of providing a desirable level of services to residents, business owners, and visitors is closely matched to the tax or user-fee revenue generated by those uses. They guide the development of land within the County, and ensure that such development enhances the quality of life in the County.

Land is a limited resource and how we use it reflects our community values and priorities.

5.1 Goal: Manage Land Use and Built Environment

Objectives

1. Manage appropriately land use and development to strengthen our local economy: providing a diverse range of jobs, goods, services, and the tax revenue necessary to maintain quality services to meet the needs of our communities.
2. Address land uses and the built environment in a manner that strengthens the sense of place for the County as a whole, as well as its rural landscape.

Policies

5.1.1 Subdivision and Development proposals shall be consistent with plans for identified regional growth and development areas, which provide the framework for logical, efficient land-use patterns that accommodate a mix

of uses in accessible and safe configurations that are attractive, efficient, and sustainable.

(a) New development shall be focused in and around existing developed areas to discourage rural sprawl.

(b) The County will support development that respects natural topography, such as conservation and cluster development to preserve and protect natural areas and promote the efficient use of existing infrastructure.

(c) The County will support innovative practices that promote fiscal sustainability by making more efficient use of existing infrastructure and topographies, such as low-impact development, including green infrastructure.

(i) Green building and site design in development and redevelopment projects is encouraged.

(ii) appropriate site design standards shall be followed and appropriate buffers shall be located between non-residential developments and other existing and future sensitive land uses and roadway profiles in order to provide adequate visual or acoustic screening.

(iii) The County may require that the applicant of a development apply the principles and guidelines of Crime Prevention through Environmental Design within subdivision and development reviews to guide design and ensure effective use of the built environment.

(d) Shared driveway access, parking, and coordinated site plan designs for non-residential uses is encouraged, wherever feasible.

(e) The County will identify brownfield sites within the County and develop a strategy for mitigation and redevelopment into productive uses.

(f) The County will provide sufficient commercial and industrial sites to be competitive in attracting new, high-quality businesses to the County. Sites should be located to avoid adverse impacts to existing and planned residential communities.

Amended by Bylaw 19-20

5.1.2 Development for non-agricultural uses will be encouraged to be located on lower agricultural capability lands, as shown in a farmland assessment, unless it can be demonstrated by the proponent that the benefits to the community justify the use of higher capability agricultural lands.

(a) Fragmentation of rural land and working landscapes is discouraged.

(b) Development on Hazardous Lands that are deemed undevelopable or may result in life loss or injury, property damage, social, and economic disruption or environmental degradation shall not be permitted.

Amended by Bylaw 19-20

(c) The development of non-agricultural land uses within the County should be considered only in the case where agricultural uses are not compromised by conflicting developments.

(d) The County shall encourage the development of vacant lots, underdeveloped sites, and the redevelopment of older buildings within the hamlets, provided that the infill development or redevelopment will not adversely affect the surrounding areas and is consistent with the provisions in the County's Land Use Bylaw.

Amended by Bylaw 19-20

(e) Industries shall be encouraged to locate on lower capability agricultural land, in proximity to paved County roads or provincial highways, and in areas with access to existing regional or municipal services wherever possible.

(f) Commercial uses shall be encouraged to locate on lower capability agricultural land wherever possible.

(g) Adjacent municipalities should be encouraged to expand in areas which would minimize the removal of higher capability agricultural land.

(h) Expansion of hamlets should be discouraged from occurring on higher capability agricultural land.

(i) Council shall only support annexation proposals in accordance with the policies in **Sub-section 6.4** of this Plan.

5.1.3 Development should only occur on lands that do not have critical development constraints.

(a) Groundwater of sufficient quantity and quality should be available to support the proposed development. Development will be discouraged in areas where reserves of potable water are inadequate.

(b) Development will be discouraged in areas characterized by wetlands, swamps, muskeg, or saturated soils. Development will also be discouraged in valleys, ravines, or seasonal draws. Where development is allowed in areas exhibiting these characteristics the development must adhere to provincial regulations, guidelines and wetland mitigation policies.

(c) Development shall be prohibited on slopes in excess of 15% or on slopes which are subject to slippage or mass movement.

Amended by Bylaw 19-20

(d) Development is discouraged from locating on soils **where a percolation test has demonstrated to** have extremely fast percolation rates and/or which might result in the possibility of groundwater contamination.

Amended by Bylaw 19-20

(e) No permanent structures will be allowed within the 1:100 year flood fringe of any river, stream or lake shore, unless proper flood proofing techniques are applied. A certificate from a qualified, registered

professional engineer or architect will be required by the County to confirm that the development has been properly flood proofed.

Amended by Bylaw 19-20

(f) The County shall encourage flood way and flood fringe areas to be kept in their natural state. However, if provincial requirements are met and engineering studies have been completed by the applicant that supports development within these areas then the development authority may approve non-residential development within these locations as long as any mitigation measures identified by the province and in any supplementary engineering studies are adhered to.

Amended by Bylaw 19-20

(g) On municipal lands within flood hazard areas, new development should be limited to recreational uses.

(h) Unless unique site requirements determine otherwise, development proposals adjacent to environmental features should conform to the Alberta Environment Land Conservation Guidelines so far as they pertain to setback requirements from valley breaks, ravines and watercourses.

(i) The County shall continue working in collaboration with non-profit organizations and the Province to manage and conserve wetlands within the County's boundary.

Amended by Bylaw 19-20

5.1.4 Conversion of productive agricultural land to non-farm uses is discouraged. (See **Section 5.9**).

(a) The County will encourage new pipelines, electrical and transmission lines, rail lines and road developments to be located adjacent to quarter section or property boundaries and/or within recognized corridors to limit the further fragmentation of lands within the County.

(b) The County will discourage the premature conversion of productive agricultural land to other uses when equally viable alternatives exist.

(c) Developments for non-agricultural uses will be encouraged to locate on lands of lower agricultural capability and in areas where possible negative impact on agriculture are minimized.

Amended by Bylaw 19-20

5.1.5 The County will support opportunities to diversify the economy and strengthen the tax base through land use and development.

(a) The County may support local economic development initiatives that benefits local rural businesses and residents.

(b) Environmentally sustainable businesses and work will be encouraged to attract and grow green jobs in the County.

5.2 Goal: Adequate Subdivision of Land

Objective

5.2 Goal: Adequate Subdivision of Land

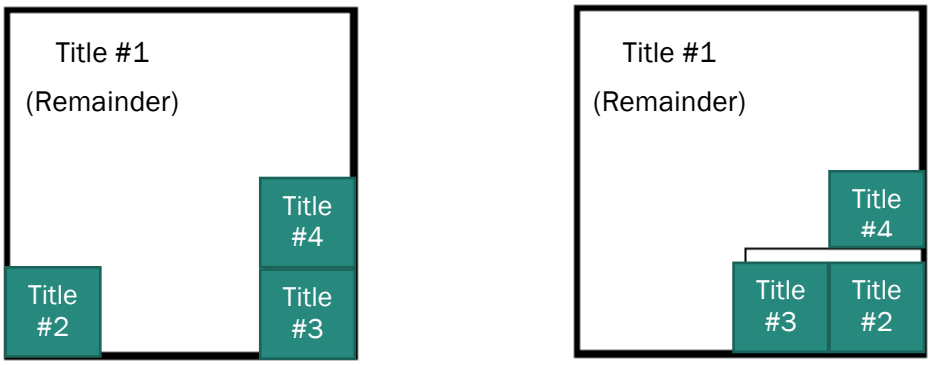
1. Provide guidance to the Subdivision Authority when considering proposals for the subdivision of land within the County in accordance with the objectives and policies of this Plan, consistent with provincial legislation.
2. Ensure safe and reasonable enjoyment and use of County lands by our residents that benefit both present and future generations.

Policies

Amended by Bylaw 19-20

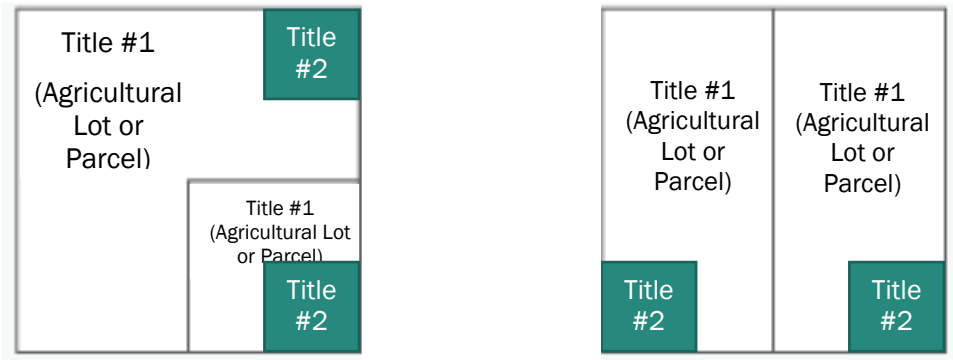
5.2.1 The maximum density per quarter section in the Agricultural Use area shall be four (4) parcels. (See **Figure 1**)

Figure 1. Maximum number of titles out of a quarter section.



Amended by Bylaw 19-20

Figure 2. Maximum Subdivision of Existing Agricultural Lots or Parcels.



Amended by Bylaw 19-20

5.2.2 Where a quarter section has previously been subdivided into two (2) agricultural parcels, a maximum of one (1) country residential use parcel shall be allowed per agricultural parcel. (See **Figure 2**)

5.2.3 A multi-lot subdivision for residential and/or non-residential use shall be considered to be any subdivision that will create more than four (4) titles on a quarter section, meaning the title for the quarter + 3 new titles. (See **Figure 1**).

5.2 Goal: Adequate Subdivision of Land

5.2.4 Multi-lot subdivisions may require a Land Use Bylaw amendment and, where there is an Intermunicipal Development Plan or an Area Structure Plan, an amendment to the appropriate Plan may be required.

5.2.5 Multi-lot subdivisions shall comply with the applicable provisions of the County's Land Use Bylaw.

5.2.6 Subdivisions shall be designed to follow the logical extension of existing infrastructure.

(a) Subdivisions shall not be approved where access to existing graded and graveled or paved roads does not exist, or where construction of roadway and access to County standards to the site is not undertaken primarily by the landowner/developer.

(b) Access to individual lots within a multi-lot subdivision will be provided by internal roads or service roads developed to meet the County's General Municipal Servicing Standards, and not directly onto Provincial Highways or County main grid roads.

(c) The assessment of the suitability of a proposed residential subdivision will not take into consideration required setbacks for private sewage disposal systems. Rather, if a subdivision results in the reduction of setbacks between an existing or proposed private sewage disposal system and a property line then the developer will be required to ensure that the existing or proposed private sewage disposal system conforms to all relevant provincial regulations affecting private sewage disposal systems.

(d) The subdivision of a naturally fragmented parcel shall not be approved for any use, unless the fragmented parcel is fragmented by reason of one or more public roadways, railways, rivers, or creeks.

(e) In addition to the criteria indicated in **Policy 5.2.6 (d) above,** a natural fragmentation may also be considered to be a barrier to the crossing of cultivation equipment created by substantial topography, such as a ravine or gulley. The determination that such a topographic barrier is a natural fragmentation for the purpose of subdivision shall be at the sole discretion of the Subdivision Authority.

(f) In the case where another policy of this plan would allow for a subdivision to occur and the subject site also contains a fragmenting feature as described in **Policies 5.2.6 (d)** and **(e) above,** and where the fragmented area contains adequate developable area, the County will encourage the developer to subdivide the fragmented area, as the first subdivision from the subject site.

Amended by Bylaw 19-20

(g) The County may refuse to approve an application that proposes to subdivide a fragmented parcel if:

(i) in the opinion of the County, the construction and maintenance of the roadway adjacent to the parcel would serve no greater or long-term public interest; and

(h) Documentation indicating that arrangements satisfactory to the County have been made regarding a development's water supply, sewage disposal, and storm water management systems, including access to the systems for maintenance and any necessary easements, may be conditions of approval for multi-lot subdivisions and/or development.

(i) Documentation indicating that satisfactory arrangements have been made regarding a development's sewage disposal system may be a condition of approval for residential subdivision and/or development.

5.2.7 Subdivisions' lot or parcel size shall be in accordance with the lot or parcel size for the Designated Land Use District within the County's Land Use Bylaw.

(a) However, lots or parcels and farmstead separations may be larger than allowed in a Land Use District subject to a Real Property Report or Building Site Certificate prepared by an Alberta Land Surveyor; which verifies the locations of all improvements, site features, and proposed boundaries; where it has been demonstrated by the applicant, to the satisfaction of the subdivision authority, that the site includes topographical features such as:

(i) treed areas,

(ii) sloughs, and/or

Amended by Bylaw 19-20

(iii) poor quality farmland with a farmland assessment ratio of 41% or less, which is rocky or sandy land or slough areas.

Only additional lands that the Real Property Report or Building Site Certificate demonstrates are required to accommodate the improvements, farm yard, or topographical features will be permitted.

Amended by Bylaw 19-20

(b) At the discretion of the Subdivision Authority, lots may also be larger, where it has been demonstrated by the applicant, to the satisfaction of the subdivision authority that the larger lot or parcel has been requested to include land that otherwise would be a small area of the remaining farm unit less than 60 m (200 ft.) in width, between the lot and a boundary of the quarter section or adjacent to a road.

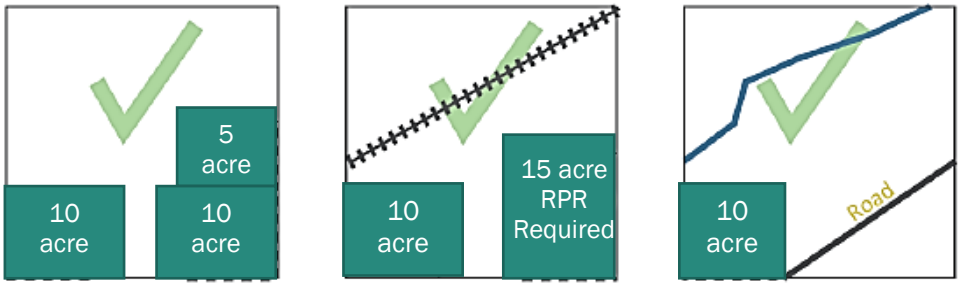
5.2.8 Generally, a total maximum area of 10.1 ha (25.0 ac) will be allowed for separation per quarter section. (See **Figure 3**)

(a) However, at the discretion of the Subdivision Authority, where a quarter section contains two (2) oversized farmsteads, as defined within this Plan, a total area of 12.1 ha (30.0 ac) may be permitted to be subdivided from a quarter section to accommodate the two (2) oversized farmsteads. In such cases, a Real Property Report or Building Site Certificate prepared by an Alberta Land Surveyor, will be

required to verify the locations of all improvements, site features, and proposed boundaries. (See **Figure 4**)

(i) If the Real Property Report or Building Site Certificate does not demonstrate that the additional land is required to accommodate the topographical features or improvements then the additional lands will not be permitted.

Figure 3. Maximum Separation per Quarter Section.



Amended by Bylaw 19-20

Figure 4. Oversize Farmsteads Separation Example.

5.2.9 Lots which include areas described as “pan handles” (lengthy narrow sections leading to a wider development site), shall not be approved by the Subdivision Authority. Exceptions to this policy shall be allowed, if in the opinion of the Subdivision Authority, the proposed Subdivision does not interfere with an existing agricultural operation and:

(a) The subdivision is to separate an existing farmstead from the balance of the quarter section; and

(b) The lengthy narrow section is directly adjacent to the property line or quarter section line, whichever the case may be; or

(c) The lengthy narrow section is at least 100 m from the property line or quarter section line, whichever the case may be.

5.2.10 Land Use Bylaw amendments for multi-lot development that will be considered by the County shall include the following criteria:

(a) The site should possess features such as trees, ravines, hilly terrain or other topographical features that would provide an attractive residential environment. When the amendment is to allow a currently vacant parcel from a quarter section, the site should not include cultivated land or good quality agricultural land. Where a site is fully or partially treed, all possible means will be undertaken to retain the maximum amount of tree cover.

(b) The density of development shall be directly related to the development capability of the land resources, such as potable water supply, topography, vegetation, soil, and drainage. In this regard, proponents for multi-lot and residential development may be required to provide the County with an assessment of environmental constraints on the site and the means whereby negative impacts on the natural environment may be mitigated.

Amended by Bylaw 19-20

(c) UAccess to individual lots will be provided by internal roads or service roads developed to standards acceptable to the County, and not directly onto Provincial Highways or County grid roads.

(d) There shall be an adequate supply of potable water for the development as proposed. The supply may be provided by wells or by other options, such as by hauling or by communal systems, in accordance with Provincial regulations. If the well option is to be considered, the Council will ask that the report required under the Water Act for multi-lot residential subdivisions be provided at the Land Use Bylaw amendment stage for its consideration. If the communal system is to be considered, Council will require that the creation or expansion of such systems be undertaken at the developer's cost, and not at the County's cost.

(e) Sanitary sewage shall be treated and/or disposed of in accordance with Provincial requirements. In this regard, the Council will ask that information be provided at the Land Use Bylaw amendment stage for its consideration. If a communal system is to be considered, Council will require that the creation or expansion of such systems be undertaken at the developer's cost, and not at the County's cost.

5.2.11 Residential Development

Amended by Bylaw 19-20

(a) Residential subdivision and development best practices, consistent with the provisions in the County's Land Use Bylaw, will be generally supported.

(i) Residential subdivision or development shall not normally be allowed:

1. within an area likely to be subjected to high levels of noise from industry, transportation facilities, or other sources of noise;
2. in close proximity to a resource extraction operation;
3. within a known 1 in 100 year flood plain; or
4. within the minimum distance separation between a single dwelling and a confined feeding operation as determined through the use of Schedule 1 of the Standards and Administration Regulation adopted pursuant to the Agricultural Operation Practices Act; or
5. adjacent to river banks, unless the banks are certified as being stable by an engineer prior to development, or, alternatively, unless the land owner takes all responsibility for the impact of any bank instability currently or in the future.

(ii) Residential subdivisions should be located in proximity to gas, electrical, and telephone lines which have existing spare capacity to sustain the additional usage.

(iii) Residential subdivisions shall have direct access to existing maintained roads. Multi-lot residential subdivisions shall be encouraged to locate in proximity to paved County roads or provincial highways.

(iv) Where a subdivision for residential purposes is proposed, the developer shall be required to enter into a development agreement with the County wherein the developer agrees to be responsible for all the costs associated with the subdivision and development.

(b) Residential development will be prohibited in those areas which are too close to sour gas facilities, in accordance with Provincial legislation and regulations, in accordance with the provisions in the County's Land Use Bylaw.

Amended by Bylaw 19-20

(c) Multi-lot residential subdivisions should be clustered or grouped to reduce potential land use conflicts and minimize service costs.

5.2.12 Farmsteads

Amended by Bylaw 19-20

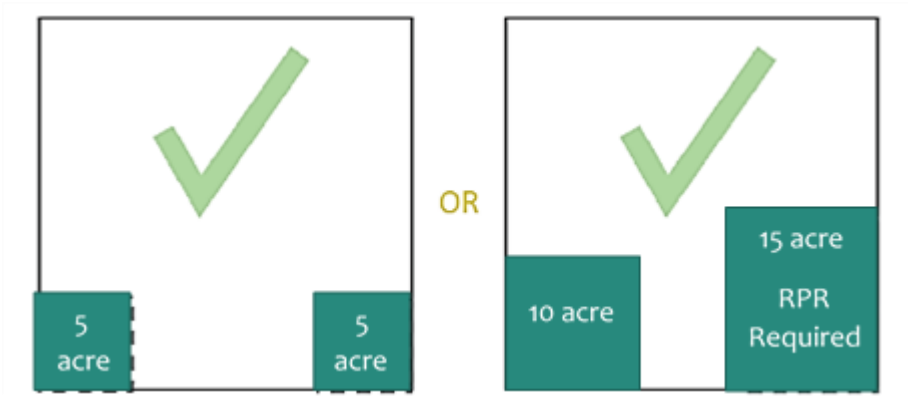
(a) Farmstead subdivisions shall be in accordance with the policies in this Section and consistent with the applicable regulations of the County's Land Use Bylaw.

(i) Only one vacant lot separation or abandoned farmstead separation will be allowed per quarter section without requiring an amendment to the Land Use Bylaw. (See **Figure 5**)

(ii) Vacant subdivisions shall normally be located within those portions of a titled area which consist of the poorest quality agricultural land which is still developable within the quarter section.

Amended by Bylaw 19-20

Figure 5. Farmstead Separations



5.2.13 Non-Residential Development

Amended by Bylaw 19-20

(a) The County will support proposals for clustered non-residential development that incorporate sustainable subdivision and development practices, consistent with the provisions in the County's Land Use Bylaw.

(i) Multi-lot non-residential subdivisions should be clustered or grouped to reduce potential land use conflicts and minimize service costs.

1. Multi-lot non-residential subdivisions and developments shall meet the applicable policies under **Section 3.0** of this Plan.

5.3 Goal: Thriving Natural and Cultural Landscapes

Objective

1. Promote the value of the County's significant cultural landscapes.
2. Enhance the quality of life and sense of belonging that the County's unique natural features and rich cultural landscapes provide to residents and visitors alike and their contribution to the overall landscape perception and character.

Policies

5.3.1 Historical or archaeological Sites identified as Historic Resource Value pursuant to the Alberta Historical Resources Act shall be protected in accordance with Provincial legislation and regulations.

(a) Subdivision and Development applications in locations where the proposal may impact significant cultural landscapes will require preparation of a Heritage Resource Impact Assessment by a qualified historic resource professional.

(b) The use of historic resources to promote tourism will be encouraged, where appropriate.

(c) Proposed Subdivisions and Developments on main streets of hamlets shall protect built heritage and enhance the historic significance and character of these areas.

5.4 Goal: Environmental Management

The County of Vermilion River includes a range of valuable and unique environmental features. This natural capital supports not only the County's ecosystem but also the economic, social and cultural systems throughout the County. Recognizing that a successful and sustainable future is dependent on the vitality of all of the interconnected systems (built and natural environment, economic, social and cultural) the County has adopted a strong approach, for environmental management.

The County recognizes that the goal of environmental protection cannot mean total ecological integrity. Simply put, a municipality cannot reasonably expect to maintain the full structure of the ecosystem and still have roads and buildings. Rather the goal must be the achievement of an environment which does not show symptoms of stress such as:

- Decreased water quality; and/or
- Significantly reduced biodiversity.

The following objective and policies have been adopted by the County, relating to environmental management.

Objectives

1. Ensure that the cumulative impact of development decisions affecting the ecological, social and heritage assets of the County will be mitigated to ensure that any negative environmental impacts are as low as is reasonably possible.
2. Encourage sustainable development in all areas without unduly impacting ecosystem health, working landscapes or the County's cultural landscapes through low net environmental impact approaches to environmental management, which will help to ensure that over all the County's natural and built heritage and the processes that connect them will prosper well into the future.

Policies

5.4.1 Identify and provide for the preservation of significant ecological sites throughout the County.

(a) Encourage the protection of native vegetation and biodiversity in agricultural land management through support of such programs as ALUS, Cow's and Fish, Agricultural Service Board, and similar activities.

(b) Wildlife habitat protection practices are encouraged through identification and conservation of natural areas such as woodlots, wetlands, ravine systems and creeks/rivers.

(c) Endeavour to establish environmental quality goals to direct future development within the County and to provide specific points of reference for facilitating management decision making.

Amended by Bylaw 19-20

(d) An Environmental Impact Assessment or evaluation will be required for any proposed development that may have an impact on an identified natural or environmentally sensitive feature.

(e) Endeavour to identify cumulative impact issues and set goals to mitigate and restore identified issues, consistent with a Regional Plan. Once the goals are set, approval for new projects will be approved with reference to these limits.

(f) Work with provincial and non-government partners to identify and monitor established wetland and upland quality goal to determine if development and County operations are within the established goals. Monitoring is critical for evaluating the suitability of developments in different areas over time and will help to ensure the accuracy of predictions regarding future states and to refine land use and development policies and regulations.

5.4.2 Development on sandy or unstable soil may only be allowed if measures to control erosion are implemented, to the satisfaction of the Development Authority.

Amended by Bylaw 19-20

5.5 Goal: Efficient Municipal Servicing Planning and Management

Objectives

1. Ensure efficient resource management and effective strategies to provide quality services to meet the needs of our community in a competent, safe, fiscally and environmentally responsible manner.
2. Plan ahead for expansion of capacities and extensions of the areas of service in accordance with growth projections and the establishment of future growth areas.

Policies

Amended by Bylaw 19-20

5.5.1 The County will develop and adopt Management Plans, Master Plans, Area Structure Plans, and Strategies that align with the vision and direction of the County's Municipal Development Plan (MDP) and the Regional Growth Management Strategy (RGMS) that can offer developers and prospective business and residents predictability in terms of the areas identified for future growth and extension of infrastructure.

(a) The County will develop and implement:

(ii) an Infrastructure Master Plan,

5.5 Goal: Efficient Municipal Servicing Planning

(iii) a Transportation Master Plan,

(iv) a Community Services (water/sewer) Master Plan,

(v) a Community Facilities (cemeteries/libraries/open space/recreation) Master Plan, and

(vi) a Strom Water Mater Plan

these plans will support current infrastructure needs and to address future identified growth and development areas. Until such Master Plans are in place, implement interim Infrastructure Management Strategies that focus on maximizing the existing network performance, minimizing overall County risks and adhering to current County Standards and policies.

(b) The County will develop and implement an Economic Development Master Plan to encourage, promote, and support a competitive, diverse, and adaptable local economy that creates a hospitable and attractive environment for businesses and encourages growth.

(c) The County will develop and implement a Cultural Master Plan that provides an understanding and appreciation of the County's history and culture, including features such as historic sites, sites of local significance, and any notable structures. The Plan is to promote and protect heritage places, which provide a strong sense of identity and place.

(d) The County will develop and implement an Environmental Management Plan supportive of the guiding principles outlined within the MDP. The Plan should identify, prioritize and establish management practices for sites of environmental significance within the County.

Amended by Bylaw 19-20

5.5.2 The County will encourage Responsible Subdivision and Development Practices through the establishment of policies and procedures that give due regard to federal, provincial, and municipal requirements and that promote community vitality.

(a) Subdivision and development proposals shall meet the requirements under the Municipal Government Act, the Subdivision and Development Regulation, and the applicable provisions under the County's Land Use Policy at the discretion of the relevant Authority.

(b) The County shall ensure that the distribution and timing of future development coincides, and is contiguous with, infrastructure improvements.

(c) The County shall ensure that both subdivision and development meet or exceed the standards outlined within the County's General Municipal Servicing Standards. Standards should be reviewed and updated along with other County regulatory policies to coincide with innovations in the industry.

Amended by Bylaw 19-20

Amended by Bylaw 19-20

5.5.3 Proposals that incorporate an ecosystem approach that follows Eco-Logical concepts and components consistent with provincial regulation, Land Use Policies, and other applicable statutory plans will be generally supported.

(a) Developers and service providers are encouraged to incorporate Ecosystem-Based Mitigation in infrastructure projects when addressing cost-effectiveness of mitigation and/or reclamation.

(b) Simultaneously, advanced mitigation should be targeted to fulfill regulatory requirements early on in the development of infrastructure projects, ensuring efficient project delivery by avoiding costly delays that can sometimes occur with permitting processes.

(c) Eco-Logical ecosystem approach goals to shall be met when developing infrastructure, which are:

(i) conservation: Protection of larger scale, multi-resource ecosystems;

(ii) connectivity: Reduced habitat fragmentation;

(iii) predictability: Knowledge that commitments made by all parties will be honored: that the planning and conservation agreements, results, and outcomes will occur as negotiated; and

(iv) transparency: Better public and stakeholder involvement at all key stages in order to establish credibility, build trust, and streamline infrastructure planning and development.

(d) Subdivision and development proposals should incorporate Eco-Logical concepts and components promote an ecosystem approach to comprehensively manage land, water, and biotic and abiotic resources to equitably promote conservation and sustainable use in all newly developed and adopted statutory plans.

(i) changing priorities, opportunities and threats should be accommodated over time and across landscapes through an adaptive feedback loop that includes:

1. Integrated Planning, for determining regional ecosystem conservation priorities.
2. Mitigation Options, these are recommended approaches that may be used to offset adverse impacts.
3. Performance Measurements serve to assess whether the outcomes met the goals of conservation, connectivity, predictability and transparency as infrastructure projects addressed in the ecosystem approach are completed.

5.6 Goal: Cost-Effective Transportation and Infrastructure

Objectives

5.6 Goal: Cost-Effective Transportation and Infra

1. Effectively manage and maintain all municipal assets for future generations, while being mindful of todays' needs.
2. Ensure that required infrastructure is constructed by developers.

Policies

5.6.1 The fragmentation of working landscapes associated with the development of linear transportation, communication, or utility facilities and services shall be discouraged.

(a) Transportation, communication, or utility facilities and services will be encouraged to locate in a manner that:

(i) minimizes impacts on working landscapes;

(ii) minimizes the fragmentation of land, and/or the creation of fragmented parcels;

(iii) follows road allowances wherever feasible;

(iv) uses corridors to integrate a number of utilities;

(v) minimizes disruption of recreation, wildlife, and historic resources; and

(vi) avoids disruption of existing or future urban centres.

(b) Only those proposals which minimize fragmentation, where land is taken for roads, rail lines, pipelines or other transmission lines, shall be endorsed.

5.6.2 Reduction and mitigation of conflicts between transportation, communications or utility facilities and other land uses is encouraged.

(a) High-voltage power lines and high-pressure pipelines shall be encouraged to locate away from residential areas.

(b) Consider the establishment of a Dangerous Goods Route when it is considered that dangerous goods are being transported on County roads in sufficient quantity to be a significant hazard to the travelling public.

(c) Screening and/or buffering as deemed appropriate to minimize any negative impacts shall be require as a condition of development, where proposed transportation and utility lines and facilities may adversely affect adjacent lands or land uses.

(d) Subdivision or development proposals adjacent to transportation and utility lines and facilities shall be required to provide such screening and/or buffering as deemed appropriate.

Amended by Bylaw 19-20

(e) Wireless communication facilities shall be encouraged to consider facility planning and design best practices so as to have the least impact on the natural environment, and the least visual impact on

nearby residents. Developers of wireless communication facilities shall be encouraged to provide an opportunity for public consultation.

(f) The co-location of multiple devices on wireless communication facilities is preferred. Where appropriate, new facilities should be built to standards to accommodate multiple devices. Individual facilities are strongly discouraged. Should co-locations not prove feasible, the clustering of wireless communication facilities is desired.

(g) Roads shall be developed as follows:

(i) Service roads adjacent to Provincial Highways in the County shall be considered as local internal subdivision roads and developed to appropriate standards

(ii) The roads shown on **Map 1** as Arterial Roads shall be considered as arterial roads and developed to arterial road standards relating to width, grades, site lines, and access.

(iii) The roads shown on **Map 1** as Collector Roads shall be considered as collector roads and developed to collector road standards relating to width, grades, site lines, and access.

(iv) Service roads for Arterial and Collector Roads shall be considered to be local internal subdivision roads and developed to appropriate standards.

(v) All other roads in the County shall be considered either local County Roads, or local internal subdivision roads, and developed to appropriate standards.

(h) Direct access from private property onto Arterial Roads shall normally not be allowed.

(i) Direct access from private property onto Collector Roads shall normally be limited.

(j) In order to minimize safety hazards and land use conflicts around airports, regulation of building heights in the areas around all publicly licensed and paved airports in the County shall be encouraged.

5.6.3 Ensure that municipal services and utilities are provided in an economical and efficient manner and are reflective of need, environmental constraints, land use considerations and existing infrastructure.

Amended by Bylaw 19-20

(a) Subdivision and development proposals shall provide and maintain infrastructure capacity in line with growth and service demands.

(b) Land use adjacent to the Provincial Highways and their associated accesses shall conform to the Access Management Guidelines as outlined by Alberta Transportation. As well, the County's system of collector and arterial roads shall be afforded a similar level of protection from encroachment and proliferation of direct access.

(c) All municipal infrastructure systems, such as new roads, sewage collection and water distribution systems created as a result of private development, which may include dedication to the County or subdivision, shall only be assumed by the municipality if the system has been constructed or upgraded to a standard which is acceptable to the County and which meets or exceeds all appropriate Provincial and Federal standards.

(d) Should a regional piped water supply system be developed, the County will include as one of the criteria in making its land use decisions (such as decisions respecting the approval of multi-lot country residential development) based on whether the development is to be provided with water supply services from the regional system. As well, the County will encourage landowners near the regional system to connect to the system.

(e) The County will develop and implement a program of maintenance and improvement for local roads designed to enhance traffic flow.

(f) The County will endeavour to guide Development to make the most efficient use of existing roadway facilities.

(g) Developments with the potential for substantial road impact (high traffic volumes or heavy trucks) will be directed to those roads that are designed and constructed to accommodate such development.

(h) Direct access from private property onto Provincial Highways shall be discouraged and limited wherever possible, especially where access onto local roads is available.

(i) Subdivision shall be specifically designed to minimize accesses onto Provincial Highways and local arterial roads through the use of service roads or redesigning the subdivision boundaries to redirect accesses onto local roads. The cost of consolidation or service roads and the costs of resolving all of Alberta Transportation's concerns with respect to access to the Provincial Highway will be the responsibility of the developer.

(j) Development will be encouraged to utilize identified haul roads and enter into haul route agreements with the County.

(k) Encourage availability of rail service to future industrial areas to improve industrial developments' accessibility to markets.

5.6.4 Encourage other levels of government and their agencies to provide safe, reliable transportation routes through the County.

(a) Encourage the Province of Alberta to improve and maintain highways through the County that connect to major industrial and commercial centres in the province.

(b) Encourage the federal government, its agencies, and rail operators to improve and maintain existing rail corridors to ensure safety, and to

encourage economic opportunities for rail-dependent industries within the County and the region.

(c) Encourage agencies and rail operators to improve railway crossings within the County.

Amended by Bylaw 19-20

5.6.5 Subdivision and development proposals shall account for the timely provision of public facilities and services relative to the demand for them.

(a) The County will develop and adopt a concurrency policy to address the impacts of new development on transportation and community infrastructure in order to ensure there is enough capacity to serve each proposed development.

5.7 Goal: Recreation Opportunities

As the demand for recreational land for both public and private use increases, so does the need for planned recreational facilities and areas. Recreation can also form an important component of the tourism potential of the region. Recreation development should be located in areas and under circumstances where it does not adversely affect the agricultural economy and community, or the natural environment.

The following objectives and policies have been adopted by the County relating to recreation in the County.

Objectives

Amended by Bylaw 19-20

1. Encourage local recreational uses based on the capabilities of an area to sustain additional development.
2. Encourage wherever possible the preservation of natural resources and the development and retention of recreation areas and parks, provided that tourist activities or facilities do not threaten the potential development of additional economic activities, the agricultural economy and community, or the natural environment.

Policies

5.7.1 Recreational developments are encouraged to locate in areas which will not impact working landscapes.

(a) The development of public serving recreational facilities/uses shall be encouraged, where these are:

(i) compatible with the capabilities of a site or surrounding areas; and/or

(ii) the site is located near or adjacent to a lake or river, if the proponent can demonstrate, to the satisfaction of the Development Authority, that the proposal is compatible with the lake/river environment.

5.7.2 Ensure that recreational uses are compatible with the environment and surrounding land uses.

5.7 Goal: Recreation Opportunities

(a) Subdivision and development for recreational purposes shall occur in accordance with the following design principles:

Amended by Bylaw 19-20

(i) the density of development shall be directly related to the development capability of the land resource to accommodate the recreational use without limiting or conflicting with other uses;

(ii) the design shall be directly related to the site's topography vegetation, soil, and drainage characteristics. In this regard, the development proposal shall include a detailed analysis of the environmental constraints of the site and the means by which the proposal will protect and harmonize with the natural environment;

(iii) the design shall protect wildlife habitat; and

Amended by Bylaw 19-20

(iv) the design shall protect, maintain and re-establish, where necessary, cover and maximize the quality of permanent or protected natural features.

(b) As the Canadian Pacific Lloydminster/Star rail line corridor is abandoned by Canadian Pacific, the County will require that contaminated soils and other materials be removed from the right-of-way. If the County is to acquire the right-of-way, this removal will occur before the County acquires it. The County may retain the corridor for future utility options and may allow for some limited local recreational use of parts of the right-of-way; but limit use so as to not negatively impact agricultural or residential communities along the right-of-way and, further, so that there are no long term financial impacts to the County.

(c) Parts of the corridor may be incorporated into adjoining agricultural operations, provided that environmental issues related to the historic application of environmentally hazardous materials to the rail right-of-way are addressed satisfactorily.

5.7.3 Recreational developments must minimize associated municipal costs.

(a) The proponent of a recreational activity shall identify all municipal costs associated with the development. The assignment of these costs shall be the basis for an agreement to be entered into as a condition of subdivision approval or the issuance of a development permit. Normally, however, all development servicing costs associated with the development will be carried by the proponent.

(b) Subdivision and development proposals for recreational uses shall occur in accordance with the design principles outlined in **Policy 5.7.2(a) above**.

(i) In all instances, any financial involvement in recreational trails by the County will be considered by Council of the County on a project by project basis.

5.7.4 Protect and encourage trail development while also protecting adjacent land owners from potential negative impacts through the careful regulation of the recreational use of rights-of-way.

(a) Multi-lot residential developments will be required to provide pedestrian multi-modal trail networks to the satisfaction of the Subdivision Authority at time of subdivision.

(b) Where trails are provided as part of a multi-lot development, buffering measures within the trail right of way will also be provided to reduce noise, dust and the potential for trespassing on private property as a result of trail use.

5.8 Goal: Promote Tourism

Objectives

1. Support tourism initiatives and encourage the development of local hospitality operations, museums, churches, cultural centers, golf courses, and other special events including special event facilities.
2. Contribute to the diversification of local economies, increase local employment opportunities, and reduce economic leakage by adopting a "local first" approach to developing and promoting tourism in the County.

Policies

5.8.1 Support and promote cultural tourism initiatives within the County.

(a) Encourage the utilization and/or development of cultural, historic and recreational resources to promote tourism, where appropriate.

5.8.2 Support and promote existing tourism destinations within the County

(a) Endeavour to promote existing tourism destinations within the County and nearby recreational tourism opportunities.

5.8.3 Cooperate with regional partners to encourage local and regional tourism.

(a) Co-operate with area tourism groups, municipal neighbours, and tourism zones in promoting local tourism linkages with neighbouring communities.

(b) Encourage private sector developers to facilitate tourism development, and may assist in accessing government funding programs to develop new, or upgrade existing tourism attractions.

(c) Continue to collaborate with adjacent and neighbouring municipalities to fulfill the Municipal Government Act requirements for Intermunicipal Development Plans and Intermunicipal Collaboration Frameworks while proactively building collaborative relationships.

5.8.4 Support and encourage new tourism developments within the region.

(a) Promote public awareness of significant historic and cultural sites in the region will be promoted as part of heritage tourism efforts.

(b) Support tourism and recreation opportunities within the County and the region such as ecotourism, enhancements to existing trails, new trail development, historic and cultural areas, and parks and campgrounds that respect agricultural land uses and environmentally sensitive lands.

Amended by Bylaw 19-20

5.9 Goal: Conserve Agricultural Land

Agricultural and resource lands make up the working landscape of the County of Vermilion River and generate significant employment. These working landscapes within the County must be carefully and equitably managed in order to retain the integrity and value of these areas for the benefit of future generations while supporting economic growth within the agricultural community.

In order to encourage the future viability of a diverse range of agricultural operations within the County, the Municipal Development Plan includes objectives and policies to not only protect, where appropriate, but also enhance the agri-based economy and rural lifestyle.

Objectives

1. Preserve existing productive farmland for agricultural use from incompatible, non-farming-related uses and support the continuation of agricultural operations and agriculture support activities in the County.
2. Preservation and retention of the character of rural-agricultural areas central to the collective history, culture, and sense of place of the County's residents.

Policies

5.9.1 Ensure that working landscapes remain an integral and viable component of the regional economy and rural social structure.

(a) The minimum parcel size for Extensive Agricultural Use, as defined in the County's Land Use Bylaw, shall normally be a quarter section or remainder no less than 32.3 hectares (80 acres), but this minimum size may be adjusted, at the discretion of the Decision Authority, in order to:

(i) allow a parcel to follow natural boundaries; or

(ii) allow for existing or proposed subdivisions for public or quasi-public uses; or

(iii) adjust proportionally where the original quarter section title was less than 64.7 hectares (160 acres).

(b) Good quality agricultural lands shall be mostly conserved for working landscapes, including agriculture, forestry and resource extraction.

5.9 Goal: Conserve Agricultural Land

(c) Rural industrial uses will be allowed in the manner provided for in the County's Land Use Bylaw.

(d) Uses other than Agricultural Uses, may be considered on agricultural lands in accordance with the County's Land Use Bylaw.

(e) The protection of good quality agricultural land and the location of existing agricultural operations will be considered when applications for Land Use Bylaw amendments or subdivision are being determined.

Amended by Bylaw 19-20

(f) Explore the development of a Transfer Development Credits or similar scheme consistent with the provisions under the Alberta Land Stewardship Act.

5.9.2 Ensure good stewardship of the land through the provision of information and the use of beneficial management practices will be encouraged to minimize negative impacts of agricultural operations on the quality of the environment and adjacent land uses.

(a) Provide information to the agricultural community regarding beneficial management practices (BMPs)[1] and other conservation practices that conserve or enhance the health of soil resources.

(b) Input shall be provided to the Natural Resources Conservation Board (NRCB) in responding to application for new or expanded Confined Feeding Operations (CFOs) based on the technical and locational merits of each application. The County's policy is that all such confined feeding operations and manure storage facilities must fully satisfy all the requirements and regulations adopted under that Act, specifically the minimum distance separation requirements and the land base requirements.

(c) Minimum distance separations for CFOs shall conform to standards set out in the Agricultural Operations Practices Act.

Revised by Bylaw 21-17

(d) In addition to the minimum distance separation requirements provided through regulations adopted under the Agricultural Operation Practices Act, the County's policy is that confined feeding operations requiring registration or approval and manure storage facilities requiring authorization under that Act must be sustainable within 2.4 km (1.5 miles) of the corporate boundaries of any urban municipality within the County of Vermilion River or within 0.8 km (0.5 miles) of the Community Areas designated on Map 1, which areas shall be considered an urban fringe when calculating the regulations approved under the Agricultural Operation Practices Act.

[1] Beneficial Management Practices (BMPs) are a practice, or system of practices, designed to minimize the impact of agricultural activities on natural resource while at the same time maintain economic viability of the agricultural industry. The Province of Alberta defines a BMP as "any management practice that reduces or eliminates an environmental risk."

(e) CFO's will be discouraged from locating in environmentally sensitive areas where slope instability and or groundwater contamination may be of concern.

(f) In addition, for the purposes of implementing the regulations adopted under the Agricultural Operation Practices Act, the policies of Area Structure Plans within the County of Vermilion River respecting confined feeding operations shall apply in addition to the Municipal Development Plan polices.

Amended by Bylaw 19-20

5.10 Goal: Efficient Resource Extraction

Sand, gravel, coal, oil and gas are important non-renewable resources in the County of Vermilion River. In order to benefit the County's and the region's economy, these resources must be protected and extracted efficiently, but not at the risk of irreparably damaging working or cultural landscapes within the County.

The County recognizes the significant benefits resource extraction provides locally and regionally. Resource extraction activities can result in increased noise, traffic, dust, and other nuisance issues. Certain developments may not be suitable in proximity to resource extraction uses. For the life of this Plan, the County wishes to prioritize resource extraction, and may limit certain other developments or land uses which may be incompatible.

The following objectives and policies have been adopted by the County relating resource extraction in the County.

Objectives

1. Encourage the utilization of extractive resources in areas of least detrimental impact and to reclaim the land for other productive uses when extraction activities cease.
2. Protect and sustainably manage the County's natural resources.

Policies

5.10.1 Resource extraction industries may be encouraged, where appropriate.

(a) The developer of a resource extraction industry or activity shall be required at the time of application for a development permit, to demonstrate to the satisfaction of the County, that any necessary provincial permits and approvals pertinent to the development have been obtained.

(b) Any resource extraction industry that requires a development permit, unless exempted by provincial legislation, shall enter into and abide by a development agreement with the County, to deal, among other matters, with road use and maintenance.

(c) Development permits for sand, gravel, clay or marl extraction shall not be issued until any necessary approvals are obtained in accordance with Provincial legislation.

(d) Development permits for gravel extraction should be issued on the basis of whether the proposed use will fully and efficiently utilize the capability of the deposit. Deposits suitable for construction aggregates should be reserved for that use.

5.10.2 Ensure that land disturbed by resource extraction activity is reclaimed to an acceptable standard.

(iv)

5.10.3 Resource extraction development must minimize associated municipal costs.

5.10.4 Resource extraction and resource processing developments should generate a low net negative impact on working landscapes and cultural landscapes.

(a) Developers may be required to obtain a Historical Resources Impact Assessment (HRIA) for proposals within areas designated as Historic Resource Value.

(b) If an HRIA is required and the HRIA identifies the presence of heritage resources then the developer will be required to take appropriate mitigating measures, to the satisfaction of the appropriate provincial agency, prior to development approval.

5.10.5 Resource extraction developments and uses must manage and mitigate conflicts with incompatible or sensitive land uses.

(a) Areas that may have high potential for resource extraction development, specifically areas of sand, gravel, and aggregate deposits will be identified.

(b) Development on land which has a high potential for resource extraction development, where the development would prevent subsequent extraction until the deposit has been removed and the land has been reclaimed, shall be discouraged.

(c) Haul routes for resource extraction developments shall be encouraged to be located in such a way as to minimize the impact on agricultural uses and existing residential developments.

5.11 Goal: Adequate Land Dedications

Objectives

Amended by Bylaw 19-20

5.11 Goal: Adequate Land Dedications

1. Ensure full provision of reserve lands at time of subdivision to serve different purposes, including the provision of public amenities and services, protection of land with development constraints, and the preservation of environmentally significant features.
2. Ensure that development does not occur on hazard lands; significant environmental areas are protected; and the public can access Significant Cultural Landscapes.

Policies

Amended by Bylaw 19-20

5.11.1 Generally the full amount of Reserves owing of environmental, municipal and school reserve dedication shall be taken during the subdivision process, in accordance with the Municipal Government Act (MGA) and County Policy..

(a)

(b) Where it is deemed that Municipal Reserve land is not necessary for the residents of the area, money-in-lieu shall be taken. The money-in-lieu shall be shared with school authorities in accordance with any agreements which may exist between the County and the school authorities, and the rest shall be utilized to acquire and develop tracts of desirable recreation areas in the County.

(c) Subdivision and development applications adjacent to water bodies and watercourses may be required to prepare an engineering and/or geotechnical study to determine an adequate setback based on soil conditions and slope stability.

(d) Municipal Reserves

(i) Municipal Reserve parcels in the County shall be:

1. concentrated in a few large parcels on suitable sites rather than scattered through subdivisions; and
2. evaluated and inventoried with the aim of making more efficient use of the Reserves through consolidation and/or sales.

(ii) Prior to disposing of any Municipal Reserve, Council shall review the applicability and effect of such disposition on surrounding land uses and the area's recreational potential.

(iii) Municipal Reserves may be required as an open space buffer of sufficient size and composition to act as a noise and visual barrier where required between disparate land uses.

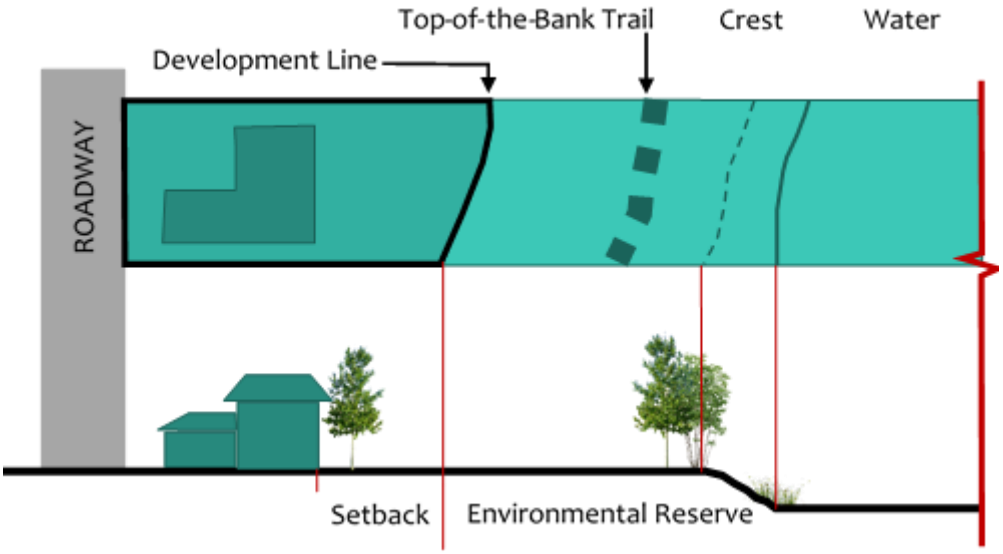
(e) Environmental Reserves and Setbacks

(i) An environmental reserve shall be required adjacent to water bodies and/or lakes and rivers as a condition of subdivision approval, consistent with the provisions of the County Land Use Bylaw and provincial regulations. As a condition of development

approval where there is no subdivision, a comparable setback shall be required from waterbodies and/or lakes and rivers to the wall of the nearest building. (See **Figure 6**)

Amended by Bylaw 19-20

Figure 6. Recommended Environmentl Reserve Setback.



(ii) Additional Reserve and/or setback may be required by the decision Authority based on the recommendations of any engineering and/or geotechnical study requested by the County. In these cases, the amount of reserves required will be determined using the guidelines for Environmental Reserve width developed by the province.

(iii) Where Environmental Reserve Lands are not necessary to provide public access to the feature, the Subdivision Authority shall, at the time of subdivision, consider the option of an Environmental Reserve Easement as provided for in the Municipal Government Act.

(f) School Reserves

(i) School Reserves shall be provided at the time of subdivision in accordance with agreements between the County and the relevant School Divisions.

(g) Conservation Reserves and Easements

(i) Subdivision and Development proposals may be required to designate Conservation Areas, consistent with the provisions of the County's Land Use Bylaw and provincial legislation.

(ii) At the discretion of the Subdivision Authority, the use of Conservation Easements may be considered as an alternative to traditional environmental reserve during the subdivision process. The use and control of these features and areas shall be clearly stated in the

easement agreement. Conservation easements are provided for under the Alberta Land Stewardship Act and the Land Stewardship Act.

(iii) A Conservation Easement may be considered to preserve significant natural features and areas that do not qualify as Environmental Reserve under the Municipal Government Act. The use and control of these features and areas shall be clearly stated in the easement agreement.

5.11.2 Conserve and protect significant cultural landscapes and environmentally sensitive ecological features within the County for future generations.

(a) Spatial buffers or setbacks shall be maintained between uses that may be incompatible for any reason.

(b) Subdivision and Development within a designated sensitive or preservation area shall be consistent with the provisions within the County's Land Use Bylaw.

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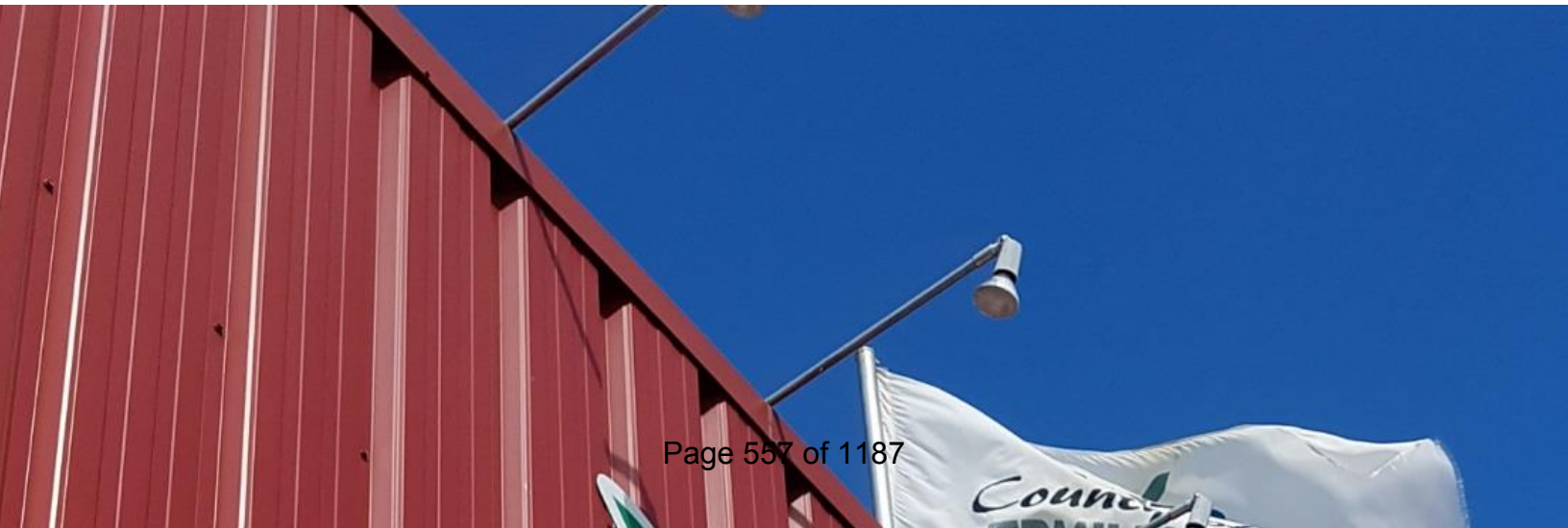

PART 6.0
RESPONSIBLE GOVERNANCE

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6.0 RESPONSIBLE GOVERNANCE

The County of Vermilion River is a high-performing local government organization. We know what the community expects, we deliver services as defined, and we deliver outstanding customer satisfaction.

6.1 Goal: Operational Excellence

Objectives

1. Ensure that the County operates in a fiscally sound manner now and into the future.
2. Ensure availability of necessary resources to deliver outstanding customer satisfaction.

Policies

6.1.1 Ensure that the County operates in a fiscally sound manner by promoting positive change, transparency, and a best-practices, collaborative approach that allows the County to be accountable to its residents.

(a) Council will implement strategic decision making through clear land-use planning directives that enable growth that supports the future needs and vision of the County.

(b) Council will ensure the necessary resources and timeframes are in place to undertake land-use planning projects in a responsible, thorough and transparent manner.

(c) County Council should identify and apply a Land Use Assessment Ratio that facilitates service delivery, promotes investment, ensures competitive advantage, and meets the County's long-term financial expectations.

6.2 Goal: Environmental Leadership

Objectives

1. Establish standards and processes for developers to respect and develop in accordance with land suitability and carrying capacity, preserve, and protect environmental resources and quality, preserve unique natural features, and analyze and mitigate cumulative impacts of development.
2. Ensure that development occurs in ways that minimize degradation of natural and cultural environments through establishment of land use, subdivision, and development standards.

Policies

6.2.1 Encourage climate change adaptation strategies to reduce community vulnerability and minimize adverse effects on the environment, economy, and public health.

(a) Diversification of the energy supply for County residents and businesses through the use of Alternative Energy Systems, in accordance with the provisions under the County's Land Use Bylaw and federal and provincial regulations shall be supported.

(b) Develop and adopt Climate Adaptation Policies for water & energy resources, ecosystems, and agriculture.

6.2.2 Ensure Subdivision and Development incorporates climate mitigation and adaptation strategies and best practices to reduce impacts from development.

(a) Subdivision and Development proposals shall be consistent with provincial and regional climate adaptation plans, policies, and regulations.

6.2.3 Address cumulative effects of Development within the County taking into consideration environmental, social, cultural, and economic factors consistent with the provisions of provincial legislation or a regional plan.

(a) Subdivision and Development proposals may be required to comply with the environmental objectives outlined within provincial legislation or a regional plan.

6.3 Goal: Regional Partnerships

Objectives

1. Maintain and initiate partnerships with provincial, regional, and intermunicipal partners to collaborate in developing innovative approaches to leverage resources, share innovative ideas, expand service choices, and lower costs that support an improved quality for communities in the region.
2. Promote collaborative approaches in the provision of services and cost and revenue sharing with surrounding municipalities, where possible, to take advantage of economies of scale or scope and reduce per-unit service delivery costs.

Policies

6.3.1 Engage in cooperative and collaborative communication with municipal, regional and provincial partners.

(a) Include and involve neighbouring municipalities within the County's planning processes. To that end the County:

(i) will actively consult with any adjacent or nearby municipality during the consideration of amendments to this Plan, amendments to the Land Use Bylaw.

(ii) shall request comments from the adjacent municipality and shall give due consideration to such comments when evaluating a proposal for subdivision, or when, in the opinion of the County, a significantly discretionary development proposal for lands within

3.2 km (2 mi) of an adjacent municipality, in accordance with the provisions of the County's Land Use Bylaw.

1. The approving authority will give careful consideration to any matters raised during this consultation; however, the County will not be bound by the recommendations of the adjacent municipality, unless the County has agreed to do so as part of an approved Inter-Municipal Development Plan.

(b) Collaborate with the urban municipalities within the County in the development and adoption of Intermunicipal Development Plans and Intermunicipal Collaboration Frameworks.

(c) Partnerships between local businesses to support the sharing of information, infrastructure, logistics and by-products shall be encouraged.

(d) Appropriately located and sized home-based businesses, as they are a vital economic contributor and provide residents with a variety of lifestyle opportunities shall be generally supported.

(e) Collaboration with regional partners to identify opportunities to attract, expand or improve economic activity that supports the growth and expansion of value-added agriculture, manufacturing, advanced energy, transportation and logistics, where the associated development is strategically located, and emerging sectors should be pursued.

6.4 Goal: Collaborative Annexations

Objectives

1. Encourage collaborative annexation processes supported by a Joint Growth Study that has been accepted by all parties to an annexation request.
2. Support annexation processes in accordance with the Municipal Government Board Annexation Principles.

Policies

6.4.1 Annexation negotiation processes that are undertaken in a positive, orderly, timely, and agreed upon manner, once a municipality has established a clear and present need through a Joint Growth Study shall be generally supported.

6.4.2 A Joint Growth Study shall be developed prior to entering an annexation negotiation process with adjacent municipalities.

6.4.3 Only those annexation proposals that they feel are required and justified shall be supported by Council.

(a) In determining the timing, size, and location of an annexation area, the outcomes identified through a Joint Growth Study will be considered.

6.4.4 A Joint Growth Study will serve to inform the annexation negotiation process regarding the following:

(a) Justifiable and mutually agreeable current and future growth rates. Growth rates are defined at the rate at which land is consumed for residential, commercial, and industrial purposes normally expressed in acres per year over a 30-year horizon.

(b) Availability and cost of servicing. The physical and economic feasibility of extending services to specific areas within the County in a logical, reasonable, and cost effective manner.

(c) Adequacy of transportation systems to accommodate new development. Proposed annexation areas should be either serviced with road network or be able to be serviced with a logical extension of existing road networks.

(d) Landownership patterns. Proposed annexations should follow legal boundaries or natural features where possible to avoid creating a fragmented pattern of landownership.

(e) Local support. Proposed annexations should, as much as possible, have the concurrence of the landowners involved.

(f) Consistent with local plans. Proposed annexations should be consistent with the policies of this IDP, the respective Municipal Development Plans, and any area structure plan or other study. Planning for annexations should consider a 30-year horizon for land needs.

(g) Logical extension. Proposed annexations should be a logical extension of infrastructure networks and development patterns and may include developed areas.

(h) Agricultural mill rates. Proposed annexations should not dramatically alter the taxes collected from agricultural lands within the annexation area simply because of annexation. The two municipalities may look at harmonizing their agricultural mill rates.

(i) Any other matter that both municipal Councils consider necessary.

6.5 Goal: Interwoven Equity

Objectives

1. Retain and support diverse, local businesses, establishments, and industries and work with the region's business associations and economic development agencies to identify strategies to attract desired businesses and industries.
2. Ensure opportunities exist to protect and promote the development of affordable housing that meets the needs of the region's current and likely future work force.

Policies

6.5 Goal: Interwoven Equity

6.5.1 Plan for jobs/housing balance that provides a roughly equal number of jobs and housing units (households) within the County's commuter areas to improve access to employment opportunities for County residents.

(a) The County will develop and adopt an Inclusionary Growth Strategy for the County.

(b) The County should remove barriers in regulations to support innovative, sustainable, and responsible development practices.

(c) The County will ensure affordability by facilitating the production of housing at all price points.

(d) The County will promote diversity by providing for the development of a wide variety of housing types and formats.

(e) The County will ensure equity in the balance of market and affordable units in Plans and proposals.

6.5.2 Promote environmental justice meaning the fair treatment and meaningful involvement of all people, regardless of race, color, national origin, or income, in the development, implementation, and enforcement of environmental laws, regulations, and policies.

(a) The County will provide all communities and persons across the County with the same degree of protection from environmental and health hazards and equal access to decision making processes.

(b) The County will ensure healthy environments for all in which to live, learn, play, and work.

6.5.3 Promote workforce diversity through the employment of a wide variety of people in terms of age, cultural background, physical ability, race and ethnicity, religion, and gender identity as an economic development strategy.

(a) The County shall plan for workforce diversity and development through the development and adoption of a Workforce Diversity Strategy that focuses on people rather than businesses; it attempts to enhance a region's economic stability and prosperity by providing opportunities for job creation that match existing skills within the local workforce or for training workers to meet the labor needs of local industries.

6.5.4 Provide accessible and quality public services, infrastructure, and facilities in all communities within the County.

(a) The County will support an acceptable standard for infrastructure and facilities as necessary to maintain existing service levels.

(b) The County will identify capital improvement needs in community infrastructure and facilities in an effort to determine, prioritize and fund infrastructure upgrades and/or repair/replace obsolete or worn out facilities or infrastructure as required to obtain the strategic goals of the County's Strategic Plan and the Municipal Development Plan.

(c) The County will pursue coordinated investments through the development of a ten-year Capital Improvements Plan that is meant to guide a five-year Capital Improvements Program and annual budgeting processes for the County, which shall connect the capital improvement needs identified to forecasted revenues for the next ten years.

(i) The County should identify and prioritize municipal servicing investment based on the findings of infrastructure Life Cycle Costing.

(d) The County should investigate and implement private/public funding mechanisms for significant public infrastructure investment.

(a) The County will connect Plan implementation activities to the annual budgeting process.

6.6 Goal: Accountability, Transparency and Public Engagement

Objectives

1. Ensure transparency on how services are delivered and how assets are managed.
2. Engage the private sector, businesses and community organizations in a meaningful way as key regional partners with an intent to collaborate and enable successful regional growth and economic development.

Policies

6.6.1 The County is accountable to residents, businesses, stakeholders and visitors, and will conduct all matters related to County business in a transparent manner.

(b) The County will regularly evaluate and report on Plan implementation progress.

(c) The County will ensure adequate funding from both public and private sources for Plan implementation activities.

(d) The County may adjust the plan as necessary based on evaluation.

(e) The County should provide for improved levels of organizational communication and coordination through inter-departmental collaboration mechanisms.

6.6.2 The County will support the solicitation, consideration, and utilization of public input and suggestions when making public decisions.

(a) The County of will ensure public engagement meets County Policy.

(b) The County will continue to provide public engagement opportunities after the Municipal Development Plan and associated Plans are adopted.

(c) The County will use a variety of communications channels to inform and involve the community.

6.6 Goal: Accountability, Transpar

(d) The County will improve access to information for all stakeholders.

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PART 7.0
DEFINITIONS

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7.0 DEFINITIONS

7.1 Interpretation

7.1.1 The following words, terms, and phrases, wherever they occur in this Plan have the meaning assigned to them as follows:

AGRICULTURAL LAND: Means Higher Capability Agricultural Land, as defined in the County's Land Use Bylaw.

AGRICULTURAL LOT OR PARCEL: Means an existing Lot or Parcel that is 16.0 ha (40 ac) or larger in size.

AGRICULTURAL OPERATIONS: Means an Agricultural Operation, as defined in the County's Land Use Bylaw.

AREA STRUCTURE PLAN: Means an Area Structure Plan, as defined in the County's Land Use Bylaw.

COMPLETE COMMUNITY: Means a community that is planned and developed to use less land and reduce the separation of land uses in order to achieve a variety of values including open space protection, community vitality, affordable housing, air quality, transit use, and more walkable places. Complete communities provide housing types and uses in compact form suitable for all ages and income levels, provides non-residential development in proximity that results in easy access to jobs, local amenities, services, community facilities, and access to multi-modal trail and mobility networks.

COMPLETE STREETS: Means a transportation policy and design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation.

Amended by Bylaw 19-20

CONFINED FEEDING OPERATION means a Confined Feeding Operation, as defined in the County's Land Use Bylaw.

Amended by Bylaw 19-20

CONSERVATION AREA means a Conservation Area as defined in the County's Land Use Bylaw.

CONSERVATION EASEMENT: Means an agreement registered against title whereby a landowner grants to the County (or other government, government agency, or non-profit society with conservation objectives satisfactory to the County) provisions for the protection, conservation and enhancement of the environment including the protection, conservation and enhancement of biological diversity, and natural scenic or aesthetic values, as provided for in the Section 22 of the Environmental Enhancement and Protection Act. A conservation agreement may provide for recreational use; open space use, environmental education use, and research and scientific studies of natural ecosystems.

Amended by Bylaw 19-20

CONTEXT SENSITIVE DESIGN (CSD) also called Context Sensitive Solutions, means roadway standards and development practices that are flexible and sensitive to community values. CSD allows roadway design decisions to better balance economic, social and environmental objectives that support the Municipal Development Plan goals.

Amended by Bylaw 19-20

ECO-LOGICAL means an ecosystem approach to developing infrastructure projects. The Eco-Logical approach organizes current methods for addressing natural resource identification, avoidance, minimization, and mitigation into a systematic, step-wise process that starts at the beginning of the transportation planning process and concludes with establishing programmatic approaches to recurring natural resource issues that are implemented at the project level.

Amended by Bylaw 19-20

ECOSYSTEM APPROACH means, according to the Convention on Biological Diversity (CBD), "the ecosystem approach is a strategy for the integrated management of land, water, and living resources that promotes conservation and sustainable use in an equitable way" and which aspires to maintain the natural structure and functioning of ecosystems. The concept of an 'ecosystem-based approach' builds on the ecosystem approach. Ecosystem-based approaches address the crucial links between climate change, biodiversity, and sustainable resource management and thus provide multiple benefits. For example, the reduction of greenhouse gas emissions as well as improve biodiversity conservation, livelihood opportunities, and health and recreational benefits.

Amended by Bylaw 19-20

ECOSYSTEM-BASED MITIGATION means the process of restoring, creating, enhancing, and preserving habitat and other ecosystem features in conjunction with or in advance of projects in areas where environmental needs and the potential environmental contributions have been determined to be greatest.

Amended by Bylaw 19-20

FLOOD FRINGE means a Flood Fringe as defined provincially by Flood Hazard Mapping for Alberta Communities.

Amended by Bylaw 19-20

FLOOD HAZARD AREAS means a Flood Hazard Area as defined provincially by Flood Hazard Mapping for Alberta Communities.

Amended by Bylaw 19-20

FLOODWAY means a Floodway as defined provincially by Flood Hazard Mapping for Alberta Communities.

Amended by Bylaw 19-20

HIGHER CAPABILITY AGRICULTURAL LANDS means a Higher Capability Agricultural Lands, as defined in the County's Land Use Bylaw

OVERSIZED FARMSTEAD: Means a farmstead larger than 2.02 ha (5.0 ac.), up to a maximum of 6.06 ha (15.0 ac.). Where the additional area is required to include the farm yard up to a maximum of 6.06 ha (15.0 ac.). The farm yard shall normally include a house, garage, access, power pole, well, sub-surface sewage disposal system, and established shelter belts. The farm yard may also include barns, sheds, substantial fences and corrals, dugouts if required by the dwelling to provide non-drinking water, and other similar farm buildings and facilities ancillary to the farmstead. In such cases, a Real Property Report or Building Site Certificate prepared by an Alberta Land Surveyor, will be required to verify the locations of all improvements, site features, and proposed boundaries.

7.2 Other Definitions

7.2.1 Definitions not provided

(a) Other definitions shall have the meaning provided within the County's Land Use Bylaw., shall Use their discretion in instances where specific definitions are not provided:

7.2.2 Discretionary provisions

(a) In reference to **Section 7.2(a) above,** the relevant Decision Authority, as identified in **Section 1.11** of the County's Land Use Bylaw, use their discretion when implementing the policies in this MDP to ensure the outcome is consistent with the intent and purpose of this Plan.

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PART 8.0
MAPS

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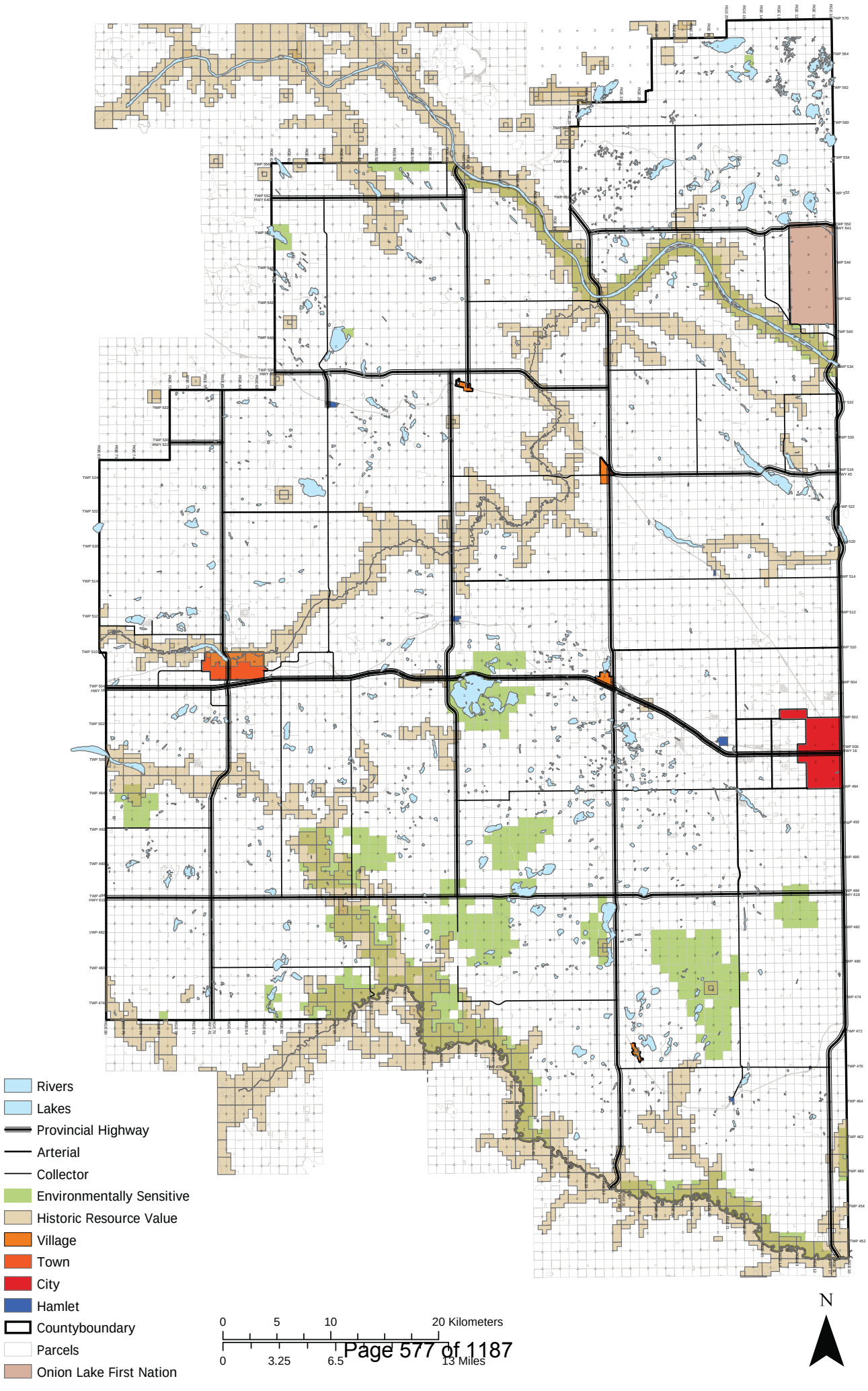
8.0 MAPS

8.1 Map 1 – Planning Area

8.2 Map 2 – Future Land Use


Rivers
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Provincial Highway
Arterial
Collector
Environmentally Sensitive
Historic Resource Value
Village
Town
City
Hamlet
Countyboundary
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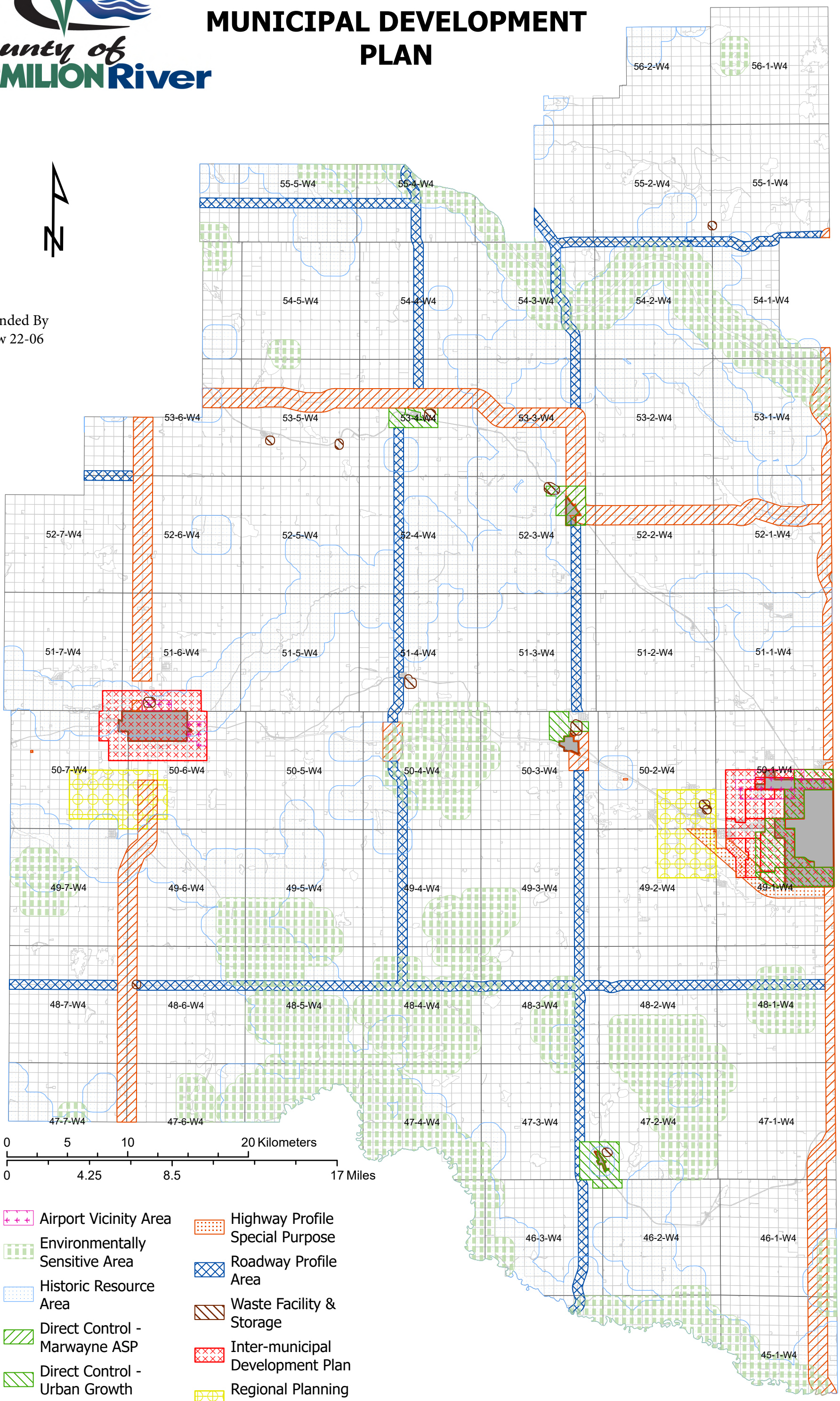
MUNICIPAL DEVELOPMENT PLAN

Amended By
Bylaw 22-06



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BACKGROUND INFORMATION AND DATA

MUNICIPAL DEVELOPMENT PLAN

County of VERMILION River

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County of Vermilion River
A Vision for the Future

A Sustainable, Vibrant, and Diversified Community with Opportunities for All

Sustainable. Balance short- and long-term needs and benefits in order to meet the needs of the present without compromising the ability of future generations to meet their own needs as well.

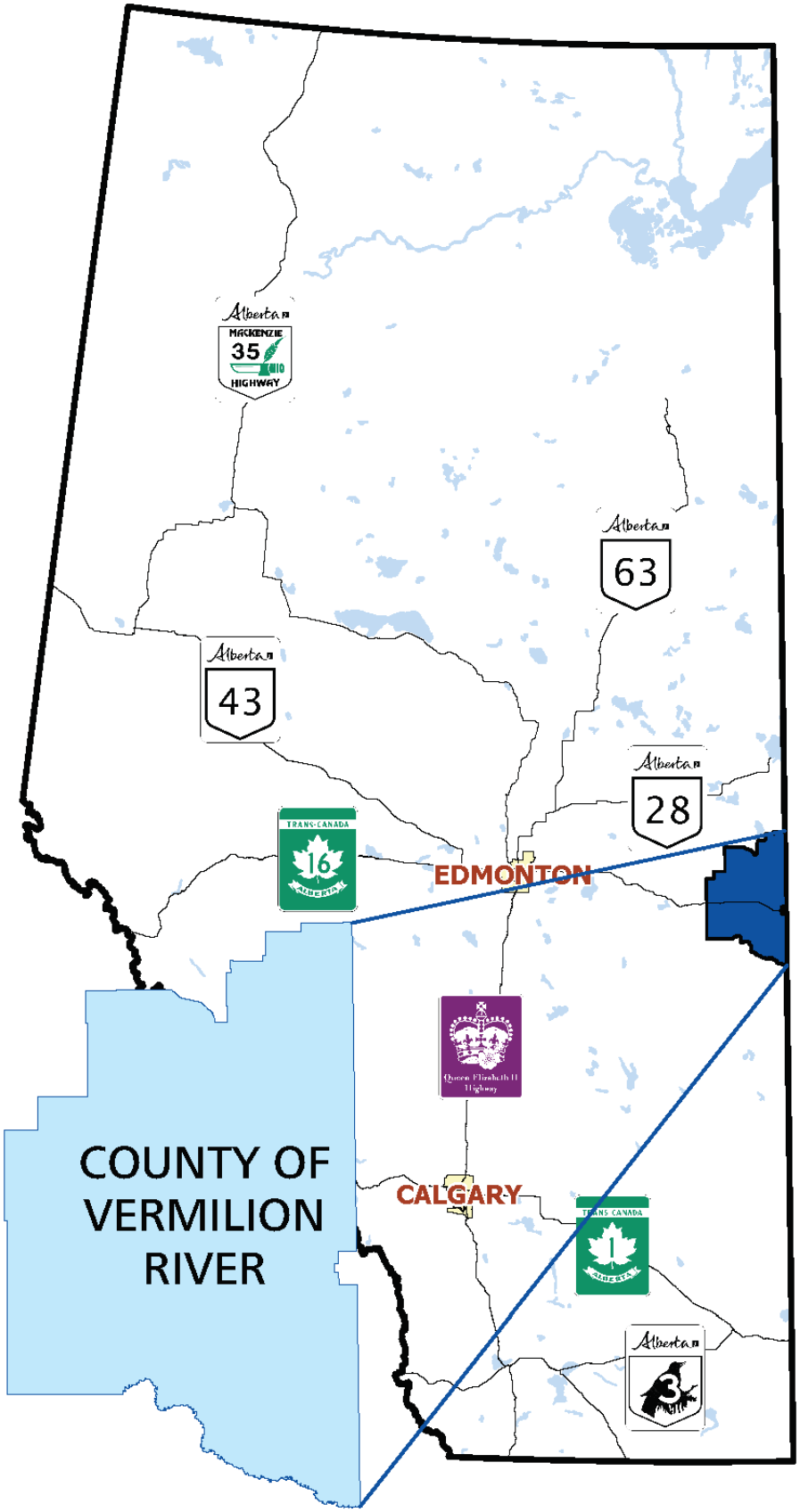
Vibrant. Engaging, creative collaboration between all stakeholders: municipality, community, and businesses.

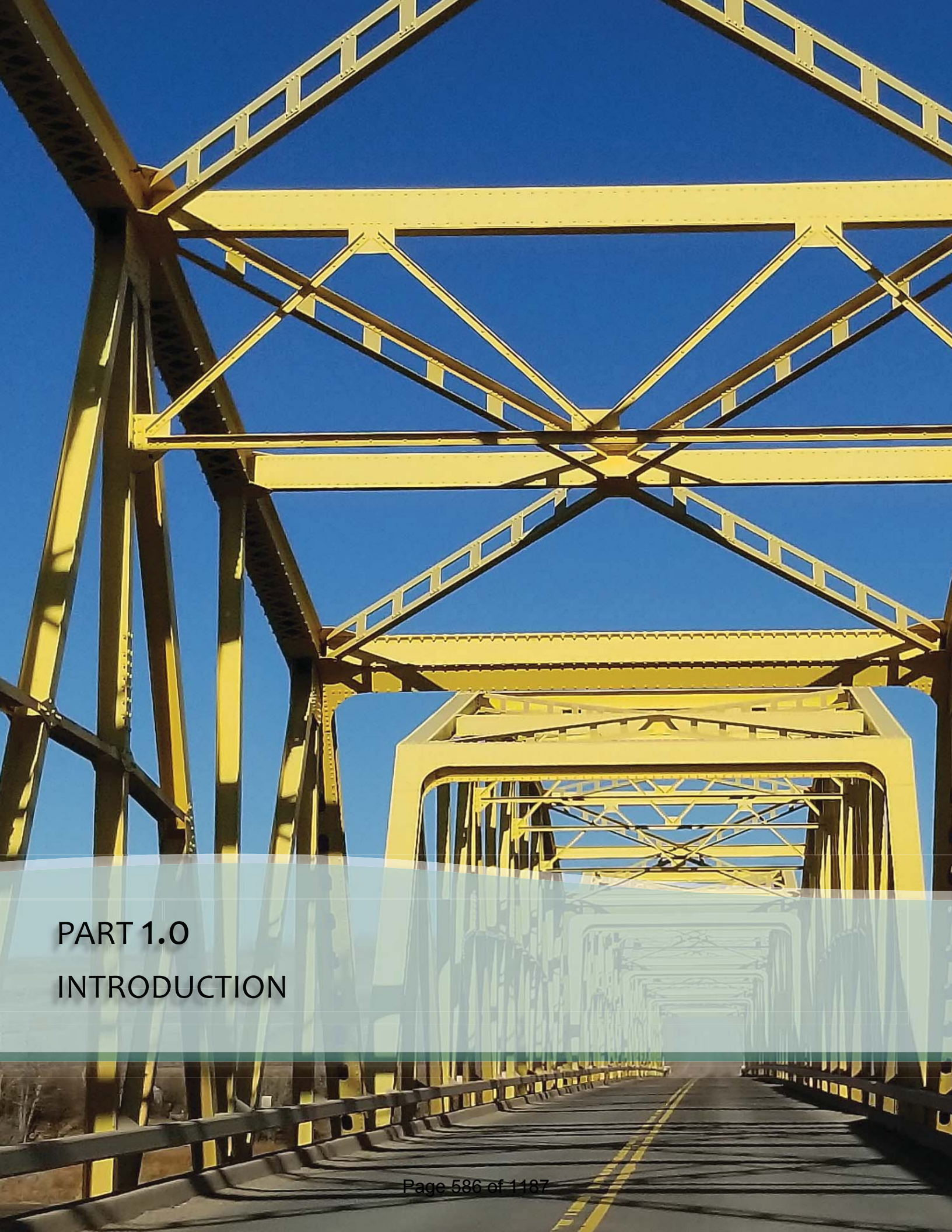
Diverse. Open to explore new and emerging opportunities and facilitating economic growth and social integration.

Opportunities for all. A place to call home that supports a four-pillar-bottom-line approach to community sustainability:

1. **Socially,** through design guidelines for public spaces and streets that encourage neighbour interactions and serve as catalyst to support a complete community that allows residents the choice to live, work, shop, and recreate in proximity;
2. **Environmentally**, by incorporating planning and development strategies, and forms that contribute to reduce impacts and preserve agricultural lands; apply Low-Impact Development tools that respect natural drainage patterns and wetlands; and enhancement and integration of natural spaces and systems that preserve habitats, corridors, and productive landscapes;
3. **Economically**, through the responsible use of land and leverage of services infrastructure; the concentration of services and roadways for efficient and cost-effective service delivery and management, by providing a robust and dynamic land-use base that can adapt over time to accommodate diverse industry production and employment generating opportunities; and
4. **Culturally**, by strengthening our identity and sense of place, incorporating cultural dynamics (values and aspirations) into the built environment through context sensitive design principles, and participatory processes that promote our communities' well-being by enhancing quality of life and quality of place.

Map 1. Municipal Context





PART 1.0
INTRODUCTION

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1.0 INTRODUCTION

The County of Vermilion River is an expansive rural municipality located in east-central Alberta. With traditional agricultural roots, significant natural resource wealth and growing urban neighbours, the County of Vermilion River's future is marked by both promise and challenges.

As with previous Plans, this Municipal Development Plan (MDP) seeks to find a balance between sustainable agricultural practices, resource development, urban growth pressures and ecosystem health.

Agriculture has been the primary economic driver for the County for the past century. The County of Vermilion River continues to foresee agriculture and agricultural services as a major economic force throughout the municipality. Conserving agricultural land and implementing measures to strengthen and diversify agricultural activities remains a priority in this Plan.

Resource development, primarily oil and gas extraction, plays an increasingly significant role in the development and economic success of the County and its residents. Oil and gas development, both within the County and regionally, contribute to improved living standards and service provision in the community. The County of Vermilion River recognizes the importance of resource development to the economic wellbeing of the community, as well as the need to minimize conflicts between oil and gas development and other land uses.

Urban growth in neighbouring centres, especially the City of Lloydminster and the Town of Vermilion, has a significant impact on development levels and demands on land, infrastructure and services within the County. Likewise, development in the County affects its urban neighbours. The County recognizes the importance of inter-municipal cooperation in mitigating potential conflicts between urban and rural development. This Plan seeks to find a balance between preserving the rural character of the County, while still allowing certain urban-style developments where suitable.

The County of Vermilion recognizes the importance of its natural capital. Natural capital means:

> " looking at the County's economy as including: land, natural resources and ecosystem services such as: water recharge areas, ground water and surface water systems, rather than the narrower definition of "economy" as referring exclusively to man-made capital (goods and services)."

The County's Natural Capital is an asset to be maintained and enhanced for future generations because it supports important economic, ecological and social activities. The county recognizes that sustaining natural capital is a precondition for economic prosperity. Well-managed landscapes link economic prosperity to environmental protection for the long-term benefits of clean water, air, aesthetically pleasing landscapes and ecologically sound habitats. Development decision must preserve the County's natural capital and the ability of future generations to enjoy at least the same level of prosperity as today.

1.1 Legislative Requirements

In the face of continued growth, this Plan broadly seeks to maintain the rural character of the County of Vermilion River, enable sustainable economic diversification, and encourage vibrant and resilient communities and to preserve the County's natural capital for future generations.

1.1 Legislative Requirements

The Alberta Municipal Government Act (MGA) gives extensive governing powers to municipalities in relation to land management and land development. The MGA requires municipalities to adopt a Municipal Development Plan (MDP) in order to outline a broad set of goals, objectives and policies which will guide land use management practices within the County for years to come. The province also regulates land use and land management through the Provincial Land Use Policies and the Subdivision and Development Regulation. Additionally, the Land Stewardship Act and the Land Use Framework are provincial statues and policy documents which direct the province to develop regional plans for each of the province's seven watersheds in order to guide future land use and development. When the North Saskatchewan Regional Plan (NSRP) is finalized and approved by the province it will apply to the County, at this time the NSRP is being developed. The County of Vermilion River MDP supports and is consistent with all applicable provincially legislated requirements.

The main focus of the MDP is to assist Council and the County's approving authorities in achieving and maintaining orderly and efficient land use and development. The MDP takes into account both the past and present human and physical environments. Considering where the community has been, where it is currently and where it wants to go enables the County to set in place a "plan" for how to reach its desired destination. Plan goals, objectives and policies are based on baseline environmental data, available municipal infrastructure information, stakeholder interests and the socio-perceptual concerns identified by the community, administration and Council throughout the Plan review process. This multi-faceted and strategic approach to developing the MDP will help to ensure that the vision enshrined in the Plan represents the needs and objectives of current County residents and stakeholders.

The County of Vermilion River recognizes that other provincial and federal statutes will have a role to play in the future development of the County. In a spirit of cooperation, consultation and communication, the County looks forward to working with government agencies and community stakeholders in the implementation of this plan in order to achieve a pattern of land use and development that is attractive, efficient, sustainable and beneficial to County residents and the larger region.

1.2 MDP Review Process

1.2.1 Plan Development Process

The process for developing of the Municipal Development Plan (MDP) consisted of five phases prior to entering the bylaw approval process by the County.

This update will replace the existing MDP, which was amended in 2017. The updated MDP will assist the County in planning for the needs of today and the future.

Community wide consultation took place during the summer of 2018 with two open house meetings and in person and online surveys provided to residents and stakeholders.

Figure 1 Open Houses

This Open Houses presented an opportunity for residents and stakeholders to provide comments on the current plan and focus areas required by the province for the updated plan.

The following outlines the process and phasing of the review process throughout 2018.

Figure 2 Process Timeline

1.3 Guide to the Plan

The Municipal Development Plan (MDP) provides long-term strategic guidance on where and what type of development is expected to occur within the County.

The objectives, and policies that comprise the Plan serve as a comprehensive framework both expresses and regulates public policies on community goals and aspirations in terms of community development for the County as a whole. The guiding principles, which serve as pillars for the sustainable development of the County's land base, are the basis for the Plan policy areas.

1.3.1 How the Plan works

Effective land use decisions that support sustainable growth require plans and the planning process to operate at different geographic levels: Provincial, Regional, Intermunicipal, and Municipal. (See Figure 3)

1.3 Guide to the Plan

At the Provincial level the Municipal Government Act (MGA) is the law that empowers Alberta municipalities to make the land use decisions that shape their communities. This document also requires that all municipalities in Alberta have statutory plans to regulate land use and development. In addition, the MGA establishes that statutory plans must be in alignment with the Alberta Land Stewardship Act (ALSA), including its Land Use Framework and Regional Plans, and be consistent with each other.

Regional Plans outline regional growth management strategies as established in the ALSA. The Province of Alberta is pursuing the development of a series of regional plans as part of the Provincial Land Use Strategy. The County of Vermilion River is within the North Saskatchewan Regional Plan currently under way. The County of Vermilion River Regional Growth Management Strategy provides recommendations and strategy options for sustainable growth and development within the County.

The County of Vermilion River has a Planning Framework (see whose policies and regulations that guide development within its boundary, including Intermunicipal Development Plans and Intermunicipal collaboration Frameworks with adjacent municipalities that affect some lands within the County, The Land Use Bylaw, the General Municipal Servicing Standards, a Functional Storm Water Drainage Plan for several basins, a Master Storm Water Management Plan, and a Transportation Master Plan. The aforementioned documents, plans, and policies are available at the Planning & Development section of the County's website www.vermilion-river.com.

For the purposes of land use planning and development, the provisions of the MDP are implemented through the County's Planning Framework at different levels, among other ways, through the County of Vermilion River Land Use Bylaw. All Plans within the County must be consistent with each other and the provincial levels of regulation. This includes any changes to the Land Use Bylaw, which regulates land use and development throughout the County, must also be consistent with the MDP.

1.3 Guide to the Plan

Figure 3 Hierarchy of Planning Documents

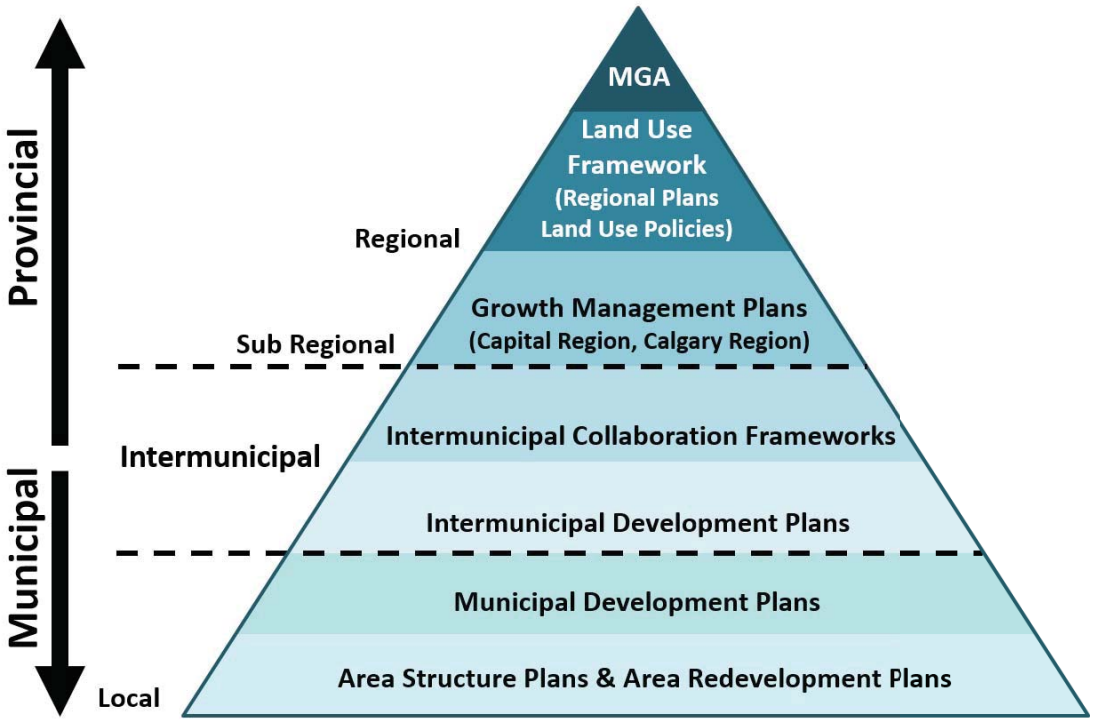
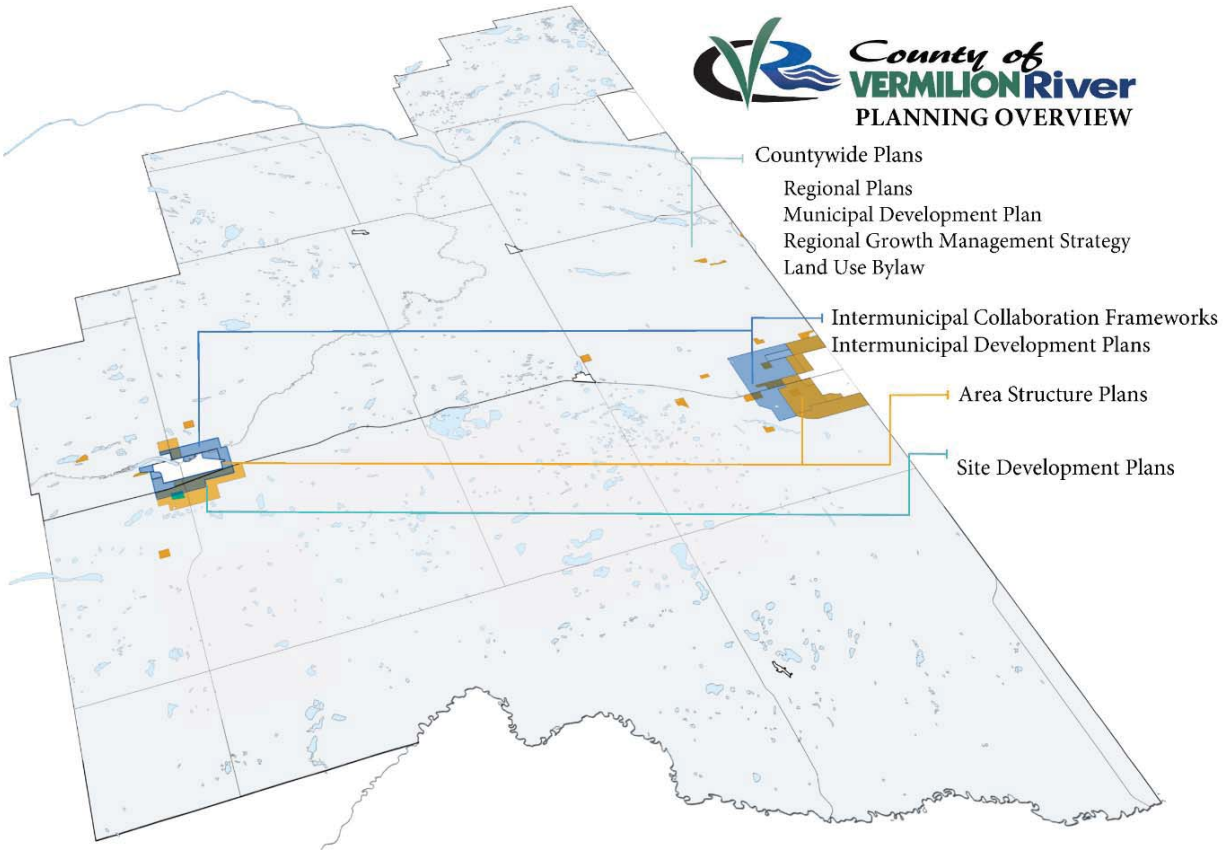


Figure 4 County of Vermilion River Planning Framework



1.3 Guide to the Plan

Proposals for development that do not conform to the MDP will not be approved by the County. However, if a proposed development that does not fully conforms with the MDP is felt to be desirable, an amendment to the Plan may be considered by the County.

When determining the suitability of a proposed MDP amendment, the County will evaluate the amendment in relation to how it conforms to the Plan Goals identified in Sub-section 1.2 of the MDP and the objectives contained within each section of the Plan. Amendments that conform to the Plan goals and objectives may be approved. Amendments that do not support Plan goals and objectives will not be approved.

Decision making on all development permit and subdivision applications must conform to the spirit and intent of the goals, objectives, and policies of the MDP.

The boundaries of the land use classes described in the MDP's Future Land Use Map are approximate only and might not follow legal surveyed boundaries. Minor adjustments or variances that may be required for land use classes, the location of future roads, quantities or figures will not require an amendment to the MDP. In addition, the MDP is periodically reviewed to take into account changing circumstances and municipal preferences.

PART 2.0
COMMUNITY SUSTAINABILITY PROFILE

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2.0 COMMUNITY SUSTAINABILITY PROFILE

2.1 Settlement History

Prior to European colonization in North America, the area now within the County of Vermilion River was home to First Nations, including Chipewyan, Slavey,

Blackfoot, and Cree peoples. With the signing of Treaty 6, beginning in 1876, the region was opened to European settlement.

Some of the earliest European settlers in the Vermilion River region were British immigrants drawn to the area as part of the Barr Colony. Arriving in 1903 as members of a settlement scheme proposed and organized by the Reverend Isaac Barr, approximately 1960 British colonists established homesteads around what is now the City of Lloydminster.

Successive waves of immigrants, including Ukrainian and Scandinavian settlers, were drawn to the region by aggressive federal settlement initiatives. The extension of rail lines by both the Canadian Pacific and Canadian National Railways, the latter had evolved in 1921 from the Canadian Northern Railway that was the first railway through the County in 1905, allowed for continued settlement of the region. Small communities were established at regular intervals along the rail lines to serve the growing agricultural community.

In 1943, the Municipal District of Vermilion River No. 450 was established by the merger of six Municipal Districts, Merton No. 451, Grizzly Bear No. 452, Wellington No. 481, Vermilion Valley No. 482, Streamstown No. 511 and Ethelwyn No. 512. Two years later, the District was renumbered as the Municipal District of Vermilion River No. 71. Effective January 1, 1964, the Municipal District was incorporated as the County of Vermilion River No. 24.

2.2 Demographics

The County of Vermilion River Regional Growth Management Strategy (CVR-RGMS) reported in July 2013 that the County could experience an increase in employment "by as much as 2.5% to 3.0% over the next 10 years". In the same, population growth showed an increase between 1.0–1.5 percent by 2052.[1]

2.2.1 Population Characteristics

Since 1991, the population of the County of Vermilion River has remained relatively stable. Between 1991 and 2006, the population declined by approximately 3.3%. However, since 2006, the population has rebounded and surpassed the 1991 census figures to a population of over 8,267.

Table 1 The County of Vermilion River Over Time

Total Population

[1] COUNTY OF VERMILION RIVER REGIONAL GROWTH MANAGEMENT STRATEGY. Kitscoty, Alberta: County of Vermilion River, July 2013.

Year	Population	Percent Change
2016	8,267	+4.6%
2011	7,905	+5.9%
2006	7,467	-0.8%
2001	7,524	-0.4%
1996	7,553	-2.2%
1991	7,722	

The projected numbers for population don't predict any significant changes in the future, as no drastic fluctuations have been seen over the years either. Overall, the recent historic years and the projected years ahead show a steady increase.

A five-year period growth rate as well as a low, medium and high Compounded Annual Growth Rate (CAGR) scenario for the County was calculated using historical data. In order to predict realistic numbers, the three scenarios take into account periods of population decline, shifts in industries effecting jobs, historical highs, and growth:

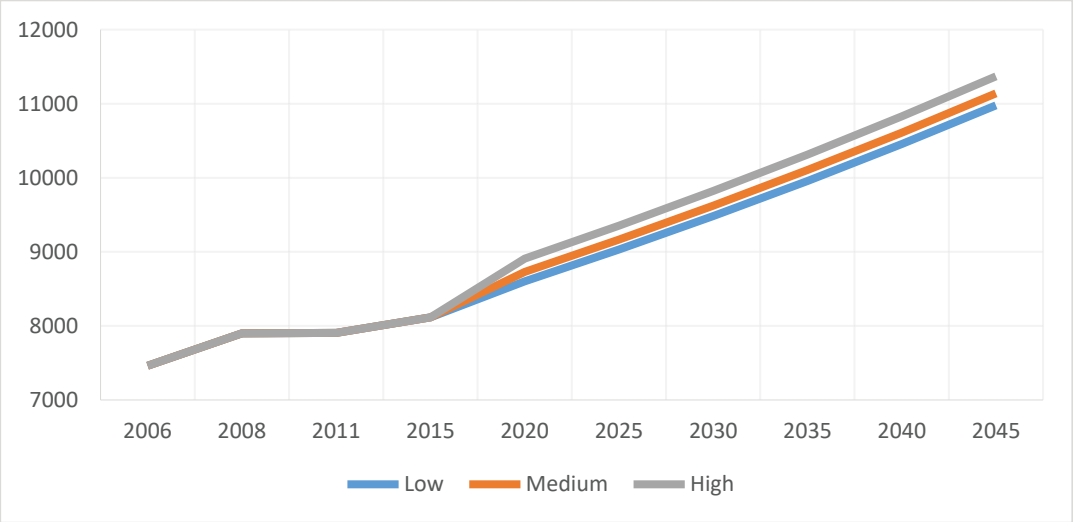
- Low: Compounded Annual Growth Rate (0.93%) population in 2045: 10,977
- Medium: Compounded Annual Growth Rate (2.42%) population in 2045: 11,139
- High: Compounded Annual Growth Rate (4.53%) population in 2045: 11,369

The base year for these projections is 2015 and the horizon year is 2045. The low scenario predicts a population growth of 2,861 people from 2015 to 2045. The medium scenario that represents an average historical trend, is projected to grow to a population increase of 3,023 people from 2015 to 2045, whereas the high scenario predicts a total population growth of 3,253 people.

Table 2 County of Vermilion River Population Scenarios

Scenario	2015 (Base Year)	2020	2025	2030	2035	2040	2045	Change %	CAGR
low	8116	8601	9031	9483	9957	10455	10977	35.3%	0.93%
medium	8116	8728	9164	9623	10104	10609	11139	37.2%	2.42%
high	8116	8908	9353	9821	10312	10828	11369	40.1%	4.53%

Table 3 Population Projection 2006-2045



Source: Statistics Canada

2.2.2 Population Growth

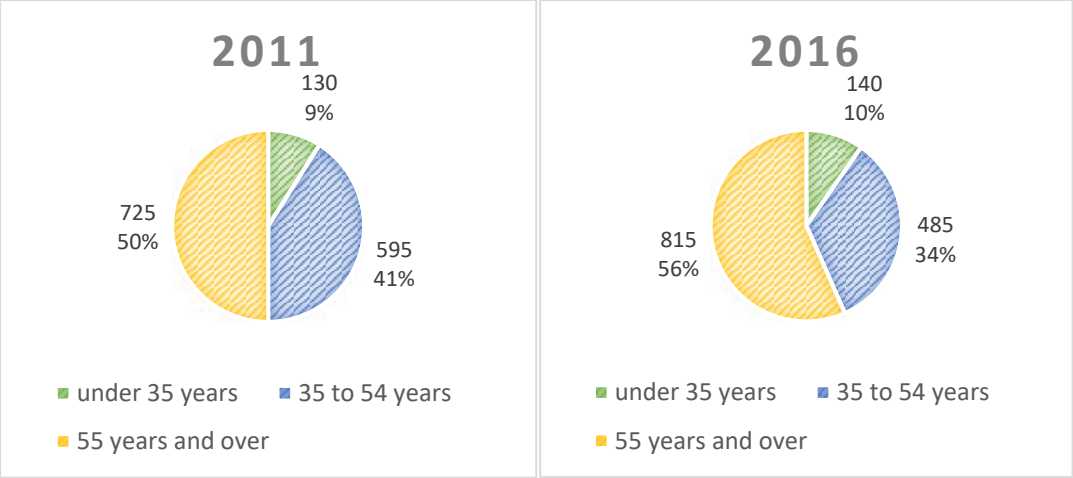
At the time of this Municipal Development Plan update, the median age of the population of the County of Vermilion River is 40.1, which is only slightly older than the median age of the population for Alberta as a whole, at 36.7.

The decrease in County population recorded between 1991 and 2006 may be directly related to the difficulties facing the economic feasibility of the family farm combined with the County's aging demographic. The percentage of farm operators under 35 years of age is low, keeping in mind groups between ages 20 to 39 are on the lower end in population. These factors impact the economic feasibility of the small family farm and threaten the County's traditional agricultural community and the County's economic sustainability. The percentage of farm operators that are 55 years and older continues to grow and makes up the biggest age group of farm operators in the County. People often return to rural areas to farm after retirement, usually to where they were raised which works out well for most with a pension on the side[2]. Overall in Canada, "The number of farm operators 35 years and younger grew for the first time since 1991, 24,120 in

[2] Barry Wilson. "Average Farmer Age Rises, Says Census." The Western Producer. May 18, 2012. https://www.producer.com/2012/05/average-farmer-age-rises-says-census /.

2011 to 24,850 in 2016"[3] . Even with the younger population taking interest in agriculture, in comparison it is much harder for a younger entrant into the industry now with the amount of money required.

Figure 5 Population Projection 2006-2045



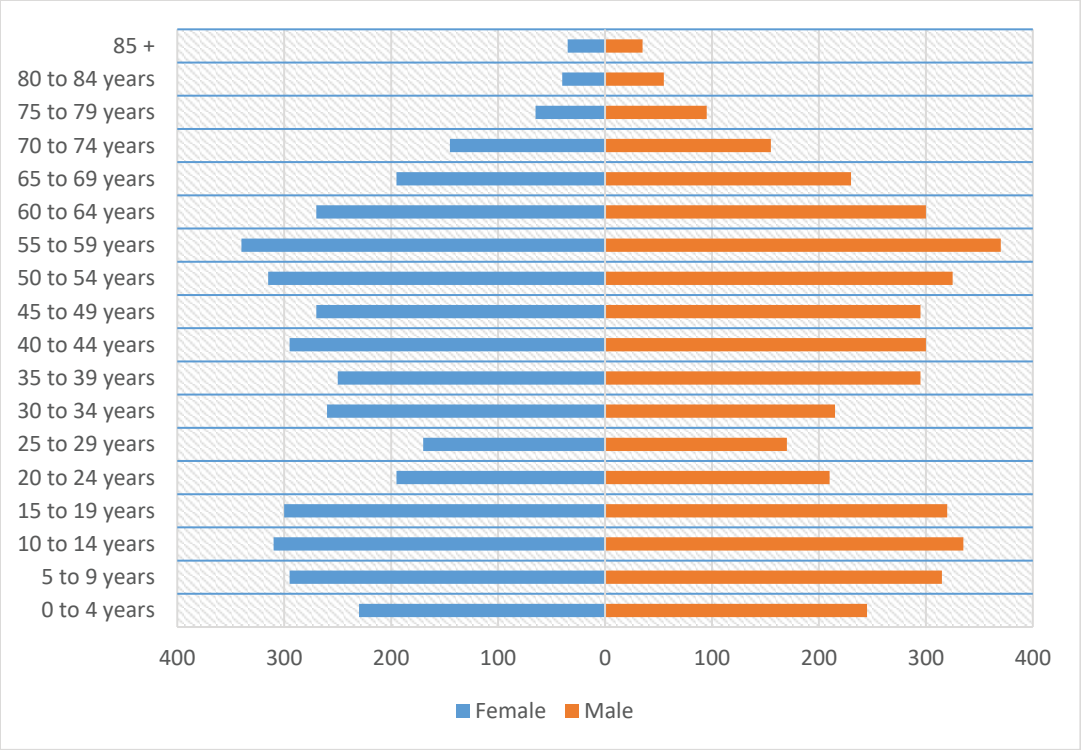
Source: Statistics Canada, 2016 Census of Agriculture

The population pyramid in **Figure 4** shows a smaller percentage of residents between the ages of 20 and 39. This represents most individuals within the millennial generation (ages 22 to 37). The decline in this population age range may be indicative of individuals in this demographic range have relocated outside of the County for education or seeking other employment opportunities not available in the region. While the population pyramid demonstrates a high proportion of older residents (50 and older), the number of residents 19 years and younger is relatively large. The slight decrease in the number of children in the 0-4 year cohort may be reflective of declining fertility tendency of younger generations opting to have less children and females choosing to delay parenthood to later childbearing years.

Larger younger populations pose a challenge to sustainability given the current life expectancy. For example, children born in 2020 will be well in their child bearing years in 2045. The impact of the human dimensions are one of the considerations contained within the policies in the Municipal Development Plan. The MDP policies address the interconnectedness of demographic trends, resource use, and development. The policies provide guidance for the development of strategies to mitigate reciprocal impact between human activity and the environment.

Figure 6 Population Distribution for the County of Vermilion River

[3] Kelvin Heppner. "Ag Census Shows More Young Farmers, Slower Decline in Number of Farms." Realagriculture. May 10, 2017. https://www.realagriculture.com/2017/05/ag-census-shows-trends-youd-expect/.



Source: Statistics Canada 2016 Census

2.3 Economy

The County of Vermilion River has an excellent transportation system that connects residents, institutions, industries, and businesses to global markets. Highway 16 (TransCanada Yellowhead) runs through the center of the County and is the major northern east/west trade route connecting to the west coast ports. Rail access exists with CN's northern secondary mainline traveling east to west with a terminal point in Vermilion. Air service exists with Airports in Vermilion and Lloydminster.

The County of Vermilion River is a member of the Northeast Alberta Information HUB Ltd, also known as "Alberta HUB", a regional economic development alliance a, which is the northern region of the Eastern Alberta Trade Corridor. The Alberta HUB region features two north-south high load corridors that connect it to markets in the United States and Mexico as part of the Eastern Alberta Trade Corridor (EATC) is a joint initiative of three Regional Economic Development Alliances (REDAs) in Eastern Alberta, Canada's Energy Province, and works in association with the North American Ports to Plains Corridor linking the United States, Canada, and Mexico to lead collaborative investment, marketing, and diversification efforts for Eastern Alberta. The EATC main infrastructure is a 2,300-mile highway system from the Gulf of Mexico through the United States to the Alberta HUB region. The Yellowhead Highway (Highway 16) runs east to west, almost dividing the County in half, connecting the region to tidewater ports in the west, and Canadian and North American markets in the east. Highways 41 and 897 connect the County north to south and intersect with Highway 16.

In addition, the County of Vermilion River has oil activity in Northeast Alberta, with over 14,000 oil wells. There are over 4,300 KM of gas pipelines in the County. This is all connected by a network of major highways like 16 and 45 east-west, and 41, and 897 north-south; and another 5,250 of non-provincial roads – more than enough to cover the distance from Vermilion to New York if laid end to end.

These main corridors are part of the County's transportation infrastructure that serves residents, businesses, and industries within the County region and beyond. Mobility network connectivity play a significant role in sustainable development. It facilitates access for trading activities and workforce mobility.

2.4 Industry

For the purpose of this Municipal Development Plan the term "industry" refers to manufacturing, warehousing and storage; and includes both light and heavy industry. Industries that may have high levels of noxious emissions or noise that may impact adjacent land uses are referred to as heavy industry. Medium industry may have noxious emissions or noise, however, the impact of this type of development on adjacent land uses would be deemed minimum. Light industry is not noxious and is generally compatible with other uses. Natural resource extraction industries include such uses as gravel pits and oil and gas wells.

The County also includes a number of multi-lot industrial developments including: County Energy Park, Devonia Holdings, Kam's Industrial Park, Reinheart Property Management and Corridor Business Park. Most of these multi-lot developments are located with or in very close proximity to the County's IDP areas

2.5 Businesses

Commercial uses within the County can currently be classified as Highway Commercial and Urban Commercial. However, there are also some secondary commercial uses in the rural area which would include welding shops and trucking businesses, many of which operate in association with a rural residence.

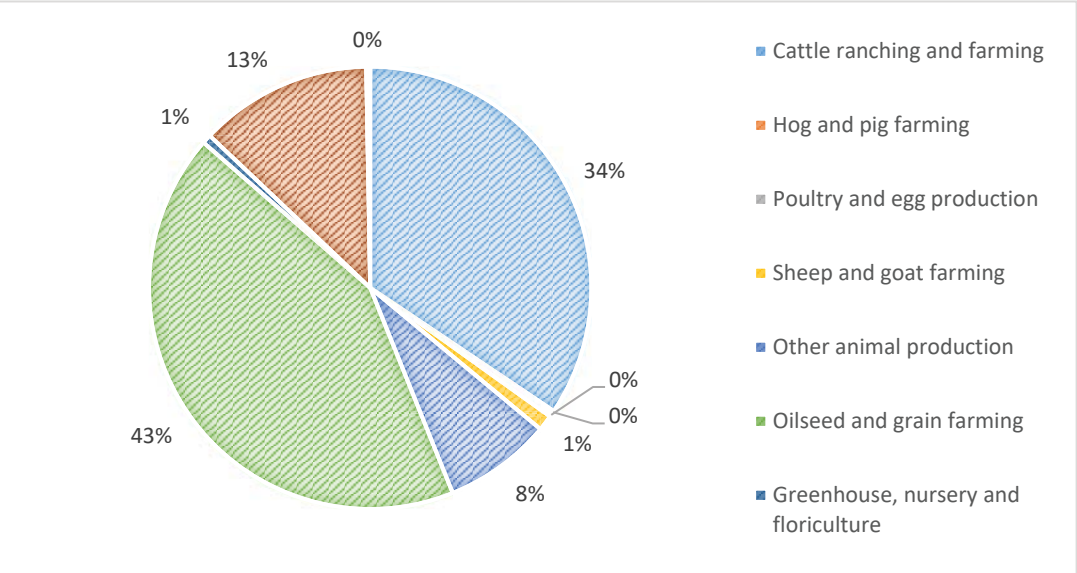
2.6 Agriculture

Agriculture activities including forestry, silviculture[4] and the provision of services to the agricultural community have traditionally been, and remain, the County's economic backbone. Statistics Canada reported that agriculture and resource based industries are still major employment generators within the County employing approximately 44% of all County residents.

Cattle ranching and farming and oilseed and grain farming comprise the largest types of farming in the County, accounting for approximately 34% and 43% of the agricultural operations in the County, respectively.

[4] Silviculture means the science and art of cultivating forest crops based on knowledge of the life history and general characteristics of forest trees and on the varying factors at particular sites.

Figure 7 Farms by Type of Farm in the County of Vermilion River and Alberta



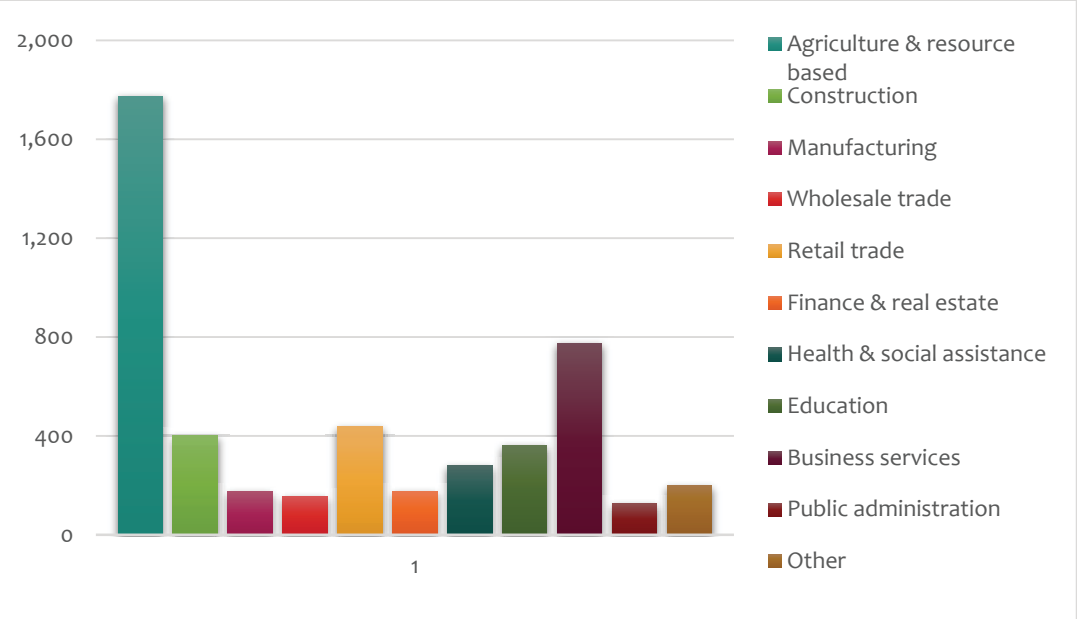
Source: Statistics Canada 2016 Census

There are huge differences in the financial performance of agricultural sectors between provinces. Alberta as recorded in 2015, was at the highest at $139,000 for average family income in comparison between provinces.[5] Even with the sector doing well the average age of farmer operators in Alberta was at 55 as recorded in 2016 and at 55.7 for the County of Vermilion River

Agriculture and resource based industries are the economic underpinning of the economy within the County of Vermilion River. The agriculture sector and other resource-based industries generate approximately 36.5% of all County jobs **(see Figure 6)** Other economic sectors have helped support businesses and job creation in the past and are considered to continue in the future.

[5] Kevin Hursh. "A Look at Income Numbers by Sector Tells Tale." The Western Producer. February 25, 2016. https://www.producer.com/2016/02/a-look-at-income-numbers-by-sector-tells-tale/.

Figure 8 The county of Vermilion River Employment by Industry, Age 15+

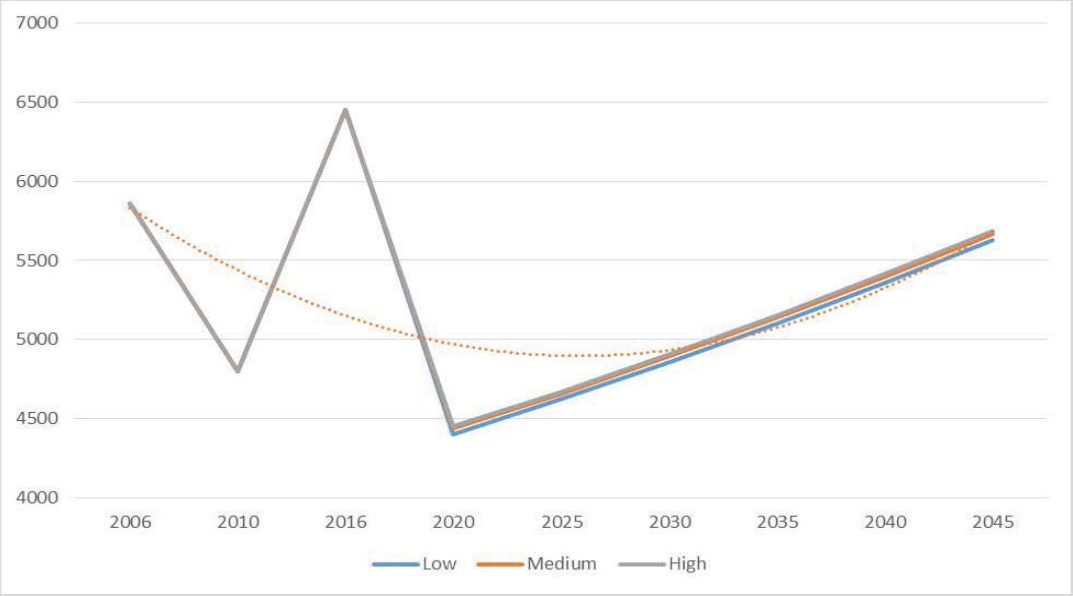


Source: Statistics Canada 2016 Census

The County of Vermilion River labour force projected figures (**see Figure 7**) take into consideration a 70% labour force participation rate and a 5% unemployment rate along with historic trends within the County. The region's labour force projections indicate there could be a growth from 6,450 in 2016 to over 8,577 in 2045. This increase of 33%, will have an effect on the demand for housing and jobs within the county.

Population density exerts significant influence over socioeconomic characteristics and sustainability of rural communities. The polices in the MDP support achieving a balance between the total capacity of the physical environment necessary to support growing population through sustainable development that is fiscally, socially, and environmentally responsible.

Figure 9 Labour Force Projections 2016-2045



Source: Statistics Canada 2016 Census

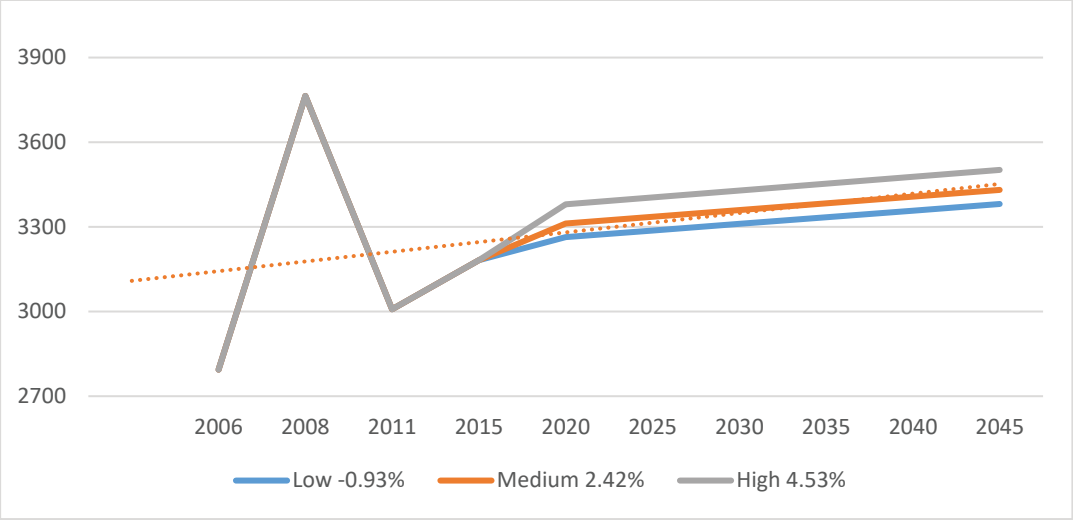
2.7 Housing

Rural communicates, like ours, are not exempt from experiencing a shortage of adequate and affordable housing. The County supports quality housing stock through the Province of Alberta's Builder Licensing program, which reduce risks to prospective homeowners, for residential builders within the County.

The County of Vermilion River contains a total of 2,980 dwellings as recorded in 2016, of which the vast majority of the housing inventory is made up of low density single detached houses. Typical of rural Alberta, the county too has a low diversity in the choices of housing, however, with growth predicted in population numbers will produce a demand for a variety of different housing types in the future to accommodate the millennial and aging population better.

There are three types of residential uses that characterize the County. These include: Farmstead separations in the agricultural area, multi-lot country residential developments in recreation communities, as well as residential developments in the County's Hamlet Areas.

Figure 10 Household Count Projections 2015-2045



Source: Statistics Canada 2016 Census

Table 4 Household Projections and Growth Breakdown 2015-2045

	Households									
Scenarios	**2015** (base year)	2020	2025	2030	2035	2040	**2045**	**% Change**	**CAGR**	**Total Growth**
Low	3182	3264	3287	3311	3334	3358	3381	6.25%	0.93%	199
Medium	3182	3312	3336	3359	3383	3407	3431	7.83%	2.42%	249
High	3182	3380	3404	3429	3453	3477	3502	10.06%	4.53%	320

Source: Statistics Canada 2016 Census

2.8 Infrastructure and Services

Transportation, communication and utility uses include rights-of-ways, and municipal services such as substations, sewage and refuse disposal facilities, water tanks, water treatment facilities, reservoirs, and pumping stations which are normally associated with transportation, communications and/or utilities.

2.8.1 Roadways

The County maintains an extensive municipal road network and works cooperatively with regional and provincial partners to ensure the safety and efficient provision of regional roadways.

The County of Vermilion River is serviced by one primary east-west provincial highway, Highway 16. Traffic along this highway is significant, as it is a major interprovincial connector between the Cities of Edmonton and Saskatoon. Further, the highway provides an important commuter route for County residents to access the City of Lloydminster.

Highway 41 provides a north-south connection to Wainwright to the south, and to the northern communities of St. Paul, Cold Lake, and Fort McMurray.

Secondary highways 631, 641, 893 and 897 provide access to the rest of the County, its Hamlets and internal and surrounding municipalities.

2.8.2 Railway

Access to the County by rail is still well established within the County. One major rail line runs through the County, linking its hamlets and municipal neighbours to markets to the east and west.

2.8.3 Utility right-of-way's and pipelines

Numerous pipeline and utility rights-of-ways exist for the purposes of collecting oil and gas from well sites and batteries; transporting oil and gas products; supplying natural gas to consumers; collecting and disposing of sewage, as well as to connect residents to regional potable water and communications utility providers.

2.9 Natural Environment

The County of Vermilion River is located along the boundary between two Natural Regions, the Parkland Natural Region and the Boreal Forest Natural Region. As this boundary is not defined by major topographical or geological changes, the classifications are general. Local conditions may share characteristics of both Natural Regions. The following broad descriptions are for general information purposes.

The majority of the County, south of the North Saskatchewan River, is within the Central Parkland Natural Sub-region. This Sub-region is characterized by mostly cultivated land with patches of aspen and prairie vegetation. Undulating till plains and hummocky uplands are the primary landforms, with small water bodies scattered throughout.

North of the North Saskatchewan River, the County is identified as Dry Mixed-wood Sub-region. It is typified by short summers, long winters, and sweeping expanses of deciduous, mixed wood and coniferous forests intermixed with fens and wetlands. About 50% of the Dry Mixed Wood Natural Sub region is suitable for cultivation, particularly barley and forage crops.[6]

[6] Natural Regions Committee. (2006). Natural Regions and Sub regions of Alberta. Compiled by D.J. Downing and W. W. Pettapiece. Government of Alberta Publication No. T/852.

2.9.1 Fish and Wildlife

The Central Parkland Natural Sub-region shares wildlife characteristics with bordering grassland and boreal regions. Within the County of Vermilion River, many of the common fish and wildlife species are boreal species, such as the woodchuck, Broad-winged Hawk and Rose-breasted Grosbeak. Other common species associated with aspen and willow communities include the Red-tailed Hawk, Least Flycatcher, Baltimore Oriole, Red-eyed Vireo, Yellow Warbler, White-tailed Deer, Snowshoe Hare, Northern Pocket Gopher and American Porcupine.

Wildlife diversity in the Boreal Forest Natural Region is highest in the south-central and eastern portions of the region, in which the County of Vermilion River is located. Common avian species in this area include the Yellow Tail, Sedge Wren, Great-crested Flycatcher, Chestnut-sided Warbler and Blackburnian Warbler, and additional species flourish in deciduous, coniferous and/or mixed forests. Common mammal species include the Red Squirrel, Snowshoe Hare, Southern Red-Backed Vole, Cinereous Shrew, Least Chipmunk, Deer Mouse, White-tailed and Mule Deer, Black Bear, moose, Ermine and American Beaver.

Within both Natural Regions comprising the County of Vermilion River, lakes and ponds provide habitat for the ducks, grebes, American Bittern, Marsh wren, boreal chorus frog, wood frog, Canadian Toad, Northern Redbelly Dace, Iowa Darter, Lake Whitefish, Burbot, Goldeye, Lake Chub, Longnose and White Suckers, Emerald and Spottail Shiners, Slimy Sculpin, Ninespine Stickleback, Walleye, Yellow Perch and

2.9.2 Environmentally Significant Areas

Environmentally Significant Areas (ESAs), in the context of this plan, refers to those areas within the County that have been designated by Alberta Environment and Sustainable Resource Development as representing places that are vital to the long-term maintenance of biological diversity, soil, water, or other natural processes, at multiple spatial scales. They are identified as areas containing rare or unique elements, or areas that include elements that may require special management consideration due to their conservation needs. The province does not regulate or restrict development within these areas; rather the information has been provided to assist municipalities and other decision makers when they are establishing land management policies.

The County of Vermilion River has a number of ESAs within its boundaries, affecting 7.9% of the County's landmass. The ESAs include areas of national and provincial significance concerning elements of conservation concern, focal species habitat, important wildlife habitat, riparian areas and natural areas. They represent Boreal, Parkland and Grassland Sub-region ecosystems. All of the County's ESA's are identified on **Map: Environmental Features.**

2.9.3 Conservation Areas

Conservation Areas in Alberta are lands which are managed by the Alberta Conservation Association (ACA). The purpose of these lands and the ACA is to manage important wildlife and/or fisheries habitat resources on public and private lands in order to conserve, protect, enhance and provide access to these

habitat resources. Conservation Areas may include lands which have been directly purchased, donated, or leased to the ACA and lands affected by a Conservation Easement in which the ACA has an interest.

All lands identified within the Conservation Site database are available for public use, whether privately owned by the Alberta Conservation Association or its partners, or public lands managed by ACA on behalf of the Crown.[7]

There are currently zero (0) recognized Conservation Areas within the County of Vermilion River. However, in the future the County and residents may decide that it is of value to utilize Conservation Easements to conserve, protect and enhance habitat resources within the County

[7] "Land Management Program Agreement". Retrieved from: http://www.abconservation.com/go/tasks/sites/default/assets/File/pdfs/02AboutUs/02RolesandResponsibilities/Land_Management_Program_Agreement.pdf. On: 22 December 2009.

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PART 3.0
MUNICIPAL DEVELOPMENT PLAN STRUCTURE

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3.0 MUNICIPAL DEVELOPMENT PLAN STRUCTURE

The County of Vermilion River Municipal Development Plan is organized around the Plan's guiding principles (see MDP Part 1.0) that support the goals priorities of the County's Strategic Plan. The four parts that make up the MDP, namely 1) Community Resiliency, 2) Growth Management, 3) Sustainable Development, and 4) Responsible Governance, give shape to the vision of the County of Vermilion River as:

A Sustainable, Vibrant, and Diversified Community with Opportunities for All

3.1 Municipal Development Plan Guiding Principles

3.1.1 Community Resiliency

(a) All actions should support resourcefulness in meeting our challenges and needs in a way that is sustainable through collaboration and mutual aid instead of competition.

(b) All actions should recognize the diverse needs and aspirations of County residents and stakeholders.

3.1.2 Growth Management

(a) All actions should respect the integrity of the County's land base and water resources.

(b) All actions should be proactive in directing non-agricultural development to existing hamlets, planned development areas, and existing multi-lot development areas that have the capacity to support additional development.

(c) All actions should apply Smart Growth principles to promote sustainable development respectful of the County's rural character.

3.1.3 Sustainable Development

(d) All actions should establish land use patterns which make efficient use of land, infrastructure, public services and public facilities and which contribute to the development of healthy, safe, and viable communities by encouraging appropriate mixes of all land use types and a wide range of economic opportunities.

(e) All actions should support proactive, comprehensive planning that is carried out in a fair, open, consistent, and equitable manner.

3.1.4 Responsible Governance

(f) All actions should ensure that the County operates in a fiscally sound manner now and into the future.

3.1 Municipal Development Plan Guiding Principles

(g) All actions should promote governmental excellence through consistent and accountable leadership and collaborative and transparent processes.

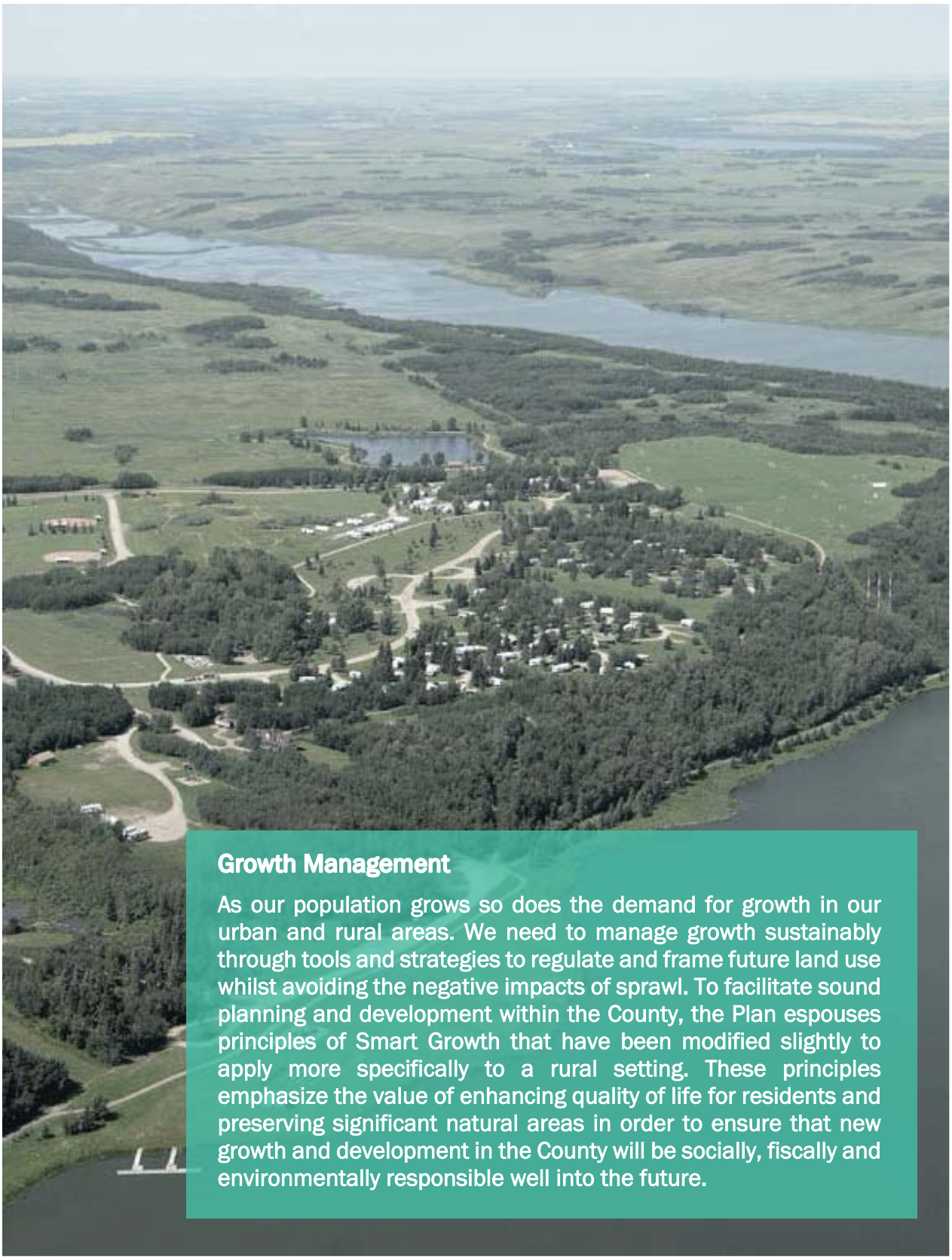
(h) All actions should support implementing strategic decision making.

3.1 Municipal Development Plan Guiding Principles

Community Resiliency

Risk can never be fully eliminated and to be able to bounce back and absorb any shocks we must make sure that our communities are well equipped in terms of their physical, economic, governance and social systems to help maintain a balance in case of any future stresses whether they be expected or unknown. For example, stress on one sector can create a negative effect on everything else around it and to create a resilient economy we can do so by supporting many of our small businesses, promoting diversification, encouraging new ideas, and providing our communities with education and training to help our sectors grow.

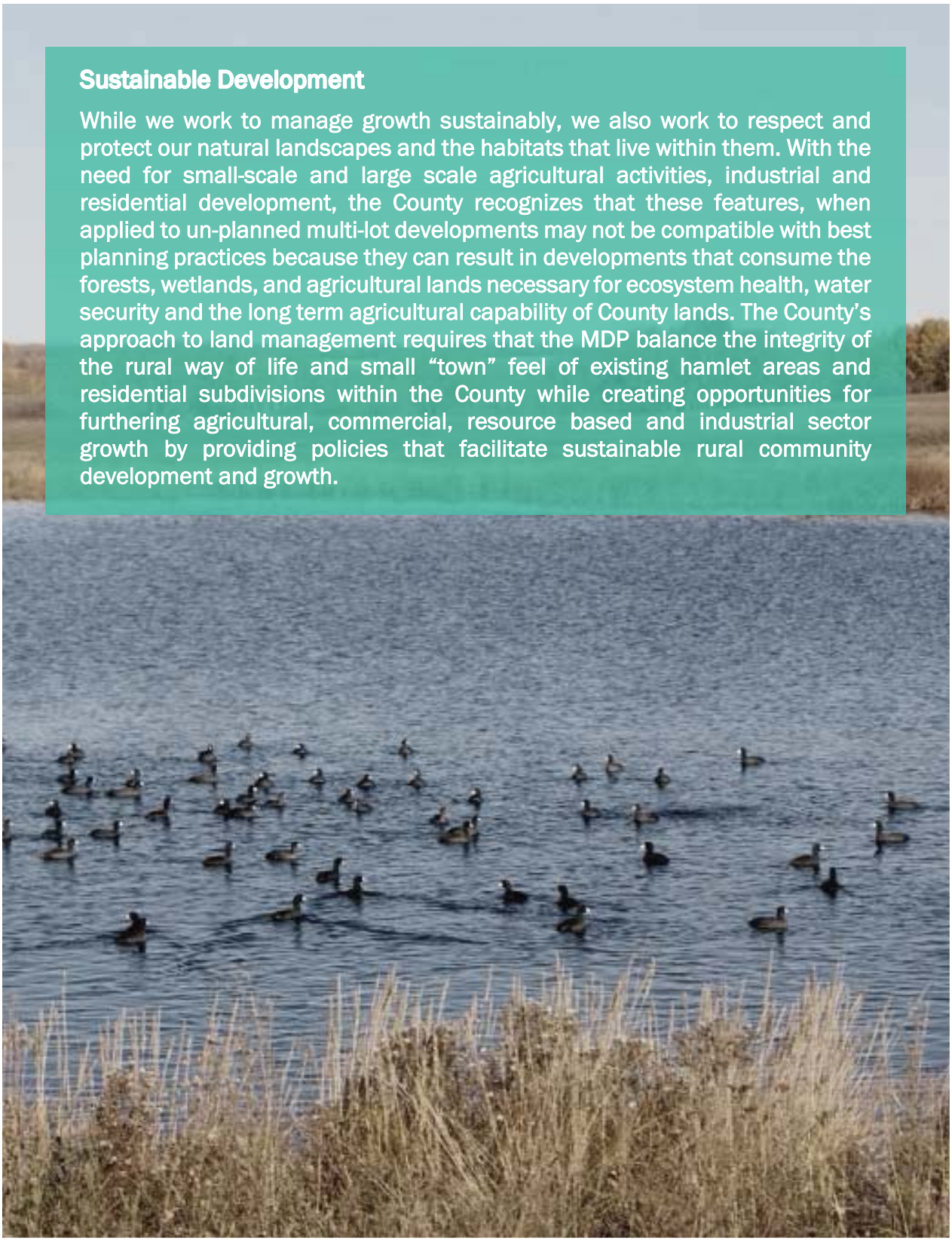
3.1 Municipal Development Plan Guiding Principles



Growth Management

As our population grows so does the demand for growth in our urban and rural areas. We need to manage growth sustainably through tools and strategies to regulate and frame future land use whilst avoiding the negative impacts of sprawl. To facilitate sound planning and development within the County, the Plan espouses principles of Smart Growth that have been modified slightly to apply more specifically to a rural setting. These principles emphasize the value of enhancing quality of life for residents and preserving significant natural areas in order to ensure that new growth and development in the County will be socially, fiscally and environmentally responsible well into the future.

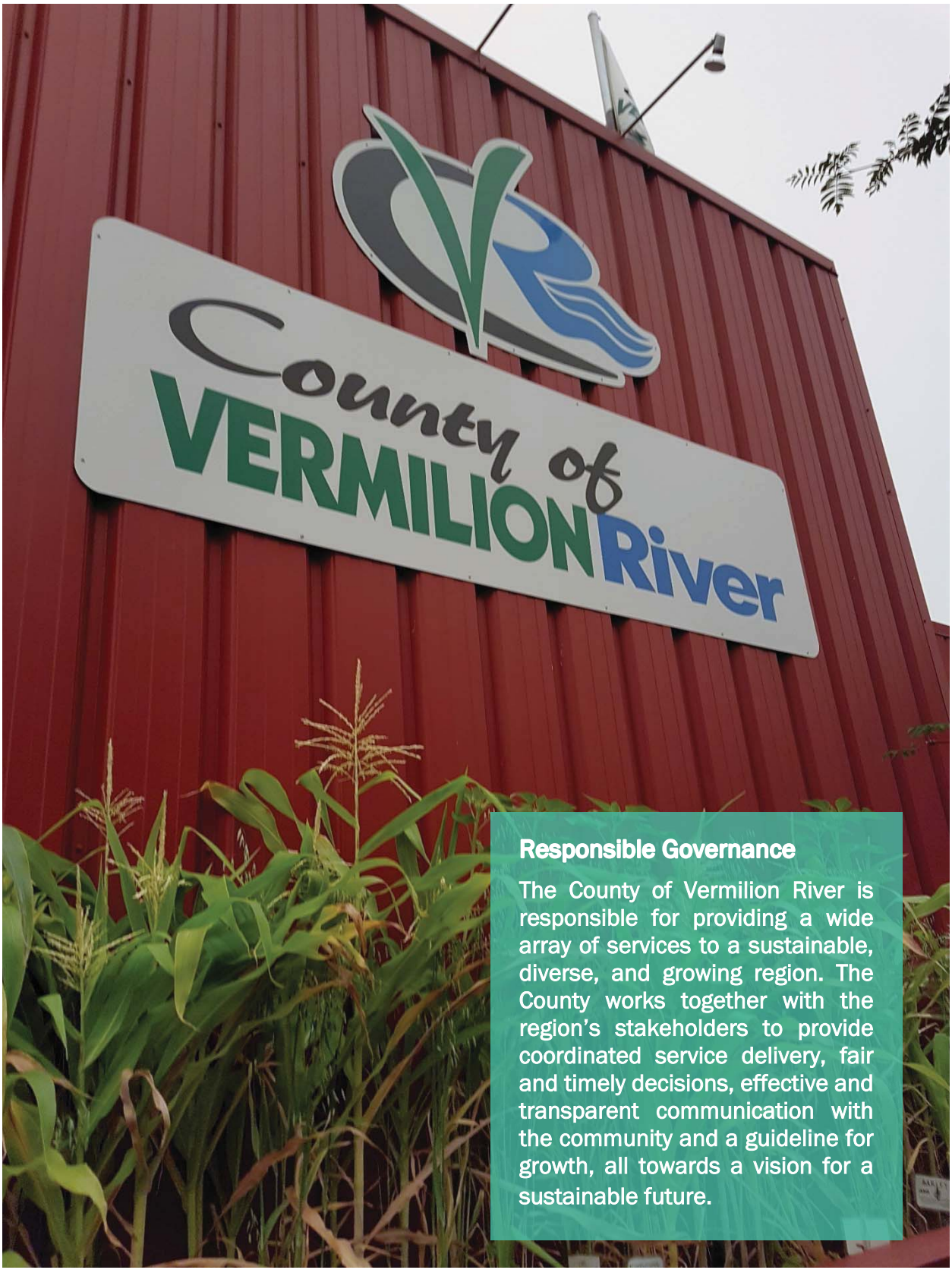
3.1 Municipal Development Plan Guiding Principles



Sustainable Development

While we work to manage growth sustainably, we also work to respect and protect our natural landscapes and the habitats that live within them. With the need for small-scale and large scale agricultural activities, industrial and residential development, the County recognizes that these features, when applied to un-planned multi-lot developments may not be compatible with best planning practices because they can result in developments that consume the forests, wetlands, and agricultural lands necessary for ecosystem health, water security and the long term agricultural capability of County lands. The County's approach to land management requires that the MDP balance the integrity of the rural way of life and small "town" feel of existing hamlet areas and residential subdivisions within the County while creating opportunities for furthering agricultural, commercial, resource based and industrial sector growth by providing policies that facilitate sustainable rural community development and growth.

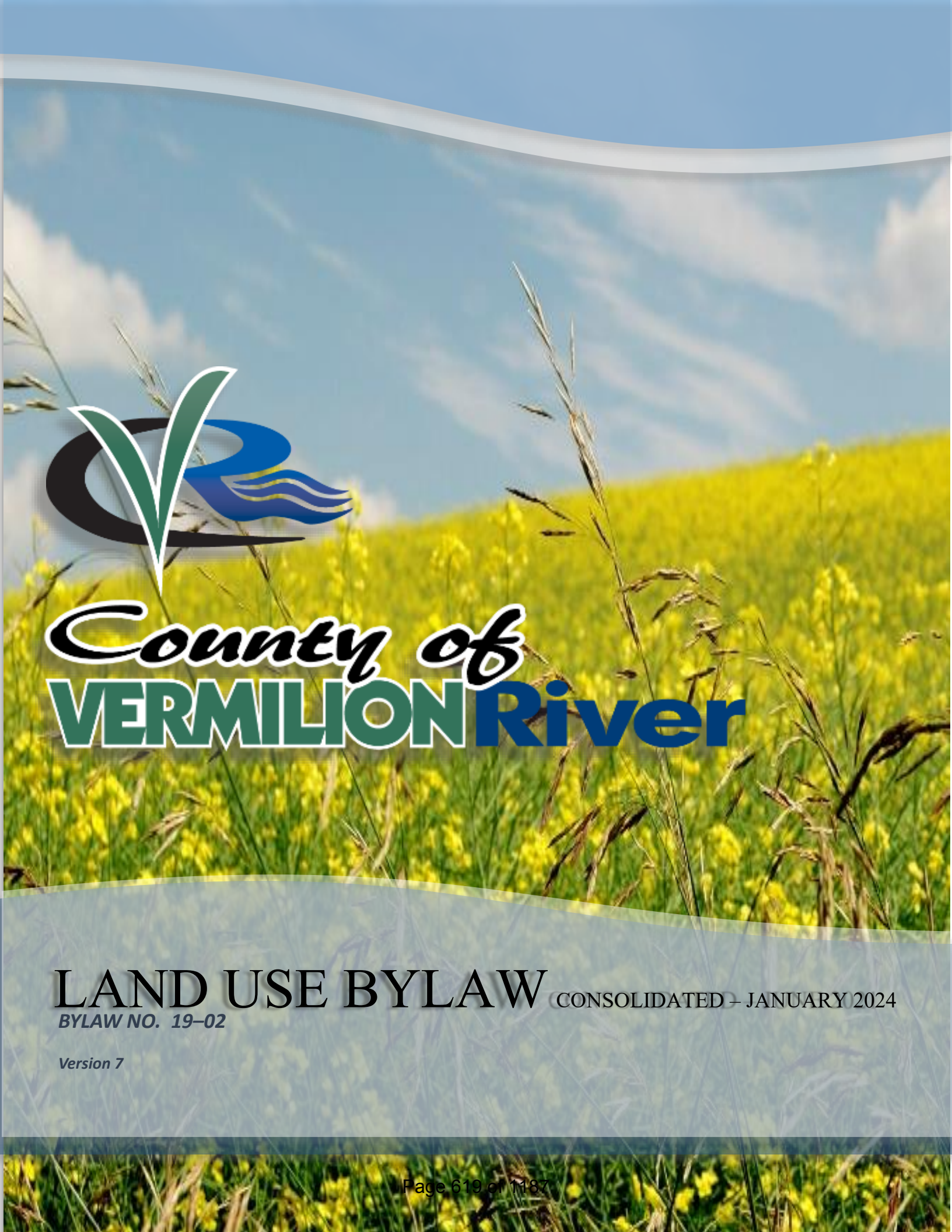
3.1 Municipal Development Plan Guiding Principles



Responsible Governance

The County of Vermilion River is responsible for providing a wide array of services to a sustainable, diverse, and growing region. The County works together with the region's stakeholders to provide coordinated service delivery, fair and timely decisions, effective and transparent communication with the community and a guideline for growth, all towards a vision for a sustainable future.

3.1 Municipal Development Plan Guiding Principles



LAND USE BYLAW CONSOLIDATED – JANUARY 2024

BYLAW NO. 19–02

Version 7

Note:

Land Use Bylaw No. 19-02 repeals and replaces Land Use Bylaw No. 13-14, and all amending bylaws thereto, in accordance with Section 1.5 of Land Use Bylaw No. 19-02.

This Consolidated Copy includes:

Bylaw No. 20-10 September 2020

Bylaw No. 20-11 May 2020

Bylaw No. 20-21 September 2020

Bylaw No. 20-22 September 2020

Bylaw No. 21-06 April 2021

Bylaw No. 21-13 June 2021

Bylaw No. 21-15 December 2021

Bylaw No. 22-03 April 2022

Bylaw No. 22-05 May 2022

Bylaw No. 22-15 August 2023

Bylaw No. 23-19 January 2024

Bylaw 24-09 May 2024

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GUIDE TO USING THE COUNTY OF VERMILION RIVER LAND USE BYLAW

The County of Vermilion River Land Use Bylaw establishes regulations for the Use and Development of land and Buildings within the County. These regulations prescribe the manner in which to carry out Subdivision, Development, and of all land and Buildings, whether the latter are constructed or moved in. Additionally, it regulates the type, location, and intensity of Land Use and Buildings; it outlines the process for rezoning land and applying for permits to develop or subdivide Property; as well as the administrative and enforcement procedures of the regulations. When using the Land Use Bylaw, keep in mind that Regulations vary depending on the location and type of Development and that some Developments or Uses must follow additional County, Province, or Federal Government Bylaws or Regulations. Where possible, the Land Use Bylaw attempts to provide some guidance to these other requirements. This is not to say that the County of Vermilion River Land Use Bylaw contains an exhaustive list; instead, it is up to each individual to ensure the observance of the laws of each level of government regulating the Use of land and Development.

STRUCTURE AND USE

The Land Use Bylaw divides the County into various Land Use Districts. The user needs to examine all the elements of the Land Use Bylaw to determine applicable regulations to a specific Parcel of Land or Lot.

(1) *Land Use Bylaw Maps* identify the specific location of the various Land Use Districts established in the County.

(2) *Land Use Districts* contain general Subdivision and Development standards for each of the established designations.

(3) *Overlay Districts* contain additional regulations to those contained in a Land Use District for each of the established designations.

(4) *General Provisions* are overall requirements, which apply to some or all Development.

(5) *Special Provisions* outline additional controls for particular Uses that may occur within certain Districts.

(6) *Definitions* may include additional requirements to some Uses.

When using the Land Use Bylaw, it is suggested that the user follow these steps:

(1) **Locate the subject Property on the Land Use District maps.** Each Land Use District has a designation such as "A" for AGRICULTURAL or "C1" for COMMERCIAL. Take note of which Land Use District the subject Property is located in. Also, note if a **Site Development Plan** or **Area Structure Plan affects** the subject Property, which may modify some of the Uses and regulations of the Land Use Bylaw or impose additional regulations.

(2) **Check the table of contents and locate the Land Use District of your interest.** The Land Use District list is in alphabetical order starting in **Part 6.0.** In each Land Use District, you will find a list of Permitted and Discretionary Uses and other applicable regulations. These regulations are used to determine the Use of land and Buildings in each district, the types, and how of what can be developed in any given Land Use District.

(3) The **Definitions** in **Part 8.0** should also be consulted to ensure that words and terms used in the Land Use Bylaw are understood. Definitions may include additional requirements to some Uses.

(4) **Review any additional regulations that may apply to the Development or Use.** For example, **Part 2.0 Development Permits, Rules, and Procedures** describes the rules and procedures applicable to Development Permits; **Part 3.0 Subdivision Standards, Rules, and Procedures** provides guidance with land Subdivision matters; **Part 4.0 General Provisions** and **Part 5.0 Special Provisions** contain additional regulations specific to some types of Development applicable to all Land Use Districts. Part 7.0 Overlay Districts Regulations includes additional regulations that apply to some lands based on a specific Use or location. All the applicable regulations for the lands subject to a Development Permit application within the Land Use Bylaw or other plans must be complied with.

(5) **Before submitting an application, discuss your proposal/concern with Planning and Development staff.** County staff is well trained and eager to assist you with your Development, Subdivision, or general inquiry issues and to explain procedures. They can also assist with other situations, such as enforcement or a Land Use Bylaw amendment.

REFERENCING

When referencing any part of the County of Vermilion River Land Use Bylaw you can use the following format:

1.0 PART

1.1 Section

1.1.1 Sub-section

(a) Paragraph

(i) Sub-paragraph

1. Item

a. Clause

PART 1.0
ADMINISTRATIVE PROCEDURES

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1.1 TITLE

(1) The title of this Bylaw shall be the Land Use Bylaw of the County of Vermilion River.

1.2 SCOPE

(1) No Development shall be permitted within the boundaries of the County of Vermilion River except in conformity with the provisions of this Bylaw.

1.3 COMPLIANCE WITH OTHER LEGISLATION

(1) In addition to the requirements of this Bylaw, an applicant must comply with all Federal, Provincial, and Municipal legislation including requirements contained in a Development Permit or Agreement.

(2) This Bylaw is consistent the Municipal Government Act (hereinafter referred to as "the Act"), as amended, repealed or replaced from time to time.

(3) Pursuant to Section 632(4), 633(3) statutory plans must be consistent.

(4) Hierarchy of Plans

(a) Pursuant to Section 638.1 of the Municipal Government Act; RSA 2000 c. M26, as amended or repealed and replaced from time to time, in the event of a conflict or inconsistency between a statutory plan or a Land Use Bylaw, and an Alberta Land Stewardship Act (ALSA) regional plan, the ALSA regional plan prevails to the extent of the conflict or inconsistency.

(i) Municipal Government Act

(ii) Provincial Regional Plans

(iii) Intermunicipal Collaboration Framework

(iv) Intermunicipal Development Plan

(v) Municipal Development Plan

(vi) Site Development and/or Plan Area Structure Plan

(vii) Land Use Bylaw

(viii) County Policies

(5) This Bylaw shall be applied in a manner that supports the implementation of statutory plans and local plans, which have been adopted by the County, and is consistent with the County's Municipal Development Plan, ALSA Regional Plans, and the *Municipal Government Act; RSA 2000 c. M26,* as amended or repealed and replaced from time to time.

(6) This Bylaw shall be used in conjunction with County Policies and Procedures, as adopted and amended by County Council.

(7) Nothing in this Bylaw exempts a Person from their obligation to comply with:

(a) any Federal, Provincial, or Municipal legislation;

(b) any relevant caveat, Easement, instrument, agreement, or other legal requirement; or

(c) any standards, policies, procedures; or

(d) other requirements of the Municipality.

(8) The issuance of a Development Permit does not entitle a business to operate, which may require a license under a separate agency or organization, nor does it entitle the Construction of a Building, which may require Safety Codes permits for Development of any structures regulated under the Safety Codes Act.

1.4 PURPOSE

(1) The purpose of this Bylaw is to regulate the Use and Development of land and Buildings within the County of Vermilion River to achieve the orderly, economic, diverse, and sustainable Development of land and for that purpose amongst other things, this Land Use Bylaw sets the following objectives:

(a) To divide the land within the boundary of the County of Vermilion River into Districts;

(b) To establish the roles of the Approving Authorities;

(c) To prescribe and regulate for each District the purposes for which land and Buildings may be respectively subdivided, developed, and used;

(d) To establish a method of making decisions on applications for Development Permits and issuing Development Permits for any Development provided for herein;

(e) To provide the manner in which notice of the issuance of a Development Permit is to be given;

(f) To implement the policies of the statutory plans of the County of Vermilion River;

(g) To establish supplementary regulations governing certain specific Land Uses; and

(h) To establish the procedures for making amendments to this Bylaw.

1.5 REPEAL

(1) This Bylaw comes into force upon receiving Third and Final reading by Council and repeals **Land Use Bylaw No. 13-14** in its entirety and any resolutions made thereunder or amendments thereto, which shall cease to have effect on the day this Bylaw comes into force.

1.6 TRANSITIONAL PROVISIONS

(1) An application for Subdivision or a Development Permit, which has been submitted and not yet deemed complete, prior to the effective date of this Bylaw, shall be processed in accordance with this Bylaw.

(2) An application for Subdivision or Development Permit, which has been submitted and deemed complete, but has not yet received a decision prior to the effective date of this Bylaw; may be evaluated under the provisions herein, at the discretion of the Development Authority or the Subdivision Authority.

(3) An application to amend the Land Use Bylaw that has not been given third reading by Council prior to the coming into force of this Bylaw shall be considered by Council pursuant to this Bylaw and any other relevant Federal, Provincial, or Municipal legislation.

1.7 SEVERABILITY

(1) If any portion of this Bylaw is held to be invalid by a decision of a court of competent jurisdiction, that decision does not affect the validity of the remaining portions of this Bylaw.

1.8 RULES OF INTERPRETATION

(1) Compliance with the policies in this Bylaw shall be interpreted and applied as follows:

(a) **"SHALL", "MUST",** and **"IS"** are operative words that mean that the action or actions outlined are imperative or mandatory and therefore must be complied with, without discretion, except in cases where a Variance has been granted pursuant to the Municipal Government Act; RSA 2000 c. M26, as amended or repealed and replaced from time to time;

(b) **"SHOULD"** is a directive term, which means that, in order to achieve the established goals, and objectives, it is strongly advised that the action be taken. Exceptions shall be made only under extenuating circumstances. When the regulation is directed to the Developer, the onus to justify is on the applicant; and

(c) **"MAY"** is a discretionary term, meaning a choice is available, with no particular direction or guidance intended, and is usually dependent on the particular circumstances of the specific Parcel of Land or Lot and application that are under consideration at any given moment.

(d) **"SUCH AS"** indicates an idiomatic preposition meaning "for example" or "of a kind that; like" in reference to the condition or conditions following the statement but does not implies an exhaustive list.

(e) **"SUCH THAT"** indicates an idiomatic preposition meaning "to the extent that", "as being what is indicated; in that capacity" in reference to the condition or conditions following the statement as a requirement for its fulfilment, but does not implies an exhaustive list.

(f) **"PROVIDED THAT"** indicates a conjunction meaning "if; only if", in reference to the condition or conditions following the statement as a requirement for its fulfilment but does not implies an exhaustive list.

(g) **"CONSIDERED"** indicates an adjective meaning "to regard as" or "deem to be", in reference to the condition or conditions following the statement.

(h) **"PERMITTED USE"** means the Use of land or a Building for which a Development Permit shall be issued upon application having been made provided that all of the regulations of this Bylaw, and all of the matters left to the discretion or the satisfaction of Approving Authorities, have been fulfilled to the satisfaction of the respective Approving Authority. All Permitted Uses require the issuance of a Development Permit, unless identified as "not requiring a Development Permit" or "exempt" under this Bylaw.

(i) **"DISCRETIONARY USE"** indicates the one (1) or more Uses of land or Buildings that may be permitted in a given District at the discretion of the Approving Authority, with or without conditions, subject to an application having been made. Discretionary Use includes Permitted Uses that submit a Request for a Variance application.

(j) **"MAIN USE"** means a Main Use as defined in this Bylaw.

(k) **"ACCESSORY USE"** means a Subordinate Use as defined in this Bylaw.

(l) **"MAIN"** indicates an adjective meaning first in order of importance or principal.

(m) **"EXEMPT"** means Development that does not require a Development Permit, if it meets all requirements of this Bylaw.

(2) Where a regulation involves **two (2)** or more conditions, provisions, or events connected by a conjunction, the following shall apply:

(a) **"AND"** means all the connected items shall apply in combination;

(b) **"OR"** indicates that the connected items may apply singly or in combination; and

(c) **"EITHER/OR"** indicates the items shall apply singly, but not in combination.

(3) Words used in the present tense include the other tenses and derivative forms.

(4) Words used in the singular include the plural and vice-versa.

(5) When a word is used in the masculine, it will refer to either gender.

(6) Examples listed in a Land Use definition are not intended to be exclusive or restrictive.

(7) In the case of any conflict between a number written in numerals and a number written in letters, the number written in numerals shall govern.

(8) Where reference is made to other legislation or documents, the reference is to the legislation or documents then in effect and shall include all amendments and any successor legislation.

1.9 ILLUSTRATIONS

(1) Drawings and graphic depictions are provided to assist in interpreting and understanding the provisions of this Bylaw. Where any conflict or inconsistency arises between a drawing and the text of the Bylaw, the text shall prevail.

1.10 METRIC AND IMPERIAL MEASUREMENTS

(1) Within this Bylaw, both Metric and Imperial measures are normally provided with the Imperial measures within brackets. However, the Imperial measures are approximate, and are provided only for information.

1.11 DECISION AUTHORITIES

(1) Development Authority

(a) For the purposes of this Bylaw:

(i) The Development Authority shall be the Person or Persons appointed to be the Development Authority pursuant to the Municipality's Development Authority Bylaw, with their duties and responsibilities that are specified in this Bylaw.

(ii) The Development Authority shall keep and maintain for the inspection of the public during all reasonable hours, a copy of this Bylaw and all amendments thereto, and keep a register of all applications for Development, including the decisions thereof.

(iii) For the purposes of Section 542 of the Municipal Government Act; RSA 2000 c. M26, as amended or repealed and replaced from time to time, the Development Authority is hereby declared to be a designated officer.

(2) Development Authority Officer

(a) The position of designated officer for the limited purpose of exercising the powers, duties, and functions of a Development Authority Officer is hereby established.

(b) The Development Authority Officer shall be appointed by resolution of Council.

(c) The Development Authority Officer may sign, on behalf of the Development Authority, any order, decision, approval, notice, or other thing made or given by it.

(d) The Development Authority Officer shall:

(i) Keep and maintain for the inspection of the public during all reasonable hours, a copy of this Bylaw and all amendments thereto; and

(ii) Keep a register of all applications for Development, the decisions thereon, and the reasons therefor.

(3) Council

(a) The Council of the County of Vermilion River shall perform such duties as are specified for it in this Bylaw.

(4) Subdivision Authority

(a) For the purposes of this Bylaw, the Subdivision Authority shall be the Person or Persons appointed to be the Subdivision Authority pursuant to the Municipality's Subdivision Authority Bylaw, as amended or replaced from time to time, with their duties and responsibilities that are specified in **Part 3** of this Bylaw.

(5) Municipal Planning Commission

(a) For the purposes of this Bylaw, the Municipal Planning Commission shall be the Municipal Planning Commission as established by Bylaw pursuant to Section 626 of the Municipal Government Act.

(6) Subdivision and Development Appeal Board

(a) The Subdivision and Development Appeal Board established by the Municipality's Subdivision and Development Appeal Board Bylaw shall perform such duties as are specified in **Section 1.12** of this Bylaw.

(7) Municipal Government Board

(b) The Municipal Government Board consists of the Persons appointed by the Lieutenant Governor in Council, on the recommendation of the Minister, pursuant to the *Municipal Government Act; RSA 2000 c. M26,* as amended or repealed and replaced from time to time, for such duties as are specified under Sections 619 and Section 678 of the Act and for the purposes of **Section 1.12** of this Bylaw.

1.12 DEVELOPMENT AND SUBDIVISION APPEALS

(1) Development Appeals and Procedures

(a) An appeal on a decision of the Development Authority may be made within twenty-one (21) days after receipt of written notice issued under **Section 2.2** of this Bylaw to the Subdivision and Development Appeal Board:

(i) where a Development Authority:

1. refuses or fails to make a decision on a Development Permit application within forty (40) days of receipt of a completed application or prior to the expiry date of an agreement between the applicant(s) and the Development Authority Officer to extend the 40-day period herein described; or

2. issues a Development Permit for a Discretionary Use subject to conditions pursuant to this Bylaw; or

3. issues an order under Section 1.13 of this Bylaw.

(ii) when the applicant for a Development Permit, or a Person is affected by an order under **Section 1.13**; or

(iii) when any other Person affected by an order, decision, or Development Permit made or issued by a Development Authority.

(b) Notwithstanding Items 1(a)(i)1 and 1(a)(i)2 above, no appeal lies in respect of the issuance of a Development Permit for a Permitted Use unless the provisions of this Bylaw were relaxed, varied, or misinterpreted, or the application was deemed to be refused under Section 2.2.

(c) Notwithstanding Items 1(a)(i)1 and 1(a)(i)2 above, no appeal lies to the Subdivision and Development Appeal Board in respect of the issuance of a Development Permit by Council in the Direct Control District. If the decision is made by a Development Authority, the appeal is limited to whether the Development Authority followed the directions of Council, and if the Subdivision and Development Appeal Board finds that the Development Authority did not follow the directions it may, in accordance with the directions, substitute their decision for the Development Authority's decision.

(d) An appeal shall be made by serving a written notice of appeal to the Secretary of the Subdivision and Development Appeal Board within twenty-one (21) days after:

(i) the date of the receipt of written notice issued under **Section 2.2** of this Bylaw of the order or decision or the issuance of the Development Permit; or

(ii) if no decision is made with respect to the application within the 40-day period or within any extension issued under Section 684 of the Act.

(e) With respect to an order under section 645 of the Act, within twenty-one (21) days after the date on which the order is made.

(i) The date of notification of an order or decision or the issuance of a Development Permit is deemed to be seven (7) days from the date the order or decision or the notice of issuance of the Development Permit is mailed.

(ii) Each notice of appeal shall be accompanied by a fee as set by Council and shall contain at least one reason for appeal.

(2) Development Appeal Hearing Procedure

(a) Within thirty (30) days of receipt of a notice of appeal, the Subdivision and Development Appeal Board shall hold an appeal hearing respecting the appeal.

(b) The Subdivision and Development Appeal Board shall give at least five (5) days' notice in writing of the appeal hearing to:

(i) the appellant;

(ii) the Development Authority from whose order, decision or Development Permit the appeal is made;

(iii) the applicant and/or landowner(s);

(iv) those adjacent landowners who were notified under this Bylaw and any other Person who, in the opinion of the Subdivision and Development Appeal Board, are affected by the order, decision or permit; and

(v) such other Persons as the Subdivision and Development Appeal Board specifies.

(c) The Subdivision and Development Appeal Board shall make available for public inspection and before the commencement of the appeal hearing all relevant documents and materials respecting the appeal, including:

(i) the application for the Development Permit, the decision, and the notice of appeal; or

(ii) the order of the Development Authority under **Section 1.13** of this Bylaw or Section 645 of the Municipal Government Act, as amended or repealed and replaced from time to time, as the case may be.

(3) At the appeal hearing referred to in this Section, the Subdivision and Development Appeal Board shall hear:

(a) the appellant or any other Person acting on his/her behalf;

(b) the Development Authority from whose order, decision or Development Permit the appeal is made, or if a Person is designated to act on behalf of the Development Authority, that Person;

(c) any other Person who was served with notice of the hearing pursuant to paragraph (b) above, and who wishes to be heard or a Person acting on his/her behalf; and

(d) any other Person who claims to be affected by the order, decision or permit and that the Subdivision and Development Appeal Board agrees to hear or a Person acting on his/her behalf.

(4) Decisions on Development Appeals

(a) In determining an appeal, the Subdivision and Development Appeal Board:

(i) shall comply with any applicable Land Use policies, regulations, and applicable statutory plans, and the County's Land Use Bylaw;

(ii) shall comply with the Province's Land Use Policies and applicable regional plans;

(iii) must comply with the Inclusionary Housing provisions of the Land Use Bylaw and the Inclusionary Housing Regulation;

(iv) may confirm, revoke, or vary the order, decision, or Development Permit or any condition attached to any of them or make or substitute an order, decision, or permit of its own;

(v) must have regard for, but is not bound by, the Subdivision and Development Regulation;

(vi) may make an order or decision or issue or confirm the issuance of a Development Permit notwithstanding that the proposed Development does not comply with the Land Use Bylaw, if in the opinion of the Subdivision and Development Appeal Board, the proposed Development would not:

1. unduly interfere with the amenities of the neighbourhood;

4. materially interfere with or affect the Use, enjoyment, or value of neighbouring Lots or Parcels of Land; and

5. the proposed Development conforms with the Use prescribed for that land or Building in this Bylaw.

(b) The Subdivision and Development Appeal Board shall give its decision in writing together with reasons for the decision within fifteen (15) days of the conclusion of the appeal hearing.

(c) If the decision of the Development Authority to approve a Development Permit application is reversed by the Subdivision and Development Appeal Board, the Development Permit shall be null and void.

(d) If the decision of the Development Authority to refuse a Development Permit application is reversed by the Subdivision and Development Appeal Board, the Development Authority shall forthwith approve the Development Permit application in accordance with the decision of the Subdivision and Development Appeal Board.

(e) If the decision of the Development Authority to approve a Development Permit is varied by the Development Appeal Board, the Development Authority shall forthwith approve the Development Permit application in accordance with the decision of the Subdivision and Development Appeal Board.

(f) A decision made under this part of the Bylaw is final and binding on all parties and all Persons subject only to an appeal upon a question of jurisdiction or law pursuant to the Act. An application for leave to the Court of Appeal shall be made:

(i) to a judge of the Court of Appeal; and

(ii) within thirty (30) days after the issuance of the order, decision, permit, or approval sought to be appealed.

(5) Subdivision Appeals and Procedures

(a) A notice of appeal on a decision of the Subdivision Authority may be made within fourteen (14) days after receipt of written notice issued under **Section 2.6** of this Bylaw to:

(i) the Municipal Government Board if:

1. the land that is the subject of the application is within the Green Area, as classified by the Minister responsible for the Public Lands Act; or

2. the land that is the subject of the application contains, is adjacent to or is within the prescribed distance of a Highway, a water body, a sewage treatment or Waste Management Facility or a historical Site; or

3. in any other circumstances described in the regulations under section 694(1)(h.2) of the Act.

(ii) the Subdivision and Development Appeal Board:

1. for all other instances; or

2. when a relevant agency or organizations has entered a written agreement to vary the distances in **Section 1.12(5) above,** under the Subdivision and Development Regulations.

(iii) For the purpose of **Sections 1.12(5) above and 1.12(5)(a)(ii) above,** the date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

(iv) If a notice of appeal is filed with the wrong Appeal Board, the Appeal Board that receives the application must refer the appeal to the appropriate Appeal Board. The appropriate Appeal Board then must hear the appeal as if the notice of appeal had been filed with it, and it is deemed to have received the notice of appeal from the applicant on the date it receives the notice of appeal from the Appeal Board that first received the application.

(b) An appeal shall be made by serving a written notice of appeal to the Secretary of the appropriate Board within fourteen (14) days after:

(i) the date of the receipt of written notice issued under **Section 2.6** of this Bylaw of the decision of the Subdivision authority; or

(ii) deemed refusal by the Subdivision Authority, in accordance with Section 681 of the Municipal Government Act; RSA 2000 c. M26, as amended or repealed and replaced from time to time, as amended.

(iii) if no decision is made with respect to the application within the time prescribed by the Subdivision and Development regulations, or within any extension issued under Section 681 of the Act.

(c) Each notice of appeal shall be accompanied by a fee as set by Council and shall contain at least one reason for appeal.

(6) Subdivision Appeal Hearing Procedure

(a) A Subdivision and Development Appeal Board hearing an appeal under section 678 of the Act must hold the hearing within thirty (30) days after receiving a notice of appeal.

(b) The Municipal Government Board hearing an appeal under section 678 of the Act must hold the hearing within sixty (60) days after receiving a notice of appeal.

(c) The Appeal Board hearing the appeal shall give at least five (5) days' notice in writing of the appeal hearing to:

(i) the applicant for Subdivision approval;

(ii) the Subdivision Authority that made the decision;

(iii) the applicant and/or landowner(s);

(iv) if land that is the subject of the application is adjacent to the boundaries of another Municipality, the adjacent Municipality;

(v) any school board to whom the application was referred;

(vi) every relevant agency or organization that was given a copy of the application pursuant to the Subdivision and Development Regulations; and

(vii) such other Persons as the Appeal Board specifies.

(viii) Paragraphs (4), (5) and (6) do not apply to an appeal of the deemed refusal of an application under section 653.1(8) of the MGA.

(7) At the appeal hearing referred to in this Section, the Appeal Board shall hear:

(a) a Person or entity that was notified pursuant to **Section 1.12(6)(c)** above;

(b) the Subdivision Authority from whose order, decision, or Development Permit the appeal is made, or if a Person is designated to act on behalf of the Subdivision Authority, such Person;

(c) each Owner of Adjacent Land to the land that is the subject of the appeal, or a Person acting on any of those Persons' behalf; and

(d) any other Person or entity who claims to be affected by the order, decision, or permit and that the Appeal Board agrees to hear or a Person acting on his/her behalf.

(8) Decisions on Subdivision Appeals

(a) In determining an appeal, the Board hearing the appeal:

(i) must act in accordance with any applicable Regional Plan;

(ii) must have regard to any statutory plan;

(iii) must comply with the Inclusionary Housing provisions of the Land Use Bylaw and the Inclusionary Housing Regulation;

(iv) must conform with the Uses of land referred to in a Land Use Bylaw;

(v) must be consistent with the Land Use Policies;

(vi) must have regard to, but is not bound by, the Subdivision and Development Regulations;

(vii) may confirm, revoke, or vary the approval or decision or any condition imposed by the Subdivision Authority, or make, or substitute an approval, decision or condition of its own;

(viii) may, in addition to the other powers it has, exercise the same power as a Subdivision Authority is permitted to exercise pursuant to Part 17 of the Act, or the regulations or bylaws under Part 17 of the Act, as amended or repealed and replaced from time to time.

(b) In the case of an appeal of the deemed refusal of an application, in which the Subdivision Authority considered complete, the board must determine whether the documents and information that the applicant provided met the requirements of section 653.1(2) of the Act.

(c) **Section 1.12(8)(a)(ii) above,** does not apply to an appeal of the deemed refusal of an application under section 653.1(8) of the Act, in which an application was considered

incomplete and the applicant failed to submit all the outstanding information and documents required to be considered complete.

(d) The Appeal Board shall give its decision in writing together with reasons for the decision within fifteen (15) days of the conclusion of the appeal hearing.

(e) When on an appeal the Municipal Government Board or the Subdivision and Development Appeal Board approves an application for Subdivision approval, the applicant must submit the plan of Subdivision or other instrument to the Subdivision Authority from whom the appeal was made for endorsement by it.

(f) If a Subdivision Authority fails or refuses to endorse a plan of Subdivision or other instrument submitted to it pursuant to **Section 1.12(8)(e) above,** the member of the board that heard the appeal who is authorized to endorse the instrument may do so.

1.13 ENFORCEMENT, PENALTIES, AND FINES

(1) Contravention and Stop Orders

(a) Every Person or corporation who violates any of the provisions of this Bylaw or who suffers or permits any act or thing to be done in violation of any of the provisions of this Bylaw, or who neglects to do or refrains from doing anything required to be done by any of the provisions of this Bylaw, or who does any act which violates any of the provisions of this Bylaw, or fails to comply with any order, notice, or direction given under this Bylaw is in contravention and guilty of an offence against this Bylaw and is liable to the penalties hereby imposed.

(b) Where the Development Authority finds that a Development or Use of land or Buildings is not in accordance with:

(i) the Municipal Government Act or the regulations; or

(ii) a Development Permit or Subdivision approval; or

(iii) any relevant statutory plan, bylaw, or policy; or

(iv) this Land Use Bylaw;

(v) the Development Authority may, in accordance with the Municipal Government Act; RSA 2000 c. M26, as amended or repealed and replaced from time to time, by giving notice in writing to, within the time frame specified by the notice, as the case may be order the registered Owner, the Person in possession of the land or Buildings, or the Person responsible for the contravention, or all or any of them to:

1. stop the Development or Use of the land or Buildings in whole or in part as directed by the notice; and/or

2. demolish, remove or replace the Development; and/or

3. take such other measures as are specified in the notice so that the Development or Use of the land or Buildings is in accordance with the Act, the regulations, a Development Permit, Subdivision approval or this Bylaw,

(c) Where a notice is issued under **Section 1.13(1)(b) above,** the notice shall state the following and any other information considered necessary by the Development Authority:

(i) an explanation of the contravention, and a statement indicating under which provisions of this Bylaw or the Act the order is being cared out;

(ii) the alternatives and processes which the Person responsible for the contravention may pursue in order to correct the contravention;

(iii) a time frame in which the contravention must be corrected prior to the County of Vermilion River pursuing action; and

(iv) advise the Person of his/her right to appeal the notice to the Subdivision and Development Appeal Board.

(v) The date on which the order was made;

(vi) must be given or sent to the Person or Persons referred to in **Section 1.13(1)(a) above,** on the same day the decision is made.

(d) Where a Person fails or refuses to comply with an order directed to him/her pursuant to **Section 1.13(1)(a) above,** or an order of the Subdivision and Development Appeal Board, the Development Authority may, in accordance with Section 542 of the Act, enter upon the land or Building and take such action as is necessary to carry out the order.

(e) Where the Development Authority carries out an order, the County shall, as part of its process, ask the courts to allow it to cause the costs and expenses incurred in carrying out the order to be placed on the tax roll as an additional tax against the Property concerned, and that amount shall be collected in the same manner as taxes on land.

(f) The County may register a Caveat under the Land Titles Act pursuant to the Order against the certificate of title that is subject to the Order in accordance with Section 646(2) of the Act.

(2) Enforcement

(a) This Bylaw may be enforced, and the contravention of any provisions contained herein restrained, by the Court of Queen's Bench of Alberta upon action brought by Council, whether or not any penalty has been imposed for the contravention.

(b) A Person who:

(i) contravenes any provision of the Act or the regulations under the Act;

(ii) contravenes this Bylaw;

(iii) contravenes an order under **this Section** and/or Section 645 of the Act;

(iv) contravenes a Development Permit or Subdivision approval or a condition attached thereto, and/or

(v) obstructs or hinders any Person in the exercise or performance of his powers or duties under this Act, the regulations under the Act or this Bylaw

(vi) is guilty of an offense and is liable to a fine prescribed in Section 566 of the Act.

(c) If a Person is found guilty of an offense under **Section 1.13** of this Bylaw (Section 557 of the Act), the court may, in addition to any other penalty imposed, order the Person to comply with:

(i) the Act and the regulations under the Act;

(ii) this Bylaw;

(iii) an order under **this Section** and/or Section 645 of the Act; and/or

(iv) a Development Permit or Subdivision approval or a condition attached to a Development Permit or Subdivision approval.

(d) Any written notice, or order, or decision that is required under any provision of this Bylaw is deemed to have been served on the Person whom it is addressed when the Order has been:

(i) in the case of an individual, delivered personally to the individual, or left for the individual at his or her last known address with a Person on the Premises who appears to be at least eighteen (18) years of age; or

(ii) in the case of a Person, Partnership, Firm, Company, or Corporation by post mail or personal delivery to either the last known registered office or business address of the Person, Partnership, Firm, Company, or Corporation; or

(iii) in the event that the County is unsuccessful in its attempts to serve the Order pursuant to **Sections 1.131.13(2)(a), (b), or (c) above,** a Designated Officer may post a copy of the Order in a conspicuous place on the Property referred to in the Order, where the Designated Officer has reason to believe that the Person to whom the Order is addressed is evading service, and that there is no other reasonable means of service available.

(3) Violation Tickets and Fines

(a) In addition to the process and penalties described above, the Development Authority or any other Person identified as a designated officer by the Council for the purposes of this **Section 1.13 s**hall be authorized to issue violation tickets in respect to any contravention of this Bylaw.

(b) The Development Authority or any other Person identified as a designated officer by the Council for the purposes of this **Section 1.13** may issue a violation ticket to any Person alleged to have breached any provision of this Bylaw.

(c) The violation ticket shall specify the alleged offence committed by the Person to whom the violation ticket is issued and require payment, within twenty-one (21) days from the Date of Issue of the violation ticket, of a fine to the County.

(d) Persons contravening any provision of this Bylaw to whom violation tickets are issued shall be liable for a penalty of $150.00 for the first offence and $300.00 for a second or subsequent offence. Each day that a breach of the Bylaw has occurred may be considered to be a separate offence.

(e) The violation ticket shall be served upon the alleged offender personally or delivered by regular mail. If payment is made within the time limit, then such payment shall be accepted in lieu of prosecution for the offence.

(f) If a Person who has been served with a violation ticket fails to pay the fine specified therein, then the right of the alleged offender to settle the alleged offence without a court appearance shall no longer apply and prosecution for the alleged offence shall proceed.

(g) If the Person who was served with the violation ticket is thereafter prosecuted and convicted of the offence specified in the violation ticket, the fine imposed shall not be less than $200.00, plus court costs, for each offence.

1.14 LAND USE BYLAW AMENDMENT

(1) Application for Amendment

(a) Subject to the provisions of the *Municipal Government Act,* as amended or repealed and replaced from time to time, any Section or Part of this Bylaw may be amended.

(b) Council may at any time initiate an amendment to this Bylaw, but prior to first reading of any proposed amendment the proposal shall be referred to the Development Authority Officer to prepare an amendment application, reports, and recommendations.

(c) Any Person may apply to have this Bylaw amended by applying in writing, by submitting the application form provided by the County of Vermilion River along with applicable fees, and request that the Development Authority present the application to Council.

(d) An applicant proposing to amend this Bylaw for a purpose of clarification of an existing provision must provide the following information:

(i) pay the County of Vermilion River an application and advertising fee as set by Council;

(ii) undertake in writing on a form provided by the County of Vermilion River to be liable for, and pay on demand, all expenses made necessary by the processing of the proposed amendment which the County may incur, whether it be enacted or not, including but not limited to map printing and reproduction costs, surveys and advertising charges;

(iii) reasons in support of the application;

(iv) drawings showing the subject Site, the proposed District and the proposed Use and Development to be proposed on the Site, if applicable;

(v) the program of land servicing, if applicable;

(vi) a recent title search (dated within thirty days of the date the application is received) of the land affected and/or other documents satisfactory to the Development Authority showing the applicant's interest in the said land, if applicable; and

(vii) where the applicant is an agent acting for the Owner, a letter from the Owner(s) authorizing the agent to make the application.

(e) A Person making an application to amend this Bylaw for a purpose other than the clarification of an existing provision of this Bylaw shall:

(i) pay the County of Vermilion River an application fee as set by Council;

(ii) undertake in writing on a form provided by the County of Vermilion River to be liable for, and pay on demand, all expenses made necessary by the processing of the proposed amendment which the County may incur, whether it be enacted or not, including but not limited to map printing and reproduction costs, surveys and advertising charges;

(iii) reasons in support of the application;

(iv) drawings showing the subject Site, the proposed District and the proposed Use and Development to be proposed on the Site, if applicable;

(v) the program of land servicing, if applicable;

(vi) information regarding any potential impact of the Development that would be allowed by the proposed amendment on the existing natural or man-made environment;

(vii) information respecting the suitability of the subject Site for the Development that would be allowed by the proposed amendment;

(viii) a recent title search (dated within thirty days of the date the application is received) of the land affected and/or other documents satisfactory to the Development Authority showing the applicant's interest in the said land, if applicable;

(ix) sign a statement authorizing the right of entry by the Development Authority to such lands and/or Buildings as may be required for investigation of the proposed amendment; and

(x) any other information deemed necessary by the Development Authority or Council.

(f) Upon receipt of an application to amend the Land Use Bylaw, the Development Authority shall:

(i) initiate or carry out any necessary investigation or analysis of the problems involved in or related to the amendment; and

(ii) prepare a detailed report including all maps and relevant materials for Council to consider.

(g) In order to carry out any necessary investigation or analysis of the problems involved in or related to the amendment, the Development Authority may refer the application to such agencies as they consider necessary for comment.

(h) Upon receiving the preliminary advice of the Development Authority, the applicant shall advise the Development Authority if:

(i) he/she wishes the Council to proceed with the amendment as submitted by the Person, or an alternative amendment proposed by the Council; or

(ii) he/she wishes to withdraw the application for an amendment.

(i) As soon as reasonably convenient, the Development Authority shall submit the proposed amendment as originally applied for, or as alternatively chosen by the applicant, as the case may be, to the Council, accompanied by the report of the Development Authority and other relevant material, if any, and the Council shall then consider the proposed amendment.

(j) During deliberation on the Bylaw amendment application, Council may refer the application to such agencies as it considers necessary for comment.

(k) Council may request such information as it deems necessary to reach a decision on the proposed amendment.

(l) Notwithstanding anything in this Section, a proposed amendment which has been rejected by Council within the previous twelve (12) months may not be reconsidered unless Council otherwise directs.

(m) Proposed amendments to this Bylaw are subject to those requirements and procedures set out in the Act regarding the enactment of Bylaws.

(n) All amendments to this Bylaw shall be made by Council by Bylaw and in conformity with the requirements of the Act regarding the notification and holding of a public hearing.

(2) Public Hearing Process

(a) At the discretion of Council, first reading of a proposed amendment may be given before the Public Hearing process, and Council may require that the applicant pay a fee for advertising according to the governing Land Use Bylaw advertising fee schedule as amended from time to time by resolution of County Council.

(b) All amendments to this Bylaw shall be made by Council, by Bylaw, and in conformity with the requirements of the Act with regard to the holding of a Public Hearing.

Notice shall be provided for proposed bylaws, amendments, resolutions, meetings and public hearings in conformity with the requirements of section 606 and 606.1 of the Act.

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PART 2.0
DEVELOPMENT: PERMITS, RULES, AND PROCEDURES

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2.1 CONTROL OF DEVELOPMENT

(1) No Development, other than that designated in **Section 2.4,** shall commence, or be allowed to commence, or carried on, or caused or allowed to be carried on, within the County unless an application for a Development Permit has been approved and a Development Permit has been issued.

(2) Notwithstanding **Section 2.1(1) above,** where a Variance to any regulation in this Bylaw is required for any Development listed in **Section 2.2,** in addition to a Development Permit a request for a Variance Permit is also required.

(3) No Building or structure shall be used or occupied, and no change in the existing Use or Occupancy of a Building or structure or portion thereof, shall be made until the Development Authority has issued a Use and Occupancy Permit as provided for in **Section 2.17** herein. Issuance of a Use and Occupancy Permit shall not be construed as an approval of a violation of the provisions of this Bylaw or of other Provincial or Municipal regulations.

(4) Except as otherwise allowed by this Bylaw, Development and Subdivision in each Land Use District shall be in accordance with the Uses listed in the District and all the regulations and guidelines in the Bylaw.

(5) Any Person who undertakes, causes, or permits any Development or Occupancy of a Building or on a Lot or Parcel to commence, take place, or continue to take place without a Development Permit being issued, or after a Development Permit has been suspended or revoked; or any Person who undertakes, causes, or permits a Use or Occupancy of a Lot or Parcel or Building before a Use and Occupancy Permit has been issued, or after a Use and Occupancy Permit has been suspended or revoked; shall discontinue such Development and/or Use or Occupancy forthwith upon notice in writing issued under **Section 1.13** requiring so, and shall not resume such Development, Use, or Occupancy unless a permit to that effect has been issued or the permit reinstated.

(6) Any Person applying for, or in possession of, a Development Permit is not relieved from full responsibility for ascertaining and complying with or carrying out Development in accordance with, but not limited to:

(a) The requirements of the Alberta Safety Codes Act;

(b) Bylaws of the County;

(c) County Policy;

(d) General Municipal Servicing Standards, as amended;

(e) The requirements of Alberta Agricultural Operation Practices Act;

(f) Highway Development Act; and

(g) the requirements of any other relevant federal, provincial, or municipal legislation.

2.2 DEVELOPER RESPONSIBILITIES

(1) A Person to whom a Development Permit has been issued shall obtain from the appropriate authority where applicable, permits relating to Building, grades, sewers, sanitary and storm water disposal, water mains, electricity, and all other permits required in connection with the proposed Development.

(2) Obtain and maintain in good standing provincial licensing or authorization that may be required, as applicable under the provisions of the *New Home Buyer Protection Act*.

(3) The holder of a valid Development Permit is:

(a) responsible for ensuring compliance with any Regulation, Bylaw, Act, or Agreement, which may affect the proposed project.

(b) financially responsible during Construction for any damage by the applicant, his/her servants, suppliers, agents, or contractors to any public or private Property.

(c) responsible of preventing excess soil or debris from being spilled on public Road allowances, streets, Lanes, sidewalks, and adjacent private properties.

(d) responsible to provide for appropriate fire protection measures in an application for Development, Subdivision, a Site Development Plan, or an Area Structure Plan.

(e) responsible for ensuring that no Building or Use is used, occupied or continued to be used or occupied; and that no change in the existing Occupancy classification of a Building takes place, continues or is allowed to take place or continue until the Developer, proposed user, or proposed Occupant of said Development, Building is issued a Use and Occupancy Permit.

2.3 DEVELOPMENT COMMENCEMENT AND COMPLETION

(1) If the Development authorized by a Development Permit is not commenced within twelve (12) months from the date of its issuance and carried out with reasonable diligence within two (2) years of the date of issuance, the permit is deemed null and void, unless an extension to this period has previously been granted by the Development Authority.

(2) No Development that has been undertaken in accordance with a Development Permit shall be used until an Occupancy Permit has been obtained, pursuant to the provisions under **Section 2.17** of this Bylaw.

(3) Upon application to the Development Authority, and prior to the expiry of an approved Development Permit application, the Development Authority may grant an extension for the completion of a Development to the effective period of a Development Permit for a period that shall not exceed twelve (12) months.

(4) When a Development Permit expires before the completion of a Development and an extension has not been granted, application for a new Development Permit is required. The new application will be reviewed and a decision issued based on the current merits of the proposed Development in relation to applicable current municipal, provincial, and federal regulations, requirements, policies, and practices. The Development Authority shall not be obliged to approve a Development Permit based on a previous approval.

2.4 DEVELOPMENT NOT REQUIRING A PERMIT

(1) The following Development shall not require a Development Permit:

(a) the carrying out of works of Maintenance or repair to any Building, provided that such works do not include Structural Alterations or major works of Renovation that would require a Building permit;

(b) the completion of a Building, which was lawfully under Construction at the date of the first publication of the notice required by the Act, provided that the Building is completed in accordance with the terms of any permit granted in respect of it and subject to the conditions to which such permit was granted, and provided also that the Building, whether or not a permit was granted in respect of it, is completed within a period of twelve (12) months from the said date of the first publication of the notice;

(c) the Use of any such Buildings as referred to in **paragraph (b) above**, for the purpose for which Construction was commenced;

(d) the erection, Construction, or Maintenance, improvement or alteration of gates, Fences, or walls or other means of enclosure, unless the gate, Fence, wall, or other means of enclosure exceeds the regulations indicated in **Section 4.5(12)** of this Bylaw. Including the Maintenance, improvement, and other alterations of any gates, Fences, or walls, or other means of enclosure, unless the fencing material is razor wire. An approved Development Permit shall always be necessary before razor wire can be used as a fencing material;

(e) a temporary Building or Sign, the sole purpose of which is incidental to the erection or alteration of a Building, for which a permit has been issued under this Bylaw;

(f) the Maintenance and repair of public works, services, and utilities carried out by or on behalf of federal, provincial, and municipal public authorities on land which is publicly Owned or controlled;

(g) on Parcels of Land exceeding 32 ha (80 ac.) used for Farming and not Intensive Agriculture or a Confined Feeding Operation, the Construction of accessory farm Uses such as corrals and Game Fences, but not including residences, machine Shops, barns, granaries, Dugouts, or similar Developments or any proposed Development within 40 m (134 ft.) of the centre line of a County Road or within the Setbacks established in **Section 4.6** of this Bylaw;

(h) a Building or structure with a gross Floor Area of under 13.5 square metres (145 sq. ft.) which is not on a permanent foundation.

(i) Construction with a total value of under $3,500.00, including the nominal value of labour;

(j) a Deck or Patio provided that no Construction occur above 1.0 metre (3.3 ft.) in height above grade;

(k) grading and/or Landscaping, not including the removal of top soil, where the proposed grades will not adversely affect the drainage of the subject or adjacent Lots or Parcels of Land, including the hard-surfacing of part of a Lot in a Residential District for the purposes of providing vehicular access from a Road to an attached or detached Garage or Carport, provided that such hard-surfacing does not exceed 7.5 m (24.6 ft.) in width; except on lands affected by an Intermunicipal Development Plan;

(l) the erection of campaign Signs for federal, provincial, municipal or school board elections on privately-Owned Lots for no more than thirty (30) days, or such time as regulated under provincial or federal legislation provided that:

(i) such Signs are removed within seven (7) days after the election date,

(ii) such Signs do not obstruct or impair vision or traffic,

(iii) such Signs are not attached to Fences, trees, or utility poles; and

(iv) such Signs indicate the name and address of the sponsor and the Person responsible for removal;

(m) the placement of one (1) Sign on internal Sites, or two (2) Signs on corner Sites advertising a residential Property for sale or rent displayed on the Property to which it (or they) pertain(s) during the time the Property is being offered for sale or rent, with removal to be within one (1) month after the sale or rental agreement has been entered into, provided that such Signs are a maximum of 0.6 m2 (6.5 sq. ft.) in area and provided further that such Signs are placed or erected no closer than 3.0 m (9.8 ft.) to a Road right-of-way;

(n) Development within a Basement which does not change or add to the Uses within a Dwelling;

(o) the Development of land for a Confined Feeding Operation or a Manure Storage Facility if the Confined Feeding Operation or Manure Storage Facility is the subject of an approval, registration or authorization under the Agricultural Operation Practices Act;

(p) the demolition or removal of any Building or structure for which erection a Development Permit would not be required pursuant to **Sections 2.4(1)(d) through(j) above,** both inclusive.

(2) Notwithstanding any other provision in **Section 2.2,** the Development Authority may, at its sole discretion, waive the requirement for a Development Permit for:

(a) Buildings accessory to Extensive Agriculture less than 600 sq. ft; or

(b) Sea Cans within the Agricultural (A) District on Parcels or Lots greater than 2.02 ha (5.0 ac); or

(c) if after reviewing the Development Permit application, it is determined by the Development Authority that the proposed Development will not:

(i) materially interfere with the amenities of, or change the character of the area;

(ii) materially interfere with or affect the Use and enjoyment of adjacent properties;

(iii) adversely impact the environment;

(iv) result in excessive demand on municipal services, utilities and Road access; and

(v) will comply with all regulations in this Land Use Bylaw, including regulations in the applicable District, unless a Variance has been granted by the Development Authority.

2.5 DEVELOPMENT PERMIT APPLICATIONS DECISIONS

(1) The Development Authority shall:

(a) receive and review all applications for Development Permits;

(b) refer to Council for its consideration and decision all Development Permit applications for significant Discretionary Uses within a Direct Control (DC District); and

(c) consider and decide on all other Development Permit applications within a Direct Control (DC District);

(d) consider and decide on all other applications for Development Permits;

(e) shall issue decisions for Development applications for those Uses listed in Direct Control Districts when directed to do so by Council.

(2) The Development Authority, in making a decision on a Development Permit application for:

(a) A Permitted Use that conforms to the Land Use Bylaw in force at the time of application, as amended:

(i) may approve the application unconditionally,

(ii) may approve the application subject to those conditions he/she considers appropriate,

(iii) may approve the application permanently or for a limited amount of time, or

(iv) shall refuse the application, if the proposed Development does not conform to the Land Use Bylaw in force at the time of application, as amended.

(b) A Discretionary Use, as designated in the Land Use Bylaw in force at the time of application, as amended:

(i) may approve the application, if it meets the requirements of this Bylaw, with or without conditions, based on the merits of the application including any approved statutory plan or approved policy affecting the Site;

(ii) may refuse the application even though it meets the requirements of this Bylaw; or

(iii) shall refuse the application, if the proposed Development does not conform to the Land Use Bylaw in force at the time of application, as amended.

(iv) shall refuse the application, if the proposed Variance does not conform to the Land Use Bylaw in force at the time of application, as amended

(3) The Development Authority may approve an application for a Development Permit even though the proposed Development does not comply with the regulations of this Bylaw, or if the Development is to be a rebuilding, an enlargement, an addition, or a structural alteration of a Non-Conforming Building, if, regarding the circumstances and merits of the application, in the opinion of the Development Authority:

(a) the proposed Development would not:

(i) unduly interfere or disturb the order and enjoyment of the amenities of the neighbourhood; or

(ii) materially interfere with or affect the Use, enjoyment, or value of neighbouring Parcels of Land; or

(b) the proposed Development is similar to the Uses prescribed for that land or Building in this Bylaw; or

(c) the suitability of the design, character, and appearance of the proposed Development is compatible with and complementary to the surrounding properties; or

(d) the proposed Development preserves the purpose and intent of any statutory plan adopted by the County; or

(e) the proposed Development preserves the purpose and intent of any non-statutory plan and relevant policy adopted by the County that is applicable to that land or Building in this Bylaw.

(4) In reviewing a Development Permit application for a Permitted or Discretionary Use, the Development Authority shall consider any technical study as may be required in **Section 2.7** and/or as prescribed in the Designated District, or any of provisions made under this Bylaw, or any statutory or non-statutory plan and relevant policy adopted by the County.

(5) A Development Permit may be issued on a temporary basis for a period specified by the Development Authority, which shall be specified on the permit. Upon the expiry of such time, the Use allowed shall be Discontinued and any Buildings that were erected because of the Development Permit shall be removed, and the Site restored to its original condition prior to the issuance of the Development Permit.

(6) An application to extend the duration of a Temporary Development Permit shall be dealt with as a new Development Permit application. There shall be no obligation to approve a Development Permit on the basis that the previous permit had been issued.

(7) Notwithstanding any provisions or requirements of this Bylaw, the Development Authority may establish a more stringent standard for a Discretionary Use when the Development Authority deems it necessary to do so.

(8) The Development Authority shall refuse a Development Permit for a Use or Development that is not listed as Permitted or Discretionary within the proposed Land Use District.

(9) Notwithstanding **Section 2.5(8) above,** in the case where a proposed Use or Development is not defined and provided for in any Land Use District in this Bylaw, the Development Authority may allow the Use or Development as a Discretionary Use, if at his/her sole discretion it is determined that the proposed Use or Development is similar in character and purpose to a defined Permitted or Discretionary Use provided for in a particular Land Use District in this Bylaw.

(10) An application for a Development Permit shall be deemed to be refused when a decision is not made by the Development Authority within forty (40) days after receipt and acceptance of a complete application by the Development Authority, unless an agreement to extend the forty (40) day period is established between the applicant(s) and the Development Authority.

(11) Where the Development of land involves a Subdivision of land, issuance of a Development Permit is subject to the provisions in **Part 3** of this Bylaw.

(12) Notwithstanding **Section 2.5(11) above,** the Development Authority may consider a Development Permit application on existing registered Lots.

(13) The Development Authority may suspend or revoke a Development Permit:

(a) at any time, where the permit was issued on the basis of incorrect or inconsistent information, fraud, non-disclosure, or misrepresentation on the part of the applicant;

(b) if the applicant fails to comply with conditions of the approval outlined in a Development Permit;

(c) the conditions of approval outlined in a Development cease to be complied with;

(d) any Person undertakes, causes, or permits any Use and Occupancy or Development on a Lot or Parcel contrary to the conditions of a permit;

(e) the Development does not comply with the Development agreement or Restrictive Covenant;

(f) If, in the opinion of the Development Authority, it appears that a Development Permit has been obtained by misrepresentation, the Development Authority may suspend, revoke, or modify the Development Permit.

(g) if requested to do so by the applicant; or

(h) within 14 days of issue of the permit, where the permit was issued in error.

(14) In the case of refusal of an application for a Development Permit, whether refused pursuant to this Part or ultimately after appeal pursuant to **Section 1.12** of this Bylaw, the Development Authority may, at his/her sole discretion, either accept or refuse the submission of another application for a

permit on the same Lot or Parcel of Land for the same or a Similar Use submitted by the same or any other applicant during the six (6) months following the date of the refusal.

(15) All Development in the County, in addition to the requirements of this Bylaw, shall satisfy any other requirements of Provincial or Federal Legislation or Regulations, including, without limiting the foregoing, the Safety Codes Act and Regulations made under the Act, as well as the Water Act and the Provincial Wetland Restoration/Compensation Guide.

(16) Conditions of Development Permits

(a) The Development Authority may require a Developer to pay an off-Site levy in respect of land that is to be developed or subdivided, in accordance with County Bylaws.

(b) The Development Authority shall impose as conditions those mitigation and other necessary measures required by an environmental assessment carried out pursuant to the Canadian Environmental Assessment Act to minimize any potential adverse environmental effects.

(c) The Development Authority shall impose as conditions those mitigation and other necessary measures considered necessary to minimize any potential impacts, based on the results technical study as may be required in **Section2.7,** and/or as prescribed in the Designated District, or any of provisions made under this Bylaw, or any statutory or non-statutory plan and relevant policy adopted by the County.

(d) The Development Authority shall impose conditions requiring the applicant to make satisfactory arrangements for the supply of gas, water, electric power, telephone, sewer service, vehicular, and pedestrian access and any other utility, service, or facility, including payment of installation or Construction costs by the applicant.

(e) The Development Authority may impose a condition that the applicant enter into an agreement with the County for any of the following:

(i) to construct or pay for the Construction or improvement of a public Roadway required to give access to the Development;

(ii) to construct or pay for the Construction of a pedestrian walkway system to serve the Development; or a pedestrian walkway that will connect the pedestrian walkway system serving the Development with a pedestrian walkway system that serves or is proposed to serve an adjacent Development, or both;

(iii) to specify the location, standard, and number of vehicular and pedestrian access locations to a Site from public Roadways;

(iv) to install or pay for the installation of utilities to municipal standards necessary to serve the Development;

(v) to construct or pay for utilities, Roadways, and improvements with an excess capacity pursuant to the Act, Section 650;

(vi) to construct or pay for the Construction of servicing and community facilities, and Garbage, loading and unloading facilities; and

(vii) to give security to the County to ensure terms of the agreement under **Section 2.5(16) above**, are carried out.

(f) The Development Authority shall impose a condition requiring the applicant to repair or reinstate, or to pay for the repair or reinstatement, to original condition any street furniture, curbing, sidewalk, Boulevard Landscaping, and tree planting which may be damaged, destroyed, or otherwise harmed by the Development.

(g) The Development Authority shall impose conditions respecting the paving, fencing, and Landscaping of the Lot and adjacent public Roadways during and after its Development including that the applicant provide security in the amount of 125% of the estimated paving, fencing, and Landscaping cost, the condition of the security being that, if these works are not completed in accordance with this Bylaw and the Landscaping within one (1) year after the completion of the Development, then the amount fixed shall be paid to the County for its use in completing the works.

(h) The Development Authority shall impose conditions respecting the time within which a Development or any part of it is to be completed; and

(i) The Development Authority shall impose conditions limiting the length of time that a Development Permit may continue in effect.

(j) The County Council may impose the following conditions in a Development Permit approved by it:

(i) any of the conditions that the Development Authority may impose in a Development Permit;

(ii) a condition imposing a Development standard that is more restrictive or onerous than the regulations of this Bylaw, having regard to:

1. the nature of the Development,

2. any applicable Federal, Provincial, or Municipal legislation, including the Municipal Development Plan, any applicable statutory plan, and

3. the provisions of this Bylaw; and

4. any relevant caveat, Easement, instrument, agreement, or other legal requirement under the Land Titles Act registered against the certificate of title.

(iii) such other conditions as it considers appropriate to the circumstances.

(k) The County may register a caveat in respect of an agreement under this **Section** against the Lot or Parcel that is subject of the Development Permit. The caveat may be discharged when the agreement has been complied with.

2.6 DEVELOPMENT PERMIT APPLICATIONS NOTICE OF DECISION

(1) Within five (5) working days after a decision on a Development Permit application, the Development Authority Officer shall send a notice by regular mail of the decision to the applicant and post a notice in a place available to public view in the County office, indicating the disposition of the application. Mailing the notice is not required when an applicant picks up a copy of the decision.

(2) In addition to **Section 2.6(1),** within five (5) working days after a decision on a Development Permit application for a Discretionary Use or after a Variance has been granted, the Development Authority Officer shall:

(a) mail a notice in writing to all adjacent landowners and any other landowners who, in the sole opinion of the Development Authority, may be affected, to provide notice of the decision and right of appeal;

(b) publish a notice of the decision in a newspaper circulating in the Municipality stating the legal description of the Property, municipal address of the application, nature of the approved Development, and right of appeal; and

(c) when the Lot on which the approved Development Permit is located within a multi-Lot country residential Subdivision, mail a notice in writing to all Owners of Lots within that multi-Lot country residential Subdivision stating the legal description of the Property, municipal address of the application, nature of the approved Development, and right of appeal.

(3) Notice of a decision on a Development Permit application shall be sent by electronic means if:

(a) The applicant has consented to receive documents by electronic means and has provided an email address, website or other electronic address in their application for this purpose; and

(b) It is possible to make a copy of the document from the electronic transmission.

(c) A document sent by electronic means is considered to have been received seven (7) days after it was sent.

(4) When the Development Authority refuses an application for a Development Permit, the decision shall contain reasons for the refusal, the period within which an appeal can be made, and to whom the applicant may appeal, if so desired.

(5) Development Permit appeals are subject to the provisions under **Section 1.12** of this Bylaw.

2.7 DEVELOPMENT PERMIT APPLICATIONS REQUIREMENTS

(1) All applications for a Development Permit shall be submitted to the Development Authority in writing, on the corresponding application form provided by the Municipality and must be fully completed and signed by the applicant and registered Owner(s).

(2) A fee as established by Council shall accompany each application for a Development Permit. This fee may vary dependent on whether a Development Permit application has followed an enforcement action pursuant to **Section 1.13** of this Bylaw.

(3) Development Permit Applications will only be processed when it is completed in its entirety. In order for an application to be considered complete, all required items, AND any applicable additional supportive information either requested when making an application or during the process of reviewing an application, must be submitted to the satisfaction of the Development Authority.

(4) The Development Authority must, within twenty (20) days after the receipt of the application for a Development Permit, determine whether the application is complete. This time period may be extended by an agreement in writing between the applicant and the Development Authority.

(5) If the Development Authority does not make a determination referred to in **Section 2.7(4) above**, within the time required, the application is deemed to be complete.

(6) A written notice must be issued to the applicant for the following:

(a) Acknowledgement that the application is complete.

(b) Acknowledgement that the application is incomplete, and request of any outstanding documents and information referred to in the notice must be submitted by the date set out in the notice or a later date agreed on between the applicant and Development Authority, in order for the application to be considered complete.

(c) Acknowledgment that the application is complete if the Development Authority determines that the information and documents submitted under **Section 2.7(6)(b) above,** are completed.

(d) Acknowledgement that the application is deemed refused, if the application fails to submit all the outstanding information and documents on or before the date referred to in **Section 2.7(6)(b) above.**

(7) Despite the Development Authority issuing an acknowledgement that an application is complete, during the course of review the Development Authority may request any additional information it considers necessary during the decision-making process.

(8) Required items for an application may include:

(a) at the discretion of the Development Authority, a public participation summary pursuant to **Section 2.14** of this Bylaw.

(b) Copy of provincial licensing or authorization, as applicable under the provisions of the *New Home Buyer Protection Act.*

(c) if applicable, a business registration form;

(d) a Site plan, to scale, showing the legal description; north arrow; municipal address; location and dimensions of Property Lines; existing utility rights-of-way and Easements; Fences; driveways; paved areas; proposed front, rear, and Side Yards, if any; any provisions for Off-Street loading and Vehicle parking; access and egress points to the Site; and any encumbrance such as rights-of-way;

(e) existing and proposed Building dimensions, to scale, including, but not limited to, the house, Garage, Decks and any covered structures such as car ports;

(f) the type and location of water supply and sewage and Waste water disposal facilities;

(g) a statement of existing and proposed Uses;

(h) a statement of Ownership of the land and the interest of the applicant therein;

(i) the signatures of at least one of the registered landowners listed on the Certificate of Title;

(j) the estimated commencement and completion dates;

(k) the estimated cost of the project or contract price;

(l) an application fee as established by resolution of Council;

(m) written consent from the registered Owner authorizing the right-of-entry by the Development Authority to such lands or Buildings as may be required for investigation of the proposed Development;

(n) information on abandoned oil and gas wells as required by the Subdivision and Development Regulation and ERCB Directive 079;

(o) floor plans, elevations, and sections of any proposed Buildings;

(p) drainage, grading and Landscaping plans which provide pre- and post-Construction Site elevations;

(q) a mitigation plan detailing how vegetation, topography disturbance, erosion, or any impacts due to Development are to be minimized;

(r) in the case of an application for a Development Permit on Crown Land, Provincial authorization for the Development; and

(s) any other information as required by the Development Authority.

(9) In consideration of a Site Development Plan, or when required an Area Structure Plan, proposal for commercial or industrial development the Development Authority shall consider whether the proposal:

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(a) precisely defines the extent boundaries of the proposal;

(b) designates suitable building sites;

(c) ensures the functional integrity of the adjacent roads is maintained through the use of service roads and limited access points;

(d) defines standards of development consistent with this Land Use Bylaw, including architectural, landscaping, and sign controls;

(e) identifies methods and facilities for servicing;

(f) includes groundwater and soil permeability tests; and

(g) any other matters identified by County Policy.

(10) The Development Authority may also require additional supportive information in order to assess the conformity of a proposed Development with this Bylaw before consideration of the Development Permit application shall commence. Such information may include:

(a) a Real Property Report, or other documentation indicating the exact location of all structures on the Property (prepared within the last five (5) years, in a form that is acceptable to the Development Authority;

(b) a storm water management plan approved by Alberta Environment and Sustainable Resource Development (or other appropriate provincial authority);

(c) a certified geotechnical report prepared, stamped and signed by a qualified professional registered in the Province of Alberta in potentially hazardous or unstable areas;

(d) a certified biophysical assessment prepared, stamped and signed by a professional registered in the Province of Alberta, on the impacts of the proposed Development on wildlife habitat or natural environments;

(e) a reclamation plan for aggregate extraction or Site grading and Excavation;

(f) an environmental assessment to determine potential contamination and mitigation;

(g) in the case of the placement of an already constructed or partially constructed Building on a Lot or Parcel of Land, information relating to the age and condition of the Building and its compatibility with the District in which it is to be located;

(h) for Subdivisions adjacent to water bodies and watercourses, an engineering and/or geotechnical study to determine an adequate Setbacks based on soil conditions and slope stability prepared, stamped and signed by a registered professional engineer or hydro-geologist, registered in the Province of Alberta.

(i) an environmental impact assessment describing a Development's potential environmental effects;

(j) a cumulative effects assessment prepared, stamped and signed by a professional, registered to practice in the Province of Alberta, describing a Development's potential cumulative effects;

(k) the identification of all rights-of-way and Easements within or Abutting the subject Property; and/or

(l) any additional information as the Development Authority deems necessary.

(11) When, in the opinion of the Development Authority, sufficient details of the proposed Development have not been included with the application for a Development Permit, the Development Authority may, at its sole discretion, either return the application to the applicant for further details or make a decision on the application with the information it has available. An incomplete application shall be deemed to not have been submitted until all required details have been provided to the satisfaction of the Development Authority.

(12) In the case of an application for a Development Permit on Crown Land, the County will require Provincial authorization prior to the issuance of a Development Permit.

(13) The Development Authority may make a decision on an application for a Development Permit notwithstanding that any information required or requested has not been submitted.

2.7.1 INDUSTRIAL DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

(a) In addition to the application requirements indicated in **Sections 2.7(1) through 2.7(13) above,** and prior to considering an application complete, each application for industrial development shall be accompanied by the following information and any additional supportive information required by the Development Authority:

(i) at the discretion of the Development Authority, a public participation summary pursuant to **Section 2.14** of this Bylaw.

1. business registration form;

2. type of industry;
3. estimated number of employees;
4. estimated water demand and anticipated source;
5. estimated gas demand and anticipated source;
6. type of effluent and method of treatment;
7. type of air emissions and method of abatement;
8. estimated noise generated by the Development and method of abatement;
9. estimated light generated by the Development and (if necessary) method of abatement;
10. transportation routes to be used and estimated traffic impact,
11. reason for specific location;
12. means of solid Waste disposal;
13. any accessory works required (pipeline, railway spurs, power lines, etc.);
14. anticipated residence location of employees;
15. municipal servicing costs associated with the Development;
16. physical suitability of Site with respect to soils, slopes and drainage;
17. if a Subdivision is involved, the size and number of Lots and proposed phasing of Development (if any);
18. servicing requirements and provisions for meeting them;
19. costs associated with providing new or upgraded municipal services associated with the Development, and/or
20. any other information as may be reasonably required by the Development Authority.

2.7.2 COMMERCIAL & RECREATION DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

(a) In addition to the application requirements indicated **Sections 2.7(1) through 2.7(13) above,** each application for a commercial or recreation Developments shall be accompanied by the following information and any additional supportive information required by the Development Authority:

(i) at the discretion of the Development Authority, a public participation summary pursuant to **Section 2.14** of this Bylaw.

(ii) business registration form;

(iii) physical suitability of Site with respect to soils, slopes and drainage;

(iv) the size and number of Lots and proposed phasing of Development (if any);

(v) servicing requirements and provisions for meeting them;

(vi) estimated water demand and anticipated source;

(vii) estimated gas demand and anticipated source;

(viii) type of effluent and method of treatment;

(ix) type of air emissions and method of abatement;

(x) estimated noise generated by the Development and method of abatement;

(xi) estimated light generated by the Development and (if necessary) method of abatement;

(xii) costs associated with providing new or upgraded municipal services associated with the Development;

(xiii) the requirements and provisions for employee and customer parking and for Site access;

(xiv) a Landscaping plan;

(xv) cross-sections and elevations for each Building;

(xvi) a list of proposed Uses;

(xvii) transportation routes and estimated traffic impact; and/or

(xviii) any other information as may be reasonably required by the Development Authority.

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(b) All commercial developments shall obtain the approvals and permits required by provincial legislation and a development permit from the County.

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(c) Commercial development proposals are required to identify all municipal servicing costs associated with the development. The assignment of these costs between the County and the developer will be the basis of a development agreement to be entered into prior to a subdivision approval or upon the issuance of a development permit. However, all development servicing costs associated with the development, including the provision of internal roadway systems to meet the County's Municipal Servicing Standards and the upgrading of other County roads leading to the site in order to provide good access to the development site will be the responsibility of the developer.

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(d) The Development Authority may request a commercial development proposal to submit an assessment of the proposal, which:

(i) precisely defines the boundaries of the proposal;

(ii) designates suitable building sites;

(iii) ensures the functional integrity of the adjacent roads is maintained through the use of service roads and limited access points;

(iv) defines standards of development consistent with the County's Land Use Bylaw, including architectural, landscaping, and sign controls;

(v) identifies methods and facilities for servicing;

(vi) includes groundwater and soil permeability tests; and

(vii) any other matters identified by County Policy.

2.7.3 RESOURCE EXTRACTION DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

(a) In addition to the application requirements indicated in **Sections 2.7(1) through 2.7(13) above,** the Development Authority shall require, where not required to do so by the Province, that each application for a Development Permit for resource extraction Development be accompanied by the following information and any additional supportive information deemed necessary by the Development Authority:

(i) at the discretion of the Development Authority, a public participation summary pursuant to **Section 2.14** of this Bylaw.

(ii) if applicable, a business registration form;

(iii) a reclamation plan and a statement indicating the projected final Use of the Site. In those cases where the proponent is required to do so by the Province, the proponent shall submit a copy of the reclamation plan to the County;

(iv) for Class I Pits on Private Land under 5 ha. (12.5 ac.) in area: proof of approval from Alberta Environment and Sustainable Resource Development;

(v) for Class II Pits on Private Land under 5 ha. (12.5 ac.) in area: a reclamation deposit in the amount of $2,000 per acre for each acre of working pit;

(vi) statement indicating the number of years the pit is proposed to be in operation;

(vii) anticipated generation of motor Vehicle traffic estimated on a daily, weekly or monthly basis;

(viii) number of Vehicles that will be used in the hauling of materials and the proposed hauling route to and from the Site;

(ix) type and number of equipment to be used for each activity to be carried out on the Site;

(x) access locations to and from the Site, including Roads and Highways, and anticipated traffic generation on each of the Roads and Highways resulting from the Development;

(xi) dust control measures to be implemented, including the suppressant materials or methods to be used either on the pit floor and on stockpiles as well as the proposed frequency of application;

(xii) projected impacts of dust or emissions (asphalt, gravel crushing, concrete or other) and the methods to be used for controlling such dust or emission;

(xiii) proposed frequency for cleaning settled dust from, in and around gravel crushing plants;

(xiv) provisions for loading and parking;

(xv) descriptions of any noxious, toxic, radioactive, flammable or explosive materials to be stored or used on the Site;

(xvi) location of Garbage and storage areas and proposed fencing and Screening for the same, as well as the proposed method for disposing of Garbage;

(xvii) provision of a written security plan that identifies potential dangerous situations, area and typical procedures to be used for monitoring the Site during periods of activity and also when activity on the Site is suspended;

(xviii) proposed methods to be used to restrict public access, protect wildlife, neighbouring Livestock and domestic animals;

(xix) quality and quantity of well water and soil tests for the water systems that may be used in conjunction with the proposed Development;

(xx) amount of water required for the proposed Development on a daily, weekly or monthly basis and the proposed water source;

(xxi) engineering studies which demonstrate the suitability of the proposed method of water supply;

(xxii) engineering studies which demonstrate the suitability of the proposed method of effluent disposal;

(xxiii) engineering studies which demonstrate the suitability of the proposed method of surface water management;

(xxiv) method proposed for controlling noise, dust and drainage from the Site both during and after completion of the operation;

(xxv) profiles and cross sections showing the original ground level, the proposed depth of any Excavation, the finished grade elevation, the depth of the over-burden and water table elevations;

(xxvi) the method intended to be used for Excavation of the materials contained within the land, backfilling, terracing, compacting, leveling, reclaiming the Site and equipment to be used in connection therewith;

(xxvii) the method to be used for supporting pit walls;

(xxviii) size, number and location of stockpiles of topsoil, overburden and gravel;

(xxix) proposed days and hours of operation for each activity and any known or regularly anticipated periods of inactivity; and

(xxx) if the proposal is located within the Historic Resources Area (HRA) Overlay, then a Historic Resource Impact Assessment and/or clearance from Alberta Culture and Tourism in a Historic Resources Application submitted through the Online Permitting and Clearance (OPAC) system for approval.

(b) Without limiting the requirements of the Development Authority, the proponent will also be required to enter into:

(i) a haul Road agreement with the County; and

(ii) a Development agreement with the County.

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(c) Resource industries that utilize County infrastructure shall be required to participate in the maintenance and upgrading of that infrastructure if the need arises, as determined by the County.

(i) a development permit application or approach permit for resource extraction will not be approved until the developer enters into a haul road agreement with The County.

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(d) The developer of a natural gas or oil well site shall be required to obtain approval from the County regarding the construction, upgrading and maintenance of access roads.

(e) Development agreements in connection with sand, gravel and other mineral extraction operations may be required and should make provisions for the:

(i) reclamation of the land that was disturbed to its former agricultural capability or to a post-extractive use whichever Council feels is more beneficial;

(ii) control of on-site noise, dust and weeds;

(iii) storage of topsoil;

(iv) separation of the resource extractive operation from any multi-lot residential subdivision, hamlet, or urban municipality with a suitable open space buffer;

(v) designation of all aggregate haul roads to reduce noise, excessive maintenance costs, and dust problems; and

(vi) if required by the County, the provision of security such as an irrevocable letter of credit to ensure reclamation will be completed.

2.7.4 EXCAVATION AND STRIPPING OF LAND AND/OR STOCKPILING OF MATERIALS DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

(a) In addition to the application requirements indicated in **Sections 2.7(1) through 2.7(13) above,** the Development Authority shall require each application for the Excavation, stripping or grading of land proposed without any other Development on the same land, to be accompanied by the following information and any additional supportive information deemed necessary by the Development Authority:

(i) at the discretion of the Development Authority, a public participation summary pursuant to **Section 2.14** of this Bylaw.

(ii) if applicable, a business registration form;

(iii) location and area of the Site where the Excavation is to take place;

(iv) the type and dimensions including average depth of the Excavation to be done, and the potential, if any, to affect existing drainage patterns on and off the Site;

(v) the depth and variation in depth of groundwater encountered in test holes, if required at the discretion of the Development Authority;

(vi) identification of potential for outdoor noise and the discharge of substances into the air;

(vii) a reclamation plan including information regarding the condition in which the Site is to be left when the operation is complete, the action which is to be taken for restoring the condition of the surface of the land to be affected, and for preventing, controlling or lessening erosion or dust from the Site; and

(viii) potential long-term costs of new or upgraded municipal services associated with the Development.

(b) In addition to the information requirements indicated in **this Section,** the Development Authority shall require each application for the stockpiling of any material proposed, with or without any other Development on the same land, to be accompanied by the following information and any additional supportive information deemed necessary by the Development Authority, as applicable:

(i) at the discretion of the Development Authority, a public participation summary pursuant to **Section 2.14** of this Bylaw.

(ii) if applicable, a business registration form;

(iii) location and area of the Site where the stockpiling of material is to take place;

(iv) the type of materials to be stockpiled on the Site;

(v) the anticipated height of all stockpiles;

(vi) statement indicating the number of years the pit is proposed to be in operation;

(vii) anticipated generation of motor Vehicle traffic estimated on a daily, weekly or monthly basis;

(viii) number of Vehicles that will be used in the hauling of materials and the proposed hauling route to and from the Site;

(ix) type and number of equipment to be used for each activity to be carried out on the Site;

(x) access locations to and from the Site, including Roads and Highways, and anticipated traffic generation on each of the Roads and Highways resulting from the Development;

(xi) provisions for loading and parking;

(xii) descriptions of any noxious, toxic, radioactive, flammable or explosive materials to be stored or used on the Site;

(xiii) engineering studies which demonstrate the suitability of the proposed method of surface water management for the stockpiling of snow;

(xiv) method proposed for controlling noise, dust and drainage from the Site both during and after completion of the operation;

(xv) a reclamation plan including information regarding the condition in which the Site is to be left when the operation is complete, the action which is to be taken for restoring the condition of the surface of the land to be affected, and for preventing, controlling or lessening erosion or dust from the Site; and

(xvi) potential long-term costs of new or upgraded municipal services associated with the Development.

2.7.5 ALTERNATIVE ENERGY SYSTEMS DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

(a) In addition to the application requirements indicated in **Sections 2.7(1) through 2.7(13) above,** and Section 5.30 applicable regulations regarding towers, the Development Authority shall require each application for a Wind Energy Conversion System to be accompanied by the following information and any additional supportive information deemed necessary by the Development Authority:

(i) at the discretion of the Development Authority, a public participation summary pursuant to **Section 2.14** of this Bylaw.

(ii) if applicable, a business registration form;

(iii) a fully dimensioned and scaled Site plan showing and labeling information including the location of overhead utilities on or Abutting the subject Site, contours of the land and access Roads;

(iv) a visual representation including scale elevations, photographs and/or digital information of the proposed alternative energy system showing Total Height, components height, diameter, colour, and the landscape;

(v) any impacts to the local Road system including required Approaches from public Roads having regard to County standards;

(vi) a preliminary reclamation/decommissioning plan; and

(vii) appropriate reports and/or approvals from relevant agencies and organizations, including:

1. Safety Codes Council
2. Alberta Utilities Commission
3. Transport Canada
4. NavCanada
5. Alberta Energy
6. Alberta Environment and Parks
7. Alberta Tourism and Culture

2.8 DEVELOPMENT PERMIT EXPIRED AND DISCONTINUED USES

(1) When a Development Permit expires, a new application is required. The new application will be reviewed and a decision issued based on the current merits of the proposed Development in relation to current municipal, provincial, and federal regulations, requirements, policies, and practices. The Development Authority shall not be obliged to approve a Development Permit based on a previous approval.

(2) In cases where a Use or Occupancy is Discontinued, or intended to be Discontinued for a period of six (6) months or more, any subsequent Use or Occupancy of the land or Building shall comply with this Bylaw and shall require a new Development Permit and a new Use and Occupancy Permit to be issued.

2.9 DEVELOPMENT PERMITS VALIDITY

(1) When a Development Permit has been granted by the Development Authority, it shall not be valid unless and until the conditions of the permit, save those of a continuing nature, have been fulfilled and no notice of appeal has been served on the Subdivision and Development Appeal Board within the appeal period.

(2) When the Subdivision and Development Appeal Board has approved a Development Permit, the permit shall not be valid until the decision of the Board is issued in writing.

(3) If the Subdivision and Development Appeal Board is served with notice of an application for leave to appeal its decision, such notice shall suspend the Development Permit, except where approval has been granted for a Permitted Use or, where a license, permit, approval, or other authorization is granted by the Natural Resource Conservation Board, Energy Resources Conservation Board, or Alberta Utilities Commission to the extent that the application complies with the license, permit, approval, or other authorization granted. The final determination of an appeal, except for those applications approved as a Permitted Use and/or, by the Natural Resource Conservation Board, Energy Resources Conservation Board, or Alberta Utilities Commission, shall validate, amend, or revoke, as the case may be, a suspended Development Permit.

2.10 DWELLING UNITS AND MAIN BUILDINGS ON A LOT OR PARCEL

(1) The number of Dwelling Units or Main Buildings permitted on a single title within any Land Use District shall not exceed one (1), including Agricultural Lots or Parcels.

(2) Notwithstanding the provisions of **Section 2.10(1) above,** the Development Authority may issue a Development Permit for the Construction or location of more than one (1) Dwelling Unit or Main Building on a Lot or Parcel:

(a) if additional Dwelling Units or Main Buildings are a Permitted or Discretionary Use within the applicable Land Use District and the second or additional Dwelling Unit or Main Building:

(i) is placed in a way that conforms to the historically precedent religious and/or cultural practices and/or settlement pattern of the applicant(s); or

(ii) is a Building as defined in the Condominium Property Act that is the subject of an approved Condominium plan registered in the Land Titles Office; or

(iii) is contained in a Building that, or in Buildings each of which, are designed for or divided into two (2) or more Dwelling Units, subject to an approved strata plan registered in the Land Titles Office; or

(iv) is a Surveillance Suite as defined in this Bylaw; or

(v) is a temporary Building or Use as defined in this Bylaw; or

(vi) is a Secondary Dwelling or Secondary Suite as defined in this Bylaw and meets the requirements for such Developments within the Designated District, in accordance with the provisions of **Section 4.20** of this Bylaw; or

(vii) is a Manufactured Home located within a Manufactured Home Community, in accordance with the provisions of **Sub-section 6.3.7** of This Bylaw.

(3) Notwithstanding the provisions of **Sections 2.10(1)** and **2.10(2) above,** where provided for in this Land Use Bylaw, the location of a second or additional Detached Single Dwelling or Main Building shall be in a manner such that the additional Detached Dwelling or Main Building could be subdivided from the balance of the Lot or Parcel in the future with each Dwelling being on a separate Lot or Parcel, having its own yards and access, or joint access agreement, or parking agreement, all in compliance with this Bylaw.

2.11 EXISTING SUBSTANDARD LOTS

(1) The Development Authority may consider Development to take place on existing Substandard Lots.

(2) When the Development Authority deems the Development of a Substandard Lot feasible, the Development will be required to comply with the Alberta Safety Codes Act and any other Provincial legislation or regulations.

2.12 NON-CONFORMING BUILDINGS AND USES

(1) A Non-Conforming Use of land or a Building may be continued, but if that Use is discontinued for a period of six (6) consecutive months or more, any future Use of the land or Building must conform with this Bylaw.

(2) A Non-Conforming Use of part of a Lot may not be exceeded or transferred in whole or in part to any other part of the Lot, and no additional Buildings may be constructed upon the Lot while the Non-Conforming Use continues.

(3) A Non-Conforming Use of part of a Building may be extended throughout an existing Building while the Building, whether or not it is a Non-Conforming Building, may not be enlarged or added to, and no Structural Alterations may be made thereto or therein to accommodate a Non-Conforming Use.

(4) Notwithstanding **Section (3) above,** a Non-Conforming Building may be enlarged, added to, rebuilt or structurally altered solely for the purpose of:

(a) making it a conforming Building,

(b) the routine Maintenance of the Building, if the Development Authority considers such measures necessary, or

(c) in accordance with the powers possessed by the Development Authority pursuant to the Act and **Section 1.11** of this Bylaw to approve a Development Permit notwithstanding any non-compliance with the regulations of this Bylaw.

(5) Pursuant to the Act, a Development Permit continues in effect, when:

(a) on or before the day on which this Bylaw or any Bylaw for the amendment thereof comes into force, a Development Permit has been issued; and

(b) the enactment of the Bylaw would render the Development in respect of which the permit was issued a Non-Conforming Use or Non-Conforming Building;

(6) If a Non-Conforming Building is damaged or destroyed to the extent of more than seventy-five (75%) percent of the value of the Building above its foundation, the Building may not be repaired or rebuilt except in accordance with this Bylaw.

(7) The Use of land or the Use of a Building is not affected by a change of Ownership, tenancy, or Occupancy of the land or Building.

2.13 POWERS OF VARIANCE

(1) In addition to the application requirements of **Section 2.7,** when an application for a Development Permit is submitted for a Permitted or Discretionary Use that does not comply with the provisions of this Land Use Bylaw; with respect to District regulations or standards, structure size, or location on the Lot or Parcel; a Property Owner may submit an application for a Variance from the Bylaw requirement to the Development Authority.

(2) All applications for a Variance permit shall be submitted to the Development Authority in writing, on the application form provided by the Municipality, which must be fully completed and signed by the applicant and registered Owner(s).

(3) A fee as established by Council shall accompany each application for a Variance permit. This fee may vary dependent on whether the Development Permit application in connection to a Variance request has followed an enforcement action pursuant to **Section 1.13** of this Bylaw.

(4) Variance Request Approvals.

(a) Minor Variances may be approved at the discretion of the Development Authority.

(b) The Development Authority, at its sole discretion, may refer to Council for approval requests for Major Variances.

(c) Major Variances may require a circulation of the application to adjacent Property Owners.

(d) Any Variance request that will require an amendment to the Land Use Bylaw is subject to approval by County Council.

(5) Development Permit applications with Variances are evaluated and considered on a case-by-case basis. A request for a Variance does not guarantee its approval in whole or in part.

(6) The Development Authority may permit a Variance of less than ten percent (10%) to the Lot Coverage, Building Height, and Setbacks for all structures without processing a Variance application.

(7) The Development Authority may allow a Variance in regards to Lot Coverage, Building Height, Setbacks, Landscaping, and Parking requirements of up to ten percent (10%) without notifying the adjacent/affected landowners.

(8) The Development Authority must notify the adjacent/affected landowners of any Development Permit application requesting a Variance exceeding ten percent (10%) of the Land Use Bylaw in regards to Lot Coverage, Building Height, Setbacks, Landscaping, and Parking requirements. In addition, provide two (2) weeks for the landowners to submit written comments. If no comments are received in this time, the Development Authority may conclude that there are no objections to the Variance.

(9) Any Development Permit requiring a Variance to Yard Setbacks, Lot Area, Lot Coverage, Lot Width, Building Height, Landscaping, and parking requirements greater than fifty percent (50%) may be

referred for approval by the County Council, at the discretion of the Development Authority. A circulation of the application to adjacent Property Owners, and a public hearing may also be required before a decision can be made.

(10) The Development Authority may grant a Variance on a Development Permit application, if it can be shown that compliance with the Bylaw is unreasonable and causes undue Hardship. The burden to prove undue Hardship is that of the applicant.

(11) Before the granting of a Variance, it must be demonstrated that every other option available for compliance has been sought first.

(12) When Variances are granted, the Variance will be for no more than the minimum adjustment required to resolve the problem. For example, if an applicant is asking for a Setback Variance (which meets all the criteria required by law) of 3 meters (10 ft), and the problem could be corrected by a 1.5 meter (5 ft) Variance, only a 1.5 meter (5 ft) Variance will be granted.

(13) A Variance shall be considered only in cases of undue Hardship or practical difficulties particular to the character of situation of land or Building, which is not generally common to other lands in the same Land Use District.

(14) Variances cannot be granted to allow a Use that is not already permitted within the Land Use District nor can a Variance be used to provide relief from a self-induced Hardship or be based solely on economic Hardship.

(15) The Development Authority cannot vary Use and Density provisions. If a proposed Development does not conform to the Use and Density requirements within the applicable district, then an application for a Variance Request Permit and a Land Use Bylaw amendment will be required prior to Development approval.

(16) A Variance may only be granted if, in the opinion of the Development Authority:

(a) The proposed Variance would not result in a Development that will:

(i) unduly interfere with the amenities of the neighbourhood;

(ii) materially interfere with or affect the Use, enjoyment or value of neighbouring Parcels of Land; and

(iii) the proposed Development conforms with the Use prescribed for that land or Building in this Bylaw.

(b) The Building Site has irregular Lot Lines creating an odd shape, is a Substandard Lot, or has Development Constraints that may create difficulties in locating a structure within the required Setbacks, in which case the Development Authority may permit the Development and vary the Setback or average the Setbacks; and/or,

(17) Variance Request Applications for Minor or Major Variances must be accompanied by the following:

(a) a complete Variance Permit Request application form.

(b) a complete Development Permit application, including receipt of applicable fees.

(c) the applicable Variance Request Application fee.

(d) Variance Permit Request Site plan checklist, including landscape and Parking Areas.

(e) Elevation drawings.

(f) Any other supporting documents as requested by the Development Authority.

(18) When considering a Variance the Development Authority shall:

(a) not grant a Variance that would infringe the Airport regulations; and

(b) have regard to the purpose and intent of the Land Use District and the nature of Developments on adjacent properties.

(19) The Development Authority shall specify the nature of the decision on a Variance Permit Request application in the Variance Permit approval and the Development Permit approval.

(20) Any Variance approved is subject to **Sections 2.13(5) and 2.13(6) above.**

(21) Variance requirements for Signs shall be in accordance with the provisions on **Section 4.21** of this Bylaw – Sign Regulations.

2.14 PUBLIC PARTICIPATION REQUIREMENTS

(1) Applicants for a Development Permit are encouraged to apply suitable methods to ensure that citizens and the parties or organizations that could be affected by a decision on their Development are provided with the opportunity to express their concerns and provide comments. The methods used will vary depending on the specific Development, and may include but are not limited to public notices, comment periods, workshops, charrettes, public hearings, newsletters, surveys and media releases, or any other mechanism for public participation currently provided for in County bylaws or policies and the Municipal Government Act and Regulations, as amended.

(2) In addition to the application requirements indicated in **Section 2.14(1) above,** each application for Discretionary Use is encouraged to seek public input through appropriate techniques as outlined in County Policy.

(3) Where, in the opinion of the Development Authority, a proposed Development will have a Significant Impact on surrounding properties, the Development Authority may require the applicant to hold a public open house to inform affected residents and landowners of the proposed Development.

(4) In addition to the requirements in **Sections 2.14(1), 2.14(2),** and **2.14(3) above,** and prior to considering an application complete, when required to do so, the applicant shall provide a written summary, prepared to the Development Authority's satisfaction. The summary shall indicate the type of public participation process utilized and contain copies of all the materials distributed along with any comments received during the process, and how the public input has been incorporated, or not, into the Development proposal and the reasons for it.

2.15 REFERRAL OF APPLICATION

(1) An application for a Development Permit within the County that may, in the opinion of the Development Authority, impact on or is proposed to be located in any Historic Resource Value Site, will require that project details be provided to Alberta Culture and Tourism in a Historic Resources Application submitted through the Online Permitting and Clearance (OPAC) system for approval.

(2) A permit from Alberta Transportation is required for new or changes to roadside developments within the development control zone, which is:

(i) 300 m from a provincial right-of-way

(ii) 800 m of the centerline of a highway and public road intersection

(3) Development proposals may be circulated to adjacent municipalities and/or federal and provincial agencies for comment prior to any consideration for approval. The comments from adjacent municipalities will be carefully considered by the Development Authority; however, the Development Authority will not be bound by the Municipality's comments or recommendations.

(4) All Subdivision proposals and all Development Permit applications for significant Discretionary Uses within 3.2 km (2.0 miles) of adjacent municipalities shall be referred to the adjacent Municipality for comment prior to a Development Permit being issued or a Subdivision being approved.

(5) Development Permit applications for Uses within 3.2 km (2.0 miles) of a Confined Feeding Operation may be referred to the County Agricultural Fieldman for comments and for assistance in calculating any necessary Development Setback distance.

(6) The Development Authority may refer any application for a Development Permit prior to making a decision on the application to any other Person, agency, or organization as deemed necessary or suitable by the Development Authority.

(7) Subdivision and/or Development proposals and applications may be circulated to adjacent municipalities and/or federal and provincial agencies for comment prior to any consideration for approval. The comments from adjacent municipalities will be carefully considered by the Development Authority; however, the Development Authority will not be bound by the Municipality's comments or recommendations.

2.16 TWO OR MORE LAND USE DISTRICTS ON A LOT OR PARCEL

(1) Where a Lot or a Parcel of Land contains more than one Land Use District, each Land Use area shall be treated as a separate entity in determining compliance with the provisions of the Land Use District. Where designation does not follow a Property Line, the applicant shall provide the dimensions of each Land Use area on a Site plan.

(2) Where a Land Use District boundary is uncertain, it shall be located based on the following:

(a) the municipal boundaries; or

(b) the edge of a Property Line or Parcel boundary; or

(c) the edge, shoreline, or high-water mark of a river, lake, or other water body, or a topographic contour line, or a top of bank line. In the event of change in a line, the Land Use District boundary shall continue to align with the edge or shoreline; or

(d) the centre line of a Road, Lane, railway, pipeline, power line, utility Right-Of-Way, or Easement.

(3) Where a Land Use District boundary is shown to be generally parallel to or, as an extension to any of the features listed above, it shall be considered as such.

(4) Where the Land Use District boundary is in dispute, its location shall be determined by the Development Authority on the basis of the scale of the Land Use Maps.

(5) Where the Development Authority is unable to determine a Land Use District boundary or overlay boundary by applying the above provisions, they shall fix the boundary in doubt or dispute in a manner otherwise consistent with the provisions of this Bylaw and with the degree of detail as to measurements and directions as circumstances require. The decision of the Development Authority may be appealed to the Subdivision and Development Appeal Board.

2.17 USE AND OCCUPANCY PERMIT REQUIREMENTS

(1) No Development, Building, or Use, in addition to complying with a Development Permit, shall be used or occupied and no change in the existing Occupancy classification of a Building shall be made until a Use and Occupancy Permit has been issued in accordance with the Occupancy or Use stated on the permit application.

(2) Failure to obtain a Use and Occupancy Permit prior to Occupancy will constitute a contravention of this Land Use Bylaw and may result in penalties being imposed pursuant to **Section 1.13** herein and/or issuance of an order to vacate.

(3) The landowner, Developer, and/or applicant shall submit a complete application for a Use and Occupancy Permit to the Development Authority.

(4) To be deemed complete, Use and Occupancy Permit Applications must be accompanied by the following:

(a) A copy of a Final Building Inspection Report, issued by a Safety Codes Officer, not more than six (6) months before the date on the permit application.

(b) Copies of Permit Services Reports indicating that all disciplines are compliant, issued by a Safety Codes Officer.

(c) The Development Authority shall issue an Occupancy Permit on the prescribed form, if satisfied that:

(i) The Development has been completed in accordance with the approved plans and Development Permit,

(ii) The Development will, subject to such conditions as may be appropriate in the circumstances, be completed in accordance with the approved plans and Development Permit.

(5) An incomplete Use and Occupancy Permit application shall be deemed to not have been submitted until all required details have been provided to the satisfaction of the Development Authority.

(6) A Use and Occupancy Permit application shall not be issued until all required inspections are completed and acceptable to the Safety Codes Officers involved.

(7) After the Safety Codes Officer inspects the Building or structure and finds no violations of the provisions of Alberta Building Code, the Safety Codes Act, and all applicable Provincial and County regulations, upon an application being submitted, the Development Authority should issue a Use and Occupancy Permit within ten (10) working days that contains the following:

(a) Development Permit number.

(b) address of the structure.

(c) name and address of the Owner.

(d) type of Use and/or Occupancy the permit is issued for.

(e) description of that portion of the structure for which the permit is issued.

(f) a statement that the described portion of the structure has been inspected for compliance with the requirements of the Alberta Building Code, the Safety Codes Act, and all applicable Provincial and County regulations for the Occupancy and division of Occupancy and the Use for the proposed Occupancy.

(g) name of the Safety Codes Officer contained in the Final Building Inspection Report and report number.

(h) Land Use Bylaw number and District under which the permit was issued.

(i) Use and Occupancy, in accordance with the provisions of the Alberta Building Code, the Safety Codes Act, and the Land Use District contained in the Final Building Inspection Report.

(j) type of Construction as defined in Final Building Inspection Report.

(k) any special inspections and conditions of the Development Permit.

(8) The Development Authority shall not issue a Use and Occupancy Permit for any Use or Development on any Lot within any Land Use District until the requirements of this Bylaw pertaining to the Use or Development have been met.

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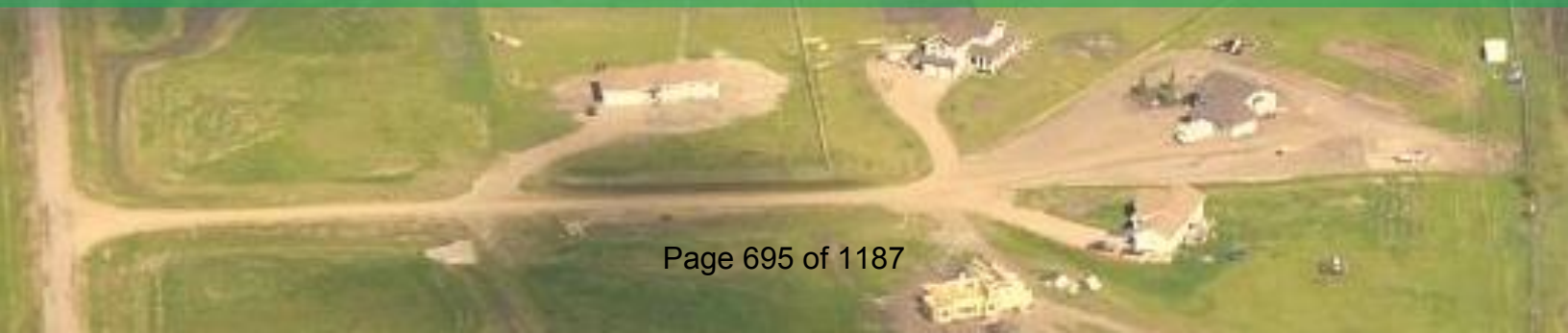
PART 3.0
SUBDIVISION: STANDARDS, RULES, AND PROCEDURES



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3.1 GENERAL SUBDIVISION REGULATIONS

(1) Subdivision approvals must be consistent with the County of Vermilion River Municipal Development Plan (MDP) and this Land Use Bylaw as well as the provisions of any Growth Plans and Statutory Plans that affect the land proposed to be subdivided.

(2) The Subdivision Authority will not approve subdivisions where Development resulting from Subdivision of land, which affects the land proposed to be subdivided, does not conform to the MDP, Growth Plans, Statutory Plans and the provisions of this Land Use Bylaw.

Amended by Bylaw 20-22

(3) Where a Development involves a Subdivision of land, no Development Permit shall be issued until the Development Authority has received written evidence that the necessary Subdivision application has been submitted and has the approval of the Subdivision Authority. The Subdivision Authority of the County shall abide by the requirements of and consider the matters indicated in Sections 652 to 670 of the Act.

(4) Subdivision approvals must comply with part 17 and 17.1 of the Municipal Government Act and the regulations therein, as applicable.

(5) Environmental reserve taken at time of Subdivision must remain in its natural state except as permitted in accordance with Part 17, Division 9 of the Municipal Government Act. In some instances, conservation Easements may be considered in place of environmental reserves, as provided for in the Section 22 of the Environmental Enhancement and Protection Act.

(6) Environmental reserves will be taken according to Section 664 of the Municipal Government Act; either in the form of a Lot (Ownership transferred to the Municipality) or as an environmental reserve Easement (private Ownership is retained). The County may require any Owner or Developer to provide Hazard Land as environmental reserve as part of a Subdivision application.

Amended by Bylaw 20-22

(7) Property taxes must be up to date prior to final endorsement of any Subdivision within the County.

(8) The Developer may be required to provide for Inclusionary Housing in accordance with provincial regulation, where applicable.

(9) The County shall generally take the full amount (10%) of Municipal Reserves owing as a result of Subdivision, in accordance with provincial legislation and County Policy.

(10) Subdivisions shall not be approved where access to existing graded and gravelled or paved Roads does not exist, or where Construction of Roadway and access to the Site, which are required to meet County standards, is not undertaken by the landowner/Developer.

3.2 SUBDIVISION APPLICATIONS DECISIONS

(1) Completeness of Application

(a) A Subdivision Authority must, within twenty (20) days after the receipt of the application for a Subdivision approval, determine whether the application is complete. This time period may be extended by an agreement in writing between the applicant and the Subdivision Authority.

(b) If the Subdivision Authority does not make a determination referred to in **Section 3.2(1)(c) below,** within the time required, the application is deemed to be complete.

(c) A written notice must be issued to the applicant for the following:

(i) Acknowledgement that the application is complete.

(ii) Acknowledgement that the application is incomplete and request any outstanding documents and information referred to in the notice, which must be submitted by the date set out in the notice or a later date agreed on between the applicant and Development Authority, in order for the application to be considered complete.

(iii) Acknowledgment that the application is complete if the Subdivision Authority determines that the information and documents submitted under **Section 3.3** are complete.

(iv) Acknowledgement that the application is deemed refused and the reason for refusal, if the application fails to submit all the outstanding information and documents on or before the date referred to in **Section 3.2(1)(a) above.**

(d) On issuance of acknowledgement under **Section 3.2(1) above,** that the application for Subdivision approval is complete, the Subdivision Authority shall:

(i) Give a copy of the application to the Government departments, Persons and local authorities required by the Subdivision and Development regulations, and

(ii) Give notice of the application to Owners of the land that is adjacent to the land that is subject of the application.

(2) Conditions of Subdivision

(a) Development agreements, performance bonds, caveats, Easements, covenants and restrictions agreements, and/or restrictive covenants, as applicable, shall be required as a condition of approval for Subdivision of land within the County.

(b) The County shall generally take the full amount (10%) of Municipal Reserves owing as a result of Subdivision, in accordance with Provincial legislation and County Policy.

(c) Where the County wishes to ensure public access to a water body, environmental reserve in the form of a Lot or Parcel or Public Utility Lot will be taken.

(d) An environmental reserve or Easement of not less than 30 m (98 ft.) in width from the high-water mark of water bodies and/or the top of bank of lakes and rivers shall be required as a condition of Subdivision approval. The Use of Conservation Easements may be considered as an alternative to traditional environmental reserve during the Subdivision process.

(e) A Private Sewage Inspection will be required, at no cost to the County, prior to endorsement of all Subdivisions within the County where the Site is affected by a private sewage disposal system.

(f) School Reserves shall be provided at the time of Subdivision in accordance with agreements between the County and the relevant School Divisions.

(3) Decisions on Applications

(a) In making a decision as to whether to approve an application for Subdivision, the Subdivision Authority must consider, with respect to the land that is the subject of the application, the following:

(i) the Municipal Government Act:

(ii) Regional Plans under the Alberta Land Stewardship Act (ALSA);

(iii) the Subdivision and Development Regulation;

(iv) the applicable policies in the County's Municipal Development Plan;

(v) other statutory plans and bylaws;

(vi) its topography;

(vii) its soil characteristics;

(viii) storm water collection and disposal;

(ix) any potential for the flooding, subsidence, or erosion of the land;

(x) its accessibility to a Road;

(xi) the availability and adequacy of a water supply, sewage disposal system, and solid Waste disposal;

(xii) in the case of land not serviced by a licensed water distribution and Wastewater collection system, whether the proposed Subdivision boundaries, Lot sizes and Building Sites comply with the requirements of the Alberta Private Sewage Disposal

Systems Regulation, as amended or repealed or replaced from time to time, in respect of Lot or Parcel sizes and distances between Property Lines, Buildings, water sources, and private sewage disposal systems;

(xiii) the Use of land in the vicinity of the land that is the subject of the application;

(xiv) any other matters referred to it by the County and relevant Provincial Agencies Authority consider necessary to determine whether the land that is the subject of the application is suitable for the purpose for which the Subdivision is intended; and

(xv) any other matters that it considers necessary to determine whether the land that is the subject of the application is suitable for the purpose for which the Subdivision is intended.

(b) When reviewing applications to redesignate land for Subdivisions, Council shall have regard, among other matters, to **Sections 3.1** and **3.2** of this Bylaw and applicable County Standards.

(c) The written decision of the Subdivision Authority provided under Section 656 of the Act must include the reasons for the decision, including an indication of how the Subdivision Authority has considered:

(i) any submissions made to it by the adjacent landowners, and

(ii) the matters listed in **Sections 3.1** and **3.2,** pursuant to Section 7 of the Subdivision and Development Regulation.

(4) Notice of Decision

(a) A decision of a Subdivision Authority must be given in writing to the applicant and to the relevant agencies and organizations, Persons and local authorities to which the Subdivision Authority is required by the Subdivision and Development regulations to give a copy of the application.

(b) A decision of a Subdivision Authority shall be sent by electronic means if:

(i) The applicant has consented to receive documents from the Subdivision Authority by electronic means and has provided an email address, website or other electronic address to the Subdivision Authority for this purpose and

(ii) It is possible to make a copy of the document from the electronic transmission.

(iii) A document sent by electronic means is considered to have been received seven (7) days after it was sent.

(c) A decision of a Subdivision Authority must state:

(i) whether an appeal lies to a Subdivision and Development Appeal Board or to the Municipal Government Board, and

(ii) if an application for Subdivision approval is refused, the reasons for the refusal.

(d) If an application for Subdivision approval is refused, the may refuse to accept for consideration, with respect to the same land or part of the same land, a further application for Subdivision approval submitted to it within the 6-month period after the date of the Subdivision Authority's decision to refuse the application.

(5) Endorsement and Conditions Met

(a) An applicant for Subdivision approval must submit to the Subdivision Authority the plan of survey or other instrument that effects the Subdivision within one (1) year of either:

(i) the date of Subdivision approval;

(ii) the date of an appeal board's decision; or

(iii) the date the judgment is entered, or the appeal is Discontinued by the Court of Appeal.

(b) On being satisfied that a plan of survey or other instrument complies with a Subdivision approval and that any conditions imposed have been met, the Subdivision Authority must endorse the plan or other instrument in accordance with the Subdivision and Development Regulation, as amended.

(c) The Subdivision Authority may provide up to a one (1) year time extension to the applicant for Subdivision in order to meet conditions of Subdivision approval to a maximum of three (3) extensions per application.

(d) If the plan of survey or other instrument is not submitted within the time prescribed or further authorized by a time extension, the Subdivision approval is void and a new application must be made to the Subdivision Authority.

(6) Registration

(a) If the plan of survey or other instrument is not registered in a land titles office within one (1) year after the date on which it is endorsed, the Subdivision approval of the plan or instrument and the endorsement are void and the plan or instrument may not be accepted by a Registrar for registration.

(b) The Subdivision Authority may provide a one (1) year time extension to the applicant for Subdivision in order to register the plan or instrument to a maximum of three (3) extensions per application.

3.3 SUBDIVISION APPLICATIONS REQUIREMENTS

(1) All Subdivision applications for lands within the County shall comply with the provisions under this Section.

(2) All Subdivision applications that will create more than four (4) titles per quarter section, meaning the title for the quarter + 3 new titles, require the approval of a Site Development Plan, or at the request of the Development Authority an Area Structure Plan, prepared by a Registered Professional Planner (RPP) prior to submitting an application for Subdivision to the Subdivision Authority. The Development Authority, at their sole discretion, may require additional supporting information depending on the potential impacts, magnitude, and complexity of the Development proposal.

Amended by Bylaw 20-22

(a) in preparing a Site Development Plan or Area Structure Plan, the proponent shall consider:

(i) the impact on adjacent land uses;

(ii) transportation and access;

(iii) provision of water and sewer services;

(iv) storm drainage;

(v) the provision for municipal reserve;

(vi) the impact on community services, such as safety & fire protection;

(vii) the municipal servicing costs associated with the development;

(viii) landscaping and buffering;

(ix) risk assessment; and

(x) any other matters identified by County Policy.

Amended by Bylaw 20-22

(b) a Site Development Plan or, when required, an Area Structure Plan shall:

(i) be accompanied by an identification of all municipal costs associated with the proposal;

(ii) meet all provincial requirements and obtain a development permit from the County prior to construction;

(iii) be encouraged to locate near or adjacent to provincial highways.

(iv) not result in any additional costs to the County, unless the County has entered into an agreement to share costs.

(3) All industrial developments shall obtain the approvals and permits required by provincial legislation and a development permit from the County.

Amended by Bylaw 20-22

(4) Industrial development shall be encouraged to locate on land that is physically suited for the proposed use, considering factors such as soil, drainage, slopes and the availability of necessary services.

Amended by Bylaw 20-22

(5) Industrial development shall not be located in areas where the use is likely to subject residences, hospitals, schools, or other sensitive land uses, as defined in the County's Land Use Bylaw, to high levels of noise.

Amended by Bylaw 20-22

(6) In consideration of a proposal for commercial or industrial subdivision, a Site Development Plan, or when required an Area Structure Plan, the Subdivision Authority shall consider whether the proposal:

Amended by Bylaw 20-22

(a) precisely defines the extent boundaries of the proposal;

(b) designates suitable building sites;

(c) ensures the functional integrity of the adjacent roads is maintained through the use of service roads and limited access points;

(d) defines standards of development consistent with this Land Use Bylaw, including architectural, landscaping, and sign controls;

(e) identifies methods and facilities for servicing;

(f) includes groundwater and soil permeability tests; and

(g) any other matters identified by County Policy.

(7) All drawings and plans submitted in respect to Development involving a Subdivision of land shall comply with the Drawing Submissions Standards set forth in the County of Vermilion River General Municipal Servicing Standards (County Policy PD-014, Schedule A).

(8) A Subdivision application may be submitted by:

(a) the registered Owner of the land to be subdivided; or

(b) a Person with written authorization to act on behalf of the registered Owner.

(9) If the proposed Subdivision requires an environmental assessment under the Canadian Environmental Assessment Act, the applicant shall file an environmental assessment in accordance with the Canadian Environmental Assessment Act. A copy of the environmental assessment shall be submitted with the Subdivision application.

(10) If the proposed Subdivision is required to obtain assessments and/or approvals from relevant federal or provincial agencies and organizations, the applicant shall file and obtain the appropriate

reports and/or approvals with relevant agencies and organizations. A copy of the required reports and/or approvals or licenses shall be submitted with the Subdivision application.

(11) A map indicating the current Land Use District designation for the Adjacent Lands within 800 m (0.5 mile) of the land proposed to be subdivided shall be submitted with the Subdivision application.

(12) Information on abandoned oil and gas wells as required by the Subdivision and Development Regulation and Alberta Energy Regulator Directive 079.

(a) Abandoned/reclaimed wells will not be allowed in Vacant Lots or Parcels less than 10 ac.

(13) The tentative plan of Subdivision shall:

(a) clearly outline the location, dimensions, and boundaries of the land which the applicant wishes to register in a Land Titles Office;

(b) show the location, dimensions and boundaries of:

(i) each new title to be created;

(ii) the reserve land, if any;

(iii) the rights-of-way of each Public Utility; and

(iv) other rights-of-way.

(c) show the Use, location, and dimensions of existing Buildings on the land that is the subject of the application, if any, and specify whether the Buildings are proposed to be demolished or moved;

(d) show the location of any river, stream, watercourse, lake, or other body of water (natural or man-made) that is contained within the bounds of the proposed Parcel of Land;

(e) identify the location of any existing or proposed wells, the locations and type of any private sewage disposal systems, and the distance from these to existing or proposed Buildings and Property Lines; and

(f) information provided by the Alberta Energy Regulator identifying the location of any active wells, batteries, processing plants or pipelines within the proposed Subdivision;

(g) the existing and proposed access to the proposed Parcels and the remainder of the titled area.

(14) The County may also require an applicant to submit to the Subdivision Authority any or all of the following:

(a) a map of the land that is to be subdivided and shows topographic contours at not greater than 1.5 m (4.9 ft) intervals related to the geodetic data;

(b) if the proposed Subdivision is not to be served by a water distribution system, information supported by the report of a qualified professional, registered in the province of Alberta, respecting the provision, availability, and suitability of potable water on or to the land to be subdivided;

(c) an assessment of subsurface characteristics of the land that is to be subdivided including, but not limited to, susceptibility to slumping or subsidence, depth to water table, and suitability for any proposed on-site sewage disposal system, prepared and signed by a qualified professional registered in the Province of Alberta;

(d) a storm water management plan, to be prepared at the discretion of the Development Authority, which must be approved by Alberta Environment and Parks including:

(i) topography;

(ii) location of associated watershed and of the Development in relation to it;

(iii) proposed minor drainage system (ditches/pipes/catch basin locations/flow rate);

(iv) proposed major drainage systems (direction of surface drainage/flow rate);

(v) proposed on-site detention/retention facility (location/size/capacity);

(vi) location of outflow/outfall Structures; and

(vii) any related modeling and calculation information.

(e) if the land that is the subject of an application is located in a potential Flood Plain, a figure showing the 1:100-year Flood Plain or highest and most frequent rain event series relevant to flooding of the land;

(f) information supported by the report of a qualified professional, registered in the Province of Alberta, respecting the intended method of providing sewage disposal facilities to each Lot in the proposed Subdivision;

(g) information respecting the land surface characteristics of land within 800 m (0.5 mile) of the land proposed to be subdivided;

(h) if any portion of the Parcel of Land affected by the proposed Subdivision is situated within 1.5 km (0.93 mile) of a sour gas facility, a map showing the location of the sour gas facility; and

(i) an approved Site Development Plan, or at the discretion of the Development Authority an Area Structure Plan, which relates the application to future Subdivision and Development of adjacent areas.

(15) All proposed titles being created shall not, in the opinion of the Subdivision Authority, prejudice the future efficient Development of the remaining land.

(16) The Development Authority may require the applicant for a proposed multi-Lot Subdivision to provide the Subdivision Authority a public participation summary pursuant to **Section 2.14** of this Bylaw.

3.4 SUBDIVISION BARE LAND CONDOMINIUMS

(1) A Bare Land Condominium Development Subdivision must comply with the provisions of this Section along with any applicable regulations of this Bylaw, including the regulations of the designated Land Use District, any relevant caveat, Easement, instrument, agreement, or other legal requirement, and any applicable standards, policies, procedures.

(2) An application for a Bare Land Condominium Subdivision shall comply with **Sections 3.2 and 3.4** of this Bylaw and applicable County Standards.

(3) The Development Authority, at their sole discretion, may relax some Bylaw standards or regulations, including site coverage and Yard or Setback requirements, beyond the maximum relaxation requirements in this Bylaw where the relaxations only affect internal Bare Land Condominium boundaries and properties. No relaxations to the Land Use District minimum and maximum requirements shall be permitted at the outer boundaries of a Bare Land Condominium Development and/or adjacent to properties not associated with the project.

(4) Internal Roads that serve Bare Land Condominium Subdivisions are contributed assets and shall meet the County's General Municipal Servicing Standards requirements and must allow for safe and efficient movement of emergency Vehicles.

(5) Where a Subdivision for Bare Land Condominium Development is proposed, the Developer shall be required to enter into a Development agreement with the County wherein the Developer agrees to be responsible for all the costs associated with the Subdivision and Development.

3.5 SUBDIVISION DESIGN STANDARDS

(1) Single-Lot Subdivision Standards

(a) Residential

(i) Single-Lot Subdivisions for Residential Uses are subject to the policies in the Municipal Development Plan and the provisions of Land Use District designated at time of Subdivision, which shall guide the Subdivision Authority.

Amended by Bylaw 20-22

(ii) Single-Lot or Parcel Subdivisions for Country Residential Use, Country Residence, Farmstead, or Farm Residence, at the discretion of the Subdivision Authority, may also include undeveloped lands such as sloughs; bush and even low quality pasture, or land that because of natural topography such as sloughs, ravines, or water bodies, would otherwise be cut off from the remainder of the Parcel. If the Farmland assessment of the land is below 41%, such additions may also increase the size of the vacant Country Residential Parcel beyond the 2.0 ha (5 ac.) to a maximum of 4 ha (10 ac.), subject to the policies in the Municipal Development Plan.

(iii) In determining, the suitability of an application for single-Lot or Parcel Subdivision for Country Residential Use, Country Residence, Farmstead, or Farm Residence, adequate year-round access by an all-weather Road must be available.

(iv) Notwithstanding the above-noted criteria, the Development Authority may consider a Development Permit application for Country Residential Use, Country Residence, Farmstead, or Farm Residence on existing registered Lots.

(v) Clustering, Development, arrangement, location, and orientation of Buildings, Main and Accessory, shall be encouraged and subject to the provisions of this Bylaw, as applicable.

(vi) Country Residential Subdivisions shall be located in proximity to gas, electrical, and telephone lines, which have existing capacity to sustain the additional usage, wherever possible.

Amended by Bylaw 20-22

(vii) Subdivisions shall have direct access to Roads.

(viii) Approach and/or access to a Country Residential Subdivision shall meet the County's General Municipal Servicing Standards requirements.

(ix) Where a Subdivision for Country Residential Use is proposed, the Developer may be required to enter into a Development agreement with the County wherein the Developer agrees to be responsible for all the costs associated with the Subdivision and Development.

(b) Non-Residential

(i) Single-Lot Subdivisions for non-Residential Uses are subject to the policies in the Municipal Development Plan and the provisions of Land Use District designated at time of Subdivision, which shall guide the Subdivision Authority.

(ii) Non-Residential Uses shall be encouraged to locate in designated areas with capacity to accommodate additional Development.

(iii) Non-Residential Uses shall be encouraged to locate on Lower Capability Agricultural Land, in proximity to paved County Roads or provincial Highways, and in areas with access to existing water and power services, wherever possible.

(iv) Clustering, Development, arrangement, location, and orientation of Buildings, main and accessory, shall be encouraged and subject to the provisions of this Bylaw, as applicable.

(v) The County may refer Subdivision applications to the relevant Provincial Agencies Authority as considered necessary to determine whether the land that is the subject of the application is suitable for the purpose for which the Subdivision is intended.

(vi) Approach and/or access to a non- residential Subdivision shall meet the County's General Municipal Servicing Standards requirements.

(vii) Where a Subdivision for Non-Residential Use is proposed, the Developer may be required to enter into a Development agreement with the County wherein the Developer agrees to be responsible for all the costs associated with the Subdivision and Development.

(2) Multi-Lot Subdivisions

(a) Residential

(i) Multi-Lot Subdivisions for Residential Uses are subject to the policies in the Municipal Development Plan and the provisions of Land Use District designated at time of Subdivision, which shall guide the Subdivision Authority.

(ii) Multi-Lot Residential Use Subdivisions shall be encouraged to locate in within or adjacent to existing hamlets and existing multi-Lot Development areas that have the capacity to support additional Development.

(iii) Multi-Lot Residential Use Subdivisions will be required to provide multi-modal trail networks to the satisfaction of the Subdivision Authority at time of Subdivision, as applicable.

(iv) Multi-Lot Residential Use Subdivisions shall be clustered or grouped to reduce potential Land Use conflicts and minimize servicing costs. To that end, the County

encourages innovative design, such as Low-Impact Development, in the Development of Multi-Lot Country Residential Developments to reduce as much as possible Development costs and minimizing the conversion of agricultural land into non-agricultural Uses.

(v) Multi-Lot Residential Use Subdivisions shall ensure that necessary public facilities and services to support new Development are available and adequate, based on adopted level of service standards, at the time that the impacts of new Development occur.

(vi) Clustering, Development, arrangement, location, and orientation of Buildings, main and accessory, shall be encouraged and subject to the provisions of this Bylaw, as applicable.

(vii) Approach and/or access to Multi-Lot Residential Use Subdivisions shall meet the County's General Municipal Servicing Standards requirements.

(viii) Multi-Lot Residential Use Subdivisions shall ensure that necessary public facilities and services to support new Development are available and adequate, based on adopted level of service standards, at the time that the impacts of new Development occur.

(ix) Where a Subdivision for Multi-Lot Residential Use is proposed, the Developer shall be required to enter into a Development agreement with the County wherein the Developer agrees to be responsible for all the costs associated with the Subdivision and Development.

(b) Non-Residential

(i) Multi-Lot Subdivisions for non-Residential Uses are subject to the policies in the Municipal Development Plan and the provisions of Land Use District designated at time of Subdivision, which shall guide the Subdivision Authority.

(ii) Multi-Lot Non-Residential Use Subdivisions shall be encouraged to locate within or adjacent to existing multi-Lot Development areas that have the capacity to support additional Development.

(iii) Compatible non-residential uses within commercial, rural/agricultural, or Industrial Parks shall be clustered together to reduce potential Land Use conflicts and minimize servicing costs. To that end, the County encourages innovative design in the Development of multi-Lot commercial, rural/agricultural, or Industrial Parks such as Low-Impact Development and eco-parks, or similar as to reduce as much as possible Development costs and minimizing the conversion of agricultural land into non-agricultural Uses.

(iv) Clustering, Development, arrangement, location, and orientation of Buildings, main and accessory, shall be encouraged and subject to the provisions of this Bylaw, as applicable.

(v) Approach and/or access to Multi-Lot Non-Residential Use Subdivisions shall meet the County's General Municipal Servicing Standards requirements.

(vi) Multi-Lot Non-Residential Use Subdivisions shall ensure that necessary public facilities and services to support new Development are available and adequate, based on adopted level of service standards, at the time that the impacts of new Development occur.

(vii) Where a Subdivision for Multi-Lot Non-Residential Use is proposed, the Developer shall be required to enter into a Development agreement with the County wherein the Developer agrees to be responsible for all the costs associated with the Subdivision and Development.

3.6 SUBDIVISION STRATA SPACE PLANS

(1) An application for a Strata Space Plan Subdivision shall comply with the provisions under **Sections 3.2** and **3.4** of this Bylaw and County Standards, as applicable.

(2) A Strata Space Plan Subdivision pursuant to Section 86 of the *Land Titles Act, t, R.S.A. 2000, c. L-4,* must comply with the applicable Alberta Building Code (ABC) regulations, as amended; along with any applicable regulations of this Bylaw, including the regulations of the designated Land Use District, any relevant caveat, Easement, instrument, agreement, or other legal requirement, and any applicable standards, policies, procedures.

(3) The boundaries in a Strata Space Plan must conform to or lie within the boundaries of a single Parcel on a plan of survey registered under the *Land Titles Act.*

(4) Strata Spaces in a Strata Space Plan of Subdivision shall be designated by means of a strata descriptive plan of survey prepared by professional surveyor registered to practice in the Province of Alberta. Descriptive plans, which may inform the tentative Subdivision plan, are solely for informational purposes; only tentative plans approved by the Subdivision Authority may be registered.

(5) An application for Subdivision by Strata Plan shall require an approved Site Development Plan, or at the request of the Development Authority an Area Structure Plan, prepared by a Registered Professional Planner (RPP) before the Building code implications of a Development with strata can be considered. The relevant Plan must explain what alternative measures will be put in place to offset any hazards associated with Variances from the Code requirements or implementation of alternative or mitigation measures, as applicable.

(6) A Strata Space Plan must execute and register, against each of the affected titles, a Shared Easements, Covenants, and Restrictions (SECR) Agreement concurrently with the registration of the final instrument. The SECR Agreement must identify all Building services and systems that are shared among strata Owners, including locations where it is necessary for Occupants to cross over another strata or fee simple Lot in order to reach a public Road or sidewalk. The Subdivision Authority must submit a draft of the SECR to the Development Authority for approval prior to final endorsement of the Plan.

(7) Secondary or Accessory Dwelling Units cannot be strata Units.

(8) Where a Subdivision by Strata Plan is proposed, the Developer shall be required to enter into a Development agreement with the County wherein the Developer agrees to be responsible for all the costs associated with the Subdivision and Development.

PART 4.0
GENERAL PROVISIONS

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4.1 APPLICABILITY

(1) The provisions under this Part apply to all Land Use Districts except where directed otherwise in this Bylaw.

4.2 ACCESSORY AND MAIN BUILDINGS SITING AND SETBACKS IN NON-RESIDENTIAL DISTRICTS REGULATIONS

(1) The intent and purpose of these regulations is to encourage smart growth and sustainable Development within the County. To preserve and enhance the rural character of the landscape and support the goals and objectives established in the County's plans, policies, and regulations.

(2) An Accessory Building shall not be used as a Dwelling unless a Development Permit has been issued allowing the Use of the Accessory Building as a Secondary Dwelling or Secondary Suite, and the Secondary Dwelling or Secondary Suite meets the provisions of **Section 4.20** and all other applicable provisions of this Bylaw and the Building meets the requirements of the Alberta Safety Codes Act.

(3) Use and Occupancy of an Accessory Building shall comply with the provisions of **Section 2.17** of this Bylaw.

(4) Sea Cans shall comply with the provisions of **Section 5.24** of this Bylaw and all other provisions of this Bylaw. Accessory Buildings shall be located such that the minimum distances shown on **Figure 1** are provided.

(5) Accessory Buildings shall be located as follows:

(a) No closer to the front Property Line than the Main Building.

(b) In no case shall an Accessory Building or structure be located within any Setbacks as shown in Figure 1, on an Easement, or a utility Right-Of-Way (ROW).

(6) The siting of a Development or an Accessory Building on a Lot with Development Constraints, such that the Building cannot feasibly be located in the Rear or Side Yards of the Lot, shall be as required by the Development Authority and may require a request for a Variance subject to the provisions of **Section 2.13** of this Bylaw.

(7) The siting of a Development or an Accessory Building on an irregularly shaped Lot shall be as required by the Development Authority.

(8) Commercial, Business, and Industrial Parks' setbacks shall be consistent with an approved Site Development Plan, or at the request of the Development Authority, an Area Structure Plan.

Amended by Bylaw 20-22

(9) Development and Accessory Buildings Regulations

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Lot Area / Building Coverage	As required under the Designated Land Use District.		Except where the Lot is subject to: (a) a man-made barrier, registered in Land Titles, fragmenting the quarter section, or a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery. (b) the Subdivision of any fragmented area shall be governed by the policies in the Municipal Development Plan respecting the Subdivision of fragmented areas.
Minimum Front Yard	Shall be no closer than the front line of the Main Building, unless the Lot or Parcel meets the criteria in **Section 4.2(6) above.**		Except for provincial Highways, which are subject to Alberta Transportation regulations.
Minimum Side Yard	6 m (20 ft.) from Lot Line.		At the discretion of the Development Authority, structures constructed adjacent to existing Similar Uses may be built without Side Yards where there is Lane access.
Minimum Rear Yard	7.6 m (25 ft.) from Lot Line.		
Minimum Sight Distance	As required by the established Setbacks shown in **Table** 1. Designated Setbacks from Roadways. or as required by Alberta Transportation Highway Design Guide, Chapter G.4, where applicable.		

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Maximum Height Detached Accessory Buildings Attached Accessory Buildings	Maximum 10.5 m (34.5 ft.) or in accordance with an approved Site Development Plan or Area Structure Plan. Shall not exceed the height of the Main Building, except that a Variance has been granted in connection with a valid Development Permit at the discretion of the Development Authority.		Except for an agricultural structure such as a silo, grain bin, elevator, or where restricted by the Airport Vicinity Area Overlay **(Section 7.2.1),** or where a Variance is granted, pursuant to **Section 2.13** of this Bylaw. Where a structure is attached to the Main Building on a Lot or Parcel by a Roof, an open or enclosed structure, a floor, or a foundation it is to be considered a part of the Main Building and is not an Accessory Building, and is subject to the same minimum Yard requirements as the Main Building.
Minimum Shelterbelt and Planting Setback	As required by the established Setbacks shown in Table 1, excluding provincial Highways, which are subject to Alberta Transportation regulations. Setbacks from Roadways must be measured from Right-Of-Way centerline. Notwithstanding any provisions to the contrary in this Bylaw, the designated Setbacks from Roadways in **Table 1** apply to all Accessory Buildings in all districts, in addition to the Designated District applicable regulations, except that a Variance has been granted at the discretion of the Development Authority in connection with a valid Development Permit.		
Vegetation	All Landscaping, Screening, Buffering, and planting shall meet County Standards and all other provisions of this Bylaw and must be carried out to the satisfaction of the Development Authority. In addition: Landscaping adjacent to structures should incorporate FireSmart Vegetation Management Strategies. Shelterbelts and Buffers should follow Agriculture and Agri-Food Canada Design Guidelines. (See **Figure 2.** Shelterbelt Setbacks.)		
Application Referral	In accordance with the provisions of **Section 2.15** of this Bylaw.		
Exceptions	At the discretion of the Development Authority, the height provisions of these regulations may be waived for church steeples, belfries, towers, cupolas, and similar architectural features; flagstaffs, chimneys, elevator mechanisms and housings, water tanks, stand pipes, and similar utility structures; and radio and television towers and Antennas, and similar		

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
	telecommunication structures, and may require a request for a Variance subject to the provisions of **Section 2.13** of this Bylaw. Radio and television towers and Antennas, and similar telecommunication structures are subject to specific District requirements as established in **Section 5.28** of this Bylaw. The FireSmart Setback provisions of these regulations may be modified at the discretion of the Development Authority, and may require a request for a Variance subject to the provisions of **Section 2.13** of this Bylaw. Notwithstanding any regulation in this Section to the contrary, a Fence or hedge may be constructed along a boundary line of a Lot or Parcel or immediately adjacent to a Main Building, subject to the provisions in **Section 4.5(12)** of this Bylaw.		
Non-Conforming Uses	Non-Conforming Use status will apply to those Accessory Buildings, which are already in existence at the time these regulations come into effect and do not meet the requirements established within these regulations, pursuant to **Section 2.12** of this Bylaw. Non-Conforming Accessory Buildings already in existence, may be allowed to encroach into the Setbacks established within these regulations at the discretion of the Development Authority. Notwithstanding any other provision of this Bylaw to the contrary, Dwellings existing as of the date of the approval of this Bylaw may be entirely restored and/or replaced, whether or not they have been damaged by fire or other incident, and whether or not the landowner/Developer merely wishes to replace the Building.		
Restricted Uses	The Development Authority may restrict, or may be subject to special regulations or conditions of approval, Uses that may produce, directly or indirectly, noise, odour, fumes, dust, smoke, unsightly appearance, or other effects that may be detrimental to other Land Uses adjacent or nearby a Designated Non-Residential District.		

Figure 1. Siting and Setbacks in Non-Residential Districts.

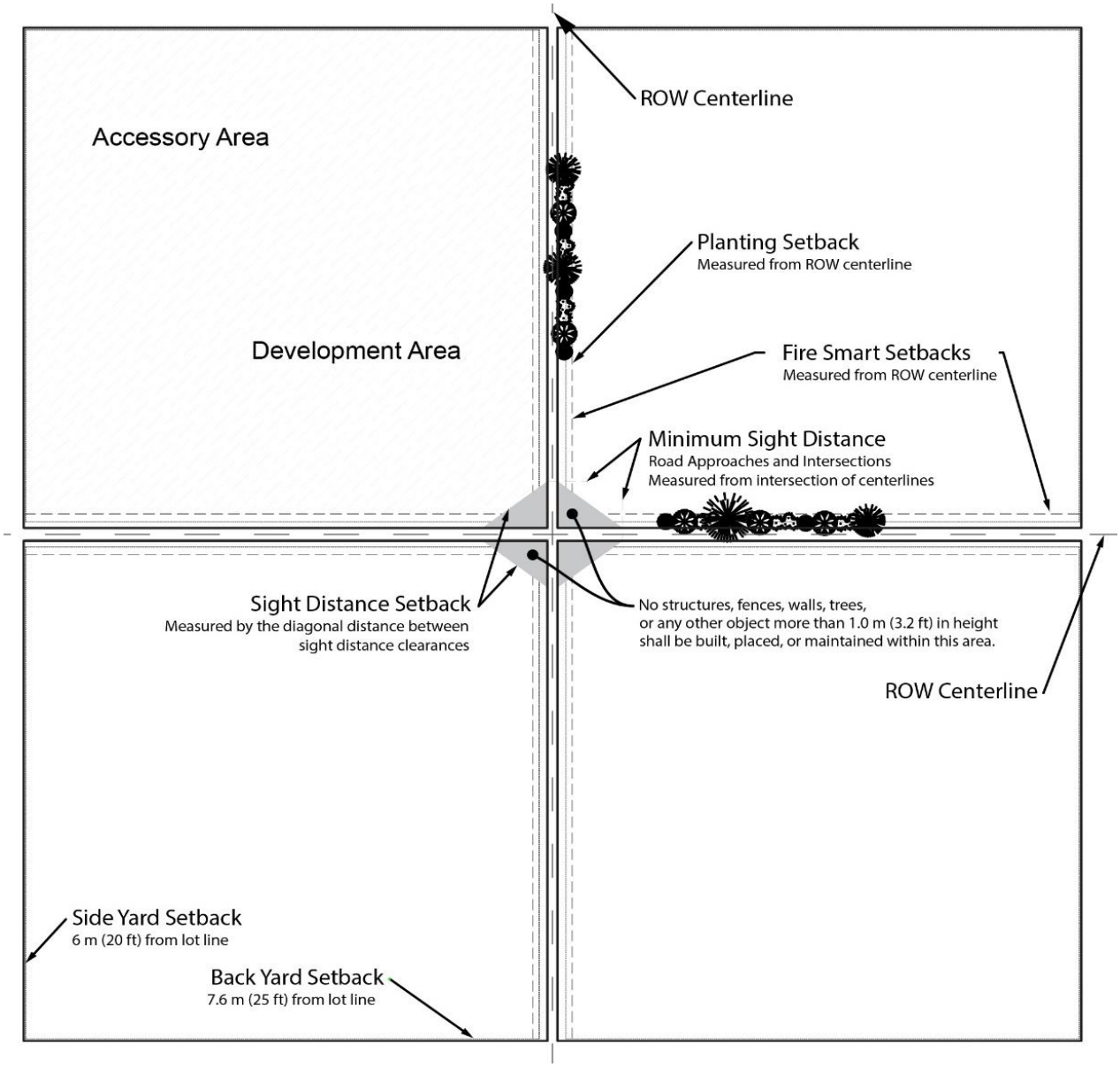


Figure 2. Shelterbelt Setbacks.

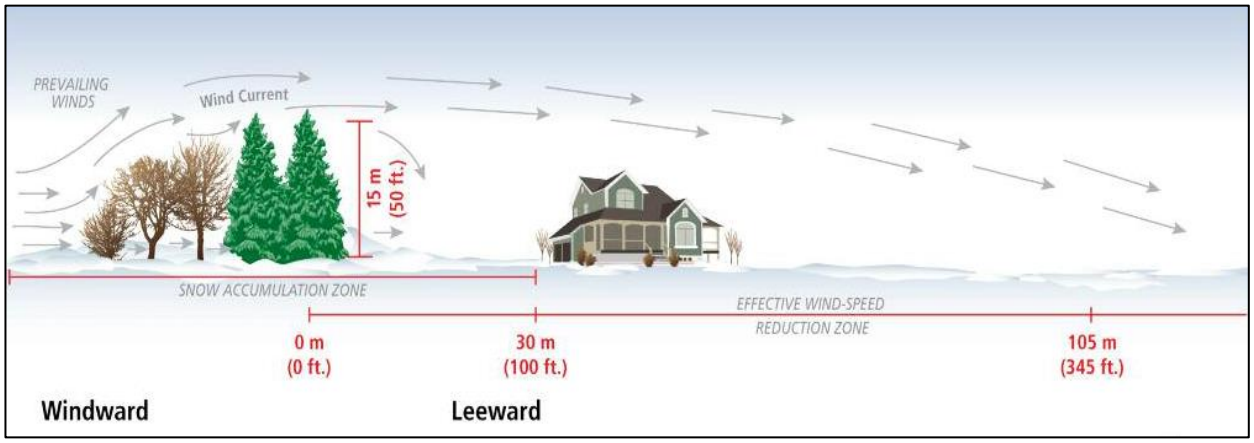


Image: Shelterbelts Design Guidelines for FarmYard, Field, Roadside, Livestock, Wildlife, and Riparian Buffer Plantings on the Prairies © Her Majesty the Queen in Right of Canada, 2010.

Table 1. Designated Setbacks from Roadways.

Arterial and Collector Roadways and Highways				
Posted Speed (km/h)	Planned Road ROW (m)	Shelterbelt and Planting Setback* (m)	FireSmart Setback* (m)	Minimum Sight Distance Clearance Road Approaches and Intersections** (m)
40	20	25	40–55	120
50	30	30	45–60	150
60	30	30	45–60	175
80	30	30	45–60	300
100	60	65	80–95	300
Other Roadways				
At the discretion of the Development Authority.				

** Measured from Right-Of-Way centerline. ** Measured from intersection point of Right-Of-Way centerlines.*

Table 1 Footnote:

ROW: Right-Of-Way

Shelterbelt and Planting Setback: Minimum distance for vegetation Buffers. Should incorporate Prairie Shelterbelt Program Guidelines and Best Management Practices.

FireSmart Setback: Minimum recommended Setback for fire prevention. Should incorporate FireSmart Vegetation Managemnet Strategies.

Sight Distance Clearance: Minimum safety distance clearance for locating Road Approaches at intersections.

Sight Distance Setback: Shall be the resulting diagonal between sight distance clearances at the intersection of Roads, as shown in Figure 1.

4.3 ACCESSORY AND MAIN BUILDINGS SITING AND SETBACKS IN RESIDENTIAL DISTRICTS REGULATIONS

(1) The intent and purpose of the Development regulations is to encourage smart growth and sustainable Development within the County. To preserve and enhance the rural character of the landscape and support the goals and objectives established in the County's plans, policies, and regulations.

(2) Accessory Buildings include storage Sheds, Garages and Carports, Greenhouses, Sea Cans, or other Similar Uses or Buildings.

(3) An Accessory Building shall not be used as a Dwelling unless a Development Permit has been issued allowing the Use of the Accessory Building as a Secondary Suite or Secondary Dwelling, and Secondary Dwelling or Secondary Suite meets the provisions of **Section 4.20** and all other applicable provisions of this Bylaw and the Building meets the requirements of the Alberta Safety Codes Act.

(4) Sea Cans shall comply with the provisions of **Section 5.24** and all applicable District Regulations.

(5) Accessory Buildings shall be located such that the minimum distances shown on **Figure 3** are provided.

(6) Accessory Buildings shall be located as follows:

(a) No closer to the front Property Line than the Main Building.

(b) In no case shall an Accessory Building or structure be located within any Setbacks as shown in **Figure 3,** on an Easement, or a utility Right-Of-Way.

(7) The siting of a Development or an Accessory Building on a Lot with Development Constraints, such that the Building cannot feasibly be located in the Rear or Side Yards of the Lot, shall be as required by the Development Authority and may require a request for a Variance subject to the provisions of **Section 2.13** of this Bylaw.

(8) The siting of a Development or an Accessory Building on an irregularly shaped Lot shall be as required by the Development Authority.

(9) Additional Buildings

(a) No additional or accessory Buildings shall be constructed on a Property unless:

(i) It is in compliance with the Land Use Bylaw of the County of Vermilion River in force at the time;

(ii) the additional or accessory Building is constructed and pre-finished or painted so that the design and Construction compliments and is compatible with the principal Building;

(iii) the roofline of any additional or accessory Building does not exceed the height of the principal Building;

(iv) no additional or accessory Building Setbacks exceed those of the principal Building.

No custom, manufactured, or Modular Home of any type or kind shall be placed on a Property unless the custom, manufactured, or Modular Home meets the following requirements:

(i) Any custom, manufactured, or Modular Home shall meet all CSA and Alberta Building Standards (ABS) standards and requirements, and contain and have affixed CSA and ABS label numbers;

(ii) Roof types shall be limited to Roofs of a peak design with a suitable material that meets all Alberta Building Code standards and requirements;

(iii) Dwellings shall be placed on a CSA Z240. 10.l standard foundation, an engineer approved foundation, or a Basement which meets Alberta Safety Codes standards.

(10) Accessory Buildings Development Regulations

Amended by Bylaw 20-22

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Maximum Lot Coverage Area	As required under the Designated Land Use District.		Except where the Lot is subject to: (a) a man-made barrier, registered in Land Titles, fragmenting the quarter section, or (b) a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery. (c) the Subdivision of any fragmented area shall be governed by the policies in the Municipal Development Plan respecting the Subdivision of fragmented areas.
Accessory Buildings Size	CR-A, CR-S, and CR-M Districts: Maximum 3,000 square feet. R, R1, R2, and R3 Districts: Maximum 60% of the floor area of the Main Building.		Where there is an approved Site Development Plan or Area Structure Plan, requirements and/or regulations in that Plan will apply.

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Number of Accessory Buildings	Within Districts other than CR-A limited to: 2 accessory buildings + 1 Garage.		
	Within CR-A District: at the discretion of the Development Authority.		
Minimum Front Yard	Minimum 7.6 m (25ft) from Lot Line as shown in **Figure 3.** Maximum shall be no closer than the front line of the Main Building, unless the Lot or Parcel meets the criteria in **Section 4.3(7) above.**		Except for provincial Highways, which are subject to Alberta Transportation regulations.
Minimum Side Yard	0.9 m (3 ft.) from Lot Line, provided that overhanging eaves shall not be less than 0.6 m (2 ft.) from any Lot Line, or as provided for within the Designated District.		At the discretion of the Development Authority, structures constructed adjacent to existing Similar Uses may be built without Side Yards where there is Lane access.
Minimum Rear Yard	1.5 m (5 ft.) from Lot Line, provided that overhanging eaves shall not be less than 0.6 m (2 ft.) from any Lot Line, or as provided for within the Designated District.		
Minimum Sight Distance	6 m (19.6 ft), as shown in Figure 3, or as required by Alberta Transportation Highway Design Guide, where applicable.		

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Maximum Height Accessory Buildings	Shall not exceed the height of the Main Building, except that a Variance has been granted in connection with a valid Development Permit at the discretion of the Development Authority.		Except where restricted by the Airport Vicinity Area Overlay (**Section 7.2.1),** or where a Variance is granted, pursuant to **Section 2.13** of this Bylaw. Where a structure is attached to the Main Building on a Lot or Parcel by a Roof, an open or enclosed structure, a floor, or a foundation it is to be considered a part of the Main Building and is not an Accessory Building, and is subject to the same minimum Yard requirements as the Main Building.
Secondary Suites	In such cases where it can reasonably be determined by the Development Authority that the additional height will not impact the quality of life or enjoyment of adjacent properties, the height of the Accessory Building containing the Secondary Suite shall not exceed the height of the Main Building.		Secondary Suites are subject to additional applicable provisions under **this Section** and the provisions under **Section 4.20.**
Minimum Shelterbelt and Planting Setback	0.9 m (3 ft.) from Lot Line, as shown in **Figure** 3**,** excluding provincial Highways, which are subject to Alberta Transportation regulations. Setbacks from Roadways must be measured from Right-Of-Way centerline. Notwithstanding any provisions to the contrary in this Bylaw, the designated Setbacks from Roadways in Table 1 applies to all Accessory Buildings in all Districts, in addition to the applicable regulations in the Designated District, except that a Variance has been granted at the discretion of the Development Authority in connection with a valid Development Permit. Notwithstanding any provisions to the contrary in this Bylaw, the designated Setbacks in **Figure 3** apply to all Accessory Buildings, along with the applicable regulations for the Designated District, except at the discretion of the Development Authority or where a Variance has been granted in connection with a valid Development Permit.		

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Design and Appearance	The exterior treatment of the Accessory Building shall be consistent and complement with that of the Main Building.		
Vegetation	All Landscaping, Screening, Buffering, and planting shall meet County Standards and all other provisions of this Bylaw and must be carried out to the satisfaction of the Development Authority. In addition: (a) Landscaping adjacent to structures should incorporate FireSmart Vegetation Management Strategies. (b) Shelterbelts and Buffers should follow Agriculture and Agri-Food Canada Design Guidelines. (See Figure 2. Shelterbelt Setbacks.)		
Application Referral	In accordance with the provisions of **Section 2.15** of this Bylaw.		
Exceptions	At the discretion of the Development Authority, the height provisions of these regulations may be waived for church steeples, belfries, towers, cupolas, and similar architectural features; flagstaffs, chimneys, elevator mechanisms and housings, water tanks, stand pipes, and similar utility structures; and radio and television towers and Antennas, and similar telecommunication structures, and may require a request for a Variance subject to the provisions of **Section 2.13** of this Bylaw. Notwithstanding any regulation in this Section to the contrary, all Garages and Carports shall be located a minimum of 6 m (20 ft.) from any Lot Line where the Garage doors that provide Vehicle access face that Lot Line. The distance from the doors of an attached Garage that provide Vehicle access or the entrance of an attached Carport to the Lot Line shall not be less than the required Yard Setback within the Designated District. Notwithstanding any regulation in this Section to the contrary, a Fence or hedge may be constructed along a boundary line of a Lot or Parcel or immediately adjacent to a Main Building, subject to the provisions in **Section 4.5(12)** of this Bylaw. Radio and television towers and Antennas, and similar telecommunication structures are subject to specific District requirements as established in **Section 5.28** of this Bylaw. The FireSmart Setback provisions of these regulations may be modified at the discretion of the Development Authority, and may require a request for a Variance subject to the provisions of **Section 2.13** of this Bylaw.		
Non-Conforming Uses	Non-Conforming Use status will apply to those Accessory Buildings, which are already in existence at the time these regulations come into effect and do not meet the requirements established within these regulations, pursuant to **Section 2.12** of this Bylaw.		

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
	Non-Conforming Accessory Buildings already in existence, may be allowed to encroach into the Setbacks established within these regulations at the discretion of the Development Authority. Notwithstanding any other provision of this Bylaw to the contrary, Non-Conforming Uses existing as of the date of the approval of this Bylaw may be entirely restored and/or replaced, whether or not they have been damaged by fire or other incident, and whether or not the landowner/Developer merely wishes to replace the Building.		
Restricted Uses	Uses that may produce, directly or indirectly, noise, odour, fumes, dust, smoke, unsightly appearance, or other effects that may be detrimental to Uses within a Residential District shall not be allowed within a Residential District.		
Swimming Pools	The minimum Front and Side Yards of a swimming pool shall be the same as for the Main Building, and the minimum Rear Yard for a swimming pool shall be 1.5 m (5 ft.). All swimming pools must be enclosed by a non-climbable Fence not less than 1.8 m (5.9 ft.) in height either around the pool area or around the perimeter of the Lot or Parcel and shall include a security gate. All swimming pools shall meet the minimum standards of any applicable Provincial regulations regarding swimming pools. There shall be no mechanical or electrical equipment used, which would interfere with the enjoyment of adjacent properties.		
Temporary Uses	Development Permits for non-permanent structures, including but not limited to portable Garage shelters, may be issued on a temporary basis for a period not to exceed three (3) years.		

Figure 3. Siting and Setbacks in Residential Districts.

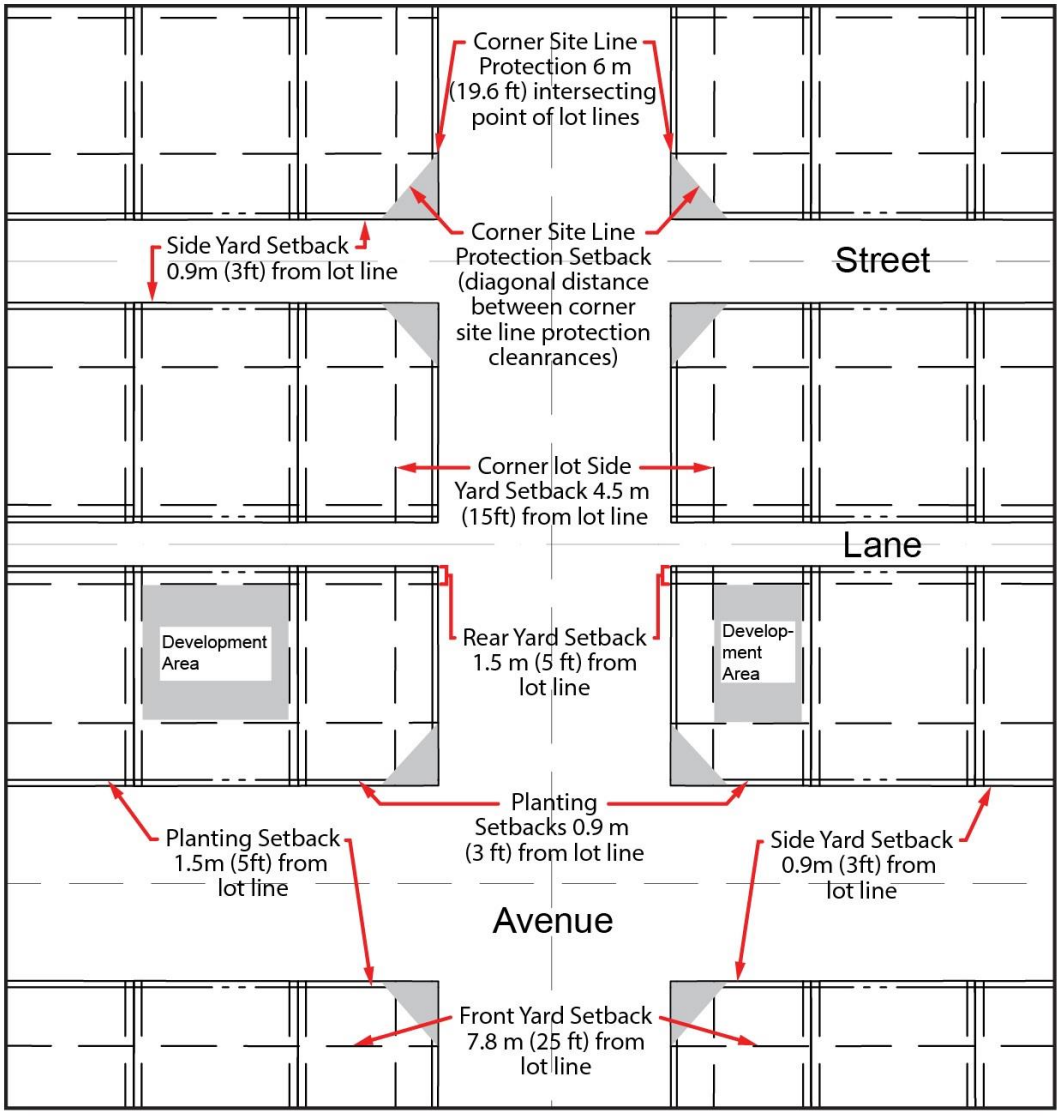
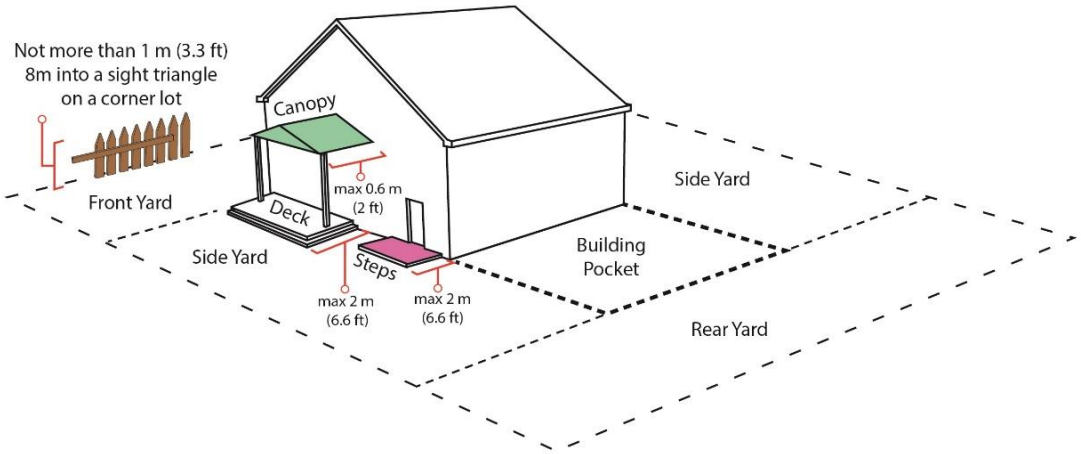


Figure 4. Permitted Encroachments within Side Yards on a Corner Site.



4.4 CORNER AND DOUBLE FRONTING LOTS OR PARCELS

(1) Within all Districts, the following regulations shall apply:

(a) In the case of Double Fronting Lots, the Front Yard shall be that portion of the Lot Abutting the Road on which the Front Yards of adjacent Lots face. If adjacent Lots have Front Yards facing both Roads, Front Yards shall be considered to be on both Roads and the Lot may thus have no Rear Yard.

(b) Notwithstanding any other provision of this Bylaw to the contrary, the Development Authority may require that a Development on a Corner Lot or on a Double Fronting Lot provide two minimum required Front Yards, after having regard to the orientation of adjacent Lots and to the location of accesses to the Development.

(c) Notwithstanding any other provision of this Bylaw to the contrary, where a second minimum Front Yard is not required on a Corner Lot, the minimum required Side Yard on the side adjacent to the Road shall not be less than the minimum Side Yard for the Designated District.

(d) Except as provided in **Section 4.16,** where a second minimum Front Yard is not required on a Corner Lot, no feature, structure, or portion of a Building more than 0.5 m (1.6 ft) in height shall be located or project into a required Yard. **(See Section 4.5)**

(2) In all Districts, the following regulations shall apply regarding Site line protection on Corner Lots or Parcels:

(a) On corner Sites within all Districts, at the intersection of Roads, Lanes, and at intersections of driveways and Roads, no feature, structure, or portion of a Building more than 1.0 m (3.2 ft.) in height shall be erected, placed or maintained within the Corner Site Line Protection areas or its Setbacks, as shown in **Figure 1** and **Figure 3,** as applicable.

(b) Notwithstanding any other provision of this Bylaw to the contrary, no Sign shall be located within the Corner Site Line Protection areas or its Setbacks, as shown in

(3) In all Districts, the following regulations shall apply regarding Lots or Parcels adjacent to a water body:

(a) Lots or Parcels of Land adjacent to a water body shall be considered double-fronting Lots or Parcels and are subject to the provisions in this Section, in addition to all other provisions of this Bylaw for the Designated District for each Lot or Parcel.

(b) The Front Lot Line for Lots or Parcels of Land adjacent to a water body, whether there is or not Separation by means of an environmental reserve or conservation Buffer or Easement shall be located along the Lot or Parcel Property or boundary line Abutting the main access Road to the subject Lot or Parcel.

(c) Location of Accessory Buildings on Lots or Parcels of Land adjacent to a water body shall conform to the regulations established in **Section 4.2** or **Section 4.3** of this Bylaw, subject to the designated Land Use District for each Lot or Parcel.

4.5 DESIGN, CHARACTER AND APPEARANCE OF DEVELOPMENTS STANDARDS AND REGULATIONS

(1) The purpose of this Section is to provide the County with controls to ensure higher quality performance of Site Development, Building, and systems as well as good and compatible design, character, and appearance of Buildings located in Lots and Parcels of Land throughout the County.

(2) The provisions of this Section apply to the Development of all Buildings within the County of Vermilion River.

(3) The County will encourage high-quality, sustainable Development in design, Construction, and systems, which incorporate environmental considerations.

(4) Development proposals within the County shall be designed in a pattern of interconnecting streets, defined by Buildings, street furniture, Landscaping, pedestrian ways and sidewalks, as applicable. The layout should be suited to existing topography and other natural features of the area to minimize cut-and-fill and grading throughout the Site.

(5) The following design guidelines and architectural controls apply to Development proposals for lands located within County boundaries. The Development Authority, at its sole discretion, may require that design guidelines be registered on the title for each Lot or Parcel through an instrument, such as a restrictive covenant.

(a) Appearance

(i) The exterior finish on all Buildings shall be of a permanent material and be of a character and quality satisfactory to the Development Authority. In this regard, the siding, shingling, painting, etc. of a Building shall be completed within two (2) years of Development Permit approval.

(a) Building massing and siting

(i) Building massing and siting should reflect careful consideration of the Lot or Parcel characteristics, relationship, and orientation. Building mass, siting and style may be modified on a case-by-case basis to enhance the streetscape. Setbacks may be adjusted accordingly.

(ii) There is intent to provide an overall Site composition of sloped Roofs, which allow for an expression of uniqueness for individual residences and the internal functions of each house. Houses within the same street or cul-de-sac are to have a consistency of apparent volume.

(iii) The siting of Dwelling Units shall reflect the attributes of topography, views, exposures, and the need for privacy. House siting should be examined to ensure proper drainage and compatibility with siting on adjacent Lots or Parcels.

(b) Setbacks and Separation Space

(i) Maximum Setbacks for Front Yards on all other Lots or Parcels may be imposed to ensure compatibility with siting on adjacent Lots or Parcels.

(c) Elevations

(ii) Front elevation and high-visibility rear elevation treatments should avoid large expanses of flat, vertical wall through the use of such architectural elements as trim boards on window frames, arched elements, decorative panels, balconies, bay windows, projections, etc.

(iii) A maximum of two feet (2) of parged concrete will be permitted on all elevations of the home. Variation in grade and Basement design may require the exterior cladding material be lowered or extended to within 2' of ground level.

(d) Grading

(i) The Development Authority, at its sole discretion, may require that the Applicant or Developer obtain a grading certificate from the County for each Lot or Parcel as a condition of Development or Subdivision.

(ii) Grade variations should be absorbed within the Building mass, to minimize steeper slopes and contrast between Lots or Parcels.

(iii) Front entry steps are to be a maximum of three risers per set. Where the grade elevation calls for more than three risers, the run must be split. Exceptions to this requirement may be granted in consideration of the unique design and/or topography.

(iv) Any gap between the ground level and the floor level of any Development shall be finished with high-quality skirting within 30 days of placement on a Property. All finished materials shall either be parged, factory fabricated, or of equivalent quality and be pre-finished or painted so that the design and Construction compliments and is compatible with the Dwelling;

(v) All Property shall provide for a maximum of two (2) Off-Street Parking Spaces and shall ensure that sufficient Setbacks are provided for the Parking Area to park Vehicles entirely on Site, without overhanging any Property Lines.

(e) Driveways and Garages

(i) Driveways and front walks are to be one of the following:

1. cast in place concrete, including plain and stamped, or colored concrete;

2. paver stones; or

3. field stones.

4. asphalt driveways and sidewalks are not allowed.

5. Garages shall be constructed in a style that complements the house.

6. unless otherwise approved by the Development Authority, Garages are to be located on the Property in conformity with the Land Use Bylaw of the County of Vermilion River.

(f) Colours

(i) exterior colours shall all be in keeping with the image and character of the neighbourhood.

(6) The Development Authority may consider the following when reviewing Development proposals in all districts:

(a) the design, character, and appearance of a proposed Building or Building(s) must be compatible with Buildings on the subject Lot or Parcel and other Buildings existing in the vicinity, unless the Building is setting an improved standard of design and character for the Land Use District or a particular location therein.

(b) the design of the Building must be consistent with the purpose of the Land Use District in which it is located; and/or

(c) the Building shall comply with any provisions of any statutory plan, which sets out specific guidelines as to the design, character, appearance, or Building Materials to be used within a District or area;

(7) The arrangement, location, and orientation of all Buildings, main and accessory, in all districts shall be as required by the Development Authority.

(8) The Development Authority shall encourage Buildings to be Sited and constructed following best practices to maximize passive solar energy gain.

(9) The Subdivision Authority or the Development Authority, where it desires to achieve a higher standard of design and appearance in a specific Site Development Plan, Area Structure Plan, Subdivision, or Development, may require the Developer to provide detailed architectural control guidelines and to register said guidelines in the form of a restrictive covenant (RC) in title for each individual Lot or Parcel as a condition of Subdivision or Development approval in order to ensure ongoing conformance with the established architectural control guidelines.

(10) Specifically with respect to Non-Residential or Direct Control Districts, other than a Direct Control District within the boundary of an Intermunicipal Development Plan, the Development Authority or Council, as the case may be, may impose conditions in relation to Property appearance if, in the opinion of the Development Authority or Council:

(a) there is a likelihood that the proposed Development will generate undesirable impacts on surrounding Sites, such as poor appearance, excessive noise, light, odours, traffic, litter, or dust; and/or

(b) there is a likelihood that undesirable impacts may be generated on the Site, and cause conflicts with other Lots or businesses within or adjacent to the Development.

(11) In determining the conditions to be imposed pursuant to **Section 4.5(9) above,** the Development Authority or Council, as the case may be, may consider, but will not be limited to considering the following:

(a) Additional Separation space may be required between incompatible Uses.

(b) Trees, shrubs, opaque Fences, walls, and Berms can be used to Buffer or screen uses having negative impact.

(c) Architectural elements such as arches, columns, or gables along with appropriate exterior finishing materials and colours can reduce the perceived mass and impact of rooflines and facades of large Buildings where walls are in excess of 33.0 m (100 ft) in length.

(d) Waste collection areas may need to be screened using Berms, Landscaping, or solid fencing or any combination of the foregoing. Similarly, mechanical equipment (including rooftop mechanical equipment) shall be screened from view.

(e) Alternative access locations.

(f) Applying dust control methods to the subject Property and/or adjacent Roads.

(g) Any additional measures that at their discretion are considered relevant to mitigate impacts on adjacent or sensitive Uses in proximity to the proposed Development.

(12) Fences, Walls, and Hedges

(a) Notwithstanding any regulation respecting required Yards to the contrary in this Bylaw, a Fence or hedge may be constructed along a boundary line of a Lot or Parcel, except as established for the Corner Site Line Protection areas or its Setbacks, as shown in **Figure 1** and **Figure 3,** as applicable.

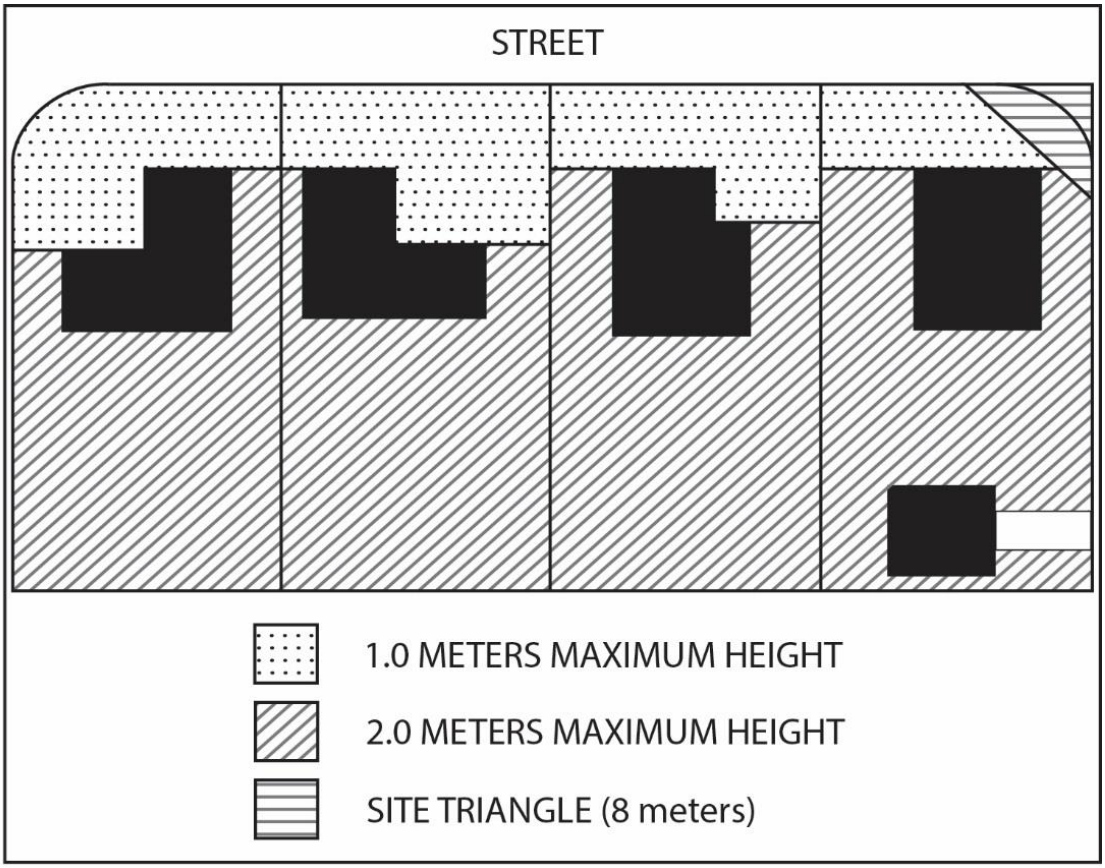
(b) No Fence, wall, hedge or any combination thereof located within any Residential District shall be constructed higher than listed below, when measured from the average ground level at 0.3 m (1 ft.) back from the Lot Line, on whichever side of the Fence the ground level is lower than:

(i) 2.0 m (6.6 ft.) for the portion of the Fence, wall, or hedge that extends from the foremost portion of the Main Building into the Rear Yard Setback, as depicted in **Figure 5;**

(ii) 1 m (3.3 ft.) for the portion of the Fence, wall, or hedge that extends from the foremost portion of the Main Building into the Front Yard Setback, as depicted in **Figure 5;**

(iii) 1 m (3.3 ft.) for that portion of the Fence, wall, or hedge that extends into an 8 m (26.25 ft.) sight triangle on a Corner Lot or Parcel with two or more intersecting Roads, as depicted in **Figure 5.**

Figure 5. Fencing Regulations.



(c) All Apartment or row housing Developments shall provide, to the satisfaction of the Development Authority, a wall, hedge or wooden Fence of not less than 1.22 m (4.0 ft.) nor more than 2.0 m (6.6 ft.) in height, along any side or rear lines adjacent to any Residential Use.

(d) All Drive-In Businesses, car washing establishments, Service Stations and gas bars shall provide, to the satisfaction of the Development Authority, solid Fences of not less than 1.22 m (4.0 ft.) in height nor more than 2.0 m (6.6 ft.) in height, along any side or rear Property Lines adjacent to any Residential District.

(e) All other commercial Developments shall provide, to the satisfaction of the Development Authority, a wooden Fence of not more 2.0 m (6.6 ft.) in height along any side or rear lines adjacent to any Residential District.

(f) Neither razor wire nor barbed wire shall be allowed within Residential Districts.

(g) Razor wire shall not be used in the Municipality without a Development Permit having been issued to allow its Use.

(h) Other than in the Agricultural (A) and Controlled Urban Development (CUD) Districts, barbed wire shall be used as a fencing material only if a Development Permit has been issued to allow its Use.

(i) In all Districts outside of the Hamlets, all Fences, walls and hedges, other than game fencing and corrals on Parcels over 32 ha (80 ac.), shall be not less than 15.24 m (50.0 ft.) from the centre line of adjacent Roads.

(13) Crime Prevention Through Environmental Design

(a) During the review of a Development Permit application, the Development Authority may consider the following Crime Prevention Through Environmental Design (CPTED) principles, and make recommendations for the proposed Development:

(i) the reduction of concealment opportunities;

(ii) the provision of lighting to minimize unlit areas;

(iii) the placement of house and/or windows to maximize informal surveillance;

(iv) easily-identified street addresses;

(v) the placing of Landscaping elements to provide sufficient sightlines;

(vi) designing the layout in a manner that encourages safe and accessible pedestrian movement; and

(vii) clearly defining entrance and exit routes.

(14) Dark Skies

(a) All exterior lighting and all fixtures shall be shielded and oriented as to direct ALL light below the horizon.

(b) All residential, commercial, industrial, recreational, and Institutional users of exterior Night-Time illumination are encouraged to extinguish luminaires when not required.

(c) Further to the regulations set out in the Land Use Bylaw, ALL new signage within the County requiring Night-Time illumination shall be illuminated only from the top of the Sign, and only with full cut-off fixtures, oriented such that ALL light will be directed downward and below the horizon.

(d) Illumination of existing non-compliant outdoor signage after approved business hours is prohibited unless the luminaire is retrofitted to be fully shielded and oriented as to direct ALL light below the horizon.

(e) Curfews

(i) all existing sources of exterior illumination, including but not limited to residential, commercial, industrial, recreational, institutional, and signage for the purposes of advertising/entertainment that do NOT comply with pertinent sections of this bylaw shall be turned off by:

1. 11:00 pm between April 1st and September 30th.

2. 9:00 pm between October 1st and March 31st.

(ii) when enforcing **sub-paragraph (i) above,** the Municipality may take into account any practical considerations, including business hours of operation seasonal nighttime differences, and so on.

(iii) unless approved business hours surpass the prescribed curfew times, existing signage installed prior to the passing of this Bylaw that is used for advertising/entertainment purposes and that does NOT comply with the above regulation shall be required to extinguish artificial illumination by:

1. 11:00 pm between April 1st and September 30th.

2. 9:00 pm between October 1st and March 31st.

(f) The Use of laser light sources for outdoor advertising and/or entertainment purposes is prohibited.

(g) The operation of searchlights for advertising and/or entertainment purposes is prohibited.

(h) The Use of drop lens cobra head light fixtures for street lighting purposes is prohibited. Only flat lens streetlight fixtures are permitted.

(i) No luminaire in a Residential District shall be oriented such that the light it emits trespasses beyond the Property Line on which the luminaire is located.

(j) Where commercial or industrial properties border residential properties, the amount of light that falls off the Property does not exceed 0.5 foot-candle (lm/ft2) at the commercial or industrial Property Line.

(k) No luminaire that produces glare due to its bulb type, power, and/or orientation, shall be permitted.

(l) Non-Conforming Luminaires

(i) all luminaires and illuminated Signs lawfully in place prior to the date of the adoption of this bylaw shall be grandfathered. Until said luminaries are to be moved, repaired, or replaced for any reason, at that time the grandfathered luminaire shall be required to meet the provisions set out in this bylaw.

(ii) should grandfathered luminaires currently in place cause glare and/or light trespass, the Owner is to rectify the situation at their earliest convenience. Should the Owner choose not to do so, a remedial order may be issued.

(iii) the County is committed to developing a program that will provide orientation to Property Owners with retrofitting their existing non-compliant luminaires.

4.6 DEVELOPMENT ADJACENT TO ROADWAYS REGULATIONS

(1) Development Permit applications for lands within 800 m (0.5 mile) of the centerline of a provincial Highway or a provincial Highway and a public Road intersection shall be issued subject to approval by Alberta Transportation, as required pursuant to Provincial legislation and regulation.

(a) Site Development Plan or Area Structure Plans applications for lands within 1.6 km (1 mile) of a provincial Highway or a provincial Highway and a public Road intersection are subject to approval by Alberta Transportation, as required pursuant to Provincial legislation and regulation.

(2) On a Lot or Parcel located at the intersection of County Roadways, no Development shall be permitted within the areas illustrated in **Figure 1** and **Figure 3,** as applicable.

(3) On a Lot or Parcel located in the inside of a Road curve, no Development shall be permitted within the areas illustrated in Error! Reference source not found..

(4) Development shall be located so that access or egress to a Roadway is beyond 150 m (492 ft.) of the beginning or end of a Road curve with greater than twenty (20) degrees curvature, as illustrated in **Figure 6;** or, at the intersection of two (2) Roads, such that the minimum distances shown on **Figure 1** and **Table 1,** as applicable, are provided.

(5) Ingress to or egress from County Roadways shall not be permitted where it would be:

(a) less than 150 m (492 ft.) from an existing Approach on the same side of the Road;

(b) less than 150 m (492 ft.) from a bridge;

(c) less than 150 m (492 ft.) from an at-grade railway crossing;

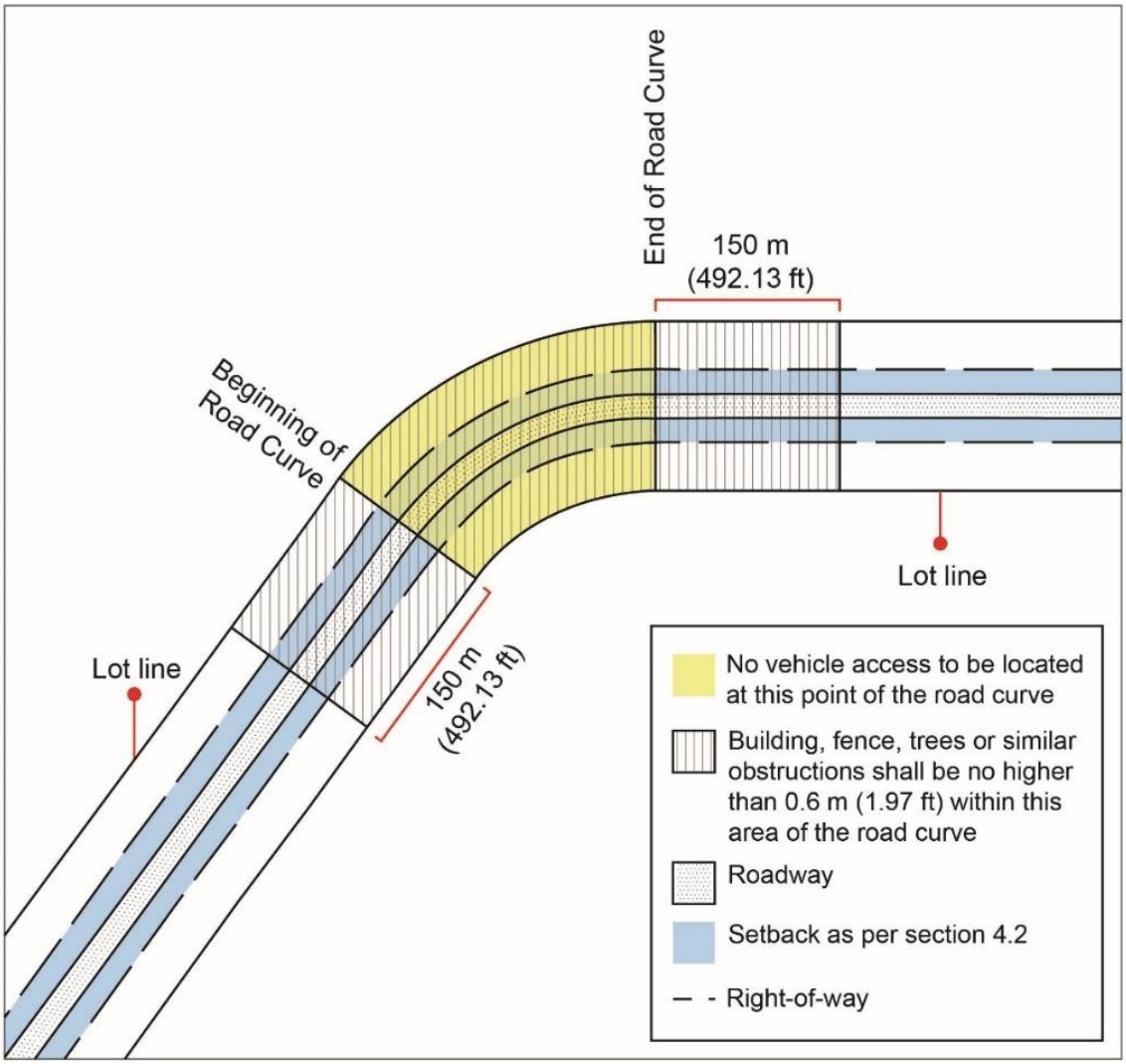
(d) at a point where the gradient of the Road is in excess of three percent (3%), when the existing surveyed Road has been constructed to Collector Road standards; and in the case of an existing surveyed Road not constructed to Collector Road standards, ingress to or egress will be permitted only if Construction to Collector Road standards is expected within two (2) years and the grade will be less than three percent (3%).

(e) exceeding the maximum number of ingress/egress points along a County Roadway established in the County Standards for the proposed location.

(6) The planting of trees adjacent to collector and rural Roads shall be in accordance with the requirements of **Figure 1,** and **Table 1.**

(7) Where a County Roadway intersects a provincial Highway, Provincial regulations shall apply to Development adjacent to the County Roadway, where it intersects.

Figure 6. Building and Access Setbacks Requirements near Road Curves.



(8) Notwithstanding any other provision of this Bylaw to the contrary, Permitted or Discretionary Uses for lands adjacent to Roadways such as Gravel Pits and storage-type businesses, or Uses that would normally include extensive Outdoor Storage areas of material and equipment, garbage, and waste material shall screen such areas from adjacent sites and public thoroughfares, excluding lanes..

(9) Land adjacent to Highways shall not only be developed and maintained in an aesthetically pleasing and safe manner but also Buildings rather than storage areas or Yards shall Occupy the Roadway frontage areas on such land. In addition, the land shall meet the Buffering and Landscaping requirements established in the County Standards and this Bylaw by means of Berming or solid fencing, so as to screen the visibility of the Use from the Roadway.

(10) To that end, and provided that all other provisions of this Bylaw are satisfied, Developments adjacent to Highways consisting of Buildings and storage areas to the rear, away from the Arterial Road, will generally be acceptable and, subject to the discretion of the Development Authority, may be approved. However, the Development Authority will generally not approve Developments with pits or storage areas adjacent to or visible from Highways.

4.7 GENERAL DEVELOPMENT REGULATIONS

(1) Highway Access

(a) In the consideration of any Development proposal for Main or Accessory Uses within any District along transportation network corridors, adequate access to Highways or freeways will be an issue. Any Development approval may be conditional upon the Developer providing or agreeing to being responsible for the provision of whatever access or access improvements Alberta Transportation or the County may require to any Road.

(2) Reserves

(a) Municipal, School, Municipal and School, Environmental, and Conservation reserves shall be taken at time of Subdivision pursuant to County Policy, to accommodate those Uses provided for in Provincial legislation that are compatible with Adjacent Land Uses.

(3) Restricted Uses

(a) The Development Authority may restrict, or may subject to special regulations or conditions of approval, Uses that may produce, directly or indirectly, noise, odour, fumes, dust, smoke, unsightly appearance, or other effects that may be detrimental to other Land Uses adjacent or nearby a Designated Non-Residential District.

(b) No fur-bearing animals, fowl, or Livestock other than Domestic Pets and horses other than as provided for in the Designated District may be kept on a Lot or Parcel within a Residential District, unless a Permit for a Home Occupation consistent with the provisions of this Bylaw has been issued.

(4) Approvals

(a) Approval of Development within some District may be required by Provincial Regulation and, if that is the case, issuance of such permit will be a requirement for any Development Permit issued in this District.

(5) Sensitive Uses

(a) Notwithstanding any other provision of this Bylaw to the contrary, no Dwelling, nor any institutional, public or health service Use, nor any other Use which includes human habitation, either on a temporary or a permanent basis, shall be allowed within 800 m (2625 ft.) of any Landfill, Composting, and Waste (LC-W) District.

(b) The Development Authority may require the submission of a storm water management plan acceptable to the County prior to considering any approval of any Development.

(i) The Development Authority may require as a condition of the approval of any Development that the Developer provide or agree to being responsible for the provision of whatever storm water management facilities the storm water management plan may recommend.

(6) The distances in **Table 2** between Industrial Uses and Sensitive Land Uses shall apply.

Table 2. Industrial Uses Separation

Amended by Bylaw 20-22

CATEGORY	EFFECTS	SCALE	PROCESS	INTENSITY	SEPARATION
Industrial, Light	**Noise:** Sound not audible off Property **Dust and/or Odour:** Infrequent and not intense **Vibration:** No ground borne vibration on plant Property	No outside storage Small scale plant or scale is irrelevant in relation to all other criteria for this Category	Self-contained plant or Building that produces and / or stores a packaged product. Low probability of fugitive emissions.	Daytime operations only. Infrequent movement of products and/or heavy Trucks	Minimum 20 m (66 ft)
Industrial, Medium	**Noise:** Sound occasionally audible off Property **Dust and/or Odour:** Frequent and occasionally intense **Vibration:** Possible ground-borne vibration, but cannot be perceived off Property	Outside storage may be permitted Medium level of production allowed	Open process Periodic outputs of minor annoyance Low probability of fugitive emissions	Shift operations permitted. Frequent movement of products and/or heavy Trucks with the majority of movements during daytime hours	Minimum 70 m (230 ft)
Industrial, Heavy	**Noise:** sound frequently audible off Property **Dust and/or Odour:** Persistent and/or intense **Vibration:** Ground-borne vibration can frequently be perceived off Property	Outside storage of raw and finished products Large production levels	Open process Frequent outputs of major annoyance High probability of fugitive emissions	Continuous movement of products and employees. Daily shift operations permitted	Minimum 300 m (984 ft)

(7) Exceptions

(a) Notwithstanding any other provision of this Bylaw to the contrary, Dwellings within non-residential Districts existing as of the date of the approval of this Bylaw may be entirely restored and/or replaced, whether or not they have been damaged by fire or other incident, and whether or not the landowner/Developer merely wishes to replace the Building.

(b) Notwithstanding any other provision of this Bylaw to the contrary, no more than 3 Lots for Residential Uses may be allowed on that portion of NW 17-50-2-W4 lying to the south of Highway #16.

(c) At the discretion of the Development Authority, the height provisions of these regulations may be waived for church steeples, belfries, towers, cupolas, and similar architectural features; flagstaffs, chimneys, elevator mechanisms and housings, water tanks, stand pipes, and similar utility structures; and radio and television towers and Antennas, and similar telecommunication structures.

(8) Residential Development

(a) Multi-Lot Development for Country Residential Use shall be prohibited:

(i) on Sites where adequate year-round access is not available by either a paved or graveled all-weather Road that meets County Standards.

(ii) on Sites where necessary services are not provided. Services are to be provided at the sole expense of the Developer.

(iii) within 30.5 m (100.0 ft.) of a lake, the North Saskatchewan River, or the Battle River. If the Developer disputes the required Setback, the Developer shall provide the Development Authority with a biophysical study, which indicates that an alternative Setback area is appropriate for the subject Site. The Development Authority will then carefully consider the additional information and make a determination regarding the most appropriate Setback area for the Site.

(a) In all Residential Districts, residential Development shall not be allowed on land having significant Development Constraints. The following list of Development criteria shall be used in determining the suitability of land for seasonal and permanent residential Development:

(i) groundwater of sufficient quantity and quality shall be available to support the proposed Development. No Development shall be permitted in areas where, in the opinion of the Development Authority, reserves of potable water are inadequate.

(ii) Development shall be prohibited on slopes in excess of 15%, unless a geotechnical report providing assurance of slope stability that was prepared by an engineer registered to practice in the province of Alberta is submitted.

All Development shall be located on Lots or Parcels large enough to support on-site water supply and sewage disposal systems. All Development shall be required to install sewage disposal systems, which have been approved by the authority having jurisdiction.

Any proposed facilities, such as change houses, sewage disposal, Garbage disposal, and on-site water supply, shall be required to have approval from authorities having jurisdiction, and shall be sufficient size and quality to handle anticipated Use.

The clearing of vegetation shall be minimized and occur only after obtaining a Development Permit.

Any Person who proposes to alter the bed or shoreline of a lake must first receive appropriate approvals from provincial authorities. Under provincial law, most Development on the bed or shoreline of a lake (up to the high-water mark) is required to obtain a License of Occupation from provincial authorities prior to Construction. Improvements not requiring a license include minor bank stabilization, erection of a small, removable, seasonal, domestic pier, or placement of a removable boatlift on the lakebed during the summer months. Shoreline alterations involving such things as depositing soil materials within the high-water level of a lake will generally not be permitted.

Further information may be obtained from appropriate provincial government agencies.

Where there is an approved Site Development Plan or Area Structure Plan, requirements and/or regulations in that Plan will apply.

(9) Recreational Development

(a) Recreational Development shall be required to:

(i) Maintain an Open Space Buffer of sufficient size and composition to act as a visual and noise barrier from adjacent Uses which may be incompatible; and

(ii) Install, when necessary, adequate on-site water supply and sewage disposal systems which have been approved by the authority having jurisdiction.

(10) Additional Information

Amended by Bylaw 20-22

(a) The relevant Authority may require that any proposal for subdivision or development within a Regional Planning Area be accompanied by additional supportive information, prepared by a registered or licensed professional, in order to assess the conformity of a proposed subdivision or development with the appropriate plan before consideration of the subdivision or development shall commence. Further, if a subdivision or development is approved after such supportive information is provided, the relevant Authority shall require that any recommendations of the supportive information be implemented by the landowner/developer and registered against the title of the subject lands, in order to inform future landowners of the engineering requirements for development. Such information may include:

(i) either, or both, a flood susceptibility analysis or a bank stability analysis prepared by a registered engineer that assess the suitability of the subject site and the proposed development from the points of view of flood susceptibility and/or bank stability.

(ii) a Real Property Report, or other documentation indicating the exact location of all structures on the property (prepared within the last five (5) years, in a form that is acceptable to the Development Authority;

(iii) a storm water management plan approved by Alberta Environment and Parks, or other appropriate authority;

(iv) a certified geotechnical report prepared, stamped and signed by a qualified professional registered in the Province of Alberta in potentially hazardous or unstable areas;

(v) a certified biophysical assessment prepared, stamped and signed by a professional registered in the Province of Alberta, on the impacts of the proposed development on wildlife habitat or natural environments;

(vi) a reclamation plan for aggregate extraction or site grading and excavation;

(vii) an environmental assessment to determine potential contamination and mitigation;

(viii) in the case of the placement of an already constructed or partially constructed building on a Lot or Parcel of land, information relating to the age and condition of the building and its compatibility with the Designated District in which it is to be located;

(ix) for subdivisions adjacent to water bodies and watercourses, an engineering and/or geotechnical study to determine an adequate setback based on soil conditions and slope stability prepared, stamped and signed by a registered professional engineer or hydro-geologist, registered in the Province of Alberta.

(x) an environmental impact assessment describing a development's potential environmental effects;

(xi) a cumulative effects assessment prepared, stamped and signed by a professional, registered to practice in the Province of Alberta, describing a development's potential cumulative effects;

(xii) the identification of all rights-of-way and easements within or abutting the subject property; and/or

(xiii) any additional information as the relevant Authority deems necessary.

4.8 GENERAL SERVICING REQUIREMENTS

(1) All Development within the County shall be provided, at no cost to the County, with sanitary facilities to the satisfaction of all Provincial legislation or regulations.

(2) Where any on-site services or improvements, or any off-site local improvements are required to service a proposed Development, a Developer shall not begin the work nor commence the Development until the Development Authority is satisfied that such services or improvements will be undertaken according to the standards and specifications of the County. In order to satisfy the Development Authority, the Developer will be required to enter into a Development agreement with the County as a condition of Development Permit approval.

(3) A Development Permit shall not be issued for residential, commercial, industrial or recreational Uses unless the Development Authority is satisfied that water supplies of sufficient quality and quantity are or will be made available to support the proposed Development.

(a) No Development Permit shall be considered valid for a Development to be serviced by private sewer and water systems until the systems have been approved by the appropriate agency.

All future Development areas must be serviced to the satisfaction of the Development Authority.

(4) All infrastructure improvement costs associated with the Development will be borne by the proponent of the Development.

(5) When feasible, the County may support the use of reclaimed water to the maximum extent possible in order to supplement existing surface and ground water supplies to help meet water needs. The primary condition on the use of reclaimed water is protection of public health.

(a) Reclaimed water systems will constitute a Variance and shall comply with the requirements in **Section 2.13** of this Bylaw.

(i) In order to apply for a Variance, an alternative solution proposal shall demonstrate an equivalent or greater level of performance as required by the most current Provincial Standards adopted or as amended.

(6) Reclaimed Water Systems shall be designed, constructed, and installed in accordance with the most current Provincial Standards adopted or as amended.

4.9 GENERAL SITE DEVELOPMENT CONDITIONS AND BUFFERING REQUIREMENTS

(1) Grading and Drainage

(a) At the discretion of the Development Authority, the proponent for a Development may be required to submit a Site drainage plan and/or elevation plan indicating pre- and post-Development flows to ensure that finished grades on the Site prevent drainage from Development to adjacent Sites, except where drainage conforms to a storm water management plan in an approved Site Development Plan or Area Structure Plan.

(b) At the discretion of the Development Authority a Storm Water Management Plan must be prepared by a qualified storm water management professional and provided to Development Authority at the time of application for Redesignation, Subdivision, or Development.

(c) If a Storm Water Management Plan is not available for an existing Development, it shall be prepared by a qualified storm water management professional on behalf of the Developer, to the satisfaction of the Development Authority and all relevant provincial and federal approving agencies.

(d) A Storm Water Management Plan shall include best management practices and may include low impact development strategies and technologies for:

(i) retaining storm water on-site on developed lots or within the subdivision, both during and post-construction;

(ii) treating storm water prior to discharge into water bodies, watercourses, drainage courses, or riparian lands;

(iii) preventing pollution of water bodies, watercourses, or riparian lands;

(iv) minimizing or mitigating impacts of storm water runoff on adjacent environmentally sensitive lands and hazardous lands, and which shall be adhered to in all development plans, construction management plans and post-development maintenance plans.

(e) In addition to general requirements provided in paragraph **4.9(d) above,** a Storm Water Management Plan must include, but is not limited to, the following:

(i) a geotechnical investigation to determine soil characteristics and the potential for erosion and bank instability of any receiving water body or watercourse;

(ii) hydrogeological investigations to determine the recharge/discharge characteristics of groundwater and general flow patterns;

(iii) inventory of existing natural drainage courses, any overland flow routes and other water bodies;

(iv) recommendations of best management practices and low impact development initiatives, an implementation plan, and post-development monitoring plan for erosion and sediment control;

(v) recommendations and an implementation plan to achieve 25% pervious surfaces in developed areas for each lot and for total subdivision area;

(vi) recommendations and an implementation plan of naturescaping component for a minimum 25% of all required landscaped areas post development;

(vii) recommendation of most appropriate streetscapes, storm water retention ponds and landscapes to achieve a no-net increase in volume and rate of flow off-site;

(viii) recommendations to minimize soil compaction during stripping, grading, servicing and during development; and

(ix) post-development maintenance plans, including but not limited to action plans, goals and strategies for monitoring, maintaining and funding storm water management facilities and structures, best management practices and low impact development initiatives for post-development conditions.

(f) If any Development is damaged or threatened with damage from flooding from a water body, a river, creek or watercourse, the landowner will be entirely responsible for any damage and for any works necessary for protecting the Development from damage.

(g) If any Development is damaged or threatened with damage from erosion or the effects of erosion, or from flooding or the effects of flooding, whether or not a Development Permit has been issued in respect of the Development, the landowner will be entirely responsible for any damage and for any works necessary for protecting the Development from damage.

(h) The Development Authority will not approve a Development Permit application for the Development or placement of permanent Buildings within the 1:100-year Floodway of any lake, river, creek, watercourse, or water body.

(i) Development shall not be permitted on steep slopes (in excess of 15%), on unstable slopes or land characterized by soil instability, or on lands exhibiting evidence of poor drainage or flooding unless it can be demonstrated to the satisfaction of the Development Authority that unique Site requirements warrant otherwise by providing a geotechnical report prepared by a professional engineer registered in the Province of Alberta.

(2) Buffering and Setbacks

(a) Accessory Buildings for non-Residential Uses in residential areas must be screened by a solid or opaque Fence of not less than 1.8 m (6.0 ft.) in height adjacent to residential Property, or otherwise screened by Landscaping or other architectural features, to the satisfaction of the Development Authority.

(b) The Development Authority may prescribe Setback and/or Buffering requirements for Uses, which may be physically or visually incompatible with nearby Land Uses.

(c) At the sole discretion of the Development Authority, Buffering in the form of additional Setback, fencing, Berming, Landscaping or the like shall be required as a condition of any non-residential Development in proximity to Residential Uses.

(d) The Development Authority, at his sole discretion, shall require provision of Screening for Uses, which involve the Outdoor Storage of goods, machinery, Vehicles, Building Materials, Waste materials, and other similar materials or Uses, as deemed necessary to mitigate potential impacts to adjacent Development or sensitive Uses.

(e) In considering the approval of an application, the Development Authority may require the retention of trees or additional planting of such type and extent as considered necessary for the purpose of ensuring Buffering, erosion and/or dust control.

(f) The Development Authority shall determine the location of any shelterbelts.

(g) No stripping, grading, placing or removal of fill of any kind, whether originating on the site or elsewhere, shall be permitted on or within natural environment features or water resources, or on or within 100 metres of natural environment features and water resources unless authorized or permitted by federal or provincial law.

(h) Storage of any deleterious substance as defined in the Fisheries Act (Canada) and the Environmental Protection and Enhancement Act or any substance that may cause pollution as defined is prohibited on or within natural environment features or water resources, or on or within 100 m (328 ft.) of natural environment features, or water resources unless authorized or permitted by federal or provincial law.

(i) No outside storage is permitted on or within natural environment features or water resources, or on or within 100 m (328 ft.) of natural environment features or water resources.

4.9.1 DEVELOPMENT IN RIPARIAN LANDS

(a) Except for maintenance to buildings and structures listed as Permitted Uses within the Designated District, no new development shall be permitted in riparian lands.

(b) If development occurs in riparian lands in accordance with the provisions of this Bylaw, the developer shall be required to avoid riparian lands wherever possible, to mitigate the extent of the disturbance on riparian lands when avoidance is not possible, and when avoidance and mitigation are not possible to construct an equivalent riparian facility to replace the riparian land that was destroyed through development. The Development Authority will ensure that the policy of “no net loss” is adhered to for all developments occurring in riparian lands.

(c) Restrictions on use

(i) Other than uses authorized or permitted by federal or provincial laws, only the following are Permitted Uses in riparian lands:

1. existing uses, buildings, and structures;
2. existing extensive agriculture;
3. existing parks and playgrounds;
4. existing recreational facilities and associated surface parking; areas;
5. existing public and quasi-public utility installations and facilities;
6. existing roads;
7. natural areas; and
8. pathways.

4.9.2 DEVELOPMENT IN WETLANDS

(a) Restrictions on use

(i) Other than uses authorized or permitted by provincial or federal laws, only the following are Permitted Uses in wetlands:

1. existing uses, buildings, and structures;
2. existing extensive agriculture;
3. existing parks and playgrounds;
4. existing public and quasi-public utility installations and facilities;
5. existing roads and pathways; and
6. natural areas.

(ii) Except for maintenance to buildings and structures listed as Permitted Uses within the Designated District, no new development shall be permitted in wetlands.

1. Notwithstanding, Development in wetlands may be allowed subject to an Environmental Impact Assessment and approval from Alberta Environment and Parks.

(iii) If development occurs in a wetland in accordance with the provisions of this Bylaw, the developer shall be required to avoid wetlands wherever possible, to mitigate the extent of the disturbance on wetlands when avoidance is not possible, and when

avoidance and mitigation are not possible to construct an equivalent wetland facility to replace the wetland that was destroyed through development. The Development Authority will ensure that the policy of "no net loss" is adhered to for all developments occurring in wetlands.

4.9.3 DEVELOPMENT IN FLOOD RISK & FLOOD FRINGE AREAS

(a) No stripping, grading, placing or removal of fill of any kind, whether originating on the site or elsewhere, shall be permitted within 100 m (328 ft.) of flood risk & flood fringe areas.

(b) Storage of any deleterious substance as defined in the Fisheries Act (Canada) and the Environmental Protection and Enhancement Act or any substance that may cause pollution as defined is prohibited within 60 m (197 ft.) of flood risk & flood fringe areas.

(c) No development, including but not limited to roads, pathways, or other similar structures and hedging and other similar landscape elements shall be permitted in the flood risk & flood fringe area unless the proposed Development meets the criteria established in an approved Site Development Plan or, at the request of the Development Authority, an Area Structure Plan. The Subdivision Authority may request that an environmental impact assessment and a Flood Risk Management Plan be prepared as a condition of Subdivision.

(d) No development will be permitted in the flood risk & flood fringe area if it is determined by a hydraulic engineering study that such development will adversely affect the hydraulic efficiency or capacity of the floodway, or adversely affect existing drainage courses in the flood fringe.

(e) No outside storage is permitted in a flood risk & flood fringe area.

(f) Restrictions on Use:

(i) The following uses are permitted in the floodway:

1. existing uses, buildings, and structures;
2. existing extensive agricultural operations;
3. existing parks and playgrounds;
4. existing recreational facilities and associated surface parking;
5. existing public and quasi-public utility installations and facilities;
6. existing roads and pathways; and
7. natural areas.

4.9.4 DEVELOPMENT IN SLOPES

(i) The applicant shall submit a topographic and feature survey of the site as part of an application for Redesignation, Subdivision, or Development of lands that contain slopes greater than 15%. The survey shall include:

1. slope analysis with contour intervals of 1 metre;
2. property lines;
3. easements;
4. water bodies or watercourses;
5. ravines, gullies and coulees ;
6. bedrock outcrops;
7. wildlife and feature trees and shrubs;
8. cliffs; and
9. ridgelines.

(ii) In areas with slopes over 15%, the Development Authority shall establish top of slope bank and toe of slope area in accordance a geotechnical assessment, completed by a qualified geotechnical professional. This information shall be included and mapped on the plan of Subdivision and Development site plans, which includes:

1. an area between the top of the slope bank and the slope stability line or 15 m, whichever is greater;
2. an area between the toe of the slope and the slope stability line or 15 m, whichever is greater; and
3. areas of geotechnical risk, as identified in the geotechnical assessment completed by a qualified geotechnical professional, which require a suitable setback or suitable treatment prior to development.

(iii) Except as determined by the Development Authority, no development, except for park benches, storm drainage facilities, swales, connective work required for municipal purposes or remedial or restorative work, shall be permitted within a geotechnical risk area.

(iv) A geotechnical risk area identifies an area that will require a geotechnical assessment prior to consideration of Redesignation, Subdivision, or Development permit applications for lands within 30 m (98 ft.) of the top of slope bank. A detailed

geotechnical assessment prepared by a qualified geotechnical professional shall be required in order to:

1. determine slopes in excess of 15%grade. This slope analysis should be provided in increments of 0-5%, greater than 5-10%, greater than 10-15%, greater than 15-20%, and greater than 20%;

2. demonstrate that the entire slope is stable to a factor of safety (FS) of 1.5 or greater (FS>1.5);

3. identify subsurface soil conditions;

4. identify the slope stability line;

5. identify mitigative measures; and

6. map the top of slope bank and toe of slope as established by the Development Authority.

(v) The following minimum setbacks shall be established from the top of the slope bank:

1. Development setback of 30 m (98 ft.);

2. Subdivision property line setback of 24 m (79 ft.);

3. a geotechnical investigation, approved by the Development Authority, is required, if the applicant proposes to vary the established Development and property line setbacks, as outlined in **clause 1** and **clause 2 above;**

4. notwithstanding **clause (v) above,** Subdivision property lines and developments, including swimming pools, shall not be located within 15 m (49 ft) of the top of the slope bank.

5. The following minimum setbacks shall be established from the toe of slope:

    a. Development shall be setback 24 m (79 ft.);

    b. Subdivision property lines shall be setback 15 m (49 ft.);

    c. a geotechnical investigation, approved by the Development Authority, is required, if the applicant proposes to vary the established development and property line setbacks, as outlined in item **5 above.**

    d. Where a previous developer has submitted a geotechnical assessment, the Development Authority may require the new developer to submit additional geotechnical assessments based upon technical requirements or site conditions.

4.10 LANDSCAPING

(1) In all Land Use Districts, except for the purpose of and in connection with Agricultural Operations within the Agriculture (A) District, no Person shall commence or continue the removal of topsoil without first obtaining an approved Development Permit.

(2) Development Permit applications for Landscaping shall be accompanied by a Lot or Parcel grading plan, drainage plan and, if applicable, indicate any existing or proposed retaining wall Construction.

(3) The Developer shall provide upon Occupancy of the Development, a minimum topsoil coverage of 15.2 cm (6 in.) and the affected area shall be landscaped to meet County Standards, to the satisfaction of the Development Authority.

(4) In all districts, 90% of all areas of a Parcel not covered by Buildings, parking or vehicular maneuvering areas shall be landscaped to the satisfaction of the Development Authority.

(5) In the case of car washing establishments, Service Stations and gas bars, Landscaping shall be provided and maintained to the satisfaction of the Development Authority. Solid Fences shall be provided at least 1.5 m (4.9 ft.) in height and no higher than 2.1 m (6.9ft.) adjacent to residential areas.

(6) In all residential areas, all Off-Street parking shall include a landscaped area. A wall, hedge, or wooden Fence of not less than 1.2 m (3.9 ft.) in height and not more than 2.1 m (6.9 ft.) in height, shall be provided along the side Property Lines and pursuant to the provisions under **Section 4.9,** all to the satisfaction of the Development Authority.

(7) In any residential Land Use District, acceptable Landscaping for the Front Yard shall include manicured lawns, rock gardens, xeriscapes, vegetable gardens and ornamental plants, or a combination thereof, pursuant to County Standards.

(8) In any Non-Residential Land Use District, Off-Street parking Lanes shall be landscaped by the planting of trees and/or shrubs in the amount of at least one tree and/or shrub for every 185.8 sq. m (2000 sq. ft.) of Parking Space area. The trees and/or shrubbery shall be of a type and size approved by the Development Authority. Trees/shrubbery required shall be located within the Parking Area in locations where visibility for the safe movement of Persons and traffic is not impaired.

(9) All required Landscaping and planting must be carried out to the satisfaction of the Development Authority and within 1 year (weather permitting) of Occupancy or commencement of operation of the proposed Development.

(10) As a condition of a Development Permit, the Development Authority may require that the Developer provide a financial guarantee, in a form acceptable to the County of Vermilion River, up to the value of the estimated cost of the proposed Landscaping/planting to ensure that such Landscaping/planting is carried out with reasonable diligence.

One of the responsibilities of landowners and/or Occupants in the County of Vermilion River, including Hamlets, is the Landscaping of all Boulevards, Buffer strips, utility Lots, walkways, medians, and public service land from the Property Line to the curb.

4.11 OBJECTS PROHIBITED OR RESTRICTED IN YARDS

(1) No Person shall keep or permit to be kept in any part of any Yard located within a Residential District:

(a) any dismantled or wrecked Vehicle for more than fourteen (14) consecutive days;

(b) any objects or belongings that, in the opinion of the Development Authority, are unsightly or detrimentally may affect the health, safety, repose, amenities, Use, value, or enjoyment of the surrounding lands, in reasonable proximity to the Property or Premises, or is otherwise detrimental to the surrounding area, or presents an 'unsightly condition' as defined by the Municipal Government Act.

(c) any Refuse, Excavation, storage, or piling up of materials resulting from the Development of a Property, other than that reasonably necessary to complete the Development, and when applicable in connection with a valid Development Permit issued under this Bylaw and subject to the conditions outlined therein.

(2) No surplus Building Materials, Garbage, or Refuse of any kind shall be dumped or stored on any Property except for clay and top soil for the purpose of completing the rough grading and Landscaping of the Property, and when applicable in connection with a valid Development Permit issued under this Bylaw and subject to the conditions outlined therein.

(3) No Person shall keep or maintain a Recreational Vehicle in a Front Yard except that a Recreational Vehicle may be maintained in a Front Yard on a hard surfaced (concrete, gravel, or asphalt) driveway or concrete pad.

(4) No Person shall keep or permit to be kept in any part of any Yard in a Residential District any more than one (1) Vehicle, loaded or unloaded, of a gross Vehicle weight in excess of 4,800.0 kg (10,560 lbs) for longer than is reasonably necessary to load or unload the Vehicle.

(5) Except within CR-A and CR-S Districts, no Person shall keep or permit to be kept in a Yard adjacent to a Dwelling in a Residential District, either:

(a) a propane tank that is larger than 68.2 kg (150 lbs.);

(b) more than four (4) propane tanks; or

(c) any number of propane tanks with a total capacity, which may exceed 68.2 kg (150 lbs.);

(d) without first obtaining a Development Permit.

(6) Notwithstanding **Section 4.11(5) above,** on Lots in a Residential District, which are:

(a) greater than 1.2 ha (3 ac.) in area; and

(b) where the proponent can prove to the satisfaction of the Development Authority that the location and use of the propane tanks meets acceptable fire code and safety standards;

(c) the Development Authority may, at its sole discretion, allow more than four (4) propane tanks or any number of propane tanks with a capacity, which may exceed 68.2 kg (150 lbs.) to be located on a Lot.

(7) Notwithstanding **Section 4.11(5) above,** in Non-Residential Districts, where the applicant for a Development Permit can prove to the satisfaction of the Development Authority that the location and use of the proposed propane tanks meets acceptable fire code and safety standards as well as emergency response requirements, the Development Authority may, at its sole discretion, allow more than four (4) propane tanks or any number of propane tanks with a total capacity, which may exceed 68.2 kg (150 lbs.) to be located either:

(a) within an individual Lot; or

(b) within each Recreational Vehicle Stall located in an approved Campground, Recreational Vehicle Park, or Recreational Vehicle Campground whether Seasonal or a Work Camp.

(8) All Development Permit applications to allow more than four (4) propane tanks, or any number of propane tanks with a total capacity, which may exceed 68.2 kg (150 lbs.), to be located within individual Stalls, in approved Campground, Recreational Vehicle Park, or Recreational Vehicle Campground whether Seasonal or a Work Camp, will be required to include an Emergency Response Plan, prepared by the Developer, at no cost to the Municipality. The Emergency Response Plan will be circulated to the Municipality's Fire Department for approval prior to issuance of a Development Permit.

(9) Development Permits issued for more than four (4) propane tanks or any number of propane tanks with a total capacity, which may exceed 68.2 kg (150 lbs.) will only be granted for a period of one (1) year. If the proponent wishes to extend the Development period, a new Development Permit application must be submitted annually, at least thirty (30) days before the expiration date of the Development Permit for the current period.

4.12 OTHER USES WITHIN THE AGRICULTURAL (A) DISTRICT REGULATIONS

(1) Commercial

(a) A Development Permit for a Commercial Use within the Agricultural (A) District may be issued if, in the opinion of the Development Authority:

(i) it directly serves the agricultural community; and/or

(ii) it will not conflict with surrounding Land Uses.

All Site regulations and Development requirements, including any requirement for Buffers, shall meet the regulations of the Designated District and be based upon the type of Use(s) within the Development proposed at the discretion of the Development Authority.

At the time of the Development Permit application, the proponent of a commercial Development shall identify all municipal servicing costs associated with the proposed Development.

(2) Industrial

(a) The Development Authority may request advisory comment from various departments within the Provincial and Federal Government and/or from the Health Authority, when considering an application for the establishment of a Rural Industrial Use or an Industrial Use in the Agricultural (A) District.

All Site regulations and Development requirements, including any requirement for Buffers, shall meet the regulations of the Designated District and be based upon the type of Use(s) within the Development proposed at the discretion of the Development Authority.

A Development Permit for an Industrial Use in the Agricultural (A) District may only be issued if, in the opinion of the Development Authority, the applicant can satisfy the Development Authority with respect to any concerns about:

(i) the type and level of emissions that may be emitted into the atmosphere by the proposed Development;

(ii) servicing requirements and provisions for meeting them; and

(iii) any costs associated with providing new or upgraded municipal services associated with the proposed Development.

(3) Residential

(a) The Development Authority may request advisory comment from various departments within the Provincial and Federal Government and/or from the Health Authority, when considering an application for the establishment of a Discretionary Residential Use in the Agricultural (A) District.

All Site regulations and Development requirements, including any requirement for Buffers, shall meet the regulations of the Designated District and be based upon the type of Use(s) within the Development proposed at the discretion of the Development Authority.

4.13 OTHER USES IN NON-RESIDENTIAL DISTRICTS REGULATIONS

(1) In addition to other applicable provisions in this Bylaw, the standards, requirements, and prohibitions contained in this part shall apply to Property and Development located within areas designated as Non-Residential Districts under this Bylaw; including Overlay Districts.

(2) Residential Parcels and Residential Uses within Non-Residential Districts designated under this Bylaw, are subject to the Standards outlined in **Section 4.13** of this Bylaw.

(3) Exceptions

(a) This Section shall not apply to:

(i) any Person performing work of an emergency nature for the preservation or protection of life, health or Property, but the onus shall be on the Person performing the work to show that that the work was of an emergency nature;

(ii) any act of Maintenance or repair being carried out by employees or contractors of or on behalf of the County.

(iii) any act of emergency Maintenance or repair being carried out by employees or contractors of a private utility;

(iv) the operation of emergency equipment for any emergency Vehicle;

(v) a Peace Officer engaged in performing his duty;

(vi) the use of Motorized Garden Tools in Residential Districts where the tool is used during the Day-Time;

(vii) work on a Road, Roadway, or on a Public Utility carried out by the Owner or operator of the Public Utility, or its contractors;

(viii) Agricultural Operations within the County; or

(ix) any activity within the sole purview of the Government of Canada or the Province of Alberta.

The provisions in this **Section** shall not be interpreted to prevent legitimate work diligently carried out in accordance with a Development Permit issued by the Development Authority such as: commercial, industrial, Construction, demolition, Renovation, Landscaping, clean-up, storage, or other related activities from being carried out on, or in relation to a Property.

(4) The standards, requirements, and prohibitions contained in this **Section** shall apply to:

(a) Non-residential Premises;

(b) Vacant Lots;

(c) Buildings, structures, and improvements; and

(d) activities.

(5) No Person, Partnership, Firm, Company, or Corporation Owner or Occupant of a Property located in a Non-Residential District shall allow a Building, Structure, or Development Owned or occupied by him to become a safety hazard through the presence of Excavations, structures, materials, or any other hazard or condition posing a risk to public safety.

(a) No Person, Partnership, Firm, Company, or Corporation Owner or Occupant of a Property located in a Non-Residential District shall allow an Excavation, drain, ditches, or other depression in the ground to become or remain a danger to public safety.

(6) Every Partnership, Firm, Company, or Corporation Owner or Occupant of a Property shall ensure the following are maintained in Reasonable State of Repair:

(a) foundations;

(b) Exterior Walls;

(c) Roofs, and eaves;

(d) windows, including frames, shutters, and awnings;

(e) doors, including frames and awnings;

(f) steps and sidewalks;

(g) Fences;

(h) all fixtures, improvements, Renovations, or additions to any Building, Structure, or Development on the Property or Premises, including, but not limited to:

(i) exterior stairs;

(ii) Parking Areas;

(iii) signage;

(iv) lighting;

(v) docks; or

(vi) other similar structures or features.

(7) Noise

(a) In the operation of or carrying on of an industrial or Construction activity, which is adjacent to a Residential District no Person, Owner, Occupant, Firm, Company, or Corporation shall use, operate or allow to be used or operate any tools, machinery, or equipment so as to create noise or a disturbance, which may be heard in a Residential District during those hours designated as Night-Time hours.

(b) No Liquor or Gambling Establishment shall permit any noise to emanate from the Premises of such Drinking Establishment that disturbs the order and enjoyment of the community outside the Premises of the Drinking Establishment.

(c) No Person shall load or unload a Truck or Concrete Mixer within one-hundred and fifty (150) meters (492 ft.) of a Residential District during the Night-Time.

Notwithstanding **Subsection (c) above,** a Person may, at any time, unload a Motor Vehicle containing:

(i) fresh fruit, produce, and perishable merchandise including milk, milk products, and baked goods; or

(ii) daily or weekly newspapers being delivered.

Nothing in this **Section** shall prevent the continual operation or carrying on of an Industrial Activity where the activity is one which:

(i) is a Permitted Use; or

(ii) is an approved Discretionary Use.

In the operation or carrying on of an Industrial Activity, the Person operating or carrying on that activity shall make no more noise than is necessary in the normal method of performing or carrying on that activity.

(8) Fowl, Rabbits, and Racing or Homing or Fancy Pigeons

(a) Keeping or maintaining fowl, rabbits, racing, homing or fancy pigeons on Property or Premises within a Non-Residential District is subject to the requirements outlined herein, and a Development Permit being issued under the Land Use Bylaw in force at the time.

(b) No Owner or Occupant of a Property in a Non-Residential District shall, at any given time, keep or maintain more than the number of fowl, rabbits, or racing or homing or fancy pigeons than that approved for in a Development Permit issued.

(c) No fowl or rabbits shall be kept or maintained within fifteen (15) meters (50 ft.) of any Building Used for Residential Uses, unless it is indicated otherwise on a Development Permit being issued under the Land Use Bylaw in force at the time.

(d) The Owner or Occupant of a Residential Parcel in a Non-Residential District may bring any chickens in temporarily for the purpose of mob grazing.

(e) The Owner or Occupant of a Residential Parcel in a Non-Residential District may bring any number of chickens in temporarily on Premises where the fowl, rabbits, or racing, homing, or fancy pigeons are sold in the ordinary and customary course of business, and are not raised, bred, or grown on such Premises.

(9) Beekeeping

(a) Keeping or maintaining bees on Property Premises within a Non-Residential District is subject to a Development Permit being issued under the Land Use Bylaw in force at the time and the *Bee Act*.

(b) Beekeepers must register with the Provincial Apiculturist in accordance with the *Bee Regulation.*

4.14 OTHER USES IN RESIDENTIAL DISTRICTS REGULATIONS

(1) Parking of Commercial or Heavy Vehicles

(a) No Person shall Park or permit any Commercial Vehicle and/or Heavy Vehicle to be Parked, with or without a Trailer attached thereon, on any Highway, Road, or Roadway.

(b) Notwithstanding **Subsection (a) above,** a Person may park or permit a Commercial Vehicle and/or Heavy Vehicle to park, with or without a Trailer attached thereon, upon any Highway, Road, or Roadway for the purpose of delivery or pickup of goods, merchandise, or a commodity during the Day-Time.

(2) Residential/Urban Agriculture

(a) Provisions under this **Section** shall be in accordance with federal and provincial legislation provisions, where applicable. Should any provision under this **Section** is found to conflict with provisions under federal or provincial legislation, the provisions under highest level of regulation shall apply.

(b) Urban Agriculture activities within a designated Residential District, where permitted, are subject to a Development Permit being issued under the Land Use Bylaw in force at the time.

(c) Horses

(i) The provisions under this Section do not apply to Lots or Parcels of more than five (5) acres within areas designated as Non-Residential Districts under the Land Use Bylaw in force at the time.

Amended By Bylaw 21-13

(ii) Keeping or maintaining horses on Property or Premises is permitted on a Lot or Parcel provided the Lot or Parcel is no less than two (2) acres.

Amended By Bylaw 21-13

(iii) Keeping or maintaining horses on Property or Premises on Lots or Parcels within a Designated Residential District shall be in accordance with the provisions in **Section 6.3** of this Bylaw and all Provincial Manure Management Guidelines and Legislation.

(iv) The Owner or Occupant of a Property in a Country Residential District where horses are permitted under the Land Use Bylaw in force at the time, shall keep them adequately Fenced so as to prevent them from escaping into neighbouring Property or Public Places.

(v) The Owner, Rider, or Person responsible for any horse that defecates in a Public Place within a Residential District; or upon Property or upon Premises other than that Owned or occupied by the Owner, Rider, or Person responsible for the horse, shall be subject to the provisions under **Section 1.13** of this Bylaw; such action does not constitutes an offence PROVIDED THAT the Owner, Rider, or Person having control of the horse removes the droppings as soon as possible.

(vi) No Person shall tether or otherwise leave out any horse for the purpose of depasturing or grazing on a Public Place.

(d) Community Gardens

(i) Keeping or maintaining a Community Garden on Property Premises within a Residential District is the requirements outlined herein and a Development Permit being issued under the Land Use Bylaw in force at the time.

(ii) On-site sales may be permitted in Residential Districts one day a week subject to a Development Permit being issued.

(iii) Where a Development Permit has been issued, on-site sales are subject to the following:

1. On-site sales are limited to the sale of unprocessed, non-value-added products grown on Site; and

2. All sales must be conducted in compliance with laws regulating on-site sales of products grown in the Community Garden.

(iv) The Community Garden Site shall be designed and maintained to effectively handle all drainage on Site.

(v) A minimum one (1) meter (3.5 ft.), clearly marked entrance path shall be provided from the public right-of-way to the garden.

(vi) A permanent Sign including, but not limited to, the name and contact information of the Person responsible for the garden shall be posted at the primary entry path adjacent to the public right-of-way. The Sign shall comply with the requirements of the Land Use Bylaw in force at the time.

(vii) Refuse storage areas shall be provided and screened to enclose all Refuse generated from the garden. Refuse areas shall be located as close as practicable to the center of the Property. Refuse shall be removed from the Site at least once a week.

(viii) Storage areas for tools, fertilizers, equipment, and other material shall be enclosed and located as close as possible to the center of the Property.

(ix) The following best practice standards shall be used for garden operations:

1. Composting: May be performed on Site. Composting materials shall only be those materials generated on Site. Composting areas shall be located as close as possible to the center of the Property.

2. Water use: Water rates shall apply to Community Gardens. Mulch shall be applied to exposed soils in planting areas. Soil amendments shall include

water retaining matter. Water shall be applied only to the base of plants. All hoses shall be equipped with a trigger nozzle. Watering of plants shall comply with the watering schedule for the community where the Community Garden is located.

(x) Hours of operation shall be limited to the hours between sunrise and sunset as set forth by the National Research Council Canada.

Fowl, Rabbits, and Racing or Homing or Fancy Pigeons

(i) Keeping or maintaining fowl, rabbits, racing, homing or fancy pigeons on Property or Premises within a Residential District, with or without a Community Garden in accordance with **paragraph (d) above**, is subject to the requirements outlined herein, including **sub-paragraph (iii) below,** and a Development Permit being issued under the Land Use Bylaw in force at the time.

(ii) No Owner or Occupant of a Property in a Country Residential District shall, at any given time, keep or maintain more than:

1. Twenty–five fowl and rabbits; or

2. 100 pigeons; or

3. Any combination of 1 and 2 above that exceeds 100.

(iii) No Owner or Occupant of a Property in a Residential District shall keep Fowl that by noise, odour, flies, insects, or vermin causes or is likely to cause a Nuisance or create a danger to public health.

(iv) No Owner or Occupant of a Property in a Residential District shall keep or allow to be kept or to remain on any Premises any Fowl except in a coop or otherwise confined within the Property.

(v) All Fowl must have access to a properly constructed aviary or coop covered with a rainproof Roof and provided with a floor of concrete, wood, or earth.

(vi) All food for fowl, rabbits, or racing, homing, or fancy pigeons shall be stored in containers, which offer protection against rodents.

(vii) All fowl, rabbit, or racing, homing, or fancy pigeon droppings and food scraps shall be properly disposed of at least once a week or more frequently if, in the opinion of the Designated Officer, it is necessary to prevent an unsanitary condition.

(viii) Any Person who keeps pigeons shall be is a member in good standing of either the Canadian Racing Pigeon Club or the Canadian Pigeon Fanciers Association and shall have his birds banded with a seamless Club or Association band placed on their leg.

(ix) The Owner or Occupant of a Property in a Country Residential District may bring any number of chickens in temporarily for the purpose of mob grazing.

(x) Keeping or maintaining chickens on Property or Premises designated Parks and Recreation (PR) within a Residential District, with or without a Community Garden in accordance with **paragraph (d) above** of this bylaw, is subject to a Development Permit being issued under the Land Use Bylaw in force at the time and the following requirements :

1. No rooster shall be permitted on Property or Premises within a Residential District.

2. The number of chickens permitted, and the location of the chicken coop are as follows:

   a. up to five (5) chickens may be kept on a Premises, provided that the coop is located outside of all required Setbacks as established by the Land Use Bylaw in force at the time;

   b. up to fifteen (15) chickens may be kept on a Premises, provided that the coop is located outside of all required Setbacks, as established by Land Use Bylaw in force at the time, or 5 meters (15 ft.) from the Property Line, whichever is greater; and

   c. up to twenty-five (25) chickens may be kept on a Premises, provided that the coop and the enclosure are a minimum of 15 meters (50 ft.) from any structure Used for residential purposes.

3. All chickens shall be housed in coop that is designed to be:

   a. predator proof;

   b. thoroughly ventilated;

   c. watertight;

   d. easily accessed and cleaned; and

   e. a minimum of six square feet (6 sq. ft.) of area per chicken.

4. Direct access from the coop to an outdoor enclosure shall be provided with the outdoor enclosure designed to be:

   a. predator proof;

   b. easily accessed and cleaned;

   c. Fenced to contain the chickens; and

d. a minimum of ten square feet (10 sq. ft.) of ground area per chicken.

5. Nothing contained in this section shall be deemed or construed to prohibit the keeping of fowl, rabbits, or racing or homing or fancy pigeons:

   a. in a coop, box, or run located and kept within a schoolhouse, museum, or zoo for the purpose of study or observation; or

   b. in a coop, box, or run located and kept within a physician's office or laboratory, for medical research, medical treatment, or scientific purposes.

(xi) The Owner or Occupant of a Property in a Residential District may sell eggs laid by the chickens permitted under this Section from the residence for which the permit has been issued, provided the permittee complies with all other applicable laws. The sale of such eggs is not considered a Commercial Use or a Home Occupation. Chickens in Residential Districts may not be kept for any type of commercial purposes, including sale or breeding.

Hogs, Pigs, and Swine

(i) No Person shall bring or maintain any hogs, pigs, or other swine within a Residential District designated under the Land Use Bylaw in force at the time.

(ii) Micro (Teacup) and potbellied pigs may be permitted in Residential Districts, provided that the animal is appropriately cared for, and that keeping the animal does not pose any environmental concerns or Nuisances in the neighbourhood.

(iii) No Owner or Occupant of a Property in a Residential District shall, at any given time, keep or maintain more than:

1. Two (2) micro (Teacup) pigs.

2. One (1) potbellied pig.

Goats and Sheep

(i) Keeping or maintaining goats and sheep on Property Premises within a Residential District, with or without a Community Garden in accordance with **Subsection 4.13(2)(d)**, is subject to a Development Permit being issued under the Land Use Bylaw in force at the time and the requirements outlined herein.

(ii) The Owner or Occupant of a Property in a Country Residential District may bring any number of goats in temporarily for the purpose of performing brush management.

(iii) The keeping of miniature goats or sheep on Property Premises within a Residential District, with or without a Community Garden in accordance with **Subsection 4.13(2)(d)** of this bylaw, is subject to a Development Permit being issued under the

Land Use Bylaw in force at the time and shall be consistent with the following requirements:

1. Miniature goats are those goats commonly known as Pygmy, Dwarf, and Miniature Goats.

2. All miniature goats shall be dehorned.

3. Male miniature goats shall be neutered.

4. The Owner or Occupant of a Property in a Country Residential District shall keep no more than two (2) miniature goats on the Premises, except that offspring may be kept on Site for up to twelve (12) weeks from birth.

5. Miniature goats shall be housed in a Shed designed to be:

    a. predator proof;

    b. thoroughly ventilated;

    c. easily accessed and cleaned;

    d. watertight and draft free;

    e. a minimum of ten (10) square feet of interior space; and

    f. located outside of all required Setbacks as established by the Land Use Bylaw in force at the time.

6. The Owner or Occupant of a Property in a Country Residential District shall keep no more than two (2) sheep on the Premises, except that offspring may be kept on Site for up to twelve (12) weeks from birth.

7. Direct access from the Shed to an outdoor enclosure shall be provided with the outdoor enclosure designed to be:

    a. secured with a minimum 1.5 meter (5 ft.) tall Fence;

    b. a minimum area of thirty seven (37) square meters (400 sq. ft.);

    c. secured from the outside in a manner that prevents the miniature goats from escaping;

    d. free of objects that would enable the goats to climb out of the enclosure; and

    e. easily accessed and cleaned.

8. Goat's or sheep's milk, goat's or sheep's cheese, and other goat or sheep related food products shall be for personal consumption only; sale of such products is prohibited.

Beekeeping

(i) Keeping or maintaining bees on Property Premises within a Residential District, with or without a Community Garden in accordance with Subsection 9.15.2(a), is subject to a Development Permit being issued under the Land Use Bylaw in force at the time, the requirements outlined herein, and the *Bee Act*.

(ii) Beekeepers must register with the Provincial Apiculturist in accordance with the *Bee Regulation*.

(iii) In all areas within the District, any Person keeping bees or permitting bees to be kept on their Premises shall ensure that no Nuisance is caused to other Persons by those bees.

(iv) The Owner or Occupant of a Property with an apiary located on Premises other than where he resides, shall identify such apiary by a Sign prominently displayed on the entrance side of the apiary stating, in black letters not less than one inch in height on a background of contrasting color, the name of the Owner or Person in possession of the apiary, his address and telephone number, or, if he has no telephone, a statement to that effect.

(v) An apiary consisting of three or more beehives shall be located no closer than forty (40) meters (131 ft.) from any boundary, roadside, Public Place, or right-of-way.

(vi) An apiary consisting of two or fewer beehives may be maintained in accordance with the following:

1. the apiary shall be located outside of all required Setbacks as established by Chapter 13, Article 1 of this Code, or fifteen feet from the Property Line and 20 feet from all public rights-of-way, whichever is greater;

2. a minimum 1.8 meters (6 ft.) tall barrier shall surround the beehive leaving sufficient space to properly maintain the beehive except that the barrier shall not be required when the beehive is elevated at least eight feet above grade;

3. the beehive is not visible from the public right-of-way;

4. the beehive is in a location that is secured from unauthorized access;

5. the opening of the beehive faces the most distant Property Line;

6. the opening of the beehive faces away from entrances and walkways on the Premises to the extent possible while ensuring that the entrance faces the most distant Property Line;

7. the beehive structure is a pale color; and

8. the beehive is re-queened at least once every two years.

(vii) Location of apiaries within a Residential District area of less than two-thousand (2,000) square meters (21,528 sq. ft.) must comply with the following:

1. hives that are shielded by a Fence or suitably dense vegetation not less than 1.8 meters (6 ft.) high may be located no closer than 3 meters (10 ft.) from a sidewalk, trail, or path;

2. hives that are shielded by a Building, or a Fence or suitably dense vegetation not less than 1.8 meters (6 ft.) high may be located no closer than 10 meters (31 ft.) from a neighbour's principal Building;

3. a shielding plan shall be provided to ensure that the bees' flight path is made to go a minimum of 1.8 meters (6 ft.) high over the adjacent Property, sidewalk, trail, path, or Road.

(viii) Location of apiaries within a Residential District area of two-thousand (2,000) square meters (21,528 sq. ft.) or greater may be subject to suitable shielding to cause the bees to fly over a Building, or Fence, or suitably dense vegetation, or a combination thereof, not less than 1.8 meters (6 ft.) high across other Residential Parcel adjacent to the hive Site.

(3) Non-Residential Uses

(a) In all Residential Districts, The Development Authority may request advisory comment from various departments within the Provincial and Federal Government and/or from the Health Authority, when considering an application for the establishment of a non-Residential Use in a Residential District.

All Site regulations and Development requirements, including any requirement for Buffers, shall meet the regulations of the Designated District and be based upon the type of Use(s) within the Development proposed at the discretion of the Development Authority.

Where there is an approved Site Development Plan or Area Structure Plan, requirements and/or regulations in that Plan will apply.

4.15 PARKING AND LOADING REGULATIONS

(1) All Parking Areas shall conform to the minimum parking standards set out in this Section and County Standards.

(2) Impact Mitigation

(a) In all Districts, all Parking Areas shall provide storm water treatment for Parking Lot runoff using bioretention areas, filter strips, and/or other practices that can be integrated into required Landscaping areas and traffic islands.

(b) In all Districts, all Parking Areas shall provide adequate Landscaping and Buffering, pursuant to **Sections 4.7, Section 4.9,** and **Section 4.10** of this Bylaw, to the satisfaction of the Development Authority.

(3) Access and Approaches

(a) In all Districts, vehicular entrances and exits onto Roads shall only be permitted at locations approved by the Development Authority and in conformity with all relevant County specifications or policies. Permits shall be obtained from Alberta Transportation for all Approaches onto Highways.

(b) Sight line calculations shall be in accordance with the Roads and Transportation Association of Canada methods for determining crossing sight distances for Roadways.

(i) Sight line protection distances and Setbacks shall meet the minimum requirements, as applicable within this Bylaw.

(4) All Off-Street Parking Areas:

(a) shall be designed to the satisfaction of the Development Authority with regard to the dimensions, and layout of parking Stalls and maneuvering aisles taking into consideration the specifications contained in **this Section** and **Figure 7;** and

(b) shall have adequate street access, curbs, and curb cuts (where required) located according to County Standards to the satisfaction of the Development Authority. The use of enclosed drainage curb and gutter systems is discouraged in favor of vegetated swales, where feasible.

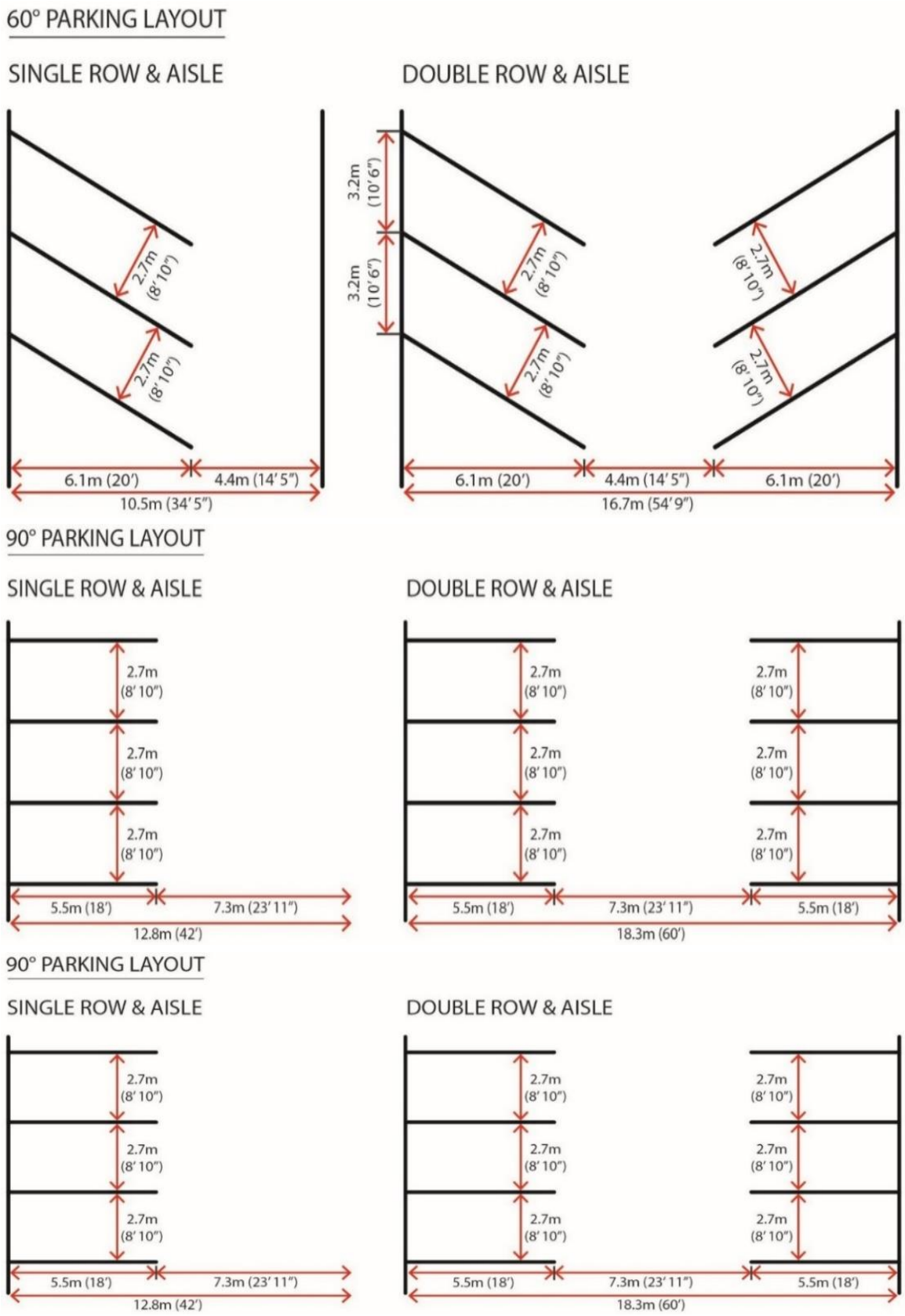
(c) shall be graded, drained, compacted, and surfaced according to County Standards to the satisfaction of the Development Authority.

Amended by Bylaw 20-22

(d) In all Districts, an Off-Street Parking Space shall be provided in accordance with the minimum requirements of each Use as determined by the Development Authority.

(e) In all Districts, dumpsters within multi-lot subdivisions shall be setback 8 meters (25 ft) from the curb and screened in accordance with the provisions of Section 4.9(2)(d).

Figure 7. Parking Lot Layout Design and Dimensions.



(5) Required Number of Off-Street Parking Spaces

(a) All developed Lots or Parcels are required to provide a minimum number of parking Stalls based on the Use of the Lot or Parcel. In determining the parking requirement for a Lot or Parcel, the Development Authority may consider:

(i) if a specific Use is not mentioned below, the requirement shall be the same as for a Similar Use, at the discretion of the Development Authority; and

(ii) if a Parcel consists of multiple Uses, the required parking shall be the sum of the requirements for each Use, unless it is demonstrated to the satisfaction of the Development Authority that a shared parking facility with a reduced number of spaces will be sufficient.

(b) parking requirements may be reduced at the discretion of the Development Authority by providing for combined or shared parking provided that a legal agreement is entered into between the users or Land Owners, and further that the parking arrangements are acceptable to the Development Authority.

(c) Other than as noted below, no Parking Space may be located within a required Front Yard.

(d) The minimum number of parking Stalls for any Development shall be as follows:

Table 3. Parking and Loading Requirements

EXISTING OR PROPOSED USE	REQUIRED PARKING	ADDITIONAL REQUIREMENTS
Residential Uses		
Single-Family Detached *(Single-Unit Custom Or Move-In, Manufactured Home Community)*	2 spaces per Unit	
Single-Family Attached *(Row Housing, Duplex, Fourplex)*	1.5 spaces per Unit	
Single-Family Semi-Detached *(Secondary & Accessory Dwellings, Stacked Housing)* Multi-Family *(Apartment, Cohousing, Multi-Unit, or Similar)*	1 space per Unit 2 spaces per 3 Units	

EXISTING OR PROPOSED USE	REQUIRED PARKING	ADDITIONAL REQUIREMENTS
Special Residential Uses	0.3 Parking Spaces per sleeping room, plus 1 Parking Space per employee on largest shift.	
Visitors	1 space per 7 Units	
Hotel or Motel	1.0 Parking Space for each sleeping room up to 250 rooms; 0.75 Parking Spaces for each sleeping room from 251 rooms to 500 rooms; 0.50 Parking Spaces for each sleeping room in excess of 500 rooms.	
Non-Residential Uses		**Off-Loading Required**
Industrial		1.0 space per under five thousand square feet. 2.0 spaces per over five thousand square feet up to twenty-five thousand square feet. 1.0 additional space per each twenty-five thousand square feet or fraction thereof.
Multi-tenant or multi-Building	2.5 spaces per one thousand square feet of GFA* of office space; and 1.0 space per five thousand square feet of GFA of warehouse space.	
Mini-Warehouse Facilities	1.0 space for every 40 storage Units or bays.	
Commercial		1.0 space per up to thirty thousand square feet.

EXISTING OR PROPOSED USE	REQUIRED PARKING	ADDITIONAL REQUIREMENTS
		1.0 additional space per each thirty thousand square feet or fraction thereof.
Office *(Professional & Business Services)*	2.5 spaces for every one thousand square feet of GFA or 2.75 for every one thousand square feet of UFA**.	
Retail Store (Free Standing) *(Supermarket, Home Goods, Discount Store, Auto Parts, Building Materials, Office Supplies, Electronics)*	4.0 spaces for every one thousand square feet of GFA.	
Shopping Centre (Neighbourhood) *(25,001-100,000 GFA)*	4.0 spaces for every one thousand square feet of GFA.	
Shopping Centre (Community) *(100,001-399,999 GFA)*	4.0 spaces for every one thousand square feet of GFA.	
Shopping Centre (Regional) *(400,000-1,000,000 GFA)*	5.0 spaces for every one thousand square feet of GFA.	
Restaurant *(including outdoor Decks, Patio and/or seating areas, Drive-in)*	8.0 spaces for every one thousand square feet of GFA.	
Bar, Club or Lounge *(including outdoor Decks, Patio and/or seating areas)*	10.0 spaces for every one thousand square feet of GFA.	
Auto Sales & Repair	5.0 spaces for every one thousand square feet of GFA.	
Car Wash (automated)	2.5 spaces for each bay or Stall for stacking space.	Car Wash Others: 1.0 space per Stall.

EXISTING OR PROPOSED USE	REQUIRED PARKING	ADDITIONAL REQUIREMENTS
Service Station	3.0 spaces for each service Stall and 1.0 space for each employee on duty during largest shift.	
Services		
Hospital	2.2 spaces for each bed proposed to be constructed.	
Clinic (Medical Complex)	2.7 spaces for every one thousand square feet of GFA.	
Funeral Home or Mortuary	0.5 spaces for every chapel.	
Veterinary Clinic	5.0 spaces for every one thousand square feet of UFA.	
Nursery School or Day Care Centre	1.0 space for every employee on duty during the largest shift plus 1.0 space for every 10 children in attendance when the facility is operating at maximum capacity.	
Elementary School	1.5 spaces per 30-Person classroom.	
Junior High School	3.5 spaces per 30-Person classroom.	
Senior High School	9.5 spaces per 30-Person classroom.	
College or University or Trade School	1.0 space for every three employees plus 1.0 space for every 10 students residing on campus and 1.0 space for	

EXISTING OR PROPOSED USE	REQUIRED PARKING	ADDITIONAL REQUIREMENTS
	every 5 students not residing on campus.	
Public Assembly *(Theatre, Auditorium, Hall, Sports Complex, Church, Cultural or Recreational)*	1.0 space for every five fixed seats in auditorium or sanctuary or, if there are no fixed seats, 1.0 space for every 40 square feet of GFA in the main auditorium or sanctuary.	
Library	1.2 spaces for every one thousand square feet of GFA.	
Special Uses		
Home Occupation *Major, Minor*		At the discretion of the Development Authority
Other Uses Not Listed		At the discretion of the Development Authority

**GFA=gross Floor Area **UFA=usable Floor Area*

4.15.1 OFF-STREET LOADING FACILITIES

(a) Off-Street loading spaces shall be required for all non-residential Developments and Apartments.

(b) A loading space shall be designed and located so Vehicles using it can park and maneuver within the Parcel.

(c) A loading space shall be at least 4.0 m (13.12 ft.) wide, 8.0 m (26.24 ft.) long, and 4.3 m (14.10 ft.) high.

(d) A loading area shall be graded, drained, compacted, and surfaced to the satisfaction of the Development Authority.

(e) Loading spaces shall be provided in accordance with the requirements in **4.15(d).**

4.15.2 SHARED PARKING FACILITIES

(a) In Districts other than a Residential District, and subject to approval by the Development Authority, required parking for any Development(s) may be provided on a Lot or Parcel other than the Development(s) Site in accordance with the following:

(i) the parking, in the opinion of the Development Authority, must be suitable, easily accessible and within a reasonable distance of the associated Development(s).

(ii) future Use of the Lot or Parcel must be ensured to the satisfaction of the Development Authority. This may be done by a restrictive covenant registered on the title, a suitable bond posted by the Developer(s), or by any other legal method.

(iii) at the option of the Development Authority, in lieu of Off-Street parking, a Developer shall pay the County to provide equivalent public parking. The Development Authority shall determine the amount of money in lieu of parking, based on current market values, and the money shall be used to provide Off-Street public parking.

4.16 PROJECTIONS INTO YARDS

(1) Except as provided in this Section, and except for Fences as noted in **Section 4.5(12)** of this Bylaw, no feature, structure, or portion of a Building shall be located or project into a required Yard.

(2) The following features may project into a required Front Yard:

(a) eaves, gutters, sills, bay windows, canopies, chimneys, and fire escapes may project a maximum of 0.6 m (2 ft.);

(b) steps, unenclosed Decks, and balconies may project a maximum of 2 m (6.6 ft.).

(3) The following features may project into a required Side Yard:

(a) eaves, gutters, and sills may project a maximum of 0.6 m (2 ft.);

(b) in Side Yards not required for vehicular access, bay windows, chimneys, Decks, fire escapes, and steps may project a maximum of 0.6 m (2 ft.).

(4) The following features may project into a required Rear Yard:

(a) eaves, gutters, sills, bay windows, fire escapes, unenclosed balconies, and chimneys may project a maximum of 1.5 m (5 ft.).

(5) Notwithstanding any provision of this Section, no projections shall be permitted into a Yard required to be used as a Parking Space, Vehicle loading and unloading space, driveway, or any maneuvering space for a Vehicle.

(6) Notwithstanding any provision of this Section, exterior finishes such as siding, brick, stone, and parging may project a maximum of 150 mm (6 in.) into a required Yard.

4.17 PROTECTION FROM HAZARD EXPOSURE REGULATIONS

(1) The location of any anhydrous ammonia (AA) or liquefied petroleum gas (LPG) tank with a water capacity exceeding 9082 l (2000 gal.) shall be in accordance with the requirements of the Development Authority, but in no case, be less than a minimum distance of 122 m (400 ft.) from assembly, institutional, commercial or residential Buildings.

(a) AA or LPG containers with a water capacity of less than 9082 l (2000 gal.) shall be located in accordance with regulations under the Safety Codes Act.

(2) Flammable liquids tanks at bulk plants or Service Stations shall be located in accordance with regulations under the Safety Codes Act.

(3) Setbacks from pipelines and other utility corridors shall be at the discretion of the Development Authority and be in accordance with the appropriate Provincial legislation or regulations.

(4) Setbacks from the Landfill and Composting (LC) District

(a) Notwithstanding any other regulation in this Bylaw to the contrary, no school, hospital, food establishment or residence shall be located within 800 m (2625 ft.) of land within the Landfill and Composting (LC) District.

(5) Sour Gas Facilities

(a) No Development shall be allowed within 100 m (328 ft.) of a Level 1 sour gas facility (consisting of a well) as determined by Alberta Energy Resources Conservation Board (ERCB).

(b) In the case of a Level 2 sour gas facility as determined by the ERCB:

(i) no permanent Dwelling shall be allowed within 100 m (328 ft.) of the sour gas facility; and

(ii) no Institutional Use shall be allowed within 500 m (1640 ft.) of the sour gas facility.

(c) In the case of Level 3 sour gas facility as determined by the ERCB:

(i) no permanent Dwelling shall be allowed within 100 m (328 ft.) of the sour gas facility;

(ii) no residential Development with a Density of more than eight (8) Dwelling Units per quarter section shall be allowed within 500 m (1640 ft.) of the sour gas facility; and

(iii) no Institutional Use shall be allowed within 1500 m (4921 ft.) of the sour gas facility.

(6) Pipeline and Utilities Corridor Setbacks

(a) Any Development involving pipeline and/or power line rights-of-way shall be sited to comply with all relevant Federal and Provincial legislation and regulations. Setbacks from pipelines and other utility corridors shall be in accordance with appropriate Provincial legislation and regulations and any regulations established by the Alberta Energy Regulator and Alberta Utilities Commission.

4.18 RESIDENTIAL CONSERVATION AND NON-RESIDENTIAL CLUSTER DEVELOPMENT REQUIREMENTS AND REGULATIONS

(1) The application requirements in this Section apply to all Residential Conservation or Non-Residential Cluster Developments within all Designated Districts.

(2) Residential Conservation or Non-Residential Cluster Development applications that will create more than four (4) titles per quarter section, meaning the title for the quarter + 3 new titles, require the approval of a Site Development Plan, or at the request of the Development Authority an Area Structure Plan, prepared by a Registered Professional Planner (RPP). The Development Authority, at their sole discretion, may require additional supporting information depending on the potential impacts, magnitude, and complexity of the Development proposal.

(a) where there is an approved Plan, an amendment of the existing Plan prepared by an RPP shall be required, including designation or redesignation of lands to a Designated District, if applicable.

(3) Residential Conservation and Non-Residential Cluster Developments will require preparing a Land Suitability Analysis (LSA), which provides information about the environmental features of the Site both in map form and with some text, describing the features of the map (or maps).

(4) The Site design of the Residential Conservation or Non-Residential Cluster Development must reflect the findings of the LSA and be designed to ensure that the Development has a Low Net Environmental Impact and meets the Open Space requirements as defined in this Bylaw.

(a) The LSA shall illustrate:

(i) Primary Conservation areas;

(ii) Secondary Conservation areas;

(iii) Low priority Conservation areas; and

(iv) Open Space areas;

(b) The Land Suitability Analysis may be used to determine primary, secondary, and low priority conservation areas if the Developer applies for Density Bonus.

(c) To determine Primary, Secondary and Low Priority Conservation areas, the LSA shall include, at a minimum, the following information:

(i) Site and Property boundaries, including the location and percentage of Open Space in the Development;

(ii) all streams, rivers, lakes, wetlands and other hydrogeological features (including seasonal water flows and ponding areas) within and adjacent to the Site;

(iii) topographic contours of no less than 3.0 m (9.8 ft.) intervals;

(iv) all environmentally sensitive areas identified by Alberta Environment and Sustainable Resource Development;

(v) general vegetation characteristics;

(vi) soil drainage;

(vii) soils information including Farmland assessment information and soil suitability for private sewage disposal;

(viii) existing Roads and Road structures; and

(ix) potential connections of Open Space, green spaces, and trails.

(5) The following are considered Primary Conservation areas, and must be included within Open Space areas:

(a) the 1:100-year floodplain;

(b) water features and Buffer zones that meet the minimum ER width requirements identified in the Sustainable Resource Development Guidelines for Minimum Environmental Reserve/Easement Width **(see Table 6);**

(c) slopes greater than 15%;

(d) populations of endangered or threatened species, or habitat for such species;

(e) Hazard Lands and the environmental reserve modifier areas identified in the Sustainable Resource Development Guidelines for Minimum Environmental Reserve/Easement Width **(see Table 6);**

(f) Environmentally Sensitive Areas (ESAs), as identified by Albert Environment and Sustainable Resource Development; and

(g) Heritage resources such as municipally, provincially, and nationally identified heritage Sites as well as archaeological Sites, cemeteries, burial grounds and other historically significant Sites.

(6) The following are considered Secondary Conservation areas, and may be included within Open Space areas:

(a) existing healthy, native forests of at least 0.4 ha (10.0 ac) contiguous area;

(b) other significant natural features and scenic view Sheds such as water bodies, ridge lines, peaks and rock outcroppings, particularly those that can be seen from public Roads or public properties;

(c) agricultural lands with a Farmland assessment ration of 41% or great of at least 2.0 ha (5.0 ac) contiguous area; and

(d) existing trails that connect neighbouring areas.

(7) All remaining lands will be considered Low Priority Conservation areas. These areas are not required to be included within the Open Space areas.

(8) At least 80% of the gross developable area shall be left as Open Space in Residential Conservation Developments and 40% for Non-Residential Cluster Developments.

(a) at the discretion of the Development Authority and the Subdivision Authority, this percentage may be reduced based on the results of the biophysical analysis submitted with the application, and may require a request for a Variance subject to the provisions of **Section 2.13** of this Bylaw.

(b) the Open Space requirement cannot be reduced for applications that do not submit a biophysical analysis for consideration by the Development Authority and the Subdivision Authority.

(c) Fulfillment of the biophysical analysis requirement does not guarantee a granting of the reduction in the Open Space requirements for an application.

(9) The following Uses are suitable for Open Space areas:

(a) conservation of natural, archaeological, or historical resources;

(b) conservation of meadows, woodlands, wetlands, wildlife corridors, game preserves, or similar conservation-oriented Uses;

(c) walking or bicycle trails, provided they are constructed of porous paving and pervious materials;

(d) Passive Recreation such as open fields;

(e) active recreation;

(f) agriculture, horticulture or pasture Uses, provided that all applicable best management practices are used to minimize environmental impacts, and such activities are not conducted within Primary Conservation areas;

(g) Low-Impact Development infrastructure (structural and non-structural) that allows for filtered groundwater;

(h) sewage disposal fields comprised of single or multiple septic tanks;

(i) enclosed sewage treatment facilities; and

(j) Easements for drainage, access, and underground utility lines.

(10) Private recreation facilities shall be encouraged within the Residential Conservation Development area.

(11) Public recreation facilities (facilities open to the public), which are compatible with the environment and with nearby Uses and Developments, shall be encouraged to develop within Open Space areas.

(12) The value of not developable Open Space areas will be reduced for assessment and municipal taxation purposes.

(13) Though the form of Ownership of the individual Units may be the normal fee simple Ownership, other forms, including such as co-operatives, Bare Land Condominiums, rental accommodation, societies, joint Ownerships, shall be considered. The form of Ownership, and the implications of the form of Ownership for the management and Maintenance of any services and utilities, shall be identified in the Site Development Plan (SDP) or Area Structure Plan (ASP) for a particular Development.

(14) A Site Development Plan (SDP) or an Area Structure Plan (ASP) for Residential Conservation Development shall include an Open Space Management Plan. The Open Space can be managed in a number of ways, including, but not limited to:

(a) municipal Ownership (in Municipal and/or Environmental Reserve Parcels);

(b) as common Unit (or Units) within a Bare Land Condominium plan; or

(c) as a commonly Owned Unit, provided that a conservation Easement is placed on the lands.

(d) The Open Space Management Plan will:

(i) clearly indicate that the responsibility for maintaining the Open Space and any facilities (e. g., water treatment facilities, recreation facilities and trail networks) located thereon shall be borne by the Owner, including provisions for ongoing Maintenance and contributions to long-term capital improvements.

(ii) provide a strategy for the enforcement of the Plan.

(iii) The Plan will also indicate:

1. how funding for the Maintenance and management shall be collected, including any legal instrumentation of such responsibilities and funding.

2. how, if the Maintenance and/or management of the Open Space areas become neglected and/or, if funding provisions cannot be enforced, the County shall assume responsibility for Maintenance and management of the Open Space areas.

3. how the County will invoice the landowners within the Development County for the costs of such Maintenance and management, including administrative costs, interest, and penalties.

4. how the landowners within the Development will reimburse the County for the costs of such Maintenance and management, including administrative costs, interest, and penalties.

(15) Notwithstanding **Section 4.18(14) above,** in the event that the party responsible for Maintenance of the Open Space fails to maintain all or any portion in reasonable order and condition, the County may assume the responsibility for Maintenance, enter into the Premises to take corrective action, and invoice the cost to the previously responsible party. The County may also invoice for administrative costs and penalties associated with the Maintenance.

(16) The Development Authority may require the Open Space be protected or preserved by having a legally binding instrument, such as a Conservation or Environmental Easement, recorded with the deed. The form of protection and the organization or entity to which the instrument will be registered shall be identified in the Site Development Plan (SDP) or Area Structure Plan (ASP) for a particular Development. The instrument will be registered to one of the following:

(a) a land trust or conservation oriented non-profit organization with the legal authority to accept such Easements. The organization shall be bona fide in perpetual existence and the conveyance instruments shall contain an appropriate provision for retransfer to the County in the event that the organization becomes unable to carry out its functions; or

(b) a government entity with an interest in pursuing goals compatible with the purposes of this Section. If the entity accepting the Easements is not the County of Vermilion River, then a third right of enforcement favouring the County shall be included in the Easement.

(17) The instrument for permanent protection shall include clear restriction on the Use of Open Space. These restrictions shall include all restrictions included in this Section as well as any further restrictions the applicant chooses to place on the Use of the Open Space.

(18) Regarding Residential Conservation Developments

(a) The following list of Development criteria shall be used in determining the suitability of land for seasonal or permanent Residential Conservation Development:

(b) Groundwater of sufficient quantity and quality shall be available to support the proposed Development. No Development shall be permitted in areas where, in the opinion of the Development Authority, reserves of potable water are inadequate.

(c) Development shall be prohibited:

(i) on land having critical Development Constraints.

(ii) on slopes in excess of 15% or unstable slopes subject to soil slippage or other mass movement, unless it meets the requirements in **Section 4.7** and **Section 4.9,** to the satisfaction of a Decision Authority, pursuant to **Section 1.11** of this Bylaw.

(iii) in areas characterized by wetlands, swamps, muskeg, or saturated soils.

(iv) in areas subject to periodic flooding or on soils which become saturated due to flooding.

(v) on soils which have extremely fast percolation rates (2 min./1 inch or faster) and/or would promote the possibility of groundwater contamination.

(vi) on Sites where adequate year-round access is not available by paved Roads in good condition, developed to current County standards.

(vii) on Sites where necessary services are not provided at the sole expense of the Developer.

(viii) within 30.0 m (100 ft.) of a lake.

(d) The natural topography and vegetation of the Development area shall be conserved wherever possible.

(e) No Development shall be permitted on Reserve lands, if the Development does not serve the interests of the general public.

(19) Design Standards

(a) Developments shall be consistent with the provisions under **Section 3.4** of this Bylaw.

(b) Developments shall adjoin neighbouring developed areas or previously cleared and/or disturbed areas.

(c) Developments will be directed to lands that are identified to be of lesser environmental significance, such as those areas that may be identified as low priority conservation areas.

(d) Wildlife corridors or connections between all conservation areas shall be maintained wherever possible.

(e) The natural landscape and topography shall be considered and incorporated into the overall design of the Development.

(f) All Development shall be required to maintain a Buffer of sufficient size and composition to act as a noise and visual barrier from adjacent incompatible Uses.

(g) Spaces for day Use, hiking trails, overnight camping, and similar activities shall be suitably organized and clearly marked. Adequate lake access, boat launching, and parking facilities shall be provided where applicable.

(h) The clearing of vegetation shall be minimized to lessen the impact of the Developments on sensitive riparian areas and encourage biodiversity.

(20) Recreational Amenities

(a) Developments shall include a minimum of one (1) minor amenity for the first one to twenty (20) Dwelling Units, and one additional minor amenity for each additional 20 Units.

(b) Developments shall include one major amenity when Unit count reaches forty (40) Dwelling Units and shall provide one additional major amenity for each forty (40) additional Units.

(c) The amenities shall be cumulative, such that for thirty (30) Dwelling Units one (1) minor and no major amenities shall be required, and for sixty-five (65) Dwelling Units three (3) minor amenities and one (1) major amenity shall be required. The Development Authority, at their sole discretion, may authorize alternative amenities to those listed in **Table 4,** as determined appropriate given the character of a particular Development.

Table 4. Contribution of Amenities Examples.

Minor Amenity	Major Amenity
Open turf playfield (20,000 sq. ft. min.)	Tot Lot or play structure
Community Garden	Covered picnic area
Interpretive trail signage	Community Building
Outdoor art	Public plaza or courtyard
Street furniture	Fenced tennis court
Fountain/water feature	Soccer, baseball, football or softball field
Sand volleyball court	Large water feature
Half basketball court	Trails in Natural Areas
Picnic area	

(21) Servicing Infrastructure

(a) All new Developments shall provide and pay for infrastructure and servicing improvements, as well as the extension of services to facilitate the Development, in accordance with the provisions of **Section 4.8** of this Bylaw.

(b) Transportation, communication, and Public Utility Uses shall be considered discretionary. Such Uses shall only be developed in such a manner as shall not adversely affect the environment, surface, or ground water quality, or existing Developments.

(c) All Development shall be required to install sewage disposal systems, which have been approved by the authority having jurisdiction.

(d) Internal Road access shall be provided to each residential Lot or Parcel, though the Roads may be private in accordance with County Standards.

(e) The County will require hard surfaced Roads to be developed to current County standards.

(f) Any proposed facilities such as change houses, sewage disposal, Garbage disposal, and on-site water supply shall be required to have approval from authorities having jurisdiction and shall be of sufficient size and quality to handle anticipated Use.

(22) Density Bonus

(a) The Subdivision Authority and the Development Authority on a Site-by-Site basis shall determine Density Bonusing allowances.

(b) Density Bonuses shall be provided for use of superior neighbourhood design standards, additional recreational amenities, and provision of one hundred percent (100%) of the required Inclusionary Housing contribution. At the discretion of the Subdivision and/or Development Authority, up to a total of twenty percent (20%) increase above the base Density may be granted. Density Bonuses shall be rounded down to the nearest whole number.

(c) At the discretion of the Development Authority, up to ten percent (10%) increase in Density may be allowed for use of superior neighbourhood design. "Superior neighbourhood design" shall include a minimum of five (5) of the elements listed below:

(i) Identifiable neighbourhood centre such as a town square, village green, uniquely designed crossroads, or intersection;

(ii) Strong pedestrian interconnection, meaning that pedestrian paths, sidewalks and other travel ways provide demonstrably more connectivity for pedestrian and non-motorized travel than the Road network provides for motorized travel;

(iii) Alley access to more than 75 percent of homes and Garage access required to be provided from the alley;

(iv) Any front-loaded homes required to have Garages set back a minimum of 10 feet from the front facade of the residence;

(v) Prominent front entries utilizing covered front porches combined with front Yard Setbacks not exceeding 15 feet for more than 75 percent of the homes;

(vi) A strongly evident grid street network with minimal use of curvilinear streets and cul-de-sacs;

(vii) Dedicated public or quasi-public recreation areas including play structures or other public amenities located within 1,000 feet of 90 percent of Dwelling Units;

(viii) A mix of housing types including three or more of the following: Detached, Semi-Detached, and Attached Single-Family Dwellings; Row and Stacked Row Housing; Secondary Dwelling Units; Duplex; Fourplex; and Cohousing or Cohousing Inspired clusters;

(ix) A small neighbourhood commercial area (retail and services) designed to provide convenience needs with a clearly pedestrian, non-vehicular design, with no specific retail or service requirements, but permitted to include elements such as a coffee Shop, neighbourhood market, neighbourhood pub, cafe, and service Shops;

(x) Any other neo-traditional design element determined by the Development Authority to enhance the quality and character of the neighbourhood;

(xi) Application of LID (Low-Impact Development) or other environmentally protective techniques for infrastructure Development, which exceed County and provincial standards.

(d) A ten percent (10%) increase in Density shall be allowed for use of superior Building design. "Superior Building design" shall include a minimum of three of the elements listed below or designed to achieve LEED® silver or higher standards or other innovative and sustainable Development techniques for Buildings as defined and regulated through enforceable homeowners' association (HOA) community rules contained in the Declaration of Covenants, Conditions, and Restrictions (CC&Rs) or registered in each individual Lot or Parcel in the form of a restrictive covenant (RC) in title:

(i) Use of a consistent and recognizable architectural style typical of a rural Farming community as defined in the ASP or SDP, and regulated through enforceable CC&Rs or RCs;

(ii) Use of solar or wind power, geothermal systems, rainwater capture and reuse, or other substantial sustainable Building system features;

(iii) Minimum of 80 percent of Household fixtures being water-efficient fixtures;

(iv) Drought-tolerant Landscaping and/or significant retention of native vegetation on individual Building Lots or Parcels;

(v) Use of passive solar Construction or other Construction technique to reduce energy use.

(e) A ten percent (10%) increase in Density shall be allowed for Clustering of structures that increases the Open Space in a residential PUD above what is required in this Section. Critical areas and Buffers shall be included in the overall Open Space considered for this Density Bonus at the discretion of the Development Authority.

(i) A 50 percent (50%) to 74 percent (74%) increase in Open Space shall provide a five percent increase in residential Density.

(ii) A 75 percent (75%) or greater increase in Open Space shall provide a 10 percent increase in residential Density.

(23) Base Density is the starting point for determining Density Bonuses in all Residential Conservation Developments. Minimum base Density shall be either:

(a) low Density, with a maximum Density 1.54 Dwellings per net ha (0.6 Dwellings per net ac) The Minimum Lot Area is 0.3 ha (0.74 ac.) and the maximum Lot area is 4.04 ha (10.0 ac.); or

(b) high Density, with a maximum Density 2.47 Dwellings per net ha (1.0 Dwelling per net ac.). The Minimum Lot Area shall be at the discretion of the Development Authority and the maximum Lot area shall normally be 0.2 ha (0.5 ac.). In order to qualify for this type of residential Development the design of the Development must conform to the requirements for Density Bonus outlined in this Section.

(24) The Subdivision Authority and the Development Authority on a Site-by-Site basis shall determine the maximum Density for all Residential Conservation Developments. The maximum residential Density shall be based on:

(a) The land suitability assessment (LSA) undertaken for the Site; having regard for Site conditions, environmental considerations and impacts, and other factors that may be considered in the design of the proposal;

(b) The maximum number of allowed Dwelling Units will normally be determined by dividing net developable area of the Site by the minimum Residential Parcel size for the Designated District;

(c) The net developable area shall be the total gross area of the Site, less the area of:

(i) water bodies over 500.0 sq. m (5382.0 sq. ft.) in area or greater;

(ii) anticipated rights-of-way for Roads and utilities;

(iii) Conservation Reserve, Environmental Reserve, and/or Environmental Reserve Easement areas (if applicable); and

(iv) Municipal Reserve areas (if applicable);

(d) The suitability and availability of municipal services and infrastructure necessary to support the proposal; and

(e) The compatibility of the proposed Density with that of the surrounding area and the character of the existing community (if applicable).

(25) Regarding Water Bodies

(a) Any Person who proposes to alter the bed or shoreline of a water body must first receive appropriate approvals from Provincial authorities. Under Provincial law, most Development on the bed or shoreline of a water body (up to the high-water mark) is required to obtain a License of Occupation from Provincial authorities prior to Construction.

(b) Improvements not requiring a license include minor bank stabilization, erection of a small, removable, seasonal, domestic pier, or placement of a removable boatlift on a lakebed during the summer months.

(c) Shoreline alterations involving such things as depositing soil materials within the high-water level of a lake will generally not be permitted.

(26) Further information may be obtained from appropriate provincial government agencies.

4.19 RESIDENTIAL USE MULTI-UNIT DEVELOPMENTS

(1) In addition to the requirements under **Part 2** and **Part 3** of this Bylaw, the following requirements apply to all multi-Unit Developments for Residential Use within all Designated Districts:

(a) Redesignation to the Land Use District most appropriate for the proposed Use and Development of the lands shall be required as a condition for issuance of a Development Permit.

(b) Before any Development Permit application for Residential Multi-Unit Development can be considered by the Development Authority, the applicant must submit:

(i) an approved Site Development Plan, or at the request of the Development Authority an Area Structure Plan, prepared by a Registered Professional Planner (RPP). The Development Authority, at their sole discretion, may require additional supporting information for the development of the Plan depending on the potential impacts, magnitude, and complexity of the Development proposal.

1. where there is an approved Plan, an amendment of the existing Plan prepared by an RPP shall be required, including designation or redesignation of lands to a Designated District, if applicable.

(ii) further to **sub-paragraph (i) above,** the design plans and working drawings including elevations shall be done or endorsed by a registered architect or professional engineer, as applicable;

(iii) in addition to other requirements, site plans must show the proposed:

1. location and position of structures on the Site, including any “For Rent” or addressing Signs;

2. location and number of Parking Spaces, exits, accesses and drives from public Roads;

3. location of an access to Refuse storage areas and incinerators and the fencing and Landscaping of such facilities;

4. Landscaping plan of the entire Site, which shall show intended surfacing for drives and Parking Areas; and

5. number and type of Units for Inclusionary Housing contribution.

6. location of Open Space conservation areas.

(2) The plans identified above will append the application and, once approved, shall become conditions of approval. At his sole discretion, the Development Authority may require a performance bond from the Developer.

(3) Regarding Manufactured Home Communities, in addition to the requirements in **Section 4.19(1) above,** the following application requirements shall apply:

(a) Site Plan

(i) All Development Permit applications for a Manufactured Home Community, in addition to the requirements of **Section 2.7** of this Bylaw, must include a Site plan showing the following:

1. location and dimensions of Stalls;
2. Internal Roadway systems;
3. parking and storage areas;
4. recreation areas;
5. the location of water supply and sewage disposal facilities, and Garbage collection areas;
6. existing topography, vegetation and watercourses;
7. Common Areas and facilities; and
8. Uses of land on surrounding properties.

(b) Parking and Storage

(i) a minimum of one (1) Parking Space shall be provided on each Manufactured Home Stall.

(ii) each Manufactured Home Park shall provide a visitors' Parking Area. One (1) space must be provided in this area for every two (2) Manufactured Home Stalls.

(iii) a central area with 14 m2 (150 sq. ft.) of space for each Manufactured Home must be provided for the storage of Recreational Vehicles, boats, Off-Highway Vehicles, etc.

(iv) Individual Manufactured Home Owners may construct storage Sheds on their Stalls for outdoor equipment, tools, etc., and may require a request for a Variance subject to the provisions of Section 2.12 of this Bylaw.

(c) Garbage and Recycling

(i) The Manufactured Home Community operator must provide a central collection area for Garbage and recycling within the park. In addition, the operator is responsible for regularly transferring the Garbage and recycling from the park to a Waste disposal Site. The location of the central collection area must be clearly indicated on the Site plan.

(d) Internal Roadways and Pedestrian Access Ways

(i) Internal Roadways shall be provided in the Manufactured Home Community to allow access to individual homes and other facilities and shall meet County Standards.

1. a minimum right-of-way of 9 m (30 ft.) is required.

2. Roadways shall be well drained and maintained to the satisfaction of the Development Authority.

3. safe, convenient, all-season pedestrian access ways of at least 1 m (3.3 ft.) in width must be provided between homes, on Roadways and to facilities.

(e) Recreation Areas

(i) A minimum of ten percent (10%) of the gross Lot area must be developed for safe playgrounds or other Recreational Uses.

(f) Landscaping

(i) All areas not occupied by Manufactured Homes and their additions, Internal Roads, footpaths, driveways, permanent Buildings, and any other developed facilities, shall be fully landscaped to the satisfaction of the Development Authority.

(ii) Screen Fences or walls shall be erected where deemed necessary by the Development Authority around laundry Yards, Refuse collection points, and playgrounds.

(g) Lighting

(i) In Residential Districts, street lighting shall meet County Standards for Residential Use.

4.20 SECONDARY SUITES AND SECONDARY DWELLING UNITS

(1) The intent of **this Section** is to:

(a) Provide for the incremental Development to the next Density level within Residential Districts that allow for the following Permitted uses:

(i) Single Detached Dwelling Units

(ii) Semi-Detached Dwelling Units

(iii) Townhouse Dwelling Units

(iv) Detached Accessory Structure on a same Lot or Parcel as a Single Detached Dwelling, Semi-Detached Dwelling, or Townhouse Dwelling.

(b) Maintain the character of single-family neighbourhoods;

(c) Ensure that new Units are in harmony with developed neighbourhoods; and

(d) Allow Secondary Suites and Secondary Dwelling Units as a Subordinate Use to Single-Unit Dwellings, consistent with provincial regulations and Secondary Suite Standards.

(2) The regulations in this Section shall apply but are not limited to the Development of Secondary Suites and Secondary Dwelling Units, and Similar Uses, including Building Conversion and Dwelling Conversion for Residential Uses.

(3) A Development Permit is required before Construction of any Use, or Similar Use, within this Section, in all Districts.

(4) Redesignation to the Land Use District most appropriate for the proposed Use and Development of the lands shall be required as a condition for issuance of a Development Permit.

(5) Within all Districts, in addition to any Designated District requirements, for all Uses and Similar Uses under this Section, the following regulations shall apply:

(a) Construction on a Use listed in this Section, or a Similar Use, cannot start until Construction of the Main Building for the Main Use has commenced, subject to the issuance of a valid Development Permit.

(b) Issuance of a Use and Occupancy Permit for a Use listed in this Section, or a Similar Use, cannot take place until a Use and Occupancy Permit for the Main Building for the Main Use has been issued, subject to **Section 2.17** of this Bylaw.

(c) The Development Authority shall review the design of the Secondary Suite or Secondary Dwelling Unit to ensure that the structure is compatible with the Main Dwelling and the neighbourhood.

(d) Minimum Lot Sizes.

(i) Shall not exceed the minimum Lot or Parcel size for the Designated District.

(e) Parking shall meet the requirements in **Section 4.15** of this Bylaw.

(f) Servicing shall meet provincial regulations and Secondary Suite Standards.

(6) Surveillance Suites

(a) The issuance of a Development Permit for a Surveillance Suite, as defined in this Bylaw, shall be in accordance with the following criteria and regulations:

(i) A Development Permit for a Surveillance Suite will only be issued where, in the opinion of the Development Authority, the Surveillance Suite is clearly compatible with and subordinate to the Main Use on Site. Moreover, the placement of a Surveillance Suite shall be compatible with all existing Main Uses on adjacent properties and shall not interfere with future Main Uses of adjacent properties.

(ii) Where a Surveillance Suite is allowed in accordance with this Bylaw, the Development Authority may issue a Development Permit for one Surveillance Suite per Main Use, Lot, or Parcel.

(iii) Detached Surveillance Suites shall be sited in accordance with siting regulations specified in the Designated District within which the subject Lot or Parcel is located or in accordance with the following requirements, whichever are more stringent:

1. a minimum of 1.8 m (6.0 ft.) from any Buildings; and

2. a minimum of 1.8 m (6.0 ft.) from the rear and side Property Lines; and

3. no closer than the front line of the Main Building to the front Property Line.

(iv) The maximum Floor Area of any non-Basement Surveillance Suite, as defined in this Bylaw, shall be 50.0 m^2 (538.0 sq. ft.).

(v) The quality of exterior treatment and design of any Surveillance Suite shall be to the satisfaction of the Development Authority, who shall ensure that the design, character and appearance of any Surveillance Suite is compatible with the Development(s)/Use(s) with which the suite is associated as well as all Development(s)/Use(s) on adjacent properties.

(7) Accessory Living Quarters

(a) A maximum of one (1) Accessory Living Quarters shall be permitted for each Single-Detached Dwelling.

(b) Accessory Living Quarters are prohibited from being constructed within a Multi-Family or Apartment Dwelling.

(c) Accessory Living Quarters shall be a Subordinate Use to a Residential or Country Residential Use, as defined in this Bylaw, and therefore limited to a Site occupied by a Single-Detached Dwelling.

(d) The Floor Area of the Accessory Living Quarters shall not exceed 30 percent of the existing living area of the primary Dwelling Unit or 80 m^2 (861.1 sq. ft.) in Floor Area on a residential Lot, whichever is less.

(e) The minimum Floor Area for Accessory Living Quarters is 30.0 m^2 (322.9 sq. ft.).

(f) Shared mechanical rooms and Common Areas shall be excluded from the Floor Area calculation of the Accessory Living Quarters.

(8) Garage Suites and Backyard Cottages

(a) A maximum of one (1) Garage Suite or Backyard Cottage shall be permitted for each Single-Detached Dwelling.

(b) A Garage Suite or a Backyard Cottage shall be a Secondary Suite containing a Subordinate Use to a Residential or Country Residential Use, as defined in this Bylaw, and therefore limited to a Site occupied by a Single-Detached Dwelling, and shall not exceed 80.0 m^2 (861.1 sq. ft.).

(c) The minimum Floor Area for a Garage Suite or Backyard Cottage, whether above or at-grade, is 30.0 m^2 (322.9 sq. ft.).

(d) The maximum height for Garage Suites or Backyard Cottages, provided that the maximum height of the Accessory Building containing the Subordinate Use is not higher than the height of the Main Building, shall be:

(i) at grade: 4.5 m (14.8 ft.)

(ii) above grade: 5.5 m (18.0 ft.) for suites with a flat Roof, and 7.3 m (24.0 ft.) for suites with a sloped Roof.

(e) Shared mechanical rooms and Common Areas shall be excluded from the Floor Area calculation for a Garage Suite or Backyard Cottage.

(f) A minimum of three (3) on-site Parking Spaces shall be required for Lots or Parcels with approved Garage Suite or Backyard Cottage Development. Tandem parking may be permitted at the discretion of the Development Authority.

(9) Manufactured Homes

(a) Before a Development Permit can be issued for a Manufactured Home, the Development Authority shall normally receive verification that the home fully complies with both the CSA

Z240 MH National Manufactured Home Standard and the Alberta Building Code (ABC). If the CSA Z240 sticker or the Alberta Municipal Affairs sticker verifying compliance to the ABC is missing, the Development Authority may require an inspection by an Alberta Safety Codes Officer.

(b) Should an inspection by an Alberta Safety Codes officer be required, and should the inspection indicate that upgrades to the Manufactured Home are necessary to bring the home into compliance with the CSA Z240 standard or the ABC, all required upgrades shall be made before the issuance of a Development Permit.

(c) In addition to the requirements of **paragraphs (a)** and **(b) above,** a Manufactured Home must meet the following aesthetic regulations:

(i) the height of the main floor above grade shall be consistent with the height of the main floor of Dwellings in the immediate and general area.

(ii) the Roof pitch shall be consistent with the Roof pitch of Dwellings in the immediate and general area.

(iii) exterior finishing materials used on the Roof and Exterior Walls shall be in good condition and consistent with the materials used on Dwellings in the immediate and general area.

(iv) minimum Roof overhang or eaves should be consistent with the overhang or eaves of Dwellings in the immediate or general area.

(v) the design of each Manufactured Home shall ensure the side or end facing the street on which the home fronts contains a prominently placed front door, and windows in quantity and size that are consistent with Dwellings in the immediate area.

(d) A Manufactured Home shall be placed on a permanent foundation or base that complies with the Alberta Building Code unless the Manufactured Home is designed to be supported on longitudinal floor beams, in which case an alternate skirted foundation system as described in CSA Z240.10.1 may be employed.

(i) the permanent foundation or base or the skirting material utilized on an alternative skirting foundation should be parged in order create the same finished appearance customarily found on concrete Basements of Single-Detached Dwellings in the immediate and general area.

(ii) the Manufactured Home is to be attached by means of bolting or otherwise to the foundation or base.

(e) All accessory structures, such as Patios, porches, additions and skirting, shall be:

(i) factory-prefabricated Units or the equivalent thereof, and so designed and erected as to harmonize with the Manufactured Homes, and

(ii) considered as part of the Main Building; and

(iii) erected only after obtaining a Development Permit.

(f) The Floor Area of porches and additions shall be proportionate to the Floor Area of the Manufactured Home Unit and the Development Authority, at his sole discretion, shall determine this relationship.

(g) No Accessory Building or any Use or Parking Space shall be located in the Front Yard of a Manufactured Home Use, whether located within a Manufactured Home Community or any Residential District.

(h) Any furniture, belongings, or seasonally used equipment shall be stored in adequate covered storage or properly screened either individually on the Lot or Parcel or communally, and covered storage shall conform to the Alberta Building Codes (ABC) standards.

(i) The following regulations also apply to Manufactured Home Uses located in Multi-Lot Developments for Residential and Country Residential Uses, including Manufactured Home Communities:

(i) the hitch and wheels are to be removed from the Manufactured Home.

(ii) all Manufactured Homes shall be placed on a permanent foundation or base, as per **Section 4.20(9)(d) above.**

(iii) the Property is to be grassed and landscaped within one (1) year from the Date of Issue of the Development Permit.

(iv) Minimum Lot Area and width may be less in the case of existing registered Substandard Lots, at the discretion of the Development Authority.

(j) Any required aesthetic upgrades to the Manufactured Home must be completed before the issuance of the Development Permit. The completion of foundation or skirting material must be completed within thirty (30) days of the placement of the Manufactured Home on a Lot or Parcel.

4.21 SIGN REGULATIONS

(1) No Sign, unless exempted under **Section 2.4** of this Bylaw, shall be allowed unless a Development Permit has been issued.

(2) Notwithstanding any other provision of this Bylaw to the contrary, except as otherwise indicated in **this Section,** Off-Site Signs shall be considered to be an Accessory and Discretionary Use in all Non-Residential Districts, and in the Urban Growth Area (UB) District.

(3) In addition to the other regulations of this Bylaw, the following additional regulations shall apply to Signs:

(a) Limitations

(i) Except as provided in **Section 2.4** of this Bylaw, no Person shall erect, relocate or structurally alter or enlarge any Sign, including an election Sign, unless he has complied with the requirements of this Section and any other relevant provisions of this Bylaw, and has been issued a Development Permit in respect thereof.

(ii) The Development Authority may issue a Development Permit for a Sign as part of the Development Permit for the Use or the Building to which the Sign pertains, provided the Development Permit application indicates that there is to be a Sign and provided further that all information requirements for a Development Permit application for a Sign are met to the satisfaction of the Development Authority.

(iii) Provisions for election Signs and Property for sale or rent Signs are provided in **Section 4.21** of this Bylaw.

(4) Development Permit Application Requirements for Signs

(a) In addition to the requirements of **Part 2** of this Bylaw, a Development Permit application for a Sign shall include the following information:

(i) Alberta Transportation Roadside Development approval for Signs near primary Highways, including flood lighted and/or digital Signs.

(ii) written consent from the Property Owner,

(iii) two copies of colour drawings, drawn to scale, showing the Sign, any structural supports, and the dimensions, thickness, area, and colours, of the Sign,

(iv) any animation, moving copy, or other moving features of the Sign, if applicable,

(v) method of illumination, if applicable,

(vi) mounting details,

(vii) the location and size of all other existing and proposed Signs on the Building façade or Site,

(viii) mounting heights and clearances to grade, and

(ix) the amount of projection of the Sign from a Building, if any.

(b) All Development Permit applications for Signs shall follow the process outlined in **Part 2** of this Bylaw and be subject to appeal, if applicable, in accordance with **Part 1** of this Bylaw.

(5) General Sign Regulations

(a) A Sign shall not be erected, operated, used, or maintained if, in the opinion of the Development Authority:

(i) its position, size, shape, colour, format or illumination obstructs the view of, or may be confused with, an official traffic Sign, signal or device or other official Sign, or otherwise poses a potential hazard to traffic,

1. it displays lights, which may be mistaken for the flashing lights customarily associated with danger or with those used by police, fire, or other emergency Vehicles; or

2. it would be situated within the area regulated by **Section 4.4** of this Bylaw.

(b) A Sign shall be integrated with the Building on which it is to be located and compatible with the general architectural lines and forms of the nearby Buildings or of adjoining Developments.

(c) Where possible, Signs shall not cover architectural details such as arches, sills, mouldings, cornices and transom windows.

(d) A Sign or Sign structure shall be set back a minimum of 0.5 m (1.6 ft.) from any Property boundary and no part of a Sign may encroach onto an adjacent Lot or a Road or Lane.

(e) Except as otherwise specified in this Bylaw, the maximum area of any Sign shall be 18.0 m2 (193.6 sq. ft.).

(f) At the discretion of the Development Authority a maximum of five (5) Signs may be allowed on a Lot, including Temporary Signs and Portable Signs.

(g) Signs will not be allowed on Fences in Residential Districts or Commercial Districts.

(6) Care and Maintenance of Signs

(a) All Signs shall be maintained in good and safe structural condition and shall be periodically repainted, refurbished, repaired, or resurfaced, as to maintain a good appearance to the satisfaction of the Development Authority.

(b) Where the Development Authority determines that a Sign is abandoned or in an overall state of disrepair they may, by notice in writing to the Owner of the land on which the Sign is located and, if it is indicated on the Sign, the Owner or operator of the Sign, order the Owner of the land and the Owner or operator of the Sign to:

(i) remove the Sign and all related structure components within what the Development Authority deems to be a reasonable amount of time, or

(ii) take such measures as they may specify in the notice to alter and/or refurbish and/or repair the Sign.

(c) Failure to remove the Sign or to comply with the measures specified in the notice described in **paragraph (b) above,** may result in the issuance of a violation ticket as described in this Bylaw.

(d) The notice described in **paragraph (b) above,** shall be considered to be a stop order for the purposes of this Bylaw.

Figure 8a-8b. Types of Signs.

Figure 8a

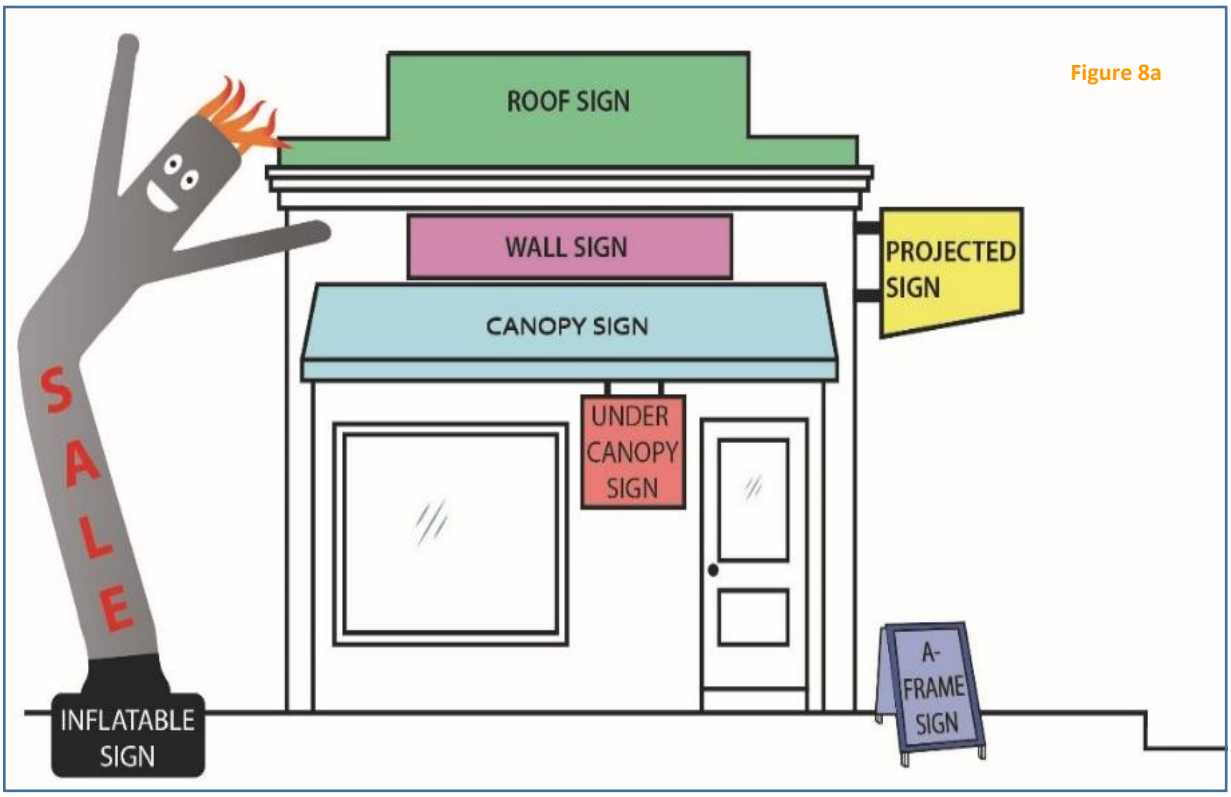
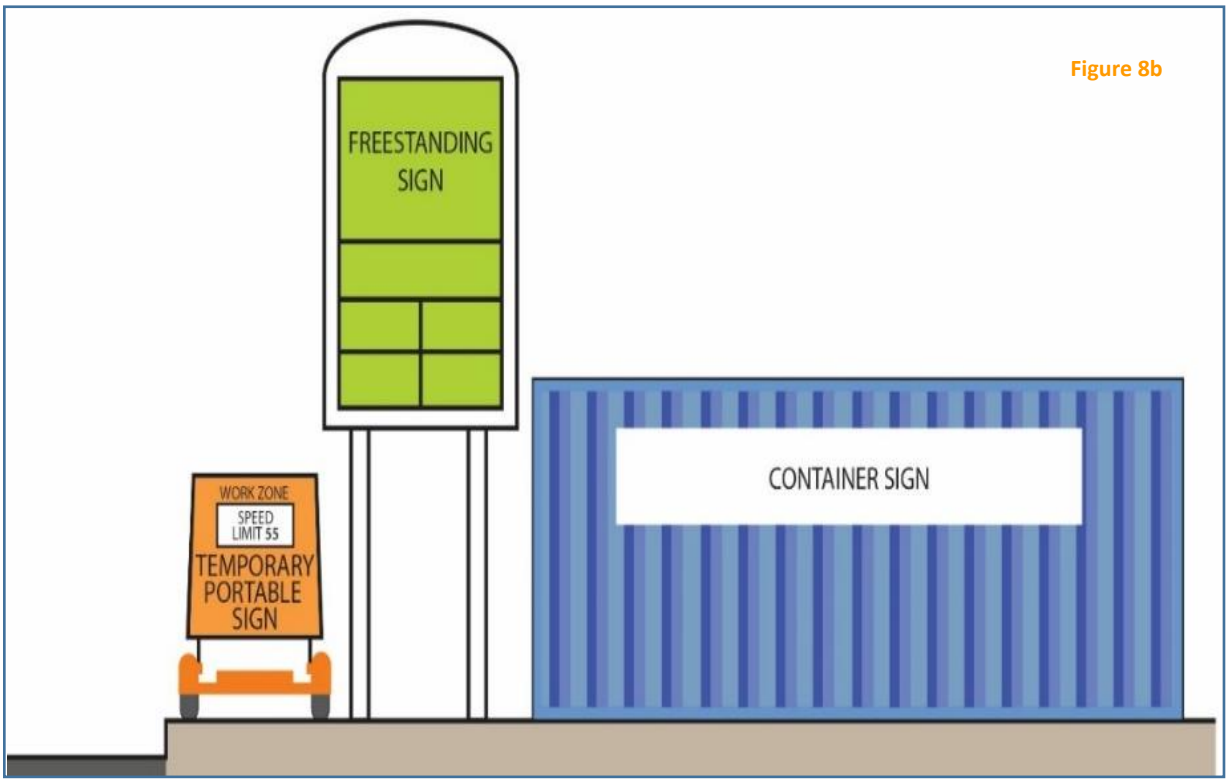


Figure 8b



(7) Signs Regulations

TYPE	ELEMENT	REGULATIONS	ADDITIONAL PROVISIONS
A-Frame Signs			
(see **Figure 8a**)	General	Notwithstanding any other provision of this Bylaw to the contrary, A-Frame Signs shall be allowed only in Commercial Districts. A-Frame Signs are not to be used in conjunction with Projecting Signs at grade level.	No more than one (1) A-Frame Sign shall be allowed per business frontage.
	Location	No A-Frame Sign shall be located on a sidewalk in such a manner so as to obstruct pedestrian flow. The area around an A-Frame Sign shall be kept clean. All vegetation shall be cleared away to a distance of at least 1.5 m (4.9 ft.) around the A-Frame Sign.	
	Area	The maximum area of each A-Frame Sign face, which is located on a sidewalk shall be 0.7 m2 (7.5 sq. ft.). **Figure 8** illustrates area and height requirements for A-Frame Signs. The maximum area of each A-Frame Sign face located in another location, approved by the Development Authority, shall be 1.5 m2 (16.0 sq. ft.)	Where the back of an A-Frame Sign is visible, it shall be suitably painted or otherwise covered to present a neat and clean appearance. Angle iron shall not be open to public view unless finished in an aesthetically pleasing manner to the satisfaction of the Development Authority.

TYPE	ELEMENT	REGULATIONS	ADDITIONAL PROVISIONS
	Height	The maximum height of an A-Frame Sign, which is located on a sidewalk shall be 1.0 m (3.3 ft.) The maximum height of an A-Frame Sign placed in other locations shall be 1.8 m (6 ft.), measured perpendicular distance from the ground to the highest point of the Sign when set up.	
Canopy Signs			
(see **Figure 8a**)	General	These regulations apply where a canopy is constructed solely as a support structure for a Sign. All Canopy Signs shall be erected in such a manner that the structural support elements are designed to appear as an integral part of the overall Sign design and concealed, such that no angle iron bracing, guy wires, or similar support elements are visible from a Road or Lane.	Each tenant of a Building shall be allowed one (1) Under-Canopy Sign of no more than 0.5 m2 (5.4 sq. ft.) in area.
	Area	The maximum area of all Canopy Signs on one face of a canopy shall not exceed 50% of the area of the face of the canopy.	
	Height	The bottom of the canopy shall be not less than 2.5 m (8.2 ft.) above grade.	Unless otherwise approved by the Development Authority, the vertical dimension of the canopy shall not exceed 1.5 m (4.9 ft.)

TYPE	ELEMENT	REGULATIONS	ADDITIONAL PROVISIONS
	Clearance	No part of the canopy shall project over a Road or Lane. Signs suspended under a canopy shall have a vertical clearance of a minimum of 2.5 m (8.2 ft.) from grade.	
Freestanding Signs			
(see **Figure 8b**)	General	(a) One (1) Freestanding Sign per business frontage may be erected on a Site having a minimum business frontage of 15.0 m (49.2 ft.) at Road level. (b) Notwithstanding (a) above, a maximum of one (1) Freestanding Sign may be allowed per Site except:	Additional Signs may be allowed at the discretion of the Development Authority.
		(i) where a Lot or Parcel is considered by the Development Authority to be a Double Fronting Lot or Parcel, each frontage may have a Freestanding Sign, provided that the Freestanding Signs are at least 90.0 m (295.3 ft.) apart.	
	Area	The total Sign Area of all Freestanding Signs on a Site shall not exceed 0.3 m2 (3.2 sq. ft.) in area for each lineal metre of frontage, to a maximum of 8.4 m2 (90 sq. ft.)	
	Height	The maximum height of a Freestanding Sign shall be 7.0 m (23.0 ft.).	
	Separation	Where a Freestanding Sign and a Projecting Sign are located	

TYPE	ELEMENT	REGULATIONS	ADDITIONAL PROVISIONS
		along the same frontage of a Site, a minimum distance of 10.0 m (32.8 ft.) shall be maintained between the Signs.	
	Setbacks	Any support structure for a Freestanding Sign shall be set back a minimum of 0.3 m (1.0 ft.) from any Site line and no part of the Freestanding Sign itself shall encroach onto or overhang an adjacent Site, Road or Lane.	
Portable Signs			
(see **Figure 8b**)	General	(a) No more than one (1) Portable Sign shall be located on a Site. (b) Notwithstanding (a) above, one (1) Portable Sign may be allowed for each business in a multiple-Occupancy Development provided	Notwithstanding any other provision of this Bylaw to the contrary, Portable Signs shall not be allowed in any Residential District.
		that no Portable Sign is located closer than 15.0 m (49.2 ft.) to another Portable Sign.	
	Area	All Portable Signs shall be double-faced.	
	Height	All Portable Signs shall exceed a height of 2.5 m (8.2 ft.) above grade.	
	Location	Portable Signs shall not be placed on a Site so as to conflict with or take up space for parking, loading, or walkways.	
	Setbacks	Any support structure for a Portable Sign shall be set back a minimum of 0.5 m (1.6 ft.) from any Site line and no part of a Portable Sign shall encroach	

TYPE	ELEMENT	REGULATIONS	ADDITIONAL PROVISIONS
		onto or overhang an adjacent Site, Road or Lane.	
Projecting Signs			
(see **Figure 8a**)	General	No more than one (1) Projecting Sign of 0.5 m2 (5.4 ft2 in size shall be allowed for each frontage of a commercial or Industrial Use.	
	Appearance	All Projecting Signs shall be erected in such a manner that the structural support elements are designed to appear as an integral part of the overall Sign design and concealed such that no angle iron bracing, guy wires, or similar support elements are visible from a Road.	
	Clearance	No Projecting Sign shall project over another Site, a Road, or a Lane. A Projecting Sign shall have a vertical clearance of a minimum of 3.05 m (10 ft.) from grade.	
Roof Signs			
(see **Figure 8a**)	General	Roof Signs must be manufactured and erected in such a way that they appear as an architectural feature and they shall be finished in such a manner that the visual appearance from all sides makes them appear to be part of the Building itself.	
	Appearance	No supporting structure for a Roof Sign shall be visible to the	

TYPE	ELEMENT	REGULATIONS	ADDITIONAL PROVISIONS
		public unless finished in an aesthetically pleasing manner to the satisfaction of the Development Authority.	
	Setbacks	All Roof Signs shall be set back a minimum of 1.0 m (3.3 ft.) from the edge of the Building on which the Roof Sign is located.	
Wall Signs			
(see **Figure 8a**)	General	The portion of a wall that can be used for or that can be covered by a Wall Sign on the front of a Building shall be the space defined by the following lower and upper limits: (a) in the case of a Sign proposed above the first Storey: (i) the lower limit shall be the lower limit of the lintel or the window head of the first Storey, but in no case lower than 2.4 m (7.9 ft.) above grade; and (ii) the upper limit shall be the windowsill of the second Storey or, in the absence of any windows on the second Storey, 0.8 m (31.5 inches) above the floor elevation of the second Storey.	
		in the case of a Sign proposed on a one-Storey Building, the upper limit of the portion shall be either: (i) the roofline of a flat-Roofed Building, or, where there is an	

TYPE	ELEMENT	REGULATIONS	ADDITIONAL PROVISIONS
		existing majority of Wall Signs that exceed the roofline, the upper limit of such existing Wall Signs, or (ii) a maximum of 0.8 m (31.5 inches) above the line of the eaves, if there is a parapet wall, provided that the Sign does not project above the upper edge of the parapet, or (iii) the line of the eaves.	
	Location	Notwithstanding the General Provisions above, a Wall Sign may be located: (a) below the area defined in General Provisions, **paragraph (a) above,** provided: (i) the Sign consists of individual letters, symbols, or logos that are directly attached to the Building face, (ii) the Sign states no more than the name of the Building or the principal tenant of the Building, and the Sign Area does not exceed 20% of the Building face below the area defined in General Provisions, **paragraph (a) above**.	A Wall Sign may be allowed on the side wall of a Building facing a Road where a Development is located on a corner Site provided that the Sign is integrated with the other signage on the Building and is of the same height and width. Any other location for a Wall Sign shall be at the discretion of the Development Authority, who shall have consideration for the aesthetic quality and compatibility of the proposed Wall Sign with adjacent Developments.
		(b) between the second Storey window lintel and the third Storey windowsill, or, in the case of a two-Storey Building, between the second Storey window lintel and	

TYPE	ELEMENT	REGULATIONS	ADDITIONAL PROVISIONS
		the Roof or parapet, provided: (i) the Sign states no more than the name of the Building or the principal tenant of the Building, and (ii) the Sign Area does not exceed 2.5 m2 (26.9 sq. ft.), or (c) above the third Storey windowsill, provided: (i) the Sign states no more than the name of the Building or principal tenant of the Building, and there is no more than one (1) Sign per Building face above the third Storey.	
Inflatable Signs			
(see **Figure 8a**)	General	One (1) small Inflatable Sign can be placed on an approved Temporary Sign location, and does not require a Development Permit, provided it is, no larger than 5.5 m2 (59.2 sq. ft.) Larger Inflatable Signs require that a Development Permit be applied for, and approval obtained before installation.	One (1) Inflatable Sign may be located on a Site and must be tethered or anchored so that it is touching the ground surface to which it is anchored.
	Height	The maximum height of an Inflatable Sign shall be the allowed height of a Freestanding Sign for the Site.	
	Location	An Inflatable Sign can only be located on a Site twice in a calendar year and not for longer than 30 consecutive days.	Inflatable Signs cannot be located on the Roof of a structure.

TYPE	ELEMENT	REGULATIONS	ADDITIONAL PROVISIONS
Signs in or adjacent to Residential Districts			
	General	Except as provided below, no Sign shall be permitted in Residential Districts except for places of worship, schools or other public institutions.	When, in the opinion of the Development Authority, a proposed Sign in any District adjacent to a Residential District might be objectionable to a resident in the Residential District, the Development Authority may impose such other requirements as they deem necessary, to protect the amenities of the Residential District.
	Home Occupations	An approved Major Home Occupation may display a Sign, not larger than 0.2 m2 (2 sq. ft.) in the window of the Dwelling.	
	Bed and Breakfast	An approved bed and breakfast may display a Sign, not larger than 0.2 m2 (2.0 sq. ft.). If outside, the Sign shall be placed in a location that is satisfactory to the Development Authority. Alternatively, the Sign may be displayed from inside a window of the Dwelling.	
	Multi-Unit or Multi-Lot Developments	One (1) Freestanding Sign per Site may be allowed for the purpose of identifying the name of a multi-family Dwelling, a Manufactured Home community, a neighbourhood,	

TYPE	ELEMENT	REGULATIONS	ADDITIONAL PROVISIONS
		or a Subdivision, provided: (a) the Sign Area does not exceed 5.0 m2 (53.8 sq. ft.), (b) the height of the Sign does not exceed 2.0 m (6.6 ft.), and (c) the Sign is not internally illuminated, though it may be lit from the front. (d) Name or number Signs shall have a surface area of no more than 0.3 m2 (3.0 sq. ft.).	
	Lighting	When an illuminated Sign is located in a District adjacent to a Residential District, the illumination from that Sign shall be deflected away from the Residential District.	
Signs Relating to Institutional Uses			
	General	In any District where a place of worship or a school or another Institutional Use is allowed, one (1) Sign of not more than 5.0 m2 (53.8 sq. ft.) in area shall be allowed to be erected on the Site occupied by the place of worship, school, or other Institutional Use.	

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PART 5.0
SPECIAL PROVISIONS

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5.1 APPLICABILITY

(1) The provisions under this Part apply within all Land Use Districts except where directed otherwise.

5.2 ABATTOIRS

(1) Abattoirs Facilities for which an approval, a registration, or an authorization is required pursuant to the Agricultural Operations Act are not regulated by this Bylaw rather by that Act and by the relevant agency pursuant to that Act. Please refer to the Agricultural Operations Act and the Regulations under the Agricultural Operations Act for these Developments.

(2) Front Setbacks for Manure Storage Facilities shall be as required by the established Right-Of-Way in **Sections 4.2** of this Bylaw. All front Setbacks are measured from the Roadway centerline.

(3) Other Setbacks shall be as required by the Designated District. Side and Rear Setbacks are measured from Lot or Parcel lines, accordingly.

5.3 ALTERNATIVE ENERGY SYSTEMS

(1) In addition to all other applicable General and Land Use District Regulations, the following provisions shall apply to Alternative Energy Systems developed within all Land Use Districts in the County of Vermilion River.

(2) Permit required.

(a) Alternative Energy Systems (AES) shall require a Development Permit to be issued. An application for an AES shall include the following information where applicable:

(i) The manufacturers specifications indicating;

1. the system's rated output in kilowatts,

2. safety features and sound characteristics,

3. type of material used in tower, Blade, and/or rotor Construction,

4. CSA or ULC approval, if applicable.

(ii) Potential for electromagnetic interference;

(iii) Nature and function of over-speed controls which are provided;

(iv) Specifications on the foundation and/or anchor design, including location and anchoring of any guy wires;

(v) Information demonstrating that the system will be used primarily to reduce on-site consumption of non-renewable energy sources such as electricity; natural gas, propane, or similar;

(vi) A Site plan indication the location of existing Buildings, improvements, Roads, Lanes, and Public Utilities both on the applicant's Property and all adjacent properties.

(3) Use.

(a) Ground Mounted Solar Collectors shall be regarded as Accessory Buildings for the purposes of this Bylaw and shall be regulated as such.

(4) Land Use.

(a) Alternative Energy Systems are a Discretionary Use in all Land Use Districts within the County of Vermilion River.

(5) Location.

(a) No aboveground portion of any component of any alternative energy system shall be located in a Front Yard.

(b) Regarding Solar Energy Collection Systems:

(i) Solar Collectors whether Ground or Roof Mounted shall require a Development Permit to be issued.

(ii) Solar Collectors may be installed on the Roof of any Building or may be Ground Mounted in a Rear or Side Yard.

1. If a Roof Mounted Solar Collector requires raising of the top of the collector panel for solar alignment, the raised portion of the collector panel shall not project above the highest roofline by more than 0.3 metres (1 ft.). Projections beyond 0.3 metres (1 ft) shall require application for a Variance.

(iii) Any accessory structure or vegetation on an Abutting Lot or Parcel shall not be located so as to block the Solar Collector's access to solar energy. The portion of a Solar Collector that is protected is the portion which:

1. is located so as not to be shaded between the hours of 10:00 a.m. and 3:00 p.m. by a hypothetical 12-foot obstruction located on the Lot Line; and

2. has an area not greater than one-half of the heated Floor Area of the structure, or the largest of the structures, to be served.

(iv) **sub-paragraph (iii) above,** does not apply to structure or vegetation existing in an Abutting Lot or Parcel at the time of installation of the Solar Energy Collection System, or the effective date of this Bylaw, whichever is later. Said subjection controls any structure erected on, or vegetation planted in, Abutting Lots or Parcels after the installation of the Solar Energy Collection System.

(c) Notwithstanding **paragraphs (a)** and **(b) above,** the County shall not be responsible for protecting access to solar energy on private land.

(6) Operation

(a) Any alternative energy system shall be operated and shielded so as to prevent any electro-magnetic interference. Any system found in violation of this policy shall be required to cease operation until such time as the problem is resolved.

(7) Signage

(a) Brand names or advertising associated with any alternative energy system or the system's installation shall not be visible from any public area, including Lanes, streets, and Highways.

(8) Screening.

(a) All alternative energy system shall be located and screened, to the extent possible, by land forms, natural vegetation, or other Landscaping means consistent with the County's General Municipal Servicing Standards, Section H, and the applicable County's Land Use Bylaw regulations to minimize its visual impact on adjacent Development and public areas. Towers and other supporting structure shall be painted a single, neutral, non-reflective, non-glossy color (e. g., earth tones, grey, black) that, to the extent possible, visually blends the system with the surrounding natural and built environments.

(9) Reclamation.

(a) Upon abandonment or termination of any alternative energy system's use, the entire facility and all components associated with the system, including towers or support structures, shall be removed and the Site restored to its pre-Construction condition.

(10) Compliance.

(a) All plumbing, reservoirs, pumps, and other equipment associated with solar or geo-thermal heating or cooling systems shall require plumbing, electrical, and Building permits as required under the Safety Codes Act and must meet all applicable provincial plumbing, electrical, and Building code regulations and any other municipal requirements.

(11) Other Agencies.

(a) No Alternative Energy System that is tied into a grid shall be installed until evidence has been given that the utility has been informed of the customer's intent to install an interconnected customer-Owner generator. A copy of the letter to the applicant's utility is sufficient. No response or evidence of approval from the utility is required. Off-grid systems and grid-tied systems that are not capable of feeding onto the grid with advanced control grid fault protection and disconnect switches covered under the electrical code shall be exempt from the requirement.

(12) Installation.

(a) All alternative energy system shall follow best installation practices to ensure quality and safety of installations.

5.3.1 GEOTHERMAL SYSTEMS

(a) shall be Closed Loop systems. Open Loop systems (pump & dump) are not allowed.

(b) must comply with CSA-C448 and subsequent amendments. Exceptions may be allowed, at the discretion of the Development Authority, provided that documented proof be provided that shows that the exception meets or exceeds the CSA-C448 standard.

(c) installations must be stamped by a qualified Professional Engineer registered under the "Engineering, Geological, or Geophysical Professions Act' of the Province of Alberta or have the system and installer certified by the Canadian GeoExchange Coalition (CGC) or other future governing body having jurisdiction within the Province of Alberta.

(d) Heat-transfer fluids used within a geothermal system shall be of the most environmentally friendly type available at the time of installation such as propylene glycol. In no case may an ethylene glycol-based fluid be used nor shall any flammable or combustible agent such as methanol, ethanol, natural gas, or propane be used.

5.3.2 WIND CONVERSION SYSTEMS (WECS), LARGE

(a) In addition to the requirements set forth in **Part 2** of this Bylaw, all applications for a Development Permit for a WECS shall be accompanied by:

(i) at the discretion of the Development Authority, a public participation summary pursuant to Section 2.133.

(ii) if applicable, a business registration form;

(iii) a fully dimensioned and scaled Site plan showing and labeling the information including the location of overhead utilities on or Abutting the subject Site, contours of the land, and access Roads;

(iv) a visual representation including scale elevations, photographs and/or digital information of the proposed WECS showing Total Height, tower height, rotor diameter, colour, and the landscape;

(v) the manufacturer's specifications for the Wind Energy Conversion System, including:

1. the system's rated output in kilowatts,

2. safety features and sound characteristics, and

3. type of material used in tower, place, and/or rotor Construction.

(vi) an analysis of the potential for noise at:

1. the Site of the installation,

2. the boundary of the Lot containing the Development, and

3. any habitable Dwelling within 2.0 km (1.2 miles) of the subject Site;

(vii) any impacts to the local Road system including required Approaches from public Roads having regard to County standards; and

(viii) a preliminary reclamation/decommissioning plan.

(b) When making an application for a Development Permit for a WECS, the Developer shall provide to the Development Authority appropriate reports and/or approvals from the following:

(i) Safety Codes Council

(ii) Transport Canada

(iii) NavCanada

(iv) Alberta Culture and Community Spirit

(v) Alberta Electrical Systems Operator

(vi) Alberta Energy & Utilities Board

(vii) Alberta Environment and Sustainable Resource Development

(viii) Alberta Health

(ix) Alberta Tourism, Parks and Recreation

(x) Alberta Transportation

(c) Prior to making a decision on an application for a Development Permit for a WECS, the Development Authority shall consider input from:

(i) any adjacent Municipality should the proposed Development be located within 2 km (1.2 miles) of the Municipality; and

(ii) landowners within 2 km (1.2 miles) of the proposed Development.

(d) In order to obtain input from landowners, the Development Authority shall hold a public meeting after advertising it in accordance with the requirements for Public Hearings in this Bylaw.

(e) Should a WEC discontinue producing power for a minimum of two (2) years, the WECS operator shall be required to provide a status report to the Development Authority. The Development Authority may then require that the WECS be decommissioned. Failure to comply with a decommissioning requirement shall be considered to be a breach of this Bylaw, and subject to the enforcement provisions of Section 5.1 of this Bylaw.

(f) A WECS shall comply with all the Setbacks related to Roads and Highways that govern the principal Use in the District in which it is located.

(g) Where, in the opinion of the Development Authority, the Setbacks referred to in **paragraph (f) above,** are not sufficient to reduce the impact of a WECS from a Road or Highway, the Development Authority may increase the required Setback.

(h) A WECS shall be located not less than four (4) times the Total Height of the WECS from a Dwelling on another Parcel of Land.

(i) A WECS shall be located so that the horizontal distance measured at grade from the outside of the rotor arc to any Lot boundary other than a Road or Highway is at least 7.5 m (24.6 ft.).

(j) In the case of WECS, Setbacks may be amended from the minimum Setback requirements in the Land Use District in which the WECS is located depending upon the number of WECS in a group and the proximity of the WECS to any existing Dwelling.

(k) The minimum vertical Blade Clearance from grade shall be 7.4 m (24.3 ft.) for a WECS employing a Horizontal Axis Rotor unless otherwise required by the Development Authority.

(l) To ensure public safety, the Development Authority may require that:

(i) a secure Fence not less than 1.8 m (5.9 ft.) in height with a lockable gate surround a WECS tower if the tower is climbable or subject to vandalism that could threaten tower integrity;

(ii) no ladder or permanent tower access device be located less than 3.7 m (12.1 ft.) from grade;

(iii) a locked device be installed on the tower to preclude access to the top of the tower; and

(iv) such additional safety mechanisms or procedures be provided as the Development Authority may consider reasonable and appropriate.

(v) The use of tubular towers, with locked door access, may, at the sole discretion of the Development Authority, make unnecessary the above requirements.

(m) All power lines on the Site of a WECS to the power grid or a power substation will be underground except where the Development Authority specifically approves overhead or above grade installations.

(n) Unless otherwise required by the Development Authority, a WECS shall be finished in a non-reflective matte and in a colour which minimizes the obtrusive impact of a WECS to the sole requirements of the Development Authority.

(o) No lettering, advertising or other symbol shall appear on the towers or Blades. On other parts of the WECS, the only lettering or symbol allowed will be the manufacturer's and/or Owner's

identification or symbol and then, only upon the approval of and at the sole discretion of the Development Authority.

(p) The Development Authority may approve a WECS on a case-by-case basis having regard for:

(i) information provided in the application;

(ii) the proximity of the proposed Development to other Land Uses;

(iii) the cumulative effect of all WECS approved or proposed in the area;

(iv) underlying utilities; and

(v) information received from the circulation of the application and from the public.

(q) A letter of credit may be required to address the decommissioning and reclamation of Sites should a location be taken out of service. The amount of security and term will be reviewed on a case-by-case basis to determine reclamation costs.

5.3.3 WIND CONVERSION SYSTEMS (WECS), MICRO

(a) Notwithstanding any other provision in this Land Use Bylaw, Micro Wind Energy Conversion Systems, which are systems which have a rated capacity of less than 0.5 kW, may only be Roof-mounted or ground-mounted within a Side or Rear Yard.

(b) Micro Wind Energy Conversion Systems shall be required to conform to Setback requirements for accessory Buildings.

(c) Maximum height shall be the maximum height provisions that apply within the District in which the Micro Wind Energy Conversion System is located.

(d) One Micro Wind Energy Conversion System is allowed per Lot. A second system may be permitted at the discretion of the Development Authority if the applicant can demonstrate that there is adequate room on the Site.

5.3.4 WIND CONVERSION SYSTEMS (WECS), SMALL

(a) Small Wind Energy Conversion Systems shall only be allowed as accessory Developments.

(b) For Property sizes between 0.1 ha (0.25 ac.) and 0.2 ha (0.5 ac.) the Wind Turbine Tower Height shall be limited to 25.0 m (82.0 ft.). For Property sizes of 0.2 ha (0.5 ac.) or more, there is no limitation on Wind Turbine Tower Height, subject to the Setback requirements below, and provided that the application includes evidence that the proposed height does not exceed the height recommended by the manufacturer or any distributor of the system.

(c) The turbine base shall be no closer to the Property Line than the height of the Wind Turbine Tower, and no part of the system structure, including guy wire anchors, may extend closer than 3.0 m (9.8 ft.) to the Property boundaries of the installation Site. Additionally, the outer and innermost guy wires must be marked and clearly visible to a height of 2.0 m (6.6 ft.) above the guy wire anchors. The Development Authority may waive Setback requirements from adjacent properties if such adjacent Property Owner agrees to grant an Easement binding on current and future Owners.

(d) The mean value of the sound pressure level from small wind energy systems shall not exceed more than 6 decibels (dBA) above background sound, as measured at the exterior of the closest neighbouring inhabited Dwelling (at the time of installation or during operation), for wind speeds below 10 m per second (22 mph) and except during short-term events such as utility outages and/or severe wind storms.

(e) Development Permit applications for small wind energy systems shall be accompanied by standard drawings of the wind turbine structure, including the tower, base, footings, anchoring method and drawn to scale. An engineering analysis of the Wind Turbine Tower showing compliance with the International Building Code and certified by a licensed professional mechanical, structural, or civil engineer shall also be submitted. Documentation of this analysis supplied by the manufacturer shall be accepted.

(f) Small wind energy systems must comply with applicable air traffic safety regulations. A statement on compliance by the applicant is sufficient. Transport Canada must be notified of the location (latitude and longitude) and height of all wind turbine installations through the aeronautical clearance application process. Small Wind Turbine Towers shall not be artificially lit except as required by NavCanada.

(g) Building permit applications for small wind energy systems shall be accompanied by a line drawing of the electrical components in sufficient detail to allow for a determination that the manner of installation conforms to existing electrical codes. This information is frequently supplied by the manufacturer.

(h) No small wind energy system that is tied into a grid shall be installed until evidence has been given that the utility has been informed of the customer's intent to install an interconnected customer-Owner generator. A copy of a letter to the applicant's utility is sufficient. No response or evidence of approval from the utility is required. Off-grid systems and grid-tied systems that are not capable of feeding onto the grid with advanced control grid fault protection and disconnect switches covered under the electrical code shall be exempt from the requirement.

(i) One Small Wind Energy System is allowed per single detached Dwelling on a Lot.

(j) A letter of credit may be required to address the decommissioning and reclamation of Sites should a location be taken out of service. The amount of security and term will be reviewed on a case-by-case basis to determine reclamation costs.

5.4 AUTO WRECKERS AND SALVAGE YARDS

(1) Notwithstanding any other provisions of this Bylaw, Auto Wreckers and Salvage Yards shall be screened from adjacent properties by a solid perimeter Fence of at least 2.0 m (6.5 ft.) in height, and not more than 5.0 (16.25 ft.), with no material piled higher than the height of the perimeter Fence, and a Setback of 1.5 m (5 ft.), which shall be maintained free of obstructions at all times.

(a) the perimeter Fence shall not be located in the required Front Yard.

(i) the required Front Yard shall be used for no other purpose than Landscaping and necessary access driveways to the Site.

(b) all Landscaping shall meet County Standards to the satisfaction of the Development Authority.

(c) Storage of debris, equipment, and other materials shall not be permitted in the perimeter Setback.

(2) As a condition of approval for an Auto Wrecker and Salvage Yard, the Development Authority may impose restrictions on:

(a) hours of operation;

(b) siting of machinery and facilities; and/or

(c) any other feature of the Development, so as to mitigate the impact noise on adjacent properties and Developments.

(3) No Auto Wrecker or Salvage Yard facility, including the storage and stockpiling of Vehicles, Refuse, or any materials, shall be located so as to cause contamination of adjacent properties or environmental features or natural resources, such as water bodies or agricultural lands.

5.5 CAMPGROUNDS AND CAMPSITES

(1) A Site Development Plan, or at the request of the Development Authority an Area Structure Plan, prepared by a Registered Professional Planner (RPP) shall be submitted and approved by the Development Authority prior to submitting a Development Permit application for a Campground proposal that will ultimately exceed twenty (20) Campsites and/or Cabins or is located on a Parcel greater than 2.0 ha (5 ac). The Site Development Plan shall include detailed plans and specifications (e. g., servicing, traffic, environmental considerations, etc.) for the initial stage, as well as any subsequent stages of Development for the entire tract of land. **(see Figure 9)**

(2) A minimum of 10% of the gross Lot area of the Campground shall be set aside for a common recreation area and shall be developed and maintained as a park, playground or other useable Open Space. No portion of any other Use and/or facility shall be included in this area.

(3) Campsite and visitor Parking Spaces shall be provided within a Campground area, subject to **Section 4.15** of this Bylaw to the satisfaction of the Development Authority.

(4) All Campgrounds shall be provided with safe and convenient vehicular access and a second emergency access, and all Roadways within a Campground shall be of a surface and standard acceptable to a Development Officer for the purposes of accommodating emergency, fire and Maintenance Vehicles.

(5) Within a Campground Development, the Roadway system will be sensitive to the topography and Site characteristics and shall be visibly “signed” to avoid confusion and minimize hazards.

(6) All Campsites shall be accessible by means of an access at least 3.0 m (9.8 ft.) in width where the access is for one-way traffic, or at least 6.0 m (19.7 ft.) in width where the access is for two-way traffic.

(7) Trees and natural vegetative cover shall not be removed without an approved Development Permit or Development concept plan. The Development Authority may prevent the removal of trees or shrubs adjacent to environmentally sensitive areas.

(8) Any adjoining residential area(s) shall be screened by a solid Fence or year-round vegetation with a minimum height of 2.0 m (6.6 ft.), to the satisfaction of the Development Authority.

(9) Fires shall only be permitted in facilities which have been provided for such purpose or where open fires are allowed by the County’s fire department.

(10) Fireplaces, fire pits, charcoal and other barbeque equipment, wood burning stoves, or any other cooking facilities shall be located, constructed, maintained and used to minimize fire hazard and smoke Nuisance in the Campground and the neighbouring properties.

(11) Fire extinguishers capable of dealing with electrical and wood fires shall be kept in all service Buildings.

(12) A suitable access and egress shall be provided so that every Campground may be readily serviced in emergency situations. Twenty-four (24) hour emergency communication service (e.g. telephones) shall be provided.

(13) Pedestrian walkways having a width of not less than 1.2 m (3.9 ft.) shall be provided from Campground Stalls to all service Buildings, facilities, Refuse collection areas and recreation areas. The walkways shall be well drained, well lighted, and the surface shall be constructed to a standard to the satisfaction of the Development Authority.

(14) The storage, collection and disposal of solid Waste in Campgrounds shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, or accident or fire hazards. Individual or grouped Refuse containers must be screened to the satisfaction of the Development Authority.

(15) Campgrounds with less than twenty (20) Campsites and no permanent Cabins shall be required to provide sewage disposal and water service facilities to the satisfaction of the Development Authority.

(16) Campgrounds with more than twenty (20) Campsites and with permanent Cabins shall provide on-site services as follows:

(a) A water supply system shall be provided for each Campsite designed to accommodate the Campground user occupying a self-contained Recreational Vehicle or a Cabin and shall be connected to a community water supply system. The water system for a Campground shall be constructed to the satisfaction of the County Engineer and the Development Authority in accordance with all applicable Provincial and County regulations.

(b) Alternatively, a Campground may provide one or more easily accessible supply outlets for filling potable water storage tanks. The water supply outlets shall be located within 100.0 m (328.1 ft.) of the Campsites. The water supply outlets shall be constructed to the satisfaction of the County Engineer and the Development Authority in accordance with all applicable Provincial and County regulations.

(c) An adequate and safe sewage disposal system shall be provided in a Campground for each Campsite designed to accommodate the Campground user Occupying a self-contained Vehicle or Cabin and shall be connected to a community sewage system and/or sanitary dumping station, to the satisfaction of the Development Authority. The sewage disposal system in a Campground shall be constructed to the satisfaction of the County Engineer and the Development Authority and shall comply with all applicable Provincial and County regulations, and shall be maintained to the standards of the regulatory approvals.

(d) A Campground shall be provided with sanitary dumping stations in the ration of one for every one hundred Recreational Vehicle spaces or fractional part thereof. The sanitary dumping stations shall be designed and maintained to County regulations and standards to the satisfaction of the County Engineer and the Development Authority. Each station shall provide a

water outlet, with the necessary appurtenances connected to the water supply system to permit periodic wash down of the immediate adjacent areas. A Sign shall be posted near the water outlet indicating that this water is for flushing and cleaning purposes only. Sanitary stations shall be separated from any Campsite or Cabin by a distance of not less than 20.0 m (65.6 ft.).

(e) In no case shall less than one (1) toilet and lavatory be provided for each sex for every ten (10) Campsites.

(17) Campgrounds, containing Campsites, Cabins, Hotels and/or Motels are considered temporary occupancies, and consequently, the maximum Occupancy is two hundred and forty (240) days per calendar year.

(18) The minimum size for a tenting Campsite shall be:

(a) 7.5 m (24.6 ft.) in width;

(b) 18.3 m (60.0 ft.) in depth; and

(c) 213 m2 (2292.7 sq. ft.) in area.

(19) The minimum size for a Recreation Vehicle/travel Trailer or Cabin Campsite shall be:

(a) 10.0 m (32.8 ft.) in width

(b) 25.0 m (82 ft.) in depth; and

(c) 250 m2 (2691 sq. ft.) in area.

(20) A Recreational Vehicle/travel Trailer on a Campsite shall be separated a minimum of 3.0 m (9.8 ft.) from:

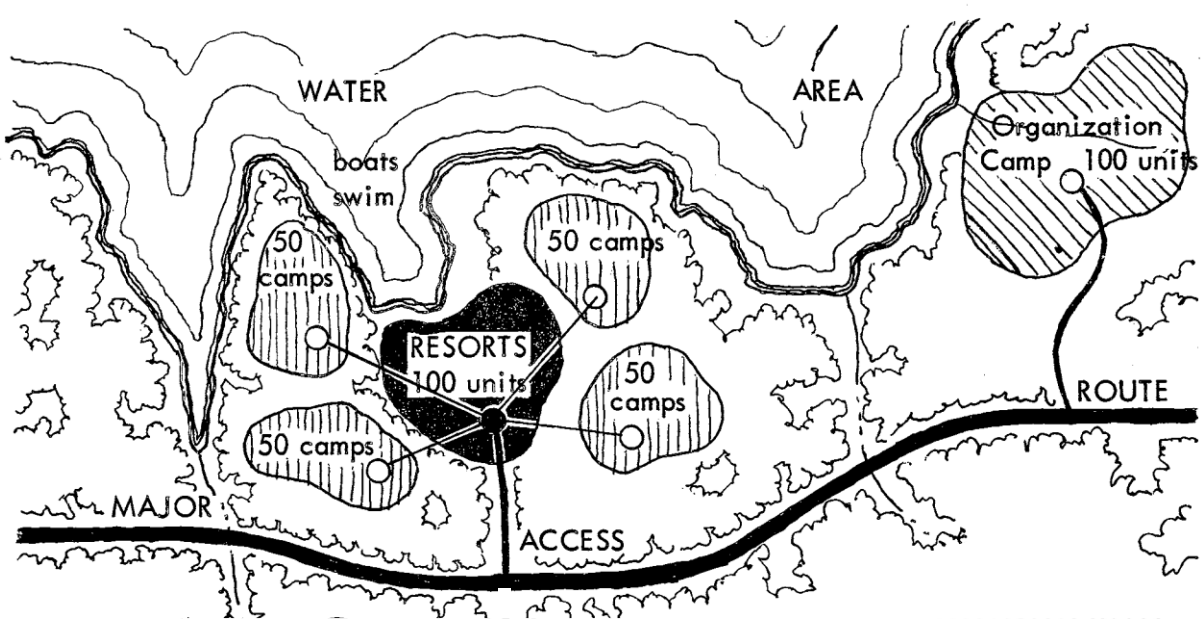
(a) another Recreational Vehicle/travel Trailer on an adjacent Site;

(b) other structures; and

(c) an Interior Roadway.

(21) All Campsites shall be required to provide an acceptable form of ground cover to prevent erosion.

Figure 9. Typical Campground/Campsite Layout.



5.6 CONFINED FEEDING OPERATIONS AND MANURE STORAGE FACILITIES

(1) Confined Feeding Operations and Manure Storage Facilities for which an approval, a registration, or an authorization is required pursuant to the Agricultural Operations Act are not regulated by this Bylaw rather by that Act and by the Natural Resources Conservation Board pursuant to that Act. Please refer to the Agricultural Operations Act and the Regulations under the Agricultural Operations Act for these Developments.

(2) Front Setbacks for Manure Storage Facilities shall be as required by the established Right-Of-Way in **Sections 4.2** of this Bylaw. All front Setbacks are measured from the Roadway centerline.

(3) Other Setbacks shall be as required by the Designated District. Side and Rear Setbacks are measured from Lot or Parcel lines, accordingly.

5.7 COMPOST FACILITIES AND LANDFILLS

(1) All relevant provincial authorizations shall be in place prior to commencement of operation.

(2) Hours of public access and hours of operation for heavy machinery shall be restricted to between 7:00 a.m. and 11:00 p.m.

(3) Litter catchment Fences, satisfactory to the Development Authority, shall be placed immediately downwind (from the generally prevailing winds) of any working face to capture litter.

(4) Perimeter fencing, consisting of a continuous chain-link Fence or similar material with appropriate gate or gates and satisfactory to the Development Authority, shall be placed around the working area for security purposes. Any gates shall be closed and locked when the compost facility or Landfill is not open to the public.

(5) The applicant shall adopt a program satisfactory to the Development Authority to retrieve litter that accumulates on Site or any litter that escapes from the Site.

(6) If the working area would be visible from a Road, there must be a visual Buffer satisfactory to the Development Authority between the Road and the working area to reduce visibility. The Buffer may consist of a soil Berm and/or a tree shelterbelt and may be either natural or constructed.

(7) The Site shall be manned when open to the public.

(8) The applicant shall submit a reclamation and closure plan on terms acceptable to the Development Authority.

(9) The Developer shall enter into a Development agreement with the County which, in addition to the matters indicated in Section 655(1)(b) of the Act, shall deal with:

(a) routing of any traffic that accesses the Development,

(b) Road Maintenance, including dust control,

(c) directional signage, and security for the above, and for compliance with the conditions of the Development Permit.

(10) Landfills

(a) In addition to the requirements of **this Section,** the Developer of a Landfill shall ensure that Waste deposited in the working area is promptly compacted and covered to minimize odour and to minimize wind blowing litter.

(11) Redistricting

(a) In addition to the other requirements of this Bylaw, prior to Council approving an amendment to this Bylaw changing land within the County to the LC District, the applicant may be required to submit an Environmental Site Assessment and a hydrogeological report relating to the proposed Use and the environmental conditions of the Site.

5.8 DAY USE AND PICNIC AREAS

(1) A sufficient number of picnic tables, fire pits and Garbage cans shall be provided to accommodate the design capacity of the Site. Exact numbers of such facilities shall be at the discretion of the Development Authority.

(2) Day Use and picnic facilities shall be designed and landscaped in order to minimize disturbance to the natural environment and to protect heavy Use areas from damage.

(3) Where the day Use area directly adjoins a residential Development, adequate Screening or fencing, to the satisfaction of the Development Authority, will be required between the Uses.

(4) Parking Areas should be physically separated from the rest of the day Use or picnic areas by Landscaping or natural vegetation Buffers.

5.9 DWELLING AND BUILDING CONVERSION STANDARDS

(1) The standards in this Section shall apply to the Conversion of Dwellings and Buildings located within all Districts.

(2) All Dwelling and Building Conversion activities of existing Buildings, including those listed in **Section 5.22,** being used or to be used for Non-Residential Use(s) or Buildings being used or to be used for Residential Use(s) require that a Development Permit be issued for Discretionary Use, in accordance to the requirements of this Bylaw.

(3) A Use and Occupancy Permit, subject to the provisions in **Section 2.17** of this Bylaw, is required prior to Occupancy of a Building Conversion.

(4) Building Conversion for Residential Uses

(a) Dwelling and Building Conversions for Residential Use shall meet all applicable requirements for Residential Construction in accordance to the Alberta Building Code and the Safety Codes Act regulations.

(b) Building Conversion of an existing Dwelling or Non-Residential Use Building to accommodate not more than three (3) Households, provided that the exterior design of structure is not changed from the character of a Single-Family Dwelling and further provided that each Dwelling Unit resulting from such conversion, shall comply with all applicable Residential Use regulations for the Designated District in which the Building Conversion Lot or Parcel is located, except where the Building is Non-Conforming with respect to one or more of the minimum requirements in this Bylaw.

(c) The gross Floor Area of the Building shall not be increased more than five percent (5%) over that which existed prior to the Building Conversion.

5.10 HOME OCCUPATIONS

(1) The following regulations shall apply to Home Occupation, Major and Home Occupation, Minor Uses, as defined within this Bylaw, within all Districts that allow for the Use.

(2) All Development Permits issued for Home Occupations shall be revocable at any time by the Development Authority, if, in its opinion, the Use is or has become detrimental to the amenities of the neighbourhood in which it is located.

(3) A permit issued for a Home Occupation is valid for one year or longer as determined by the Development Authority.

(a) It is the obligation of the Developer to seek renewal of a Development Permit prior to the expiry of the time period for which the initial permit was issued. The Development Authority shall consider the renewal on its merits.

(4) A stop order may be issued at any time if, in the opinion of the Development Authority, the operator of the Home Occupation has violated any provision of this Bylaw or conditions of the approval of the Development Permit.

(5) General Regulations

(a) All Home Occupations shall comply with the following requirements:

(i) When a Development Permit is issued for a Home Occupation, such permit shall be terminated should the applicant vacate the Property for which the permit has been issued.

(ii) Home Occupations shall not involve:

1. activities that use or store hazardous material in quantities exceeding those found in a normal Household; or

2. any Use that would, in the opinion of the Development Authority, materially interfere with or affect the Use, enjoyment or value of neighbouring properties.

(iii) Home Occupations shall not generate Offensive noise, vibrations, smoke, dust, odour, heat, glare, electrical, or radio disturbances, which are detectable beyond the boundary of the Lot or Parcel on which the Home Occupation is located.

(iv) Notwithstanding the provisions under **Section 4.21** of this Bylaw, advertising sings for Home Occupations may be limited in size and number at the discretion of the Development Authority.

(v) The Home Occupation Use shall not involve the display or storage of goods or equipment upon or inside the Premises such that these items are exposed to public view from the exterior.

1. additional Buffering or Screening requirements may be established by the Development Authority, at its sole discretion.

(vi) Home Occupations shall not generate an increasing demand on one or more utilities (water, sewer, electricity, telephone, Garbage, etc.) such that the combined total consumption for a Dwelling and its Home Occupation substantially exceeds the average for the designated Residential Use within the area.

(vii) No Home Occupation Use requiring electrical or mechanical equipment shall cause a substantial fire rating change in the structure or the area in which the Home Occupation is located.

(viii) Within Residential Districts, no more than one (1) Commercial Vehicle, up to the size of a tandem Truck, which is used in conjunction with the Home Occupation, shall be parked or maintained on the Site.

1. The Parking Space for the Commercial Vehicle shall be either within a Garage or adequately screened and sited behind the Main Building to the satisfaction of the Development Authority.

(ix) Within Non-Residential Districts, not more than four (4) Commercial Vehicles, each with one (1) accessory Trailer, which are used in conjunction with a Major Home Occupation, shall be parked or maintained on the Site.

1. The Parking Space for the Commercial Vehicle shall be either within a Garage or adequately screened and Sited behind the Main Building to the satisfaction of the Development Authority.

(6) Minor Home Occupations Additional Regulations

(a) In addition to the requirements of **Section 5.10(5) above,** a Minor Home Occupation shall comply with the following regulations:

(i) A Minor Home Occupation shall not Occupy more than 20% of the gross Floor Area or 30 m2 (323 sq. ft.) of the Main Building, whichever is greater.

(ii) Except where otherwise expressly allowed within this Bylaw, there shall be no outdoor business activity or Outdoor Storage of material or equipment associated with a Minor Home Occupation on the Site.

1. Storage related to a Minor Home Occupation shall be accommodated either within the Dwelling or Accessory Buildings.

2. Storage related to a Minor Home Occupation shall not cause the Minor Home Occupation to exceed the total area established in **sub-paragraph (i) above.**

(iii) Up to five (5) business visits per day are allowed.

(iv) Exterior alterations or additions to accommodate a Minor Home Occupation shall not be allowed.

(v) A Minor Home Occupation shall not employ any Person on Site other than the Occupants of the Dwelling.

(7) Major Home Occupations Additional Regulations

(a) In addition to the requirements of **Section 5.10(5) above,** a Major Home Occupation shall comply with the following regulations:

(i) The number of non-resident employees working on Site shall not exceed two (2).

(ii) Except where otherwise expressly allowed within this Bylaw, up to ten (10) business visits per day are allowed in the Agricultural (A), Industrial (M), and Business (B) Districts. In all other Non-Residential Districts, up to eight (8) business visits per day are allowed.

(iii) Any interior or exterior alterations or additions to accommodate a Major Home Occupation require that a Development Permit be issued under the provisions of this Bylaw, and such alterations shall comply with this Bylaw and the Alberta Safety Codes thereunder.

(iv) Except where otherwise expressly prohibited within this Bylaw, at the sole discretion of the Development Authority, and provided that all other requirements are met, Major Home Occupations may Occupy large, Shop-type Buildings in which Trucks are parked, or contain Uses that under other circumstances would be considered Rural Commercial Uses.

(8) Regarding Bed and Breakfast and Guest Ranch Operations

(a) Bed and Breakfast Establishment or a Guest Ranch is considered a Major Home Occupation, and shall, in addition to the regulations in **Section 5.10(7) above,** comply with the following regulations:

(i) A Bed and Breakfast Establishment or Guest Ranch shall not change the principal character or external appearance of the Dwelling containing the Use and shall have a maximum of three (3) guest sleeping Units.

(ii) Cooking facilities shall not be located within the sleeping Units.

(iii) All facilities shall meet public health regulations.

(iv) In addition to any other parking requirements in **Section 4.15** of this Bylaw, one (1) additional Off-Street Parking Space shall be provided for each sleeping Unit.

(v) A Bed and Breakfast Establishment or Guest Ranch shall be operated by a live-in Owner(s) and no more than two (2) paid assistants.

5.11 INCLUSIONARY HOUSING REQUIREMENTS

(1) The purpose of the provisions under this Section is to provide and preserve affordable housing stock within the County by encouraging greater diversity of housing opportunities that meet the needs of a changing and diverse population.

(2) Provision of Affordable Housing Units consistent with applicable provincial regulations and the provisions of this Section shall be a condition of approval of Subdivision or Development applications for Multi-Unit Developments within Designated Districts.

(3) Where an action of the County increases the value of a residential Property, by permitting higher Density for instance, or reduces an Owner or Developer expense, by granting a waiver or Variance from normal standards, for instance, the County should receive a benefit, such as some type of Affordable Housing, in return. Further, the County should refrain from actions, which increase value, or reduce expenses, unless it does receive such a benefit.

(4) Development of on-site Affordable Units for rent or purchase:

(a) A one-for-one Density Bonus shall be awarded for construction of on-site Affordable Housing Units.

(b) The developer must provide a mix of two and three bedroom Units, with a minimum of fifty-percent (50%) of the Units as three bedroom units and in a combination of Unit types as approved within a Site Development Plan, or at the request of the Development Authority an Area Structure Plan, prepared by a Registered Professional Planner (RPP).

(c) Smaller and larger unit sizes shall be provided as an option, based on local housing needs and project character, at the discretion of the Subdivision and/or Development Authority.

(5) Inclusionary Housing Units developed as Affordable Housing shall remain affordable for an indefinite period through the controls on rental levels or the resale value as registered in a first right caveat in title, consistent with federal and provincial regulations, as outlined below:

(a) Inclusionary Housing Units (which are produced by some form of public assistance as Affordable Housing) rent or sale price must not exceed eighty-five percent (85%) of market value and the Unit must be bought or rented to a household that earns eighty percent (80%) or less of the median income for their household size within the County.

(b) Inclusionary Housing Units (which are produced by homeowners as Affordable Housing) rent or sale price must not exceed eighty-five percent (85%) of market value and the Unit must be bought or rented to a household that earns eighty percent (80%) or less of the median income for their household size within the County.

(6) Further to **Section 5.11(5) above,** the ability of target income groups to rent or purchase should primarily determine the appropriate affordability rental levels or resale value and indices of inflation should be only a secondary factor in this determination.

(7) A Developer may use one of several alternatives for providing Inclusionary Housing Units as Affordable Housing on or off the Site. The following four alternatives are considered equivalent and the listing implies no priority among them. At least ten percent (10%) of the Units in a Lot or Parcel of land or Multi-Unit Development subject to this Bylaw shall be established as Affordable Housing Units in any one or combination of methods provided for below:

(a) 5% Low-income Units to be rented by eligible Households; or

(b) 15% Low-income Units to be purchased or rented by eligible Households; or

(c) 25% Moderate income Units to be purchased or rented by eligible Households; or

(d) 40% Middle income Units to be purchased by eligible Households; or

(e) After efforts to provide the type of housing Units indicated above have proven fruitless, and subject to the execution of a Development agreement, the County may consider the following:

(i) Where no Units have been provided, a one hundred percent (100%) financial contribution made in lieu of providing required Units equal to 3% of market sale price of all Units shall be required.

(ii) Where less than half of the required Units are provided, a fifty percent (50%) financial contribution made in lieu of providing required Units equal to 1.5% of market sale price of all Units shall be required.

Table 5. Affordability Level of 30% of Monthly Income.

Income Level	4-Person Household Affordability Range
Extremely Low	10%-30% MI*
Very Low	40%-50% MI*
Low	60%-80% MI*
Moderate	90%-120% MI*
Middle	130%-160% MI*
High**	+170% MI*

** Median Income is the combined average Household income for the entire County of Vermilion River. This is a general guide; actual numbers may vary and should be calculated to meet federal or provincial affordability requirements.*

***High Income is not an actual Affordable Housing category and is used here simply for illustration purposes.*

5.12 LICENSED CANNABIS PRODUCTION AND/OR PROCESSING, STORAGE, OR DISTRIBUTION FACILITY AND/OR PREMISES

(1) The purpose of **this Section** is to provide for desirable compatibility between Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises and surrounding Land Uses. The mitigation of possible adverse impacts shall be addressed using this section. Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises shall comply with all County Land Bylaw and policy requirements and any applicable federal and provincial regulations.

(2) No Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises shall be permitted unless all applicable licensing and approvals have been provided for by the provincial and federal governments.

(3) Only one (1) Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises shall be permitted on a single title.

(4) A Site, Lot or Parcel, Building, or structure established, operated, or maintained as a Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises shall comply with the provisions made for in this Section in addition to any other applicable federal, provincial, and municipal regulations as per **Section 1.3** of this Bylaw. Non-compliance to the previous may be abated as provided for in **Section 1.13** of this Bylaw. This is not exclusive and shall not prevent the County from exercising any other remedy available under the law, nor shall the provisions of **this Section** prohibit or restrict other federal or provincial law or County policy to be enacted upon.

(5) When provided for within this Bylaw**,** in addition to the regulations in the Designated District that provides for the Use, the provisions under **this Section** and **Section 4.12** shall apply to all Licensed Cannabis Production and/or Processing, Storage, or Distribution Facilities and/or Premises within the County of Vermilion River.

(a) All Development Permit applications for Licensed Cannabis Production and/or Processing, Storage, or Distribution Facilities and/or Premises shall comply with the provisions established in **Section 2.7** of this Bylaw.

(6) Applicability

(a) The provisions under **this Section** shall apply to:

(i) The Use of land, Lot or Parcel and Buildings or structures for the production, storage, and distribution of Cannabis as defined and regulated under the *Cannabis Act,* as amended or as regulated under any subsequent legislation that may be enacted in substitution.

(ii) Buildings or structures and Accessory Uses to Permitted or Discretionary Uses in connection with a Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises.

(7) Application Requirements

(a) A copy of the submitted license application for the Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises shall be provided to the Development Authority before a Temporary Development Permit in support of an application can be issued.

(i) The Development Authority may issue a Temporary Development Permit not to exceed eighteen (18) months for a Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises license application that complies with the provisions of this Bylaw.

(i) Should the application period for a Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises license application exceed eighteen (18) months, the Development Authority may, at its sole discretion, extend the Temporary Development Permit, if it is requested by the applicant, to an additional thirty (30) days to a maximum of 2 extensions.

(b) A copy of the current license for a Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises shall be provided to the Development Authority before a Development Permit for a Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises can be issued.

(c) The Development Permit for a Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises shall be limited as follows:

(i) The first Development Permit shall not exceed a 3-year term.

(ii) Any subsequent Development Permit shall not exceed a 5-year term.

(d) Issuance of an Occupancy Permit is required for all structures associated with a Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises.

(e) The Development Authority may require an applicant for a Development Permit for a Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises to have any or all of the following information be prepared by a qualified professional and have it included with the application:

(i) Waste Management Plan

(ii) Environmental Assessment

(iii) Traffic Impact Assessment

(iv) Water/Wastewater Report

(v) Storm Water Management Plan

(vi) Any additional study or assessment necessary to address specific concerns at the discretion of the Development Authority.

(f) Site Plan Requirements

(i) All applications shall include a Site plan. Said Site plan shall be a detailed and scaled drawing, as per the General Municipal Servicing Standards, showing the locations and dimensions of the areas to be used for the sale and storage of Cannabis material and products. Such areas will be referred to as Areas for Cannabis Materials/Products.

1. The areas for the sale and storage of Cannabis material shall be limited to and must conform to the submitted Site plan included in the permit application. Said Site plan will be referred to as the original Site plan.

2. The original Site plan shall not be amended to add additional Areas for Cannabis Materials/Products without the approval of a new application by the Development Authority.

a. A copy of the current or amended license for the Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises shall be provided to the Development Authority before a Permit can be issued.

(ii) Include proposed Landscaping, loading, and Parking Areas.

(8) Licensed Cannabis Production and/or Processing, Storage, or Distribution Facilities and/or Premises:

(a) shall maintain the neighbourhood characteristics and appearance.

(b) shall be designed and located to minimize any impacts on the natural environment.

(c) shall have no Outdoor Storage of goods, material, or supplies.

(d) shall contain Garbage containers and Waste materials within an enclosed Building.

(e) shall secure solid waste material in accordance with applicable provisions under the Cannabis Act, until disposed of or destroyed in accordance with the regulations.

(f) shall meet all requirements for said facilities (such as but not limited to security and Premises) as may be required under the Cannabis Act.

(g) shall minimize any exposure or disturbance to the surrounding area including, but not limited to, dust, pollution, noise, odour, or any other related Land Use Nuisance effects.

(h) the Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises shall operate in a manner that does not constitute a Nuisance as defined under the Land Use Bylaw or any other bylaw and/or policy approved by the County.

(9) Separation Requirements

(a) For the purposes of **this Section:**

(i) A Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises Site means the Lot(s) or Parcel(s) on which the Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises is located or is proposed to be located.

(ii) A School Site, for the purposes of this Section, means the Lot(s) or Parcel(s) on which either a day care or a Public Education Facility is situated, including those wherein "Institutional" is listed as a Permitted Use.

(iii) A Health Care Facility Parcel means the Lot(s) or Parcel(s) on which either a provincial health care or a public health care facility is situated, including those Lots or Parcels wherein "Public or Semi-Public Use" is listed as a Permitted Use.

(iv) School Reserve and Municipal School Reserve shall have the meaning given to the in the Municipal Government Act, as amended.

(v) A Residential Parcel, for the purposes of this Section, means any Parcel wherein a "Dwelling" is listed as a Permitted Use excepting those wherein a "Dwelling Unit" is listed and described as accessory to a/the Use or accessory to the principal Use.

(vi) A Place of Public Use means those parts of land, a Building, street, waterway or other location that are accessible or open to Persons under the age of 18 years, whether on a continuous, periodic or occasional basis, and includes any commercial, business, cultural, historical, educational, religious, governmental, entertainment, recreational, or other place that is accessible or open to the public on such a basis, including the meaning of Public Place in the *Cannabis Act.*

(b) A Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises Site shall meet the minimum Separation distance of 1,000 m (3,281 ft) between a School Site, Health Care Facility, School Reserve, Municipal School Reserve, another the Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises Site, or any other Place of Public Use usually frequented by Persons under the age of 18 years.

(i) The minimum Separation distance shall be established by measuring the shortest distance between the boundary of the Lot or Parcel containing the School Site, Health Care Facility, School Reserve, Municipal School Reserve, another Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises Site, or any other Place of Public Use and the boundary of the proposed Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises Site.

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(c) A Licensed Cannabis Production, Processing, Storage, Distribution Facility, Premises Site or any combination thereof shall either meet a minimum Separation distance of 75 m (246 ft.) from a Dwelling, or meet a minimum Separation distance of 100 m (328 ft.) from any Residential Use (as defined by this bylaw) Lot or Parcel boundary when no Dwelling exists within 150 m (492 ft.).

(i) The minimum Separation distance shall be established by measuring the shortest distance between the boundary of the Dwelling or Residential Use Lot or Parcel and the boundary of the proposed Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises Site.

(10) Development Standards

ELEMENT	REQUIREMENTS	ADDITIONAL PROVISIONS
Minimum Lot Area	As required by the Development Authority	Except where the Lot is subject to: (a) man-made barrier, registered in Land Titles, fragmenting the quarter section, or (b) a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery. (c) the Subdivision of any fragmented area shall be governed by the policies in the Municipal Development Plan respecting the Subdivision of fragmented areas.
Maximum Lot Coverage	60%	Includes cultivation area (Standard or Micro) and any structures.
Minimum Front Yard	In accordance with the provisions of Section 4.2 of this Bylaw.	Except for provincial Highways, which are subject to Alberta Transportation regulations.
Minimum Side Yard	In accordance with the provisions of Section 4.2 of this Bylaw.	Except for an irregular shaped Lot, which shall be ten percent (10%) of the mean Lot Width.

Minimum Rear Yard	In accordance with the provisions of **Section 4.2** of this Bylaw.	
ELEMENT	**REQUIREMENTS**	**ADDITIONAL PROVISIONS**
Maximum Height	10.5 m (34.5 ft.)	Except for an agricultural structure such as a silo, grain bin or elevator, or where restricted by the Airport Vicinity Area Overlay. (**Section 7.2.1** or where a Variance under **Section 2.13** has been granted.)
Accessory Buildings	In accordance with the provisions of **Section 4.2** of this Bylaw.	A Building or structure used for security purposes for the Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises may be located in the Front Yard and must comply with the required minimum Setbacks.
Minimum Planting Setback	In accordance with the provisions of **Section 4.2** of this Bylaw.	
Minimum Setback from a Water Body or Water Course	As provided for in **Table 6.**	
Parking	Parking and loading requirements for a Licensed Cannabis Retail Sales Establishment shall be provided in accordance with the provisions of **Section 4.15** of this Bylaw, the General Municipal Servicing Standards, and any applicable requirements a under the *Gaming, Liquor and Cannabis Act* and the *Cannabis Act,* as amended.	
Signage	Outdoor signage or advertising shall meet requirements under **Section 4.21** as well as provincial and federal regulations regarding the Use.	
Exceptions	At the discretion of the Development Authority, the height provisions of these regulations may be waived for church steeples, belfries, towers, cupolas, and similar architectural features; flagstaffs, chimneys, elevator mechanisms and housings, water tanks, standpipes, and similar utility structures; and radio and television towers and Antennas, and similar telecommunication structures.	
Additional Regulations	In accordance with the provisions of **Section 4.7** of this Bylaw, as applicable.	

(11) Additional Regulations

(a) A Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises shall be the primary use of the Lot(s) or Parcel(s).

(b) Licensed Cannabis Production and/or Processing, Storage, or Distribution Facilities and/or Premises must not operate in conjunction with another Use on the same Lot(s) or Parcel(s).

(c) Cannabis Products must not be smoked, vaped, ingested, or otherwise consumed on the Premises of a Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises.

(d) Licensed Cannabis Production and/or Processing, Storage, or Distribution Facilities and/or Premises must not permit any Person who is a minor, as defined under the Cannabis Act, or as amended, to enter or be in the Licensed Cannabis Production Facility or Premises.

(e) Uses, processes, or equipment Owned or contracted, operating on the Premises shall be limited to those that are not objectionable due to odour, dust, bright lights, smoke, noise, or vibration.

(f) The Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises shall meet all requirements for said facilities such as, but not limited to security and Premises, as required under federal and provincial legislation and regulations.

(g) All activities related to Licensed Cannabis Production and/or Processing, Storage, or Distribution Facilities and/or Premises shall occur within a fully enclosed stand-alone Building, including but not limited to loading, receiving, and shipping of Cannabis, Cannabis Products, and any other goods, materials, and supplies.

(h) A Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises' exterior lighting and noise levels should meet the following:

(i) the illumination of Parking Areas, walkways, Signs, and other structures associated with Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises shall be arranged to meet any requirements the Land Use Bylaw or any other bylaw and / or policy approved by the County and any requirements under federal or provincial regulation.

(ii) noise from facilities shall not exceed that allowed under the Land Use Bylaw or any other bylaw and/or policy approved by the County and any requirements under federal or provincial regulation.

(i) Buffers shall be required for all Licensed Cannabis Production and/or Processing, Storage, or Distribution Facility and/or Premises. Buffers can combine Separation, vegetation, and fencing to mitigate the impacts on Farming and adjacent activities, as per **Section 4.9.**

(12) Nonconforming Status

(a) Legal nonconforming status of Buildings and Uses shall not apply to Licensed Cannabis Production Facilities.

5.13 LICENSED CANNABIS RETAIL SALES ESTABLISHMENTS AND/OR PREMISES

(1) The purpose of **this Section** is to provide for desirable compatibility between Licensed Cannabis Retail Sales Establishments and surrounding Land Uses. The mitigation of possible adverse impacts shall be addressed using this section. Licensed Cannabis Retail Sales Establishments shall comply with all County Land Use Bylaw and policy requirements and any applicable federal and provincial regulations.

(2) No Licensed Cannabis Retail Sales Establishments shall be permitted unless all applicable licensing and approvals have been provided for by the provincial and federal governments.

(3) Only one (1) Licensed Cannabis Retail Sales Establishment shall be permitted on a single title.

(4) A Site, Lot or Parcel, Building or structure established, operated, or maintained as a Licensed Cannabis Retail Sales Establishment shall comply with the provisions made for in this Section in addition to any other applicable federal, provincial, and municipal regulations as per **Section 1.3** of this Bylaw. Non-compliance to the previous may be abated as provided for in **Section 1.13** of this Bylaw. This is not exclusive and shall not prevent the County from exercising any other remedy available under the law, nor shall the provisions of **this Section** prohibit or restrict other federal or provincial law or County policy to be enacted upon.

(5) When provided for within this Bylaw**,** in addition to the regulations in the Designated District that provides for the Use, the provisions under **this Section** shall apply to all Licensed Cannabis Retail Sales Establishments within the County of Vermilion River.

(a) All applications shall comply with the provisions established in **Section 2.7** of this Bylaw.

(a) Only establishments licensed by the Alberta Gaming, Liquor, and Cannabis Commission (AGLCC) under the *Gaming, Liquor, and Cannabis Act,* as amended will be considered.

(6) Applicability

(a) The provisions under **this Section** shall apply to:

(i) The Use of land, Lot or Parcel, Site, Building, or structure established, operated, or maintained as a Commercial Use that involves the sale, offer for sale, and purchase of Cannabis Products and approved Cannabis accessories from licensed Cannabis retailers, and Similar Uses as defined in and in accordance with the *Gaming, Liquor, and Cannabis Act* and the *Cannabis Act,* as amended, or any subsequent legislation that may be enacted in substitution, within the County of Vermilion River.

(ii) Buildings or structures and Accessory Uses to Permitted or Discretionary Uses in connection with Licensed Cannabis Retail Sales Establishments.

(7) Application Requirements

(a) All applications for Licensed Cannabis Retail Sales Establishment shall comply with County Development standards and regulations in addition to the provisions established in **Part 2** of this Bylaw.

(b) A copy of the submitted license application for the Licensed Cannabis Retail Sales Establishment shall be provided to the Development Authority before a Temporary Development Permit in support of an application can be issued.

(i) The Development Authority may issue a Temporary Development Permit not to exceed sixty (60) days for a Cannabis Retail Sales Establishment license application that complies with the provisions of this Bylaw.

(ii) Should the application period for a the Cannabis Retail Sales Establishment license application exceed sixty (60) days, the Development Authority may, at its sole discretion, extend the Temporary Development Permit, if it is requested by the applicant, to an additional thirty (30) days to a maximum of 2 extensions.

A copy of the current Cannabis retail license for the Licensed Cannabis Retail Sales Establishment as issued by the *Alberta Gaming, Liquor, and Cannabis Commission (AGLCC)* shall be provided to the Development Authority before a Development Permit for a Licensed Cannabis Retail Sales Establishment can be issued.

The Development Permit for the Licensed Cannabis Retail Sales Establishment shall be limited as follows:

(i) The first Development Permit shall not exceed a 3-year term.

(ii) Any subsequent Development Permit shall not exceed a 5-year term.

1. The applicant shall provide the Development Authority with an annual update or notice of termination of approval from the AGLC.

Issuance of an Occupancy Permit is required for all structures associated with a Licensed Cannabis Retail Sales Establishment.

The Development Authority may require an applicant for a Development Permit for a Licensed Cannabis Retail Sales Establishment to have any or all of the following information be prepared by a qualified professional and have it included with the application:

(i) Waste Management Plan

(ii) Environmental Assessment

(iii) Traffic Impact Assessment

(iv) Water/Wastewater Report

(v) Storm Water Management Plan

(vi) Any additional study or assessment necessary to address specific concerns at the discretion of the Development Authority.

Site Plan Requirements

(i) All applications shall include a Site plan. Said Site plan shall be a detailed and scaled drawing, as per the General Municipal Servicing Standards, showing the locations and dimensions of the areas to be used for the sale and storage of Cannabis material/products. Such areas will be referred to as Areas for Cannabis Materials/Products.

1. The areas for the sale and storage of Cannabis Material/Products shall be limited to and must conform to the submitted Site plan included in the permit application. Said Site plan will be referred to as the original Site plan.

2. The original Site plan shall not be amended to add additional Areas for Cannabis Materials/Products without the approval of a new application by the Development Authority.

a. A copy of the current amended license for the Licensed Cannabis Retail Sales Establishment as issued by Health Canada shall be provided to the Development Authority before a Permit can be issued.

(ii) Include proposed Landscaping, loading, and Parking Areas.

(8) Licensed Cannabis Retail Sales Establishments:

(a) shall meet the retail store and business requirements outlined under *the Gaming, Liquor and Cannabis Act* and as approved in a valid retail Cannabis license.

(b) shall maintain the neighbourhood characteristics and appearance.

(c) shall be designed and located to minimize any impacts on the natural environment.

(d) shall minimize any exposure or disturbance to the surrounding area including, but not limited to, dust, pollution, noise, odour, or any other related Land Use Nuisance effects.

(e) shall have no Outdoor Storage of goods, material, or supplies.

(f) shall contain Garbage containers and Waste materials within an enclosed Building.

(g) shall secure solid Waste material in accordance with applicable provisions under the *Gaming, Liquor and Cannabis Act* and *the Cannabis Act (Canada),* until disposed of or destroyed in accordance with the regulations.

(h) Shall meet all requirements for said establishments (such as but not limited to security and Premises) as may be required under the *Gaming, Liquor and Cannabis Act* and the *Cannabis Act.*

(i) Establishments shall operate in a manner that does not constitute a Nuisance as defined under the Land Use Bylaw or any other bylaw and / or policy approved by the County.

(9) Separation Requirements

(a) For the purposes of **this Section:**

(i) A Licensed Industrial Hemp Production Facility Site means the Lot(s) or Parcel(s) on which the Licensed Industrial Hemp Production Facility is located or is proposed to be located.

(ii) A School Site, for the purposes of this Section, means the Lot(s) or Parcel(s) on which either a day care or a Public Education Facility is situated, including those wherein "Institutional" is listed as a Permitted Use.

(iii) A Health Care Facility Parcel means the Lot(s) or Parcel(s) on which either a provincial health care or a public health care facility is situated, including those Lots or Parcels wherein "Public or Semi-Public Use" is listed as a Permitted Use.

(iv) School Reserve and Municipal School Reserve shall have the meaning given to the in the Municipal Government Act, as amended.

(v) A Residential Parcel, for the purposes of this Section, means any Parcel wherein a "Dwelling" is listed as a Permitted Use excepting those wherein a "Dwelling Unit" is listed and described as accessory to a/the Use or accessory to the principal Use.

(vi) A Place of Public Use means those parts of land, a Building, street, waterway or other location that are accessible or open to Persons under the age of 18 years, whether on a continuous, periodic or occasional basis, and includes any commercial, business, cultural, historical, educational, religious, governmental, entertainment, recreational, or other place that is accessible or open to the public on such a basis, including the meaning of Public Place in the *Cannabis Act.*

A Licensed Cannabis Retail Sales Establishment Site shall meet the minimum Separation distance of 300 m (984 ft) between a School Site, Health Care Facility, School Reserve, Municipal School Reserve, another Licensed Cannabis Retail Sales Establishment Site, or any other Place of Public Use usually frequented by Persons under the age of 18 years.

(i) The minimum Separation distance shall be established by measuring the shortest distance between the boundary of the Lot or Parcel containing the School Site, Health Care Facility, School Reserve, Municipal School Reserve, another Licensed Cannabis

Retail Sales Establishment, or any other Place of Public Use and the boundary of the proposed Licensed Cannabis Retail Sales Establishment Site.

(b) A Licensed Cannabis Retail Sales Establishment Site shall meet the minimum Separation distance of 100 m (328 ft) from tobacco and liquor retailers.

(i) The minimum Separation distance shall be established by measuring the shortest distance between the boundary of the Lot or Parcel containing the School Site, Health Care Facility, School Reserve, Municipal School Reserve, another Licensed Cannabis Retail Sales Establishment,

(c) Smoking or Vaping of Cannabis is prohibited in or within 5 m (16 ft.) of Sites, Buildings, or structures where the Main Use is a Public or Quasi Public Use and their Premises in accordance with the provisions of the *Gaming, Liquor and Cannabis Act*, including school reserves or municipal and school reserves under the *Municipal Government Act.*

(10) Development Standards

ELEMENT	REQUIREMENTS	ADDITIONAL PROVISIONS
Minimum Lot Area	As required by the Development Authority	Except where the Lot is subject to: (a) man-made barrier, registered in Land Titles, fragmenting the quarter section, or
		(a) a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery. (b) the Subdivision of any fragmented area shall be governed by the policies in the Municipal Development Plan respecting the Subdivision of fragmented areas.
Maximum Lot Coverage	35%	The retail and storage space shall be a minimum of 56 m^2 (600.0 sq. ft.) Storage shall not exceed

ELEMENT	REQUIREMENTS	ADDITIONAL PROVISIONS
		forty percent (40%) of the floor space.
Minimum Front Yard	In accordance with the provisions of **Section 4.2** of this Bylaw.	Except for provincial Highways, which are subject to Alberta Transportation regulations.
Minimum Side Yard	In accordance with the provisions of **Section 4.2** of this Bylaw.	Except for an irregular shaped Lot, which shall be ten percent (10%) of the mean Lot Width.
Minimum Rear Yard	In accordance with the provisions of **Section 4.2** of this Bylaw.	
Maximum Height	Principal Building: 5 m (16.5 ft.) Accessory Building: Subject to **Sections 4.2** of this Bylaw, as applicable.	Except for an agricultural structure such as a silo, grain bin or elevator, or where restricted by the Airport Vicinity Area Overlay. (**Section 7.2.1,** or where a Variance under **Section 2.13** has been granted.)
Accessory Buildings	In accordance with the provisions of **Section 4.2** of this Bylaw.	Accessory Building(s) and Use(s) when located on the same Lot or Parcel of Land as the Main Building and the Use(s) is / are customarily incident thereto, As required in **Section 4.2** of this Bylaw; provided all other applicable provincial and federal requirements are met.
Parking	Parking and loading requirements for a Licensed Cannabis Retail Sales Establishment shall be provided in accordance with the provisions of **Section 4.15** of this Bylaw, the General Municipal Servicing Standards, and any applicable requirements a under the *Gaming, Liquor and Cannabis Act* and the *Cannabis Act,* as amended.	
Minimum Planting Setback	In accordance with the provisions of **Section 4.2** of this Bylaw.	

ELEMENT	REQUIREMENTS	ADDITIONAL PROVISIONS
Signage	Outdoor signage or advertising shall meet requirements under **Section 4.21** as well as provincial and federal regulations regarding the Use.	
Minimum Setback from a Water Body or Water Course	As provided for in **Table 6.**	
Exceptions	At the discretion of the Development Authority, the height provisions of these regulations may be waived for church steeples, belfries, towers, cupolas, and similar architectural features; flagstaffs, chimneys, elevator mechanisms and housings, water tanks, standpipes, and similar utility structures; and radio and television towers and Antennas, and similar telecommunication structures.	
Additional Regulations	In accordance with the provisions of **Section 4.7** of this Bylaw, as applicable.	

(11) Additional Regulations

(a) A Licensed Cannabis Retail Sales Establishment shall be the primary use of the Lot(s) or Parcel(s).

(b) Licensed Cannabis Retail Sales Establishments must not operate in conjunction with another Use on the same Lot(s) or Parcel(s).

(c) Lot(s) or Parcel(s) where a Licensed Cannabis Retail Sales Establishment is proposed to be located must front onto a Collector Roadway.

(a) Cannabis Products must not be smoked, vaped, ingested, or otherwise consumed on the Premises of a Licensed Cannabis Retail Sales Establishment.

(b) Licensed Cannabis Retail Sales Establishments must not permit any Person who is a minor, as defined under the *Cannabis Act,* or as amended, to enter or be in the Licensed Cannabis Retail Sales Establishment or Premises.

(c) Uses, processes, or equipment Owned or contracted, operating on the Premises shall be limited to those that are not objectionable due to odour, dust, bright lights, smoke, noise, or vibration.

(d) The Licensed Cannabis Retail Sales Establishment shall meet all requirements for said facilities such as, but not limited to security and Premises, as required under the *Cannabis Act* and *Gaming, Liquor, and Cannabis Act.*

(e) Wastewater and storm drainage management for Licensed Cannabis Retail Sales Establishments shall take place on a holding tank that meets Provincial Regulation.

(f) Licensed Cannabis Retail Sales Establishments shall operate not earlier than 10 a.m. or later than 2 a.m.

(g) Licensed Cannabis Retail Sales Establishments and Premises must meet the conditions set out in Schedule 2 of the *Gaming, Liquor, and Cannabis Regulation*, as amended, repealed, or replaced from time to time.

(h) A Licensed Cannabis Retail Sales Establishment's Exterior Lighting and Noise levels should meet the following:

(i) The illumination of Parking Areas, walkways, Signs, and other structures shall meet the provisions of this Bylaw for the Designated District.

(ii) Noise from facilities shall not exceed that allowed under the Land Use Bylaw or any other bylaw and/or policy approved by the County and applicable provincial or federal regulations.

(i) The advertising, display and promotion of Cannabis, Cannabis Products, and Cannabis accessories shall meet federal and provincial regulations.

(12) Nonconforming Status

(a) Legal nonconforming status of Buildings and Uses shall not apply to Licensed Cannabis Retail Sales Establishments.

5.14 LICENSED INDUSTRIAL HEMP PRODUCTION AND/OR PROCCESSING, STORAGE, OR DISTRIBUTION FACILITY AND/OR PREMISES

(1) The purpose of **this Section** is to provide for desirable compatibility between Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises and surrounding Land Uses. The mitigation of possible adverse impacts shall be addressed using this section. Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facilities and/or Premises shall comply with all County Land Use Bylaw and policy requirements and any applicable federal and provincial regulations.

(2) No Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises shall be permitted unless all applicable licensing and approvals have been provided for by the provincial and federal governments, as applicable.

(3) Only one (1) Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises shall be permitted shall be permitted on a single title.

(4) A Site, Lot or Parcel, Building or structure established, operated, or maintained as a Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises shall comply with the provisions made for in this Section in addition to any other applicable federal, provincial, and municipal regulations as per **Section 1.3** of this Bylaw, as applicable. Non-compliance to the previous may be abated as provided for in **Section 1.13** of this Bylaw. This is not exclusive and shall not prevent the County from exercising any other remedy available under the law, nor shall the provisions of **this Section** prohibit or restrict other federal or provincial law or County policy to be enacted upon.

(5) When provided for within this Bylaw**,** in addition to the regulations in the Designated District that provides for the Use, the provisions under **this Section** and **Section 4.12** shall apply to all Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facilities and/or Premises within the County of Vermilion River.

(b) All applications shall comply with the provisions established in **Section 2.7** of this Bylaw.

(6) Applicability

(a) The provisions under **this Section** shall apply to:

(i) The Use of land, Lot or Parcel, for the production of Industrial Hemp as defined and regulated under the *Cannabis Act* and the *Industrial Hemp Regulations,* as amended or as regulated under any subsequent legislation that may be enacted in substitution.

(ii) Buildings or structures and Accessory Uses to Permitted or Discretionary Uses in connection with Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises.

(7) Application Requirements

(a) A copy of the submitted license application for the Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises shall be provided to the Development Authority before a Temporary Development Permit in support of an application can be issued.

(i) The Development Authority may issue a Temporary Development Permit not to exceed sixty (60) days for a Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises license application that complies with the provisions of this Bylaw.

(ii) Should the application period for an Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises license application exceed sixty (60) days, the Development Authority may, at its sole discretion, extend the Temporary Development Permit, if it is requested by the applicant, to an additional thirty (30) days to a maximum of 2 extensions.

(b) A copy of the current license for a Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises shall be provided to the Development Authority before a Development Permit for a Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises can be issued.

(c) The Development Permit for a Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises shall be limited as follows:

(i) The first Development Permit shall not exceed a 3-year term.

(ii) Any subsequent Development Permit shall not exceed a 5-year term.

(d) Issuance of an Occupancy Permit is required for all structures associated with a Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises.

(e) The Development Authority may require an applicant for a Development Permit for a Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises to have any or all of the following information be prepared by a qualified professional and have it included with the application:

(i) Waste Management Plan

(ii) Environmental Assessment

(iii) Traffic Impact Assessment

(iv) Water/Wastewater Report

(v) Storm Water Management Plan

(vi) Any additional study or assessment necessary to address specific concerns at the discretion of the Development Authority.

(f) Site Plan Requirements

(i) All applications shall include a Site plan. Said Site plan shall be a detailed and scaled drawing, as per the General Municipal Servicing Standards, showing the locations and dimensions of the areas to be used for the sale and storage of hemp material. Such areas will be referred to as Areas for Hemp Materials.

1. The areas for the sale and storage of hemp material shall be limited to and must conform to the submitted Site plan included in the permit application. Said Site plan will be referred to as the original Site plan.

2. The original Site plan shall not be amended to add additional Areas for Hemp Materials without the submittal and approval of a new Permit application by the Development Authority.

b. A copy of the current amended license for the Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises shall be provided to the Development Authority before a Permit for additional areas for Hemp Materials can be issued.

(ii) Include proposed Landscaping, loading, and Parking Areas.

(8) Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises:

(a) shall maintain the neighbourhood characteristics and appearance.

(b) shall be designed and located to minimize any impacts on the natural environment.

(c) shall have no Outdoor Storage of goods, material, or supplies.

(d) shall secure solid Waste material in accordance with applicable provisions under the *Cannabis Act* and the *Industrial Hemp Regulations,* until disposed of or destroyed in accordance with the regulations.

(e) shall meet all requirements for said facilities (such as but not limited to security and Premises) as may be required under the *Cannabis Act* and the *Industrial Hemp Regulations.*

(f) shall minimize any exposure or disturbance to the surrounding area including, but not limited to, dust, pollution, noise, odour, or any other related Land Use Nuisance effects.

(g) Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises shall operate in a manner that does not constitute a Nuisance as defined under the Land Use Bylaw or any other bylaw and / or policy approved by the County.

(9) Separation Requirements

(a) For the purposes of **this Section:**

(i) A Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises Site means the Lot(s) or Parcel(s) on which the Licensed Industrial Hemp Production Facility is located or is proposed to be located.

(ii) A School Site, for the purposes of this Section, means the Lot(s) or Parcel(s) on which either a day care or a Public Education Facility is situated, including those wherein "Institutional" is listed as a Permitted Use.

(iii) A Health Care Facility Parcel means the Lot(s) or Parcel(s) on which either a provincial health care or a public health care facility is situated, including those Lots or Parcels wherein "Public or Semi-Public Use" is listed as a Permitted Use.

(iv) School Reserve and Municipal School Reserve shall have the meaning given to the in the Municipal Government Act, as amended.

(v) A Residential Parcel, for the purposes of this Section, means any Parcel wherein a "Dwelling" is listed as a Permitted Use excepting those wherein a "Dwelling Unit" is listed and described as accessory to a/the Use or accessory to the principal Use.

(vi) A Place of Public Use means those parts of land, a Building, street, waterway or other location that are accessible or open to Persons under the age of 18 years, whether on a continuous, periodic or occasional basis, and includes any commercial, business, cultural, historical, educational, religious, governmental, entertainment, recreational, or other place that is accessible or open to the public on such a basis, including the meaning of Public Place in the *Cannabis Act.*

(b) A Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises Site shall meet the minimum Separation distance of 1,000 m (3,281 ft) between a School Site, Health Care Facility, School Reserve, Municipal School Reserve, another Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises Site, or any other Place of Public Use usually frequented by Persons under the age of 18 years.

(i) The minimum Separation distance shall be established by measuring the shortest distance between the boundary of the Lot or Parcel containing the School Site, Health Care Facility, School Reserve, Municipal School Reserve, another Licensed Industrial

Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises Site, or any other Place of Public Use and the boundary of the proposed Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises Site.

(c) A Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises Site shall meet the minimum Separation distance of 150 m (492 ft.) between a Dwelling or Residential Use Lot or Parcel.

(i) The minimum Separation distance shall be established by measuring the shortest distance between the boundary of the Dwelling or Residential Use Lot or Parcel and the boundary of the proposed Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises Site.

(10) Development Standards

ELEMENT	REQUIREMENTS	ADDITIONAL PROVISIONS
Minimum Lot Area	As required by the Development Authority	Including where the Lot is subject to: (a) man-made barrier, registered in Land Titles, fragmenting the quarter section, or (b) a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery. (c) the Subdivision of any fragmented area shall be governed by the policies in the Municipal Development Plan respecting the Subdivision of fragmented areas.
Maximum Lot Coverage	60%	Includes cultivation site and any structures.
Minimum Front Yard	In accordance with the provisions of **Section 4.2** of this Bylaw.	Except for provincial Highways, which are subject to Alberta Transportation regulations.

ELEMENT	REQUIREMENTS	ADDITIONAL PROVISIONS
Minimum Side Yard	In accordance with the provisions of **Section 4.2** of this Bylaw.	Except for an irregular shaped Lot, which shall be ten percent (10%) of the mean Lot Width.
Minimum Rear Yard	In accordance with the provisions of **Section 4.2** of this Bylaw.	
Maximum Height	10.5 m (34.5 ft.)	Except for an agricultural structure such as a silo, grain bin or elevator, or where restricted by the Airport Vicinity Area Overlay. (**Section 7.2.1,** or where a Variance under **Section 2.13** has been granted.)
Accessory Buildings	In accordance with the provisions of **Section 4.2** of this Bylaw.	A Building or structure used for security purposes for a Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises may be located in the Front Yard and must comply with the required minimum Setbacks.
Minimum Planting Setback	In accordance with the provisions of **Section 4.2** of this Bylaw.	
Minimum Setback from a Water Body or Water Course	As provided for in **Table 6.**	
Parking	Parking and loading requirements for a Licensed Cannabis Retail Sales Establishment shall be provided in accordance with the provisions of **Section 4.15** of this Bylaw, the General Municipal Servicing Standards, and any applicable requirements a under the *Gaming, Liquor and Cannabis Act* and the *Cannabis Act,* as amended.	
Signage	Outdoor signage or advertising shall meet requirements under **Section 4.21** as well as provincial and federal regulations regarding the Use.	

ELEMENT	REQUIREMENTS	ADDITIONAL PROVISIONS
Exceptions	At the discretion of the Development Authority, the height provisions of these regulations may be waived for church steeples, belfries, towers, cupolas, and similar architectural features; flagstaffs, chimneys, elevator mechanisms and housings, water tanks, standpipes, and similar utility structures; and radio and television towers and Antennas, and similar telecommunication structures.	
Additional Regulations	In accordance with the provisions of **Section 4.7** of this Bylaw, as applicable.	

(11) Additional Regulations

(a) A Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises shall be the primary use of the Lot(s) or Parcel(s)

(b) Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises must not operate in conjunction with another Use on the same Lot(s) or Parcel(s).

(c) Cannabis Products must not be smoked, vaped, ingested, or otherwise consumed on the Premises of a Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises.

(d) Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises must not permit any Person who is a minor, as defined under the *Cannabis Act,* or as amended, to enter or be in the Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises.

(e) Uses, processes, or equipment Owned or contracted, operating on the Premises shall be limited to those that are not objectionable due to odour, dust, bright lights, smoke, noise, or vibration.

(f) Unless otherwise provided for under federal and provincial regulations, with the exception of Cultivation, all activities related to the Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises shall occur within a fully enclosed stand-alone Building, including but not limited to loading, receiving, and shipping of Industrial Hemp and any other goods, materials, and supplies.

    (i) secured Garbage containers and Waste materials shall be contain within an enclosed Building.

(g) The Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises shall meet all requirements for said facilities such as, but not limited to security and Premises, as required under the *Cannabis Act* and *Industrial Hemp Regulations.*

(h) A Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises' Exterior Lighting and Noise levels should meet the following:

(i) The illumination of Parking Areas, walkways, Signs, and other structures associated with Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facilities and/or Premises shall be arranged to meet any requirements the Land Use Bylaw or any other bylaw and / or policy approved by the County and any requirements under the *Industrial Hemp Regulations.*

(ii) Noise from facilities shall not exceed that allowed under the Land Use Bylaw or any other bylaw and / or policy approved by the County and any requirements under the *Industrial Hemp Regulations.*

(i) Buffers shall be required for all Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facilities and/or Premises. Buffers can combine Separation, vegetation, and fencing to mitigate the impacts on Farming and adjacent activities, as per **Section 4.9.**

(12) Nonconforming Status

(a) Legal nonconforming status of Buildings and Uses shall not apply to Licensed Industrial Hemp Production and/or Processing, Storage, or Distribution Facility and/or Premises.

5.15 LIQUOR SALES, STORAGE, AND CONSUMPTION ESTABLISHMENTS

(1) Where provided for under this Bylaw, the following provisions apply to Development of a Site as any type of Commercial Use that involves sale and consumption of alcoholic beverages, including, but not limited to, Liquor Sales and Storage Establishment, Eating and Drinking Establishment, Drinking Establishment, Drive-In Restaurants, Indoor Recreation Facility, Motel, Hotel, Private Club, and Similar Uses as those defined in this Bylaw.

(2) In addition to the provisions established in **Section 2.7** all Development Permit applications for Liquor Sales, Storage, and Consumption Establishments shall comply with the provisions under **this Section** and all applicable requirements within the Designated District.

(a) Only Liquor Sales, Storage, and Consumption Establishments and Premises licensed by the *Alberta Gaming and Liquor Commission (AGLC)* under the *Gaming, Liquor, and Cannabis Regulation,* as amended, repealed, or replaced from time to time, will be considered.

(3) Application Requirements

(a) The applicant must demonstrate they have the required approval from the *Alberta Gaming and Liquor Commission (AGLC).* A copy of the current license as issued by the AGLC shall be provided to the Development Authority before occupation for the proposed Use can occur.

(b) Site Plan Requirements

(i) All applications shall include a Site plan. Said Site plan shall be a detailed and scaled drawing, as per the General Municipal Servicing Standards, showing the locations and dimensions of the areas to be used for the sale and storage of alcoholic beverages. Such areas will be referred to as Areas for Alcoholic Beverages.

1. The areas for the sale and storage of sale and storage of alcoholic beverages shall be limited to and must conform to the submitted Site plan included in the permit application. Said Site plan will be referred to as the original Site plan.

2. The original Site plan shall not be amended to add additional Areas for Alcoholic Beverages without the approval of a new application by the Development Authority.

c. A copy of the current amended as issued by the *Alberta Gaming and Liquor Commission (AGLC)* shall be provided to the Development Authority before a Permit can be issued.

(ii) Include proposed Landscaping, loading, and Parking Areas.

(4) Development Standards

ELEMENT	REQUIREMENTS	ADDITIONAL PROVISIONS
Minimum Lot Size	At the discretion of the Development Authority.	Lot must front onto an Arterial or Collector Roadway.
Minimum Area	The retail and storage space shall be a minimum of 56 m2 (600.0 sq. ft.) Storage shall not exceed 40 percent (40%) of the floor space.	
Maximum Lot Coverage	35%	The retail and storage space shall be a minimum of 56 m^2 (600.0 sq. ft.) Storage shall not exceed forty percent (40%) of the floor space.
Minimum Front Yard	In accordance with the provisions of **Section 4.2** of this Bylaw.	Except for provincial Highways, which are subject to Alberta Transportation regulations.
Minimum Side Yard	In accordance with the provisions of **Section 4.2** of this Bylaw.	Except for an irregular shaped Lot, which shall be ten percent (10%) of the mean Lot Width.
Minimum Rear Yard	In accordance with the provisions of **Section 4.2** of this Bylaw.	
Maximum Height	Principal Building: 5 m (16.5 ft.) Accessory Building: Subject to **Sections 4.2** of this Bylaw, as applicable.	Except for an agricultural structure such as a silo, grain bin or elevator, or where restricted by the Airport Vicinity Area Overlay. (**Section 7.2.1,** or where a Variance under **Section 2.13** has been granted.)
Accessory Buildings	In accordance with the provisions of **Section 4.2** of this Bylaw.	Accessory Building(s) and Use(s) when located on the same Lot or Parcel of Land as the Main Building and the Use(s) is / are customarily incident thereto, As required in **Section 4.2** of this Bylaw; provided all other applicable provincial and federal requirements are met.
Parking	Parking and loading requirements for a Licensed Cannabis Retail Sales Establishment shall be provided in accordance with the provisions of	

ELEMENT	REQUIREMENTS	ADDITIONAL PROVISIONS
	Section 4.15 of this Bylaw, the General Municipal Servicing Standards, and any applicable requirements a under the *Gaming, Liquor and Cannabis Act* and the *Cannabis Act,* as amended.	
Minimum Planting Setback	In accordance with the provisions of **Section 4.2** of this Bylaw.	
Minimum Setback from a Water Body or Water Course	As provided for in Table 6.	
Exceptions	At the discretion of the Development Authority, the height provisions of these regulations may be waived for church steeples, belfries, towers, cupolas, and similar architectural features; flagstaffs, chimneys, elevator mechanisms and housings, water tanks, standpipes, and similar utility structures; and radio and television towers and Antennas, and similar telecommunication structures.	

(5) Additional Regulations

(a) All sales, businesses, servicing, storage, or processing shall be conducted within a completely enclosed Building, except where the nature of the activity makes it impossible, as for example, Off-Street loading, Vehicle parking for customers while on the Premises, and the sale of automobile fuel at Service Stations.

(b) Establishments may contain Accessory Buildings and Uses when located on the same Lot or Parcel of Land as the Main Building and the Use is customarily incident thereto, provided the Provincial and Municipal Regulations requirements are met.

(c) Unless otherwise provided for in the *Gaming, Liquor and Cannabis Act* and *Alberta Gaming and Liquor Regulation,* establishments must not permit any Person who is a minor, as defined under the *Gaming, Liquor and Cannabis Act,* or as amended, to enter or be in the licensed facility or Premises.

(d) The sale of alcohol is provided for within the Designated District(s) in accordance with the hours specified by the *Gaming, Liquor and Cannabis Regulation,* County Bylaws, or applicable provincial regulations as amended.

(e) Uses, processes, or equipment Owned or contracted, operating on the Premises shall be limited to those that are not objectionable due to odour, dust, bright lights, smoke, noise, or vibration.

(f) The applicant shall provide the Development Authority with an annual update or notice of termination of approval from the *Alberta Gaming and Liquor Commission (AGLC)*.

(g) Establishments shall operate in a manner that does not constitute a Nuisance as defined under the Land Use Bylaw or any other bylaw and / or policy approved by the County.

(6) Nonconforming Status

(a) Legal nonconforming status of Buildings and Uses shall comply with regulations established in **Section 2.12** of this Bylaw.

5.16 MOTELS

(1) Where permitted under this Bylaw, a Person applying to develop a Site as a Motel shall comply with the provisions of this Section.

(2) Site Requirements for Motels

Minimum Site Area m^2(sq ft)	Required Yards m (ft)	Minimum Floor Area/Unit m^2(sq ft)
One Storey		
139 (1,500)	Front: 7.6 (25) Side & Rear: 3 (10)	26.5 (285)
Two Storey		
93 (1,000) per floor		

(3) Space Between Buildings

(a) Not less than 3.7 m (12 ft.) of clear and unoccupied space shall be provided between Buildings on the Site, except where Buildings are connected by a continuous Roof to form a shelter for motor Vehicles.

(4) Driveways

(a) Each Rentable Unit shall face onto or Abut and shall have unobstructed access from a driveway not less than 6 m (20 ft.) in width.

(5) Access and Parking

(a) Not more than one (1) motor Vehicle entrance and one motor Vehicle exit to a Road, each with a minimum of width of 7.6 m (25 ft.) measured at its minimum dimension shall be permitted, provided however, that one combined motor Vehicle entrance and exit may be permitted, not less than 9 m (30 ft.) in width.

(6) Maintenance of Site and Buildings and Business

(a) The Owner, tenant, operator or Person in charge of a Motel shall at all times:

(i) maintain the Site and the Buildings, structure and improvements thereon in a clean, neat, tidy and attractive condition and free from all rubbish and debris;

(ii) maintain Garbage facilities to the satisfaction of the Development Authority;

(iii) maintain an appropriate Fence where required, no less than 1 m (3.3 ft.) in height around the boundaries of the Lot; and

(iv) shall landscape and keep the Site landscaped, to the satisfaction of the Development Authority.

5.17 NATURAL RESOURCE EXTRACTION AND GROUND DISTURBANCE OPERATIONS

(1) A Development Permit will be required for any activity disturbing the ground, including, but not limited to:

(a) excavating

(b) digging

(c) trenching

(d) plowing

(e) Drilling

(f) tunneling

(g) quarrying

(h) grading

(i) leveling

(j) removing peat

(k) clearing

(l) pounding posts

(m) augering

(n) backfilling

(o) blasting

(p) stripping topsoil

(q) any other similar activity involving mineral extraction, grading, or Excavation operations.

(r) any activity requiring an approval and / or license under the Water Act, such as Development in or near a water body or diverting and using water from a water body.

(2) A Development Permit shall not be issued for a Natural Resource Extraction and Ground Disturbance Operation until any necessary reclamation plan and permit / license is approved by the Provincial Government.

(3) Where not required to do so by Provincial agencies, the proponent of a natural resource extraction shall be required to submit a reclamation plan to the Development Authority for their approval prior to the issuance of a Development Permit.

(4) Where not required to do so by the Province, the proponent of a natural resource extraction shall, at the discretion of the Development Authority, be required to post with the County security in the form of either cash or an irrevocable letter of credit to ensure that reclamation will be completed.

(5) Any disturbed area shall be reclaimed to:

(a) at least its former capability for agriculture; or

(b) any other Use, which the Development Authority considers will be beneficial to the County.

(6) The following conditions of approval may be included when processing a Development Permit application under this Section:

(a) limitation of hours of operation;

(b) requirement to enter into a Road Use Agreement with the County for the provision of dust control and Maintenance/upgrading of Roads used in direct relation to the operation;

(c) posting of adequate signage, including company name and emergency telephone numbers, to warn of possible Site or operational hazards and dangers;

(d) methods of minimizing noise in relation to the activities of the operation; and

(e) payment of an aggregate levy to the County as outlined by the County's Community Aggregate Payment Levy Bylaw.

5.18 PET KEEPING AND ANIMAL BREEDING AND/OR BOARDING FACILITIES

(1) The keeping of more than four (4) dogs on any Lot, whether the dogs are being bred or boarded, shall be allowed at the discretion of the Development Authority only in those Districts where Animal Breeding and/or Boarding Facilities are listed as Discretionary Use in this Bylaw.

(2) The maximum number of dogs to be kept on Site in each of the above Districts shall be at the discretion of the Development Authority.

(3) In determining the number of dogs, pups less than six (6) months of age shall not be included.

(4) An exercise area shall be provided for each dog as follows:

(a) breeds weighing 16 kg (35 lbs.) or less – at least 2.3 m2 (25.0 sq. ft.) per dog; and

(b) breeds weighing more than 16 kg (35 lbs.) – at least 4.6 m2 (50.0 sq. ft.) per dog.

(5) No Building or exterior exercise area to be used to accommodate dogs shall be allowed within 25.0 m (82 ft.) of any Lot Line of the Lot for which an application is made.

(6) All exterior exercise areas (runs) shall be enclosed with an acceptable Fence with a minimum height of 1.83 m (6 ft.).

(7) All dogs in Animal Breeding and/or Boarding Facilities shall be kept within Buildings or a Fenced area at all times when not leashed.

(8) All dog facilities shall be cleaned on a daily basis, and all feces shall be stored in an enclosed container and disposed of in a sanitary manner.

(9) Pens, rooms, exercise runs and holding Stalls shall be soundproofed where possible to the satisfaction of the Development Authority.

(10) A separate air extractor system shall be provided in the animal shelter or holding area where heating and air conditioning is necessary.

(11) All facilities and operations shall be in compliance with applicable Provincial regulations.

(12) All Development Permits issued for Animal Breeding and/or Boarding Facilities shall be subject to cancellation if any of the above requirements, or any other condition of the Development Permit, is not adhered to.

5.19 RECREATIONAL VEHICLES

(1) The placement of up to three (3) Recreational Vehicles on a Lot or Parcel within a Residential District shall be allowed without a Development Permit for a period of no longer than six months.

(2) The year-round placement of three (3) Recreational Vehicles on a Parcel in the Agricultural (A) and CR-A Districts shall be allowed without a Development Permit.

(3) Notwithstanding **Sections 5.19(1)** and **5.19(2) above,** a Development Permit may be approved, at the discretion of the Development Authority, for up to one (1) additional Recreational Vehicle in a Residential District on a year-round basis.

(4) Additional Recreational Vehicles shall be permitted within Residential Districts for a maximum of four (4) consecutive days within any given sixty (60) day period.

(5) No Recreational Vehicle shall be permanently connected to any utility or municipal service, such as power, gas, water supply, or sanitary sewage disposal facilities unless the Recreational Vehicle is approved for Use as a Secondary or Accessory Dwelling or is located in an approved Manufactured Home Community or Recreational Vehicle Campground or Work Camp, as provided for in this Bylaw.

(6) No Recreational Vehicle, with the exception of a Manufactured Home Community, may have associated with it any more than two (2) accessory structures, Buildings or other paraphernalia, in addition to Fences, benches, fire pits and picnic tables. A small Shed with a maximum size of 18.58 m2 (200 sq. ft.) and a screened or Roofed Patio around or beside the Recreational Vehicle is permitted.

(7) No structure accessory to a Recreational Vehicle shall be used as sleeping quarters.

(8) Except for a Recreational Vehicle on a Lot or Parcel, the total gross Floor Area or ground area covered by all accessory structures, Buildings or other paraphernalia, other than those indicated in **Section 5.19(1),** shall not exceed 50% of the Lot size.

5.20 RECREATIONAL VEHICLE CAMPGROUNDS

(1) Seasonal and year-round Campgrounds, shall comply with the following regulations:

(a) Each Recreational Vehicle Parking Space shall have a minimum width of 10.0 m (32.8 ft.) and a minimum area of 250.0 m2 (2,691 ft.2).

(b) Services and improvements shall meet **Section 5.5** of this Bylaw.

(c) Issuance of an Occupancy Permit is required for all structures associated with Recreational Vehicle Campgrounds.

(2) Development Standards

(a) As a condition of approval, the Development Authority shall require the Developer to obtain any necessary permits and approvals from all regulatory authorities and agencies having jurisdiction, including any necessary approvals pursuant to the Alberta Safety Codes Act that may be applicable.

(b) As a condition of approval, the Development Authority may require that the Developer to enter into a Development agreement, pursuant to the *Municipal Government Act,* with the Municipality as a condition of Development approval. The Development agreement will include provisions requiring the Developer to construct, upgrade, or pay to construct or upgrade the necessary municipal Roads to access the Development when determined necessary by the Development Authority.

(c) All Internal Roads shall be the responsibility of the Developer for both Construction and future Maintenance, consistent with the General Municipal Servicing Standards. In addition, Internal Roads shall have a minimum of a 6.0 m (20.0 ft.) usable top, except for one-way Roads, which shall have a minimum of a 3.65 m (12.0 ft.) usable top.

(d) As a condition of approval, the Development Authority shall require the Developer to obtain any necessary permits and approvals from all regulatory authorities and agencies having jurisdiction over this type of Development.

(3) Subdivision Standards

(a) The Developer shall provide on-site potable water supply, which meets all applicable Provincial requirements.

(i) Provincial approval for on-site water systems is required as a condition of Subdivision approval.

(b) The Developer shall provide sewage disposal facilities consistent all applicable Provincial regulations.

(ii) Provincial approval for sewage disposal facilities is required as a condition of Subdivision approval.

(c) All spaces for Recreational Vehicles designated for year-round Use must have on-site connections to municipal or on-site sewer and water systems.

(d) The Developer shall designate an area equivalent to ten percent (10%) of the total Recreational Vehicle Campground area as a playground or recreational area. This area is to be clearly marked and free from all traffic hazards. **(See Figure 10)**

(e) All spaces for Recreational Vehicles or tents shall maintain a minimum Setback of 30.0 m (98.4 ft.) from the shoreline of any body of water.

(f) The maximum number of Recreational Vehicles allowed per space shall be one (1).

(g) A Site plan detailing the protection of existing treed areas and Site topography is required prior to issuance of a Development Permit. **(See Figure 10)**

(h) Spaces for day Use, picnicking and similar activities shall be suitably organized, clearly marked and constructed to the satisfaction of the Development Authority. **(See Figure 10)**

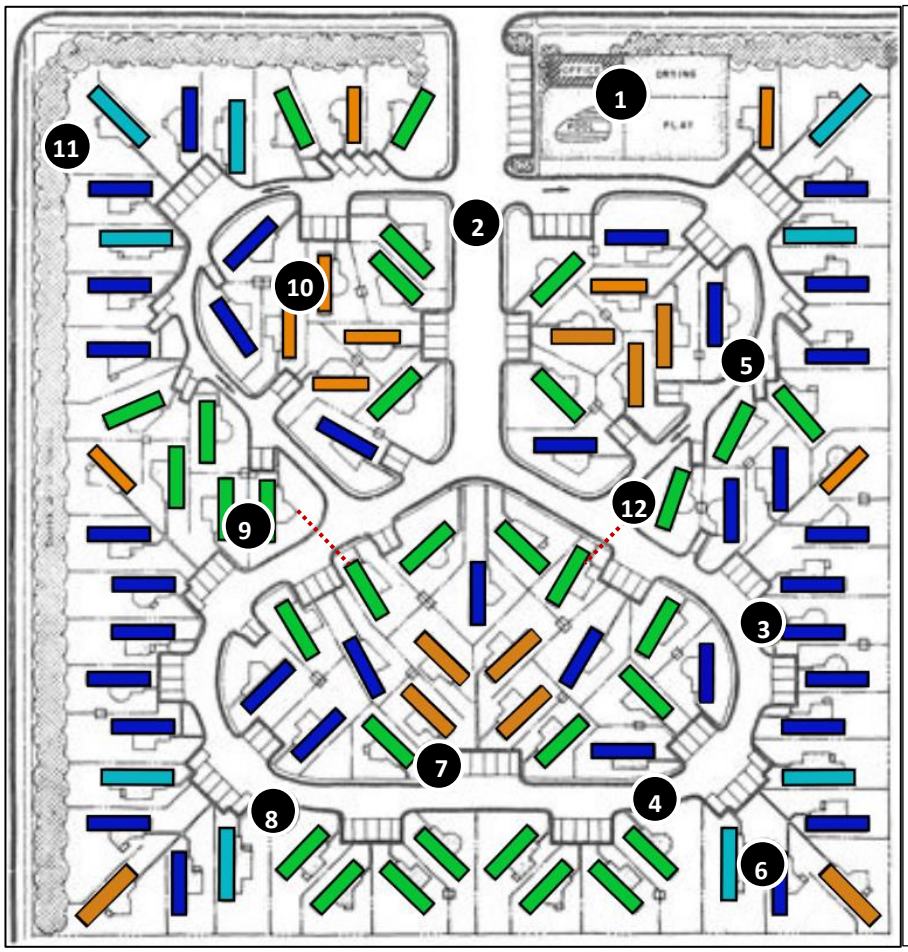
(i) All other Site requirements shall be as required by the Development Authority.

(4) Minimum Yard Setbacks:

(a) Front, side, corner and Rear Yard Setbacks on the Site shall be 7.6 m (25.0 ft.) or 10% of the Lot Width, whichever is lesser.

(5) Developers will be encouraged to provide on their Site plan an overflow area, which may be used temporarily, to accommodate overflow traffic for a maximum of four (4) consecutive nights for recreational events, which may result in a need for temporary additional tenting or Recreational Vehicle spaces. **(See Figure 10)**

Figure 10. Recreational Vehicle Campround Example.



1. Office, Service, Laundry, and Recreation grouped for efficient management.
2. Paved Entrance Street 11 m (36 ft).
3. Grouped Parking Bays are convenient, orderly, and economical.
4. Paved Internal Street 6 m (20 ft) with all parking in bays.
5. Paved One-Way Internal Street with walk: 3 m (9 ft), without sidewalk: 3.5 m (11 ft).
6. Mobile Home/RV Placement for reduced street exposure and more privacy.
7. All Mobile Homes/RVs drive-in bays located for easy placement from street.
8. Sidewalks only on one side of internal streets.
9. Street facing and private Patios for a variety of preferences.
10. Tenant Storage Lockers grouped for Construction economy, easy access, and good appearance.
11. Ornamental Screen Fence and Planting for Separation from other land uses provides privacy and livability.
12. Access control to overflow area (shaded).

5.21 RECREATIONAL VEHICLE WORK CAMPS

(1) In addition to the provisions in **Section 5.20,** the following shall also apply to Recreational Vehicles in Work Camps.

(a) Services and improvements shall meet **Section 5.5** of this Bylaw.

(b) Issuance of an Occupancy Permit is required for all structures associated with Recreational Vehicle Work Camps.

(2) All Recreational Vehicle Work Camps require a Development Permit and the Development Authority shall give due regard to the need, location, duration, and type of camp, prior to rendering a decision.

(3) All Recreational Vehicle Work Camps shall be considered Temporary Developments.

(4) A Development Permit for a Recreational Vehicle Work Camp may be issued for up to three (3) years, subject to meeting all conditions to the satisfaction of the Development Authority.

(a) If all conditions have not been met to the satisfaction of the Development Authority then the permit will no longer be considered valid.

(b) A Recreational Vehicle Work Camp permit must be renewed after the three (3) year period. An application may be made for continuance of the use for one (1) additional year, after which a new Development Permit approval is required.

(5) The Development Authority may establish whatever conditions for the approval of a Recreational Vehicle Work Camps that it, at its sole discretion, deems reasonable to ensure that the Development will be temporary.

(6) In addition to the requirements of **Section 2.7** of this Bylaw, an application for a Development Permit for a Recreational Vehicle Work Camp must provide the following information:

(a) the location, type and purpose of the camp;

(b) Adjacent Land Uses;

(c) the method for connecting the proposed Development to municipal or on-site provision of water, sewage, Waste disposal and storm water systems in accordance with all applicable Provincial regulations.;

(d) the number of Persons proposed to live in the camp;

(e) the start date of the Development, the date of Occupancy by residents, and removal date for the camp; and

(f) reclamation measures to be completed once the camp is no longer needed, to the satisfaction of the Development Authority.

(g) Because of the number of temporary workers and related traffic impacts, the applicant will also be required to provide a report, which describes in detail the outcomes of the following:

(i) discussions with and impact on the local RCMP;

(ii) discussions with and impact on the local Emergency Medical Services;

(iii) discussions with and impact on the local Fire Department; and

(iv) discussions with and impact on the local Road system, including a Traffic Impact Assessment.

(7) All Internal Roads shall be the responsibility of the Developer for both Construction and future Maintenance to County Standards.

(a) Internal Roads shall have a minimum of a 6.0 m (20 ft.) usable top, except for one-way Roads, which shall have a minimum of a 3.65 m (12.0 ft.) usable top.

(8) All other Site requirements shall be as required by the Development Authority.

(9) All Recreational Vehicle Work Camps must:

(a) ensure that all required access, including Internal Roadways and intersection improvements, are provided to the satisfaction of the Development Authority at the sole cost of the Developer;

(b) be designed so that all points of access and egress are located to the satisfaction of the Development Authority and, when required, Alberta Transportation;

(c) be able to accommodate a minimum of twenty (20) Persons and a maximum of five hundred (500) Persons;

(d) be secured by the installation of appropriate security and Buffering measures such as Berms, Fence, and Landscaping. The form of the Buffering will be determined by, and to the satisfaction of, the Development Authority, taking into consideration impacts to Adjacent Land Uses;

(e) if required by the Development Authority, provide on-site security staff to the satisfaction of the Development Authority;

(f) provide and develop all parking on the Lot or Parcel in accordance with **Section 4.15** of this Bylaw, to the satisfaction of the Development Authority;

(g) post security with the Municipality sufficient to ensure removal of the Development and/or reclamation of the Site, if needed, after the Recreational Vehicle Work Camp has been removed from the Site; and

(h) be separated from Adjacent Land Uses, pursuant to the provisions under **Section 4.9.**

(10) Maximum Site coverage shall be in accordance to the regulations of the Designated District such that space is available for all the parking on the Site, together with the applicable Setbacks and required Landscaping as determined by the Development Authority.

(11) Screening and fencing of storage areas shall be to the satisfaction of the Development Authority.

(12) The Development must comply with current Building and Fire Code requirements as amended from time to time.

5.22 REHABILITATION AND ADAPTIVE REUSE STANDARDS

(1) The purpose if this Section is to provide for rehabilitation as an alternative solution to demolishing and rebuilding for extending age, repair and strengthening of a Building, bringing existing Buildings into confirming to the requirements under this Bylaw or incorporate energy conservation and sustainable green standards.

(2) The standards in this Section shall apply to the Rehabilitation or Adaptive Reuse of Buildings located within all Districts.

(3) Issuance of an Occupancy Permit is required for all structures associated with Rehabilitation and Adaptive Reuse Development.

(4) All Rehabilitation or Adaptive Reuse activities, including repairs, alterations, or additions to existing frame or metal Buildings used or to be used for Non-Residential Use(s) or Buildings used or to be used for Residential Use(s) require that a Development Permit be issued, in accordance to the requirements of this Bylaw.

(5) The repairs, Renovations, alterations, reconstruction, and changes of Use or additions, of any Building or structure currently existing shall conform to the requirements of this Bylaw, and may require a request for a Variance subject to the provisions of **Section 2.13** of this Bylaw.

(6) The following work shall be considered Renovation, alteration, or reconstruction, as appropriate, and not repair work:

(i) The cutting away of any wall, partition, or portion thereof;

(j) The permanent, partial or complete removal of any primary structural component;

(k) The removal or rearrangement of any part of a required means of egress;

(l) Addition to, alteration or relocation of:

(i) Any fire protection system piping;

(ii) Water supply, sewer, drainage, gas, oil, Waste, vent, or similar piping;

(iii) Electrical wiring, other than wiring for a low voltage communication system in a one or two family Dwelling;

(iv) Mechanical system components such as ductwork; or

(v) Elevator devices.

(7) All Rehabilitation or Adaptive Reuse work shall be done in a workmanlike manner, meaning to the acceptable industry standard of quality of work and materials by professionals registered to practice the profession in Alberta.

(8) The Rehabilitation or Adaptive Reuse work shall not cause any diminution of existing structural strength, system capacity, or mechanical ventilation below that which exists at the time of application for a Development Permit or that which is required by the applicable Codes of the Safety Codes Act, whichever is lower.

(9) Newly introduced fixed loads shall not exceed the uniformly distributed live loads or concentrated live load criteria of the Alberta Building Code applicable to the Development and shall not create deflection that exceeds the standards set forth below. As used in this Section, fixed loads shall mean uniform or concentrated loads and shall include equipment, files, library stacks, or similar loading conditions.

(a) For wood frame Construction, deflection shall not exceed L/180 for Roofs with a slope of 3 in 12 or less or L/120 for Roofs with a slope of greater than 3 in 12 and for floors

(b) For steel frame Construction, deflection shall not exceed L/240 for Roofs with a slope of 3 in 12 or less or L/180 for Roofs with a slope of greater than 3 in 12 and for floors.

(c) For concrete Construction, deflection shall not exceed L/180 for Roofs or L/240 for floors.

(10) Where the Rehabilitation or Adaptive Reuse of an existing Building creates or includes any new Building element of a type listed below, then the new element shall comply with the requirements for such an element established by the Alberta Building Code and the Safety Codes Act, as applicable.

(a) The installation of a floor system which did not previously exist.

(b) When the number of stories in a Building is increased without increasing the height of the Building.

(c) Newly created tenant Separation assemblies.

(d) Newly created floor, door, and window openings. Additionally, newly created door openings in walls which are fire-resistance rated.

(e) Protection of newly created openings in fire resistance rated assemblies.

(f) Newly created exits, exit stairways,

(g) Newly installed fire escapes.

(h) Newly installed elevator devices (not replacing an existing device) and other newly installed (not replacement) equipment.

(i) Newly installed electrical service equipment, switchboards, panel boards, motor control centres and other electrical equipment containing over current, switching or control devices likely to require examination, adjustment, servicing or Maintenance while energized.

5.23 RELOCATION OF BUILDINGS

(1) No Person shall move or cause to be moved, or place on a Lot or Parcel of Land a Building, including a Dwelling, formerly erected or placed on a different Lot or Parcel until a Development Permit has been issued.

(2) Any application for a "moved-in Building" considered by the Development Authority shall:

(a) be accompanied by recent colour photographs of the structure; and

(b) indicate if the Building will meet current requirements of the Alberta Building Code (ABC), and if it does not, how the Building will be brought up to these requirements; and

(c) meet all other requirements or conditions as required by the Development Authority.

(3) The Development Authority may, at its sole discretion, require, prior to the approval of a Development Permit for Building relocation that an inspection of the proposed Building be completed by the Development Authority or a designated officer to determine its suitability for relocation in the County.

(4) When reviewing an application to move an existing Dwelling onto a Lot or Parcel, the Development Authority shall, among other matters, consider the following:

(a) age of the Building;

(b) structural condition of the Building;

(c) siting on the Lot;

(d) Road access; and

(e) availability of services including power, water supply and sewage disposal facilities.

(5) Issuance of an Occupancy Permit is required for all structures associated with Relocation of Buildings Development.

5.24 SEA CANS AND SHIPPING CONTAINERS

(1) Except where directed otherwise in this Bylaw, Sea Cans and Shipping Containers within all Districts shall require a Development Permit to be issued.

(2) Within Residential Districts a maximum of one (1) Sea Can or Shipping Container may be permitted on Lots or Parcels 1.2 ha (3.0 ac) or greater in area, at the discretion of the Development Authority.

(3) Notwithstanding **Section 5.24(1) above,** at the discretion of the Development Authority, one (1) Sea Can or Shipping Container may be permitted on Lots or Parcels less than 1.2 ha (3.0 ac) in area within a Residential District, on a temporary basis for the purpose of storing Construction materials during the Construction of the Main Building on a Lot or Parcel.

(4) The maximum number of Sea Cans or Shipping Containers that may be placed on a Lot or Parcel within a Non-Residential District shall be at the discretion of the Development Authority.

(5) Notwithstanding any other provision in this Bylaw, on Lots or Parcels larger than 2.0 ha (5.0 ac) in area within the Agricultural (A) District a maximum of two (2) Sea Cans or Shipping Containers may be placed on a Lot or Parcel without requiring a Development Permit to be issued.

(a) Additional Sea Cans or Shipping Containers in excess of two (2) shall require a Development Permit to be issued.

(6) If a Temporary Development Permit for a Sea Cans or Shipping Container has been approved by the Development Authority, then the Sea Cans or Shipping Container may be placed on a Site for a period of six (6) months. After that period has expired the Developer will be required to apply to the County for an extension for the permit. Extensions may be issued at intervals of up to six (6) months each, at the discretion of the Development Authority.

(7) Except for the purpose of Building Material in accordance with **Section 5.22** of this Bylaw, Sea Cans or Shipping Containers may not be stacked. The maximum height for a Sea Can or Shipping Container allowed on a Parcel is 3.0 m (10.0 ft.).

(8) Sea Cans or Shipping Containers located in a Residential District may be a maximum of 6.0 m (20.0 ft.) in length.

(9) Within all Districts, except the Agricultural (A) District, the exterior finish of a Sea Can or Shipping Container must be consistent with the finish of the primary Building.

(10) Sea Cans or Shipping Containers cannot be used as a Main, Secondary, or Accessory Dwelling, unless a Development Permit and associated Use and Occupancy Permit have been issued under the provisions of this Bylaw, and all required approvals under provincial regulations have been obtained.

5.25 SERVICE STATIONS

(1) Development of a Site as a Service Station or Gas Station where allowed under this Bylaw shall comply with the provisions of this Section.

(2) Service Stations shall be located in such a manner that:

(a) No entrance or exit thereto for motor Vehicles shall be within 61 m (200 ft.) of an entrance to or exit from a Public or Quasi-Public Use.

(b) No part of any Building or any pump or other Accessory Building, structure, or Use shall be within 6.0 m (20 ft.) of a side or rear Property Line.

(c) There shall be a Front Yard of not less than 12.0 m (40 ft.), and no gasoline pump shall be located closer than 6.0 m (20.0 ft.) to the front Property Line.

(d) Storage tanks shall be set back from adjacent Buildings in accordance with applicable Provincial requirements

(3) Lot Area and Coverage

(a) The minimum Site area shall be 743.0 m2 (8000 sq. ft.) and the maximum Building coverage shall be 40% of the Site area. For Service Stations including car washes the minimum Site area shall be 1115 m2 (12,000 sq. ft.).

(b) In the case of a Service Station designed and built as part of a shopping centre, the ratio of Building space to Parking Space shall be as determined by the Development Authority.

(4) Surfacing

(a) All parts of the Site to which Vehicles may have access shall be hard surfaced and drained in accordance with County Standards to the satisfaction of the Development Authority.

(5) Lighting

(a) Any lighting proposed to illuminate Off-Street Parking Areas shall be located and arranged so that all direct rays of light are directed upon the Site only and not on any adjoining properties, pursuant to **Section 4.5** of this Bylaw.

(6) Use and Maintenance of Service Station Site and Buildings

(b) The Owner, tenant, operator, or Person in charge of a Service Station shall at all times:

(i) Be prohibited from the carrying on of the business of a public Garage or parking Garage (provided, however, that this shall not prevent the Use of Garage space available on any authorized Service Station for storage) or of any business or activity which is Obnoxious or Offensive, or which may constitute a Nuisance or annoyance

to Persons Occupying lands in the immediate vicinity of the Site of a Service Station by reason of dust, noise, gases, odour, smoke, or vibration.

(ii) Be responsible for the proper, safe and orderly operation thereof and of motor Vehicles using said Service Station or when repaired or serviced thereat, and without restricting the generality of the foregoing, shall see:

1. that operators of motor Vehicles do not obstruct the sidewalks and Boulevards Abutting or adjacent to the Service Stations; and

2. that operators of motor Vehicles enter and leave the Service Station only at the entrances and exits provided for such purposes and not elsewhere.

(iii) Maintain on the boundaries of the Site, where required by the Development Authority, an appropriate Fence not less than 1.5 m (5.0 ft.) in height.

5.26 SHOOTING RANGES

(1) Shooting Ranges, Outdoor

(a) Permit required

(i) Shooting Ranges shall require a Development Permit to be issued. Indoor Shooting Ranges shall also require an Occupancy Permit.

(b) Provincial approval required

(i) Provide evidence of approval to operate issued by the provincial minister in accordance to Section 29 of the Firearms Act (S.C. 1995, c. 39), as amended.

(c) Site Plan required

(i) Submit Site plan in accordance with the *Shooting Clubs and Shooting Ranges Regulations* that shows the geographical location and layout of the Shooting Range and the portion of the surrounding area that could be affected by shooting on the Shooting Range, as well as the Land Use of that portion. Including location of signage, lighting, topographical features (e.g., water bodies, topography, trees, baffles, or Berms) and areas of significant environmental conditions, such as strong winds, which can affect normal operating conditions.

(d) Lighting

(i) Adequate lighting shall be placed in areas used for vehicular/pedestrian access including but not limited to: stairs, sidewalks, crosswalks, intersections, or changes in grade, pursuant to **Section 4.5** of this Bylaw. Lighting mitigation required.

(e) Dust Reduction

(i) Unpaved Roads, travel ways and/or Parking Areas shall be treated to prevent dust from Adverse Effects to adjacent properties.

(f) Separation Requirements

(i) An outdoor Shooting Range shall not be constructed or newly located within:

1. one-half (½) mile (800 m) of an existing school, library, Day Care Facility, healthcare facility, and/or religious institution; and

2. three hundred (300 m) meters (1,000 ft.) of an existing Dwelling Unit for Residential Use and is not located on the same Property as the Use.

(g) Security

(i) Perimeter identification shall be equivalent in visual impact to a Fence line or survey line.

1. in wide open terrain (e.g., prairie areas), no additional perimeter identification beyond signage is required. Fencing of the perimeter is not required.

2. in the case of boundaries defined by water courses, regularly spaced warning Signs placed above the high-water mark will suffice.

(ii) if under normal operating conditions fired projectiles or subsequent ricochets are able to leave the active range area, a downrange safety area (forward of the firing point) is required that meets the R*CMP Range Design and Construction Guidelines Safety Area Design Criteria.* Safety areas cannot overlap onto areas of human habitation or regular human activity, including but not limited to Dwellings, Buildings, businesses, or human activity Sites (e.g., public campground, recreational areas, or similar Sites).

(h) Environment.

(i) Provide a Phase I Environmental Site Assessment Report that includes any potential off-Site and/or downstream impacts and all mitigation measures identified during the Environmental or similar assessment to satisfaction of the Development Authority.

(i) Reclamation.

(i) Provide a reclamation plan for the range Site addressing environmental safety and fire & emergency management, and outlining mitigation measures in accordance with Alberta Health, Safety Codes Council, Minister of Public Works and Government Services, and any additional provincial and federal regulations, as applicable.

(j) Signage.

(i) Signs shall serve to warn people approaching the Site about the presence of a Shooting Range and the associated dangers of approaching it in accordance with the *RCMP Range Design and Construction Guidelines for Range and Safety Area Signs.*

(ii) Signage location shall be identified in the Site plan.

(iii) In all instances, the Signs shall be of durable Construction, such that they can resist weathering.

(iv) Signs shall meet County Sign Regulations (**Section 4.21** of this Bylaw, as amended).

(k) Perimeter Setback.

(i) Seventy-five (75 m) meters, (200 ft.).

(ii) Storage of debris, equipment, and other materials shall not be permitted in the perimeter Setback.

(l) Perimeter Buffer.

(i) Fifteen (15 m) meters, (50 ft.).

(m) Structure.

(i) Outdoor Shooting Ranges must be designed to contain all projectiles fired on Site in accordance with the *RCMP Range Design and Construction Guidelines.*

(n) Hours of Operation.

Amended by Bylaw 20-22

(i) The hours of operations for a Shooting Range or Shooting Club shall be clearly defined in the Range Operating Instructions as submitted for licensing. .

(2) Shooting Ranges, Indoor

(a) In addition to meeting the requirements under **Sections 5.26(1)(a), 5.26(1)(b),** and **5.26(1)(f) above,** Indoor Shooting Ranges must:

(i) meet all applicable regulations within the Designated District that provides for the Use.

5.27 TELECOMMUNICATION FACILITIES

(1) Development of Telecommunication Facilities, where provided for under this Bylaw, shall require an application for a Development Permit and may be approved provided that the associated structure and apparatus:

(a) Have Industry Canada approval;

(b) Be camouflaged and, as far as possible, have the appearance and aesthetic of other Buildings permitted in the District;

(c) Meet the Setback requirements of the District or meet Setback requirements that are satisfactory to the Development Authority;

(d) Be limited to a maximum height of 46 m (150 ft.) at its highest point. The height of a ground-mounted Antenna and support structure shall be determined by measurement from the point at which the support structure enters the typical ground surface to the top of the Antenna at its highest position;

(e) Be a free-standing, ground-mounted Unit;

(f) Notwithstanding **Section 5.27(1)(e) above,** a Roof-mounted Unit shall be allowed where the applicant can demonstrate that a ground-mounted Unit would prohibit adequate transmission or reception of radio signals. The Antenna and support structure of a Roof-mounted Unit shall be installed on the Roof of a Building to a maximum combined height of 18.0 m (59.0 ft.) from the typical ground surface to its highest point;

(g) Be located in a Rear or Side Yard only;

(h) Not be illuminated, nor shall it have attached to it any advertising, graphics, flags, or other elements unrelated to its function as a component of a radio signal transmitting and receiving device; and

(i) Be landscaped to screen the base of the Antenna and reduce the negative visual impact on adjacent properties. The Development Authority may require Screening and Landscaping around the lower portion of the support structure where, in the opinion of the Development Authority, such measures would reduce potential negative visual impact of the structure on adjacent properties.

(2) All Telecommunication Facilities shall have Landscaping that reflects the typical Landscaping in the District.

(3) The Development of all Telecommunication Facilities shall follow the regulations of Industry Canada, including public consultation as required.

5.28 TOWER/ANTENNA FACILITIES

(1) The provisions under this section shall apply to Tower and/or Antenna Facilities, including WECS monitoring stations, within the County of Vermilion River, in addition to applicable regulations under **Sections 5.27** and **5.30,** and applicable federal and provincial regulations.

(2) In addition to a Development Permit, federal and / or provincial approval is required, as applicable.

(a) Multiple tower structures will require individual Development Permit applications, unless located in the same Lot or Parcel.

(3) Guyed tower/Antenna structures are to be located on properties that allow for a distance from the base to boundary Setbacks that is no less than equal to the final structure height. In all cases that base, and anchor structures must be designed for the soil conditions present. A professional engineered design with supporting soil profiles must accompany the application for Development. Precise location (Latitude and Longitude) of the base and anchors must be revealed.

(4) Self-support towers/Antennae are to be located respecting the Building and safety codes for the community. In all cases, the base structures must be designed for the soil conditions present. A professional engineered design with supporting soil profiles must accompany the application for Development.

(5) Tower and Antenna Facilities are encouraged to have daytime visual markers to prevent interference with bird migration.

(6) Appropriate fencing around the base, anchors and Site limiting public access to the tower and exposure to high Radio frequency (RF) energy fields must be provided with consideration of community aesthetics, in accordance with **Section 4.5** of this Bylaw.

(7) As a condition of obtaining a Development Permit the applicant agrees to the following:

(8) The Site will be reclaimed within six (6) months of cessation of operation.

(9) The Site reclamation will comply with Alberta Environmental Laws to be provided by Alberta Environment or their agent.

(10) The County shall request public consultation for all proposed wireless communications facilities greater than 10 m in height for landowners within a radius of six (6) times the tower height. The Carrier will be required to pay the costs associated with the public consultation.

(11) A letter of support will be sent by the County to Industry Canada if:

(a) any technical assessment that was requested by the County has been completed to the satisfaction of Council; and

(b) a public consultation was either not necessary or, if public consultation was deemed necessary, it was completed, and the results of the consultation provided to Council for final decision. The results of this decision will be forwarded by the Development Authority to Industry Canada.

(12) A letter of credit may be required to address the decommissioning and reclamation of Sites should a location be taken out of service. The amount of security and term will be reviewed on a case-by-case basis to determine reclamation costs.

(13) Requirements for certain structures located within residential areas, such as personal Antenna systems (e.g. used for over the air and satellite television reception or Amateur Radio operation), shall be at the discretion of the Development Authority.

5.29 VEHICLE WASHING ESTABLISHMENTS

(1) In addition to the applicable requirements under **Section 2.7** of this Bylaw, a Person applying to develop a Site as a Vehicle Washing Establishment within a District where such Use is allowed under this Bylaw, shall comply with the provisions of this Section.

(a) Only those Vehicle Washing Establishments utilizing recycling methods that meet provincial regulations will be considered.

(2) Groundwater Protection

(a) Prior to the approval of any Development Permit under this Bylaw for a Vehicle Washing Establishment, geotechnical and groundwater assessments shall be provided to the satisfaction of the County, prepared by an independent engineer registered to practice in the province of Alberta, to determine any potential impact on groundwater and shall include recommendations on protective measures to be undertaken to substantially eliminate the potential for negative effect on groundwater.

(i) The implementation of the recommended measures shall form a part of the Development Permit conditions of approval under this Bylaw. Any area identified as Vehicle Washing Establishment, including the storage of any petrochemicals or materials that may impact on groundwater, shall be stored in an approved container and shall be located in an area immediately above a lower parkade (or other accessible subgrade area) to the satisfaction of the County.

(3) Location

(a) In addition to those Districts where Vehicle washing establishments are listed as a Permitted or Discretionary Use, a Vehicle washing establishment may be allowed as a Discretionary Use as part of a shopping centre Development, if the Development Authority is satisfied that it will not adversely affect an adjoining Land Use or the function of the shopping centre in relation to traffic circulation.

(4) Site Area

(a) The minimum Site area shall be 557.4 m2 (6,000 sq. ft.) and shall contain storage space for ten (10) Vehicles prior to their entry into any part of the cleaning process for which they are bound.

(b) In the case of Service Stations including car washes, a minimum Site area shall be 111.5 m2 (1,200 sq. ft.).

(5) Site and Building Requirements

(a) All Site and Building requirements shall be according to the underlying Land Use District and to the satisfaction of the Development Authority.

5.30 WIRELESS COMMUNICATION FACILITIES

(1) Wireless communication facilities should be encouraged to locate in agricultural, industrial and other non-residential districts.

(2) Where possible, visually unobtrusive Antennas are encouraged to co-locate with existing infrastructure such as but not limited to Signs located on private Property and water towers.

(3) All Carriers interested in locating a Wireless Communications Facility within the County should first contact all other Carriers providing similar services and pursue Co-Location before meeting with the Development Authority. These responses should be provided to the Development Authority in writing prior to meeting with him or her.

(4) New wireless communications facilities should be built to a standard to accommodate multiple devices. If such Co-Location of facilities is not feasible, the Clustering of such facilities shall be encouraged.

(5) Developers of a Wireless Communications Facility that plan for the facility and can accommodate other wireless operators on the Site will be given priority status.

(6) The application for Development of a Wireless Communications Facility is encouraged to engage existing Owner/operators of these structures for Co-Location opportunities. Existing operators are encouraged to participate in the process by charging reasonable rates for this privilege.

(7) Applications for Development of structures outside of the Alberta Building Code such as Lattice Towers shall include a document from authoritative sources demonstrating structural adequacy of the specified structure for the location and loading defined in the application. Such authorities include: the Canadian Standards Association and qualified structural engineers. Stamps and Seals of approval shall accompany the documentation.

(8) Guyed-tower structures are to be located on properties that allow for a distance from the base to boundary Setbacks that is no less than equal to the final structure height. In all cases that base, and anchor structures must be designed for the soil conditions present. A professional engineered design with supporting soil profiles must accompany the application for Development. Precise location (Latitude and Longitude) of the base and anchors must be revealed.

Self-support towers are to be located respecting the Building and safety codes for the community. In all cases the base structures must be designed for the soil conditions present. A professional engineered design with supporting soil profiles must accompany the application for Development.

(9) Guyed facilities are encouraged to have daytime visual markers to prevent interference with bird migration.

(10) In those instances where Transport Canada requires that a Wireless Communication Facility be lit, the following measures are encouraged:

(a) the light source should not spill over onto adjacent properties;

(b) the lighting should be a minimum number of low intensity white lights; and

(c) the strobe interval should be the maximum allowable by Transport Canada.

(11) The location of wireless communication facilities should have regard to Alberta Transportation and the County of Vermilion River Setbacks from Highways and Roads.

(12) Signage for wireless communications facilities should only:

(a) identify the facility;

(b) identify the Owner and provide up-to-date contact information; or

(c) warn of any safety issues.

(13) Multiple tower structures will require individual Development Permit applications.

(14) Applications for the Development of wireless facilities must include in the Development application letters from the following authorities:

(a) Transport Canada governing painting and lighting of the applicant's tower for aeronautical safety;

(b) NavCanada governing aircraft communication and instrumentation immunity from the applicant's tower transmissions;

(c) Industry Canada governing the frequency of operations and public safety from non-ionized radiation in accordance with Safety Code 6. Licensed Exempt operators must provide a stamped letter from a licensed professional RF engineer guaranteeing these conditions will be met; and

(15) Appropriate fencing around the base, anchors and Site limiting public access to the tower and exposure to high RF energy fields must be provided with consideration of community aesthetics.

(16) The application for Development must include consideration to minimizing environmental damage through the following measures:

(a) Consultation with Federal and Provincial environmental agencies to ensure the Site selected and the resultant Construction does not impact upon sensitive ecologies nor interfere with migrating birds or animals. Confirming letters from these agencies must accompany the application for Development.

(b) The application for Development shall include a signed letter from the applicant detailing corrective action(s) to remediate any environmental damages.

(17) As a condition of obtaining a Development Permit the applicant agrees to the following:

(a) The Site will be reclaimed within six (6) months of cessation of operation.

(b) The Site reclamation will comply with Alberta Environmental Laws to be provided by Alberta Environment or their agent.

(18) The County shall request public consultation for all proposed wireless communications facilities greater than 10 m in height for landowners within a radius of six (6) times the tower height. The Carrier will be required to pay the costs associated with the public consultation.

(19) A letter of support will be sent by the County to Industry Canada if:

(a) any technical assessment that was requested by the County has been completed to the satisfaction of Council; and

(b) a public consultation was either not necessary or, if public consultation was deemed necessary, it was completed, and the results of the consultation provided to Council for final decision. The results of this decision will be forwarded by the Development Authority to Industry Canada.

(20) A letter of credit may be required to address the decommissioning and reclamation of Sites should a location be taken out of service. The amount of security and term will be reviewed on a case-by-case basis to determine reclamation costs.

(21) Requirements for certain structures located within residential areas, such as personal Antenna systems (e.g. used for over the air and satellite television reception or Amateur Radio operation), shall be at the discretion of the Development Authority.

PART 6.0
LAND USE DISTRICTS REGULATIONS

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6.1 ESTABLISHMENT OF LAND USE DISTRICTS

(1) For the purposes of this Bylaw, the County of Vermilion River is divided into the following districts:

(a) Non-Residential Districts

(i) Agricultural (A) District

(ii) Business and Services (B) District

(iii) Commercial (C1) District

(iv) Commercial - General (GC) District

(v) Commercial - Limited (LC) District

(vi) Industrial - Heavy (MH) District

(vii) Industrial - Light (M1) District

(i) Industrial - Medium (M) District

(ii) Industrial - Rural (RM) District

(iii) Landfill and Composting (LC) District

(iv) Parks and Recreation (PR) District

(b) Residential Districts

(i) Country Residential - Agriculture (CR-A) District

(ii) Country Residential - Multi-Lot (CR-M) District

(iii) Country Residential - Single-Lot (CR-S) District

(iv) Residential - Low Density (R) District

(v) Residential - Medium Density (R1) District

(vi) Residential- High Density (R2) District

(vii) Residential- Multi-Family/Multi-Unit (R3) District

(2) The boundaries of the districts listed in this Bylaw are as delineated in the LAND USE DISTRICT MAP, which is **Part 9** of this Bylaw.

(3) Where uncertainty exists as to the boundaries of districts as delineated in the LAND USE DISTRICT MAP, the following rules shall apply:

(a) where a boundary is shown as following a street or Lane, it shall be deemed to follow the centre line thereof.

(b) where a boundary is shown as approximately following a Lot Line, it shall be deemed to follow the Lot Line.

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6.2 NON-RESIDENTIAL DISTRICTS

6.2.1 AGRICULTURAL (A) DISTRICT

(a) The Purpose of this District is to provide for the continuing Use of land for agricultural activities associated with primary production and ancillary Uses while encouraging conservation practices, and to preserve valuable agricultural land from Development that is incompatible with primary production. Additional provisions apply to lands within the Agriculture Preservation Area (APA) and Environmentally Sensitive Area (ESA) Overlays.

DISTRICT BOUNDARIES

(i) This District comprises all the land in the County of Vermilion River excepting land in other Designated Districts.

PERMITTED AND DICRETIONARY USES

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Agricultural Operation	Abattoirs	Other Uses, which in the opinion of the Development Authority are similar to the listed Permitted and Discretionary Uses.
Agricultural Production	Accessory Living Quarters	Other existing Uses limited to: non-conforming.
Confined Feeding Operation	Agricultural Support Services	
Extensive Agriculture	Agri-Tourism	
Farming	Animal Breeding and/or Boarding Establishments	
Single Family Dwelling	Bed and Breakfast Establishments	Permitted Accessory Building and Uses maximum size: 60% of the Main Building floor area. Unless a Variance under **Section 2.13** has been granted.
Buildings and Uses accessory to Permitted Uses	Bulk Fuel Storage and Sales	
	Religious Assemblies	
	Day Homes	
	Family care facilities	

Amended by Bylaw 20-22

6.2.1 Agricultural (A) District

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
	Farmsteads	In connection with an Agricultural Operation, as defined in this Bylaw, and unsubdivided from quarter section. Pursuant to **Section 4.12.**
	Group care facilities	
	Group Homes	
	Guest Ranches	
	Home Occupations, Major	
	Home Occupations, Minor	
	Institutional Uses	
	Intensive Agriculture	
	Licensed Cannabis Production Facility	
	Licensed Industrial Hemp Production Facility	
	Licensed Cannabis or Industrial Hemp Storage and Distribution Facility	
	Mobile Home	
	Natural Resource Extraction and Ground Disturbance Operations	
	Office Use	Office use limited to Business and Professional Services uses ancillary to the Main Use.
	Outdoor Storage	Outdoor storage areas of material and equipment, garbage, and waste material shall be screened from adjacent sites and public thoroughfares, excluding lanes.
	Public education facilities	
	Public or Quasi-Public Buildings and Uses	

Amended by Bylaw 20-22

6.2.1 Agricultural (A) District

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
	Public Utilities and Public Utility Buildings	
	Recreational Uses	
	Recreational Vehicle Campgrounds	
	Rural Commercial Uses	
	Secondary Dwelling	
	Signs	
	Veterinary Clinic	
	Warehouse Facilities	
	Wind Energy Conversion System	
	Wireless Communications Facility	
	Work Camp	
	Buildings and Uses accessory to Discretionary Uses	Discretionary Accessory Building and Uses maximum size: at the discretion of the Development Authority.

(b) DEVELOPMENT REGULATIONS

ELEMENT	PERMITTED USES	DISCRETIONARY USES	ADDITIONAL PROVISIONS
Minimum Lot Area	One quarter-section	As required by the Development Authority	Agricultural land should be retained as large, intact parcels. Except where the Lot is subject to: (a) man-made barrier, registered in Land Titles, fragmenting the quarter section, or (b) a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery. (c) the Subdivision of any fragmented area shall be

6.2.1 Agricultural (A) District

ELEMENT	PERMITTED USES	DISCRETIONARY USES	ADDITIONAL PROVISIONS
			governed by the policies in the MDP respecting the Subdivision of fragmented areas.
Minimum Front Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		Except for provincial Highways, which are subject to Alberta Transportation regulations.
Minimum Side Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		Except for an irregular shaped Lot, which shall be ten percent (10%) of the mean Lot Width.
Minimum Rear Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		
Maximum Height	10.5 m (34.5 ft.) Communications Towers, minimum 46 m (150 ft.)		Except for an agricultural structure such as a silo, grain bin or elevator, or where restricted by the Airport Vicinity Area Overlay (**Section 7.2.1),** or where a Variance under **Section 2.13** has been granted.
Subdivision	In accordance with the provisions of **Part 3** of this Bylaw and the County's Municipal Development Plan.		Subject to the Additional Provisions in **Sub-section 1.1.1** and **Sub-section 7.2.2,** where applicable.
Special Uses	Wind Energy Conversion Systems shall be governed by the regulations contained in **Section 5.3** of this Bylaw.		
Discretionary & Accessory Uses	Will require redesignation to the appropriate District at the discretion of the Development Authority. When suspended or discontinued, in accordance with the provision of **Section 2.8(1).**		
Higher-Density Development on Difficult-to-Farm Sites	(a) In order to reduce the pressure for non-farm Development on Higher Capability Agricultural Lands, Development of non-farm Uses may be allowed incrementally at a higher Density, up to the next District within the same category, on Lots or Parcels that are considered difficult to farm. A tract of land may be considered difficult to farm, if it has one or more of the following characteristics:		

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
	(i) Small size or irregular shape (ii) Physical isolation from other farm fields by Roads, steep hills, ditches or similar features. (iii) Wooded, as defined herein. (iv) Containing steep slopes, wetlands, or other environmentally sensitive features. (a) That portion of a Parcel that meets the criteria above, may be further subdivided into Lots or Parcels in accordance with the provisions of **Part 3** of this Bylaw and the County's Municipal Development Plan, subject to the following requirements: (i) Maximum Density shall be 4 Units per Quarter-Quarter Section (30 acres). (ii) Excepting within those areas covered by the Agriculture Preservation Area (APA) Overlay where the maximum Permitted Density shall be 2 Units per Quarter-Quarter Section (20 acres). Permitted Density may not be transferred from one Quarter-Quarter Section to another. (b) Each Lot must contain adequate build-able area for Construction of a house, well, and septic system meeting Provincial and County requirements, including sufficient area for an alternate septic system Site, if required. (i) The applicant must demonstrate to the satisfaction of the Development Authority that Lots are clustered in areas of non-productive soils in order to minimize visual and physical intrusions into agricultural land and to respond sensitively to the environmental features of each Site. 1. If Lots are accessed by a new Road, the Road shall be constructed to County Standards. (ii) Any additional lands that are not included in the Lots shall be permanently restricted by a conservation Easement against further Subdivision or Development. (iii) These lands may be used in one or more of the following ways: 1. Leased to a farmer for agricultural Use. 2. Held in common by all landowners of the Development, for Open Space or recreational purposes. 3. Conveyed to the County, a government agency, or private non-profit organization for permanent protection as parkland or wildlife preserve. 4. Attached to one or more of the existing Lots.		
Exceptions	At the discretion of the Development Authority, the height provisions of these regulations may be waived for church steeples, belfries, towers, cupolas, and similar architectural features; flagstaffs, chimneys, elevator mechanisms and housings, water tanks, standpipes, and similar utility structures; and radio and television towers and Antennas, and similar telecommunication structures.		

6.2.1 Agricultural (A) District

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Additional Regulations	In accordance with the provisions of **Section 4.7** of this Bylaw, as applicable.		

6.2.2 BUSINESS AND SERVICES (B) DISTRICT

(a) The Purpose of this District is to allow for commercial Development that provides customer and/or business services within in appropriate locations in the County.

DISTRICT BOUNDARIES

(i) This District comprises all the land in the County of Vermilion River so designated on the Land Use District Map.

Amended by Bylaw 20-22

(ii) Land designated under the Lloydminster Fringe Business (B2) District within the Lloydminster Intermunicipal Development Plan.

PERMITTED AND DISCRETIONARY USES

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Commercial Uses	Auctioneering Establishments	Other Uses, which in the opinion of the Development Authority are similar to the listed Permitted and Discretionary Uses.
Eating and Drinking Establishment	Automotive and Recreational Vehicle Sales/Rental Establishments Automotive and Equipment Repair Shop, Light	Other existing Uses limited to: non-conforming.
Health Services	Cannabis Accessory Store	
Institutional Uses	Dwellings existing as of the date of the approval of this Bylaw	
Office Use	Licensed Medical Cannabis Clinic	Office use limited to Business and Professional Services uses ancillary to the Main Use.
Personal Service Shop	Licensed Cannabis Retail Sales Establishment	
Private Club	Mixed-Use Development	
Recreation Services, Indoor	Outdoor Storage	Outdoor storage areas of material and equipment, garbage, and waste material shall be screened from adjacent sites and public thoroughfares, excluding lanes.

6.2.2 Business and Services (B) District

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Buildings and Uses accessory to Permitted Uses	Public Park	Permitted Accessory Building and Uses maximum size: 60% of the Main Building floor area.
	Service Stations	
	Signs	
	Veterinary Clinic	Veterinary Clinic Use limited to small animals.
	Wind Energy Conversion System, Micro	
	Wireless Communications Facility	
	Buildings and Uses accessory to Discretionary Uses	Discretionary Accessory Building and Uses maximum size: at the discretion of the Development Authority.

(b) DEVELOPMENT REGULATIONS

REGULATION	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Lot Area	1 ac–5 ac (0.40-2.0 ha)	As required by the Development Authority	Except where the Lot is subject to: a) a man-made barrier, registered in Land Titles, fragmenting the quarter section, or b) a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery. c) the Subdivision of any fragmented area shall be governed by the policies in the Municipal Development Plan respecting the Subdivision of fragmented areas.
Minimum Front Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an		Except for provincial Highways, which are subject to Alberta Transportation regulations.

REGULATION	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
	approved Site Development Plan or Area Structure Plan		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Side Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		Structures constructed adjacent to existing Similar Uses may be built without Side Yards where there is Lane access. For Sites Abutting a Residential District and not separated from that District by a Road or utility Lot – 1.5 m (5 ft.) For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Rear Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Maximum Height	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan. Communications Towers, minimum 46 m (150 ft.)		Except for where restricted by the Airport Vicinity Area Overlay **(Section 7.2.1),** or where a Variance under **Section 2.13** has been granted.
Parking	Parking and loading requirements shall be provided in accordance with the provisions of **Section 4.15** of this Bylaw and the General Municipal Servicing Standards.		
Subdivision	In accordance with the provisions of **Part 3** of this Bylaw and the County's Municipal Development Plan.		
Vegetation	The location of any shelterbelts shall be determined by the Development Authority		
Exceptions	Notwithstanding any other provision of this Bylaw to the contrary, Dwellings existing as of the date of the approval of this Bylaw may be entirely restored		

REGULATION	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
	and/or replaced, whether or not they have been damaged by fire or other incident, and whether or not the landowner/Developer merely wishes to replace the Building.		
Restricted Uses	The Development Authority may restrict, or may be subject to special regulations or conditions of approval, Uses that may produce, directly or indirectly, noise, odour, fumes, dust, smoke, unsightly appearance, or other effects that may be detrimental to other Land Uses adjacent or nearby a Designated Non-Residential District.		
Maximum Mixed-Use Residential Density	10 Units per ha (24.7 DUA)		
Additional Regulations	In accordance with the provisions of **Section 4.7** of this Bylaw, as applicable.		

6.2.3 COMMERCIAL (C1) DISTRICT

(a) The Purpose of this District is to allow Development of Commercial Uses on Lots between in various locations. These locations are characterized with good accessibility to Roadways.

(b) DISTRICT BOUNDARIES

(i) This District comprises all the land in the County of Vermilion River as designated on the Land Use District Map.

(ii) As well as County approval, any Development within this District may require an approval by a Provincial agency. If such Provincial approval is required, issuance of the Provincial approval will be a condition of the approval of any Development Permit in this District.

(c) PERMITTED AND DISCRETIONARY USES

Amended by Bylaw 20-22

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Agricultural Support Services		
Amusement Establishment, Indoor	Adult Entertainment Establishment	Other Uses, which in the opinion of the Development Authority are similar to the listed Permitted and Discretionary Uses.
Business Support Services Establishment	Adult Use	Other existing Uses limited to: non-conforming.
Commercial Storage	Animal Hospital	Animal Hospital Use limited to small animals. Commercial Storage & Commercial Use limited to: less than 5,000 sq. ft. with retail outlet, including Manufacturing, assembling, fabricating, processing, packing, repairing, or storage of goods, which have not been declared a Nuisance and provided these Uses shall not cause: (a) Unreasonable dissemination of dust, smoke, visible gases, or noxious gases, fumes, noise, vibration, or odour beyond the boundaries of the Site on which the Use is conducted; (b) Hazard of fire, explosion, or other physical damage to adjacent structures or vegetation.

6.2.3 Commercial (C1) District

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Commercial Use	Amusement Establishment, Outdoor	
	Automotive and Recreationa Vehicle Sales/Rentals Establishment	
Drive-In Business	Bed and Breakfast Establishments	
Eating and Drinking Establishment	Campground	
Entertainment Establishment	Cannabis Accessory Store	
Equipment Rental Establishment	Existing Dwellings, as of the date of the approval of this Bylaw	
General Retail Establishment	Licensed Medical Cannabis Clinic	
Government Services	Licensed Cannabis Retail Establishment	
Highway Commercial Use	Liquor Sales and Storage Establishment	
Hotel	Outdoor Storage	Outdoor storage areas of material and equipment, garbage, and waste material shall be screened from adjacent sites and public thoroughfares, excluding lanes.
Institutional Uses	Public or Quasi-Public Buildings and Uses	
Intensive Agriculture	Public Utilities and Public Utility Buildings	
Mixed-Use Development	Shooting Range, Indoor	
Motel	Signs	
Office Use	Recreational Vehicle Campground	Office use limited to Business and Professional Services uses ancillary to the Main Use.
Recreation Facility, Indoor	Recreational Vehicle Campground, Seasonal	

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Recreation Services, Indoor	Recreational Vehicle Park	
Religious Assembly	Veterinary Clinic	Veterinary Clinic Use limited to small animals.
Service Station	Wireless Communications Facility	
Warehouse Sales Establishment	Buildings and Uses accessory to Discretionary Uses	Warehouse Sales Establishment limited to: more than 75% of sales are wholesale. Discretionary Accessory Building and Uses maximum size: at the discretion of the Development Authority.
Buildings and Uses accessory to Permitted Uses	Cannabis Accessory Store	Permitted Accessory Building and Uses maximum size: 60% of the Main Building floor area.

(d) DEVELOPMENT REGULATIONS

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Lot Area	5 ac-10 ac (2.02 ha-4.05 ha)	As required by the Development Authority	Except where the Lot is subject to: (a) a man-made barrier, registered in Land Titles, fragmenting the quarter section, or (b) a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery. (c) the Subdivision of any fragmented area shall be governed by the policies in the County's Municipal Development Plan respecting the Subdivision of fragmented areas.

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Front Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		Except for provincial Highways, which are subject to Alberta Transportation regulations. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Side Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		Structures constructed adjacent to existing Similar Uses may be built without
			Side Yards where there is Lane access. For Sites Abutting a Residential District and not separated from that District by a Road or utility Lot – 1.5 m (5 ft.) For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Rear Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan. Except for where restricted by the Airport Vicinity Area Overlay **(Section 7.2.1),** or where a Variance under **Section 2.13** has been granted.
Maximum Height	10.5 m (34.5 ft.) Communications Towers, minimum 46 m (150 ft.)		
Parking	Parking and loading requirements shall be provided in accordance with the provisions of **Section 4.15** of this Bylaw and the General Municipal Servicing Standards.		

6.2.3 Commercial (C1) District

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Subdivision	In accordance with the provisions of **Part 3** of this Bylaw and the County's Municipal Development Plan.		
Vegetation	The location of any shelterbelts shall be determined by the Development Authority		
Restricted Uses	The Development Authority may restrict, or may be subject to special regulations or conditions of approval, Uses that may produce, directly or indirectly, noise, odour, fumes, dust, smoke, unsightly appearance, or other effects that may be detrimental to other Land Uses adjacent or nearby a Designated Non-Residential District.		
Exceptions	Notwithstanding any other provision of this Bylaw to the contrary, a Grain Elevator and Grain Handling Facility may be constructed in that portion of NW 27- 50-6-W4 lying to the south of the Canadian National Railways right-of-way to a maximum height of 72 m (236.2 ft.), together with Uses accessory to a Grain Elevator and a Grain Handling Facility. As a condition of the approval of a Development Permit for such a facility, the Development Authority may impose such conditions pursuant to **Section 7.2.1**, which in its discretion are necessary to allow the Vermilion Airport to continue to function.		
Maximum Mixed-Use Residential Density	10 Units per ha (24.7 DUA)		
Additional Regulations	In accordance with the provisions of **Section 4.7** of this Bylaw, as applicable.		

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6.2.4 COMMERCIAL - GENERAL (CG) DISTRICT

(a) The Purpose of this District is to provide for a broad mix of Commercial Uses that have large Site requirements, are oriented to higher classification Roadways, and provide services to the entire County and surrounding area.

DISTRICT BOUNDARIES

(i) This District comprises all the land in the County of Vermilion River as designated on the Land Use District Map.

PERMITTED AND DISCRETIONARY USES

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Amusement Establishment, Indoor	Adult Entertainment Establishment	Other Uses, which in the opinion of the Development Authority are similar to the listed Permitted and Discretionary Uses.
Business Support Services Establishment	Adult Use	Other existing Uses limited to: non-conforming.
Commercial Storage	Animal Hospital	Animal Hospital limited to small animals.
Commercial Use	Amusement Establishment, Outdoor	Commercial Use limited to: greater than 5,000 sq. ft. with retail outlet, including Manufacturing, assembling, fabricating, processing, packing, repairing, or storage of goods, which have not been declared a Nuisance and provided these Uses shall not cause: (a) Unreasonable dissemination of dust, smoke, visible gases, or noxious gases, fumes, noise, vibration, or odour beyond the boundaries of the Site on which the Use is conducted; (b) Hazard of fire, explosion, or other physical damage to adjacent structures or vegetation.
Drive-In Business	Automotive and Recreational Vehicle Sales/Rentals Establishment	
Eating and Drinking Establishment	Bed and Breakfast Establishments	

6.2.4 Commercial - General (CG) District

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Entertainment Establishment	Campground	
Equipment Rental Establishment	Cannabis Accessory Store	
General Retail Establishment	Existing Dwellings, as of the date of the approval of this Bylaw	
Government Services	Licensed Medical Cannabis Clinic	
Highway Commercial Use	Licensed Cannabis Retail Establishment	
Home Occupations, Major	Liquor Sales and Storage Establishment	
Home Occupations, Minor	Outdoor Storage	Outdoor storage areas of material and equipment, garbage, and waste material shall be screened from adjacent sites and public thoroughfares, excluding lanes.
Hotel	Public or Quasi-Public Buildings and Uses	
Institutional Uses	Public Utilities and Public Utility Buildings	
Intensive Agriculture	Shooting Range, Indoor	
Mixed-Use Development	Recreational Vehicle Campground	
Motel	Recreational Vehicle Campground, Seasonal	
Office Use	Recreational Vehicle Park	Office use limited to: Business and Professional Services uses ancillary to the Main Use.
Recreation Facility, Indoor	Signs	
Recreation Services, Indoor	Veterinary Clinic	Veterinary Clinic Use limited to: small animals.
Religious Assembly	Wireless Communications Facility	

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Service Station	Buildings and Uses accessory to Discretionary Uses	Discretionary Accessory Building and Uses maximum size: at the discretion of the Development Authority.
Warehouse Sales Establishment		Warehouse Sales Establishment limited to: more than 75% of sales are wholesale.
Buildings and Uses accessory to Permitted Uses		Permitted Accessory Building and Uses maximum size: 60% of the Main Building floor area.

(b) DEVELOPMENT REGULATIONS

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Lot Area	Greater than 10 ac (4.05 ha)	As required by the Development Authority	Except where the Lot is subject to: (a) a man-made barrier, registered in Land Titles, fragmenting the quarter section, or (b) a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery. (c) the Subdivision of any fragmented area shall be governed by the policies in the Municipal Development Plan respecting the Subdivision of fragmented areas.
Minimum Front Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		Except for provincial Highways, which are subject to Alberta Transportation regulations. For Multi-Lot Developments: in accordance with an

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
			approved Site Development Plan or Area Structure Plan.
Minimum Side Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		Structures constructed adjacent to existing Similar Uses may be built without Side Yards where there is Lane access. For Sites Abutting a Residential District and not separated from that
			District by a Road or utility Lot – 1.5 m (5 ft.) For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Rear Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Maximum Height	10.5 m (34.5 ft.) Communications Towers, minimum 46 m (150 ft.)		Except for where restricted by the Airport Vicinity Area Overlay **(Section 7.2.1),** or where a Variance under **Section 2.13** has been granted.
Parking	Parking and loading shall be provided in accordance with the provisions of **Section 4.15** of this Bylaw and the General Municipal Servicing Standards.		
Subdivision	In accordance with the provisions of **Part 3** of this Bylaw and the County's Municipal Development Plan.		
Vegetation	The location of any shelterbelts shall be determined by the Development Authority		

6.2.4 Commercial - General (CG) District

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Maximum Mixed-Use Residential Density	10 Units per ha (24.7 DUA)		
Additional Regulations	In accordance with the provisions of **Section 4.7** of this Bylaw, as applicable.		

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6.2.5 COMMERCIAL - LIMITED (C2) DISTRICT

(a) Limited Commercial is intended to serve adjacent and connected Residential District(s). Limited Commercial Uses are smaller in scale and area than other Commercial Uses and provide for frequent shopping and service needs of nearby residents. The District is intended to provide locations for a wide range of small and medium sized businesses and services as a convenience to the neighbouring residential areas. Limited Commercial nodes shall develop as commercial clusters rather than a commercial strip and be limited in size up to 3 acres.

(b) DISTRICT BOUNDARIES

(i) This District comprises all the land in the County of Vermilion River so designated on the Land Use District Map.

(c) PERMITTED AND DISCRETIONARY USES

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Child Care Facility	Bed and Breakfast Establishment	Other Uses, which in the opinion of the Development Authority are similar to the listed Permitted and Discretionary Uses.
Commercial Uses	Boarding House	Other existing Uses limited to: non-conforming.
Day Care Facility	Home Occupations, Major	
Eating and Drinking Establishment	Home Occupations, Minor	
General Retail Establishment	Household Repair Service	
Government Services	Guest House	
Health Services	Cannabis Accessory Store	
Institutional Uses	Licensed Cannabis Retail Establishment	
Mixed-Use Development	Liquor Sales and Storage Establishment	
	Outdoor Storage	Outdoor storage areas of material and equipment, garbage, and waste material shall be screened from adjacent sites and public thoroughfares, excluding lanes.

6.2.5 Commercial - Limited (C2) District

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Office Use	Public Park	Office use limited to: Business and Professional Services uses ancillary to the Main Use.
Personal Service Shop	Service Stations	
Private Club	Veterinary Clinic	Veterinary Clinic Use limited to: small animals.
Recreation Services, Indoor	Wireless Communications Facility	
Buildings and Uses accessory to Permitted Uses	Buildings and Uses accessory to Discretionary Uses	Permitted Accessory Building and Uses maximum size: 60% of the Main Building floor area. Discretionary Accessory Building and Uses maximum size: at the discretion of the Development Authority.

(d) DEVELOPMENT REGULATIONS

REGULATION	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Lot Area	In accordance with the provisions of the adjacent District.	As required by the Development Authority	Except where the Lot is subject to: (a) a Discretionary Use, (b) a man-made barrier, registered in Land Titles, fragmenting the quarter section, or (c) a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery. (d) the Subdivision of any fragmented area shall be governed by the policies in the County's Municipal Development Plan respecting the Subdivision of fragmented areas. C2 nodes limited to: 3 ac (1.21 ha)

REGULATION	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Front Yard	In accordance with the provisions of **Section 4.3** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		Except for provincial Highways, which are subject to Alberta Transportation regulations. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Side Yard	In accordance with the provisions of **Section 4.3** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		Except for an irregular shaped Lot, which shall be ten percent (10%) of the mean Lot Width. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Rear Yard	In accordance with the provisions of **Section 4.3** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Maximum Height	In accordance with the provisions of **Section 4.3** of this Bylaw or an approved Site Development Plan or Area Structure Plan. Communications Towers, minimum 46 m (150 ft.)		Except for where restricted by the Airport Vicinity Area Overlay **(Section 7.2.1),** or where a Variance under **Section 2.13** has been granted.
Parking	Parking and loading requirements shall be provided in accordance with the provisions of **Section 4.15** of this Bylaw and the General Municipal Servicing Standards.		
Subdivision	In accordance with the provisions of **Part 3** of this Bylaw and the County's Municipal Development Plan.		
Vegetation	The location of any shelterbelts shall be determined by the Development Authority		
Maximum Mixed-Use Residential Density	In accordance with the provisions of the designated or Abutting Land Use District.		
Additional Regulations	In accordance with the provisions of **Section 4.7** of this Bylaw, as applicable.		

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6.2.6 INDUSTRIAL - HEAVY (MH) DISTRICT

(a) The Purpose of this District is to allow the Development of Heavy Industrial and Similar Uses [see "Heavy Industrial" under **Section 4.7**] that may require large areas of land, which may be considered unsuitable to be located in an urban area, and subordinate and associated Uses within industrial and manufacturing clusters within the County.

(b) DISTRICT BOUNDARIES

(i) This District comprises all the land in the County of Vermilion River so designated on the Land Use District Map.

(c) PERMITTED AND DISCRETIONARY USES

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Agri-Business	Abattoirs	Other Uses, which in the opinion of the Development Authority are similar to the listed Permitted and Discretionary Uses, not including Dwelling Units of any kind.
Agricultural Industry	Animal Hospital	Other existing Uses limited to: non-conforming.
Agricultural Production	Auctioneering Establishment	
Agricultural Support Services	Animal Breeding and/or Boarding Establishments	
Bulk Fuel Storage and Sales	Auto Wrecker	
Compost Facility, Class I	Cemetery	
Compost Facility, Class II	Industrial Use, Medium	
Equipment Fabrication	Institutional Uses	
Heavy Truck and Equipment Storage	Intensive Agriculture	
Indoor Storage	Natural Resource Extraction Industry	
Industrial and Manufacturing Park	Office Use	Office use limited to Business and Professional Services uses ancillary to the Main Use.

6.2.6 Industrial - Heavy (MH) District

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Industrial Use, Heavy	Outdoor Storage	Outdoor storage areas of material and equipment, garbage, and waste material shall be screened from adjacent sites and public thoroughfares, excluding lanes.
Industrial Vehicle and Equipment Sales/Rentals Establishment	Protective and Emergency Services	
Kennel	Public or Quasi-Public Buildings and Uses	
Natural Resource Extraction and Ground Disturbance Operations	Public Utilities and Public Utility Buildings	
Landfill	Recreational Uses	
Landfill, Class II	Rural Commercial Uses	
Landfill, Class III	Salvage Yard	
Licensed Cannabis Production Facility	Service Station	
Licensed Cannabis or Industrial Hemp Processing, Storage, And Distribution Facility	Solar Array	
Livestock Sales Yard	Solar Collector, Ground Mount	
Manufacturing	Solar Collector, Roof Mount	Manufacturing Uses are limited pursuant to **Section 4.7.**
Manure Storage Facility	Stockpile Site	
Open Space	Storage Site	
Transportation Facilities	Sign	
Trucking and Cartage Establishment	Veterinary Clinic	
Un-serviced Industrial Use	Spur Rails	

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Un-serviced Industrial Park	Wireless Communications Facility	
	Work Camp	
Vehicle Repair Establishment	Buildings and Uses accessory to Discretionary Uses	Discretionary Accessory Building and Uses maximum size: at the discretion of the Development Authority.
Warehouse Facilities		
Wind Energy Conversion System, Large		
Buildings and Uses accessory to Permitted Uses		Permitted Accessory Building and Uses maximum size: 60% of the Main Building floor area. Unless a Variance under **Section 2.13** has been granted.

(d) DEVELOPMENT REGULATIONS

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Lot Area	Greater than 10 ac (4.05 ha)	As required by the Development Authority	Except where the Lot is subject to: (a) a man-made barrier, registered in Land Titles, fragmenting the quarter section, or (b) a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery. (c) the Subdivision of any fragmented area shall be governed by the policies in the County's Municipal Development Plan respecting the Subdivision of fragmented areas.

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Maximum Site coverage	60%		
Minimum Front Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		Except for provincial Highways, which are subject to Alberta Transportation regulations. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Side Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		At the discretion of the Development Authority, structures constructed adjacent to existing Similar Uses may be built without
			Side Yards where there is Lane access. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Rear Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Maximum Height	15.25 m (50 ft.) Communications Towers, minimum 46 m (150 ft.)		Except for an agricultural structure such as a silo, grain bin or elevator, or where restricted by the Airport Vicinity Area Overlay **(Section 7.2.1),** or where a Variance under **Section 2.13** has been granted.
Parking	Parking and loading requirements shall be provided in accordance with the provisions of **Section 4.15** of this Bylaw and the General Municipal Servicing Standards.		

6.2.6 Industrial - Heavy (MH) District

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Subdivision	In accordance with the provisions of **Part 3** of this Bylaw and the County's Municipal Development Plan.		
Vegetation	In Front Yards, all areas not covered with driveways or Parking Areas shall be landscaped to the satisfaction of the Development Authority. The location of any shelterbelts shall be determined by the Development Authority.		
Roads	If a curb and gutter exist, all driveways, Parking Areas and storage areas shall be paved with asphalt or concrete for a minimum distance of 15 m (50 ft.) from the front line, plus 1.5 m (5 ft.) of concrete apron in from the curb and gutter. Notwithstanding any provisions to the contrary in this Bylaw, the designated Setbacks from Roadways in **Table** 1 and the minimum distances show in **Figure 1, Section 4.2,** apply to all Developments, at the discretion of the Development Authority.		
Restricted Uses	The Development Authority may restrict, or may be subject to special regulations or conditions of approval, Uses that may produce, directly or indirectly, noise, odour, fumes, dust, smoke, unsightly appearance, or other effects that may be detrimental to other Land Uses adjacent or nearby a Designated Non-Residential District.		
Additional Regulations	In accordance with the provisions of **Section 4.7** of this Bylaw, as applicable.		

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6.2.7 INDUSTRIAL - LIGHT (M1) DISTRICT

(a) The Purpose of this District is to allow the Development of Light Industrial and Similar Uses [see "Light Industrial" under **Section 4.7**] that may require less extensive areas of land, which may be considered unsuitable to be located in an urban area, and subordinate and associated Uses within industrial and manufacturing clusters within the County.

(b) DISTRICT BOUNDARIES

(i) This District comprises all the land in the County of Vermilion River so designated on the Land Use District Map.

(c) PERMITTED USES

Amended by Bylaw 20-22

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Agri-Business	Animal Hospital	Other Uses, which in the opinion of the Development Authority are similar to the listed Permitted and Discretionary Uses, not including Dwelling Units of any kind.
Amusement Establishment, Indoor	Animal Breeding and/or Boarding Establishments	Other existing Uses limited to: non-conforming.
Amusement Establishment, Outdoor	Automotive and Equipment Repair Shop, Heavy	
Automotive and Equipment Repair Shop, Light	Bulk Fuel Storage and Sales	
Automotive and Recreational Vehicle Sales/Rentals Establishment	Compost Facility, Class I	
Industrial Vehicle and Equipment Sales/Rentals Establishment	Hotel	
Business Support Services Establishment	Drinking Establishment	
Commercial Storage	Drive-In Business	
Commercial Use	Drive-In Restaurant	
Contractor Service, Limited	Eating and Drinking Establishment	

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Equipment Rental Establishment	Entertainment Establishment	
Government Services	General Retail Establishment	
Health Services	Household Repair Service	
Highway Commercial Use	Institutional Uses	
Industrial and Manufacturing Park	Library and Cultural Exhibit	
Industrial Use, Light	Mixed-Use Development	
Indoor Storage	Motel	Outdoor storage areas of material and equipment, garbage, and waste material shall be screened from adjacent sites and public thoroughfares, excluding lanes.
Intensive Recreation	Outdoor Storage	
Licensed Cannabis Production Facility	Personal Service Shop	
Liquor Sales and Storage Establishment	Private Club	Manufacturing Uses are limited pursuant to **Section 4.7.**
Manufacturing	Protective and Emergency Services	Office use limited to Business and Professional Services uses ancillary to the Main Use.
Office Use	Recreational Vehicle Storage	
Open Space		
Public Education Facility	Recreational Use	
Public or Quasi-Public Building	Religious Assembly	
Public or Quasi-Public Use	Recycling Depot	
Public Park	Recycling Drop-Off	
Public-Serving Recreation Area	Rural Commercial Uses	
Public Utility Building	Service Station	

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Recreation Facility, Indoor	Shooting Range, Indoor	
Recreation Services, Indoor	Shop	
Recreation, Passive	Signs	
Storage, Indoor	Solar Collector, Roof Mount	
Transportation Facilities	Storage Site	
Un-serviced Industrial Use	Wind Energy Conversion System, Micro	
Un-serviced Industrial Park	Wireless Communications Facility	
Veterinary Clinic	Work Camp	Discretionary Accessory Building and Uses maximum size: at the discretion of the Development Authority.
Warehouse Sales Establishment	Buildings and Uses accessory to Discretionary Uses	Warehouse Sales Establishment limited to: less than 75% of sales are wholesale.
Warehouse Facilities		
Buildings and Uses accessory to Permitted Uses		Permitted Accessory Building and Uses maximum size: 60% of the Main Building floor area.

(d) REGULATIONS

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Lot Area	Less than 5 ac (2.02 ha)	As required by the Development Authority	Except where the Lot is subject to: (a) a man-made barrier, registered in Land Titles, fragmenting the quarter section, or (b) a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery.

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
			(c) the Subdivision of any fragmented area shall be governed by the policies in the Municipal Development Plan respecting the Subdivision of fragmented areas.
Maximum Site coverage	60%		
Minimum Front Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		Except for provincial Highways, which are subject to Alberta Transportation regulations. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Side Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		At the discretion of the Development Authority, structures constructed adjacent to existing Similar Uses may be built without Side Yards where there is Lane access. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Rear Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Maximum Height	15.25 m (50 ft.) Communications Towers, minimum 46 m (150 ft.)		Except for an agricultural structure such as a silo, grain bin or elevator, or where restricted by the Airport Vicinity Area Overlay

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
			(Section 7.2.1), or where a Variance under **Section 2.13** has been granted.
Parking	Parking and loading requirements shall be provided in accordance with the provisions of **Section 4.15** of this Bylaw and the General Municipal Servicing Standards.		
Subdivision	In accordance with the provisions of **Part 3** of this Bylaw and the County's Municipal Development Plan.		
Vegetation	In Front Yards, all areas not covered with driveways or Parking Areas shall be landscaped to the satisfaction of the Development Authority. The location of any shelterbelts shall be determined by the Development Authority		
Roads	If a curb and gutter exist, all driveways, Parking Areas and storage areas shall be paved with asphalt or concrete for a minimum distance of 15 m (50 ft.) from the front line, plus 1.5 m (5 ft.) of concrete apron in from the curb and gutter. Notwithstanding any provisions to the contrary in this Bylaw, the designated Setbacks from Roadways in **Table 1** and the minimum distances show in in **Figure 1, Section 4.2,** apply to all Developments, at the discretion of the Development Authority.		
Restricted Uses	The Development Authority may restrict, or may be subject to special regulations or conditions of approval, Uses that may produce, directly or indirectly, noise, odour, fumes, dust, smoke, unsightly appearance, or other effects that may be detrimental to other Land Uses adjacent or nearby a Designated Non-Residential District.		
Additional Regulations	In accordance with the provisions of **Section 4.7** of this Bylaw, as applicable.		

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6.2.8 INDUSTRIAL - MEDIUM (M) DISTRICT

(a) The Purpose of this District is to allow the Development of Medium Industrial and Similar Uses [see "Medium Industrial" under **Section 4.7]** that may require relatively large areas of land, which may be considered unsuitable to be located in an urban area, and its Subordinate and associated Uses within industrial and manufacturing clusters within the County.

(b) DISTRICT BOUNDARIES

(i) This District comprises all the land in the County of Vermilion River as indicated on the Land Use District Map.

(c) PERMITTED AND DISCRETIONARY USES

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Agri-Business	Animal Hospital	Other Uses, which in the opinion of the Development Authority are similar to the listed Permitted and Discretionary Uses, not including Dwelling Units of any kind.
Agricultural Support Services	Animal Breeding and/or Boarding Establishments	Other existing Uses limited to: non-conforming.
Amusement Establishment, Indoor	Automotive and Equipment Repair Shop, Heavy	
Amusement Establishment, Outdoor	Automotive and Recreational Vehicle Sales/Rentals Establishment	
Commercial Storage	Bed and Breakfast Establishment	
Commercial Use	Boarding House	
Contractor Service, General	Bulk Fuel Storage and Sales	
Drive-In Business	Business Support Services Establishment	
Drive-In Restaurant	Campground	
Equipment Fabrication	Campsite	

6.2.8 Industrial - Medium (M) District

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Equipment Rental Establishment	Compost Facility, Class I	
General Retail Establishment	Compost Facility, Class II	
Government Services	Cemetery	
Greenhouse		
Highway Commercial Use	Group Care Facility	
Industrial Use, Medium	Health Services	
Indoor Storage	Horticultural Development	
Industrial and Manufacturing Cluster	Hotel	
Industrial Vehicle and Equipment Sales/Rentals Establishment	Institutional Uses	
Manufacturing	Intensive Agriculture	Manufacturing Uses are limited pursuant to **Section 4.7**
Office Use	Intensive Recreation	Office use limited to Business and Professional Services uses ancillary to the Main Use.
Open Space	Kennel	
Public Park	Licensed Cannabis Production Facility	
Public-Serving Recreation Area	Licensed Cannabis or Industrial Hemp Processing, Storage, And Distribution Facility	
Public Utility Building	Liquor Sales and Storage Establishment	
Public or Quasi-Public Building	Livestock Sales Yard	
Public or Quasi-Public Use	Motel	

6.2.8 Industrial - Medium (M) District

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Recreational Vehicle Campground, Work Camp	Natural Resource Extraction Industry	
Recreational Vehicle Storage	Outdoor Storage	Outdoor storage areas of material and equipment, garbage, and waste material shall be screened from adjacent sites and public thoroughfares, excluding lanes.
Recycling Depot	Personal Service Shop	
Recycling Drop-Off	Private Club	
Service Station	Protective and Emergency Services	
Shooting Range, Indoor	Public Education Facility	
Shop	Public Education Facility	
Shooting Range, Indoor	Recreation Camp	
Transportation Facilities	Recreation Facility, Indoor	
Trucking and Cartage Establishment	Recreation Services, Indoor	
Un-serviced Industrial Use	Recreation, Passive	
Un-serviced Industrial Park	Recreational Use	
Veterinary Clinic	Recreational Vehicle	
Warehouse Facilities	Recreational Vehicle Campground, Seasonal	
Warehouse Sales Establishment	Religious Assembly	Warehouse Sales Establishment limited to: less than 75% of sales are wholesale.
Buildings and Uses accessory to Permitted Uses	Restricted Extensive Recreational Use	Permitted Accessory Building and Uses maximum size: 60% of the Main Building floor area. Unless a Variance under **Section 2.13** has been granted.
	Rural Commercial Uses	
	Stockpile Site	

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
	Storage Site	
	Storage, Indoor	
	Signs	
	Vehicle Repair Establishment	
	Wind Energy Conversion System, Small	
	Wireless Communications Facility	
	Work Camp	
	Buildings and Uses accessory to Discretionary Uses	Discretionary Accessory Building and Uses maximum size at the discretion of the Development Authority.

(d) DEVELOPMENT REGULATIONS

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Lot Area	Less than 10 ac (4.05 ha) Minimum 5 ac (2.02 ha)	As required by the Development Authority	Except where the Lot is subject to: (a) a man-made barrier, registered in Land Titles, fragmenting the quarter section, or (b) a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery. (c) the Subdivision of any fragmented area shall be governed by the policies in the MDP respecting the Subdivision of fragmented areas.
Maximum Site coverage	60%		

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Front Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		Except for provincial Highways, which are subject to Alberta Transportation regulations. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Side Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		At the discretion of the Development Authority, structures constructed adjacent to existing similar
			Uses may be built without Side Yards where there is Lane access. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Rear Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Maximum Height	15.25 m (50 ft.) Communications Towers, minimum 46 m (150 ft.)		Except for an agricultural structure such as a silo, grain bin or elevator, or where restricted by the Airport Vicinity Area Overlay **(Section 7.2.1),** or where a Variance under **Section 2.13** has been granted.
Parking	Parking and loading requirements shall be provided in accordance with the provisions of **Section 4.15** of this Bylaw and the General Municipal Servicing Standards.		

6.2.8 Industrial - Medium (M) District

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Subdivision	In accordance with the provisions of **Part 3** of this Bylaw and the County's Municipal Development Plan.		
Vegetation	In Front Yards, all areas not covered with driveways or Parking Areas shall be landscaped to the satisfaction of the Development Authority. The location of any shelterbelts shall be determined by the Development Authority.		
Roads	If a curb and gutter exist, all driveways, Parking Areas and storage areas shall be paved with asphalt or concrete for a minimum distance of 15 m (50 ft.) from the front line, plus 1.5 m (5 ft.) of concrete apron in from the curb and gutter. Notwithstanding any provisions to the contrary in this Bylaw, the designated Setbacks from Roadways in **Table 1** and the minimum distances show in **Figure 1, Section 4.2,** apply to all Developments, at the discretion of the Development Authority.		
Additional Regulations	In accordance with the provisions of **Section 4.7** of this Bylaw, as applicable.		

6.2.9 INDUSTRIAL - RURAL (RM) DISTRICT

(a) The Purpose of this District is to allow the Development of Rural Industrial Uses [for reference see "Heavy Industrial" under **Section 4.7**] that may require large areas of land, which may be considered unsuitable to be located in an urban area, and subordinate and associated Uses within the rural area.

(b) DISTRICT BOUNDARIES

(i) This District comprises all the land in the County of Vermilion River as designated on the Land Use District Map.

(c) PERMITTED AND DISCRETIONARY USES

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Agri-Business	Abattoirs	Other Uses, which in the opinion of the Development Authority are similar to the listed Permitted and Discretionary Uses, not including Dwelling Units of any kind.
Agricultural Industry	Accessory Living Quarters	Other existing Uses limited to: non-conforming.
Agricultural Production	Animal Hospital	
Agricultural Support Services	Auctioneering Establishment	
Bulk Fuel Storage and Sales	Animal Breeding and/or Boarding Establishments	
Compost Facility, Class I	Cemetery	
Compost Facility, Class II	Institutional Uses	
Grain Handling Facility	Intensive Agriculture	
Industrial Use, Heavy	Landfill	
Industrial Use, Medium	Landfill, Class II	
Industrial Vehicle and Equipment Sales/Rentals Establishment	Landfill, Class III	
Kennel	Licensed Cannabis Production Facility	

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Natural Resource Extraction and Ground Disturbance Operations	Licensed Cannabis or Industrial Hemp Storage, and Distribution Facility	
Livestock Sales Yard	Licensed Industrial Hemp Production Facility	
Manure Storage Facility	Manufacturing	Manufacturing Uses are limited pursuant to **Section 4.7**
Rural Industry	Natural Resource Extraction Industry	
Buildings and Uses accessory to Permitted Uses	Office Use	Office use limited to Business and Professional Services Uses ancillary to the Main Use. Permitted Accessory Building and Uses maximum size: 60% of the Main Building floor area. Unless a Variance under **Section 2.13** has been granted.
	Outdoor Storage	Outdoor storage areas of material and equipment, garbage, and waste material shall be screened from adjacent sites and public thoroughfares, excluding lanes.
	Public or Quasi-Public Buildings and Uses	
	Public Utilities and Public Utility Buildings	
	Recreational Uses	
	Rural Commercial Uses	
	Signs	
	Veterinary Clinic	
	Warehouse Facilities	
	Wind Energy Conversion System, Large	

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
	Wind Energy Conversion System, Micro	
	Wind Energy Conversion System, Small	
	Wireless Communications Facility	
	Work Camp	
	Buildings and Uses accessory to Discretionary Uses	Discretionary Accessory Building and Uses maximum size: at the discretion of the Development Authority.

(d) DEVELOPMENT REGULATIONS

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Lot Area	Greater than 10 ac (4.05 ha)	As required by the Development Authority	Except where the Lot is subject to: (a) a man-made barrier, registered in Land Titles, fragmenting the quarter section, or (b) a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery. (c) the Subdivision of any fragmented area shall be governed by the policies in the County's Municipal Development Plan respecting the Subdivision of fragmented areas.
Minimum Front Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		Except for provincial Highways, which are subject to Alberta Transportation regulations.

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
			For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Side Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		At the discretion of the Development Authority, structures constructed adjacent to existing Similar Uses may be built without Side Yards where there is Lane access. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Rear Yard	In accordance with the provisions of **Section 4.2** of this Bylaw an approved Site Development Plan or Area Structure Plan.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Maximum Height	10.5 m (34.5 ft.) Communications Towers, minimum 46 m (150 ft.)		Except for an agricultural structure such as a silo, grain bin or elevator, or where restricted by the Airport Vicinity Area Overlay **(Section 7.2.1)** or where a Variance under **Section 2.13** has been granted.
Parking	Parking and loading requirements shall be provided in accordance with the provisions of **Section 4.15** of this Bylaw and the General Municipal Servicing Standards.		
Subdivision	In accordance with the provisions of **Part 3** of this Bylaw and the County's Municipal Development Plan.		
Vegetation	The location of any shelterbelts shall be approved by the Development Authority		

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Restricted Uses	The Development Authority may restrict, or may be subject to special regulations or conditions of approval, Uses that may produce, directly or indirectly, noise, odour, fumes, dust, smoke, unsightly appearance, or other effects that may be detrimental to other Land Uses in or outside this District to particular areas of the District.		
Additional Regulations	In accordance with the provisions of **Section 4.7** of this Bylaw, as applicable.		

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6.2.10 LANDFILL, COMPOSTING, AND WASTE (LC-W) DISTRICT

(a) The Purpose of this District is to regulate Landfill, composting, and Waste management and Wastewater facilities Development within the County. The interpretation of definitions of Uses in this District shall be consistent with their Use in the Alberta Environmental Protection and Enhancement Act, and the applicable regulations under that Act.

(b) DISTRICT BOUNDARIES

(i) This District comprises all the land in the County of Vermilion River so designated on the Land Use District Map.

(c) PERMITTED AND DISCRETIONARY USES

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Compost Facility, Class I	Abattoirs	Other Uses, which in the opinion of the Development Authority are similar to the listed Permitted and Discretionary Uses, not including Dwelling Units of any kind.
Compost Facility, Class II	Auto Wrecker	Other existing Uses limited to: non-conforming.
Landfill	Cemetery	
Landfill, Class II	Heavy Truck and Equipment Storage	
Landfill, Class III	Intensive Agriculture	
Manure Storage Facility	Indoor Storage	
Natural Resource Extraction and Ground Disturbance Operations	Industrial and Manufacturing Cluster	
Public Utility	Industrial Use, Heavy	
Public Utility Building	Natural Resource Extraction Industry	
Recycling Depot	Outdoor Storage	Outdoor storage areas of material and equipment, garbage, and waste material shall be screened from adjacent sites and public thoroughfares, excluding lanes.

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Recycling Drop-Off	Protective and Emergency Services	Protective and Emergency Services limited to: Accessory Uses.
Waste Management Facility	Solar Array	
Wastewater Treatment Facility	Salvage Yard	
Buildings and Uses accessory to Permitted Uses	Sea Can	Permitted Accessory Building and Uses maximum size: 60% of the Main Use area. Unless a Variance under **Section 2.13** has been granted.
	Stockpile Site	
	Storage Site	
	Service Station (above ground fuel storage only)	
	Signs	
	Un-serviced Industrial Use	
	Wind Energy Conversion System, Large	
	Wireless Communications Facility	
	Buildings and Uses accessory to Discretionary Uses	Discretionary Accessory Building and Uses maximum size: at the discretion of the Development Authority.

(d) DEVELOPMENT REGULATIONS

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Lot Area	Minimum 371 sq. m (3993 sq. ft.)	As required by the Development Authority	Except where the Lot is subject to: (a) a man-made barrier, registered in Land Titles, fragmenting the quarter section, or

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
			(b) a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery. (c) the Subdivision of any fragmented area shall be governed by the policies in the Municipal Development Plan respecting the Subdivision of fragmented areas.
Maximum Site coverage	60%		
Minimum Front Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		Except for provincial Highways, which are subject to Alberta Transportation regulations.
Minimum Side Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		At the discretion of the Development Authority, structures constructed adjacent to existing Similar Uses may be built without Side Yards where there is Lane access.
Minimum Rear Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		
Maximum Height	10.5 m (34.5 ft.) Communications Towers, minimum 46 m (150 ft.)		Except for where restricted by the Airport Vicinity Area Overlay **(Section 7.2.1),** or where a Variance under **Section 2.13** has been granted.

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Subdivision	In accordance with the provisions of **Part 3** of this Bylaw and the County's Municipal Development Plan.		
Vegetation	In Front Yards, all areas not covered with driveways or Parking Areas shall be landscaped to the satisfaction of the Development Authority. The location of any shelterbelts shall be determined by the Development Authority		
Roads	If a curb and gutter exist, all driveways, Parking Areas and storage areas shall be paved with asphalt or concrete for a minimum distance of 15 m (50 ft.) from the front line, plus 1.5 m (5 ft.) of concrete apron in from the curb and gutter. Notwithstanding any provisions to the contrary in this Bylaw, the designated Setbacks from Roadways in **Table** 1 and the minimum distances show in in **Figure 1, Section 4.2,** apply to all Developments, at the discretion of the Development Authority.		
Discretionary Uses and Variances	In consideration of a Development Permit for a Discretionary Use or for a Permitted Use where the Development does not comply with the regulations of this Bylaw, the Development Authority may, without in any way restricting his or her discretion, impose conditions on any approval requiring that the applicant and/or Developer: (a) implement mitigating actions to reduce negative impact of the Development on the environment; (b) enter into a Development agreement including those matters referred to in **Section 5.7(9);** (c) implement recommendations contained in any Environmental Site Assessment to minimize the impact or risk from the proposed Development; and (d) provide security satisfactory to the Development Authority to ensure the financial viability of the reclamation and closure plan.		
Additional Regulations	In accordance with the provisions of **Section 4.7** of this Bylaw, as applicable.		

6.2.11 RESERVES AND UTILITY (RU) DISTRICT

(a) The purpose of the Reserves and Utility (RU) District is to:

(i) allow for the dedication and existence of Municipal Reserves in accordance with Section 665 and 666 of the Municipal Government Act, the Subdivision and Development Regulation, and County Policy.

(ii) allow for the dedication and existence of Municipal and School Reserves in accordance with Section 666 of the Municipal Government Act, and the Subdivision and Development Regulation.

(iii) allow for the dedication and existence of environmental reserves in accordance with Section 664 of the Municipal Government Act and the Subdivision and Development Regulation.

(iv) allow for the dedication and existence of Conservation (Environmental) Reserves in accordance with Section 664.2(1) of the Municipal Government Act.

(v) allow for the dedication and existence of Public Utility Lots in accordance with Section 665 of the Municipal Government Act, Land Titles Act, and the Subdivision and Development Regulation.

(vi) allow for the dedication and existence of Community Services Reserves in accordance with Section 616 of the Municipal Government Act.

(b) Transfer of reserves shall be in accordance with the provisions the Municipal Government Act.

(c) Municipal Reserves

(i) No development in any kind or form of land use will be allowed within Municipal Reserves unless such use is consistent with the Municipal Government Act and as prescribed in writing under this Bylaw, in accordance with County Policy.

(ii) The County shall generally take the full amount (10%) of Municipal Reserves owing the time of Subdivision, in accordance with provincial legislation and County Policy.

(d) Municipal and School Reserves

(i) No development in any kind or form of land use will be allowed within Municipal School Reserves unless such use is consistent with the Municipal Government Act and as prescribed in writing under this Bylaw.

(ii) The Subdivision Authority, at their discretion, may require the owner of a parcel of land that is the subject of a proposed Subdivision to provide Municipal and School

Reserve in the amount deemed appropriate, in accordance with the provisions under the Act, County Policy, and this Bylaw.

(e) Environmental Reserves & Easements

(i) Guidelines for Minimum Environmental Reserve/Easement Widths.

1. In reference to Section 664 of the Municipal Government Act, recommended Environmental Reserve/Easement Widths where a boundary to a proposed Subdivision is a water body or watercourse are shown on **Table 6.**

(ii) The County will require Environmental Reserves, an Environmental Reserve Easement or a combination thereof adjacent to bodies of water and lands containing significant environmental features.

(iii) The amount of Reserves/Easement lands shall be at the discretion of the County and the Subdivision Authority who will normally base environmental reserve and environmental reserve Easement requirements on the following:

1. The Guidelines for Environmental Reserves and Environmental Reserve Easements established by Sustainable Resource Development **(see Table 6);** or

2. If the reserve/Easement amount is disputed by the proponent of a Development or Subdivision then the Developer may provide the County and the Subdivision Authority with a biophysical, engineering and/or geotechnical study, which indicates that an alternative reserve/Easement amount is appropriate for the subject Site. If the report from the engineer indicates that a lesser reserve/Easement would be suitable and/or provides mitigation recommendations, which if followed would allow for a lesser reserve/Easement area, then the Approving Authority may, at their sole discretion, approve a Subdivision with a lesser reserve/Easement area.

(iv) Notwithstanding **sub-paragraph (iii) above,** additional reserves/Easements may be required by the County based on the recommendations of any engineering and/or geotechnical study provided for the subject Site.

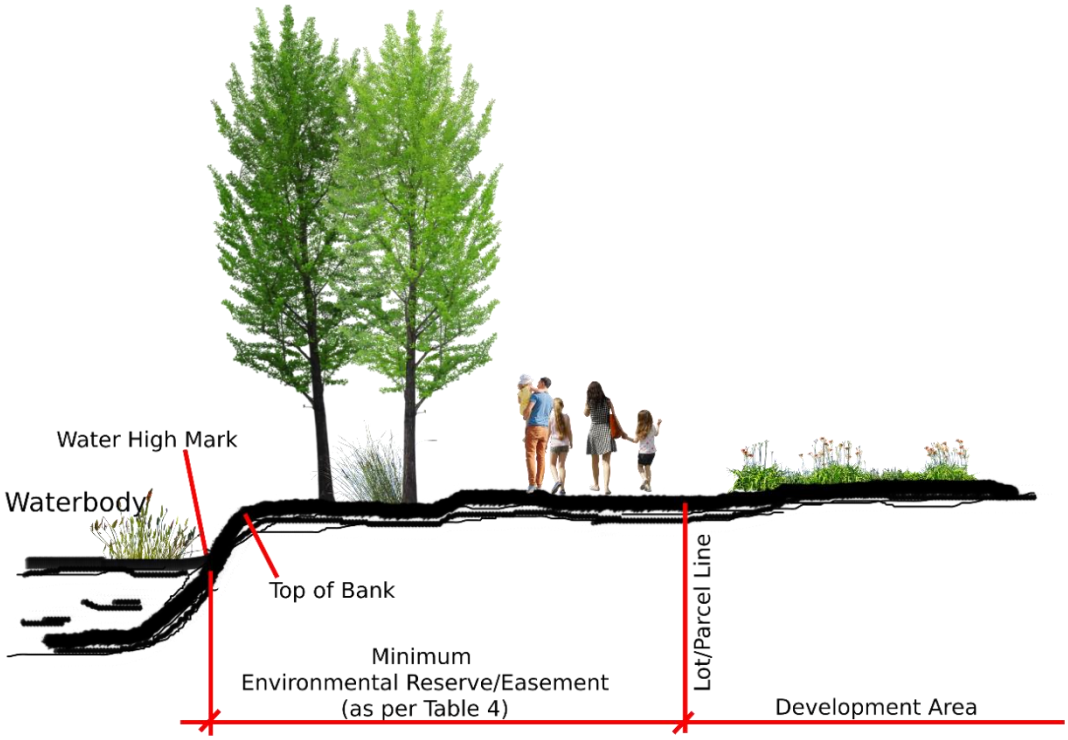
(v) No Buildings of any kind shall be allowed within required Setback areas.

(vi) Notwithstanding all of **the above,** the width of the required Development Setback shall be at the sole discretion of the Development Authority who will normally base Setback requirements on the following:

1. The Guidelines for Environmental Reserves and Environmental Reserve Easements established by Sustainable Resource Development **(see Table 6);** or

2. If this Setback amount is disputed by the proponent of a Development then the Developer may provide the approving Authority with a biophysical, engineering and/or geotechnical study, which indicates that an alternative Setback amount is appropriate for the subject Site. If the report from the engineer indicates that a lesser Setback would be suitable and/or provides mitigation recommendations, which if followed would allow for a lesser Setback, then the Approving Authority may, at their sole discretion, approve the Development with a lesser reserve/Easement area.

Figure 11. Setbacks from Watercourses and Water Bodies.



(f) At the discretion of the Development Authority, the applicant for a Development Permit may be required to submit as part of a Development Permit application an assessment, prepared by a registered professional engineer practicing in Alberta, indicating the stability of the soils and slopes for the proposed Development and how sufficient stability for the Development can be ensured in order to determine the appropriate Setback distance and/or Site-specific Building requirements.

(i) If the report from the engineer indicates that a lesser Setback would be suitable and/or provides mitigation recommendations that, if followed, would allow for a lesser Setback then the Development Authority may, at their sole discretion, approve a Development with a lesser Setback.

(ii) If the Development is approved with the lesser Setback, the Development Authority may require, as a condition of the approval of the permit, that the Developer

constructs those works or abide by those conditions necessary to ensure the stability of the soils and slopes as determined in the assessment.

(g) Applicants seeking Development approval must consider locations of abandoned wells, including Setback areas. The County of Vermilion River requires a minimum Setback of 100 meters from all abandoned wells for residential and public facility Developments. All other Development classifications will be required to use the lease area as the Setback guidelines. Any reclaimed wells require a 10-meter Setback from the well location. Access to reclaimed wells must be provided at all times in accordance with provincial regulations and preserve an unobstructed square, 20 ft x30 ft, footprint.

(h) Conservation (Environmental) Reserves

(i) No development in any kind or form of land use will be allowed Conservation (Environmental) Reserves unless such use is consistent with the Municipal Government Act and as prescribed in writing under this Bylaw.

(ii) The Subdivision Authority, at their discretion, may require the owner of a parcel of land that is the subject of a proposed Subdivision to provide Conservation (Environmental) Reserves in the amount deemed appropriate, in accordance with the provisions under the Act, County Policy, and this Bylaw; if:

1. in the opinion of the subdivision authority, the land has environmentally significant features,

2. the land is not land that could be required to be provided as environmental reserve,

3. the purpose of taking the conservation reserve is to enable the municipality to protect and conserve the land, and

4. the taking of the land as conservation reserve is consistent with the municipality's municipal development plan and area structure plan.

(iii) Within 30 days after the Registrar issues a new certificate of title under section 665(2) for a conservation reserve, the municipality must pay compensation to the landowner in an amount equal to the market value of the land at the time the application for subdivision approval was received by the subdivision authority.

(iv) If the municipality and the landowner disagree on the market value of the land, the matter must be determined by the Land Compensation Board.

(i) Public Utility Lots

(i) allow for the Development of systems or works used to provide for public consumption, benefit, convenience, or use such as water, sewage disposal, public

transportation, irrigation, drainage, natural gas, fuel, electric power, heat, waste management, and telecommunications.

(ii) The amount of Public Utility Lots shall be in accordance with provincial legislation requirements.

(iii) Development Regulations

1. minimum Front Setback shall be 6.0 m.
2. minimum Rear Setback shall be 7.5 m.
3. minimum Side Setback shall be 4.5 m.
4. maximum building Height shall be 10.5 m (34.5 ft.). Communications Towers, minimum 46 m (150 ft.)

(j) Community Services Reserve

(i) Community Services Reserves (CSR) will only apply to the building envelope portion of municipal or school reserves where the school board declares that it no longer requires the site for school purposes.

(ii) CSR lands can be used for Community services reserve may be used for any or all of the following purposes:

1. a public library;
2. a police station, a fire station or an ambulance services facility, or a combination of them;
3. a non-profit day care facility;
4. a non-profit senior citizens facility;
5. a non-profit special needs facility;
6. a municipal facility providing service directly to the public; or
7. affordable housing.

Table 6. Sustainable Resource Development Recommended Guidelines for Minimum Environmental Reserve/Easement Widths.

Sustainable Resource Development Recommended Guidelines for Minimum Environmental Reserve/Easement Widths

In reference to Section 664 of the *Municipal Government Act*, the following are recommended where a boundary to a proposed subdivision is a water body or watercourse.

Table 1. Standard recommended minimum widths for Environmental Reserves or Environmental Reserve Easements based on type of water feature.

Water Feature	Minimum ER Width[2]	Notes
Reservoirs & Regulated Lakes	30 m from right of way or easement boundary	A regulated lake is a lake where water levels are established to a predetermined elevation and actively managed through use of a licensing requirement (e.g. to pump water into the water body).
Lake (natural & controlled)	30 m from natural boundary	On controlled lakes, 30 m from sill elevation of licensed control structure.
Swamp/wetland[1]	Variable, include wet meadow zone	Wet meadow zone can be extensive in some situations, and in these instances the ER should be wide enough to preserve ecological function.
Large River (≥ 15m width)	30+ m	See additional requirements for hazardous lands.
Small River/Large Steam (6-15 m)	15 m	See additional requirements for hazardous lands.
Medium Stream (3 - 6 m)	10 m	See additional requirements for hazardous lands.
Small Stream (≤ 3 m)	6 m	See additional requirements for hazardous lands.
Ephemeral watercourse (no defined channel)	0 m	Use bylaw to regulate tree cutting within a defined distance from feature to maintain riparian vegetation and drainage.
Braided Stream	10 m from outside boundary of active floodway	

[1] Sustainable Resource Development views the term "swamp" to mean any area with hydrological conditions of sufficient duration to have developed saturated soils and hydrophytic vegetation (i.e. wetlands or peatlands).
[2] In addition to the recommended ER width for the water feature itself, associated landscape features may require the ER width to be modified to factor in additional inherent hazards to development.

For lands described in section 664(1)(b) of the *Municipal Government Act* (unsuitable for development because they are subject to flooding, have high risk of erosion, or have existing topographical or geo-technical constraints) the following are recommended.

Table 2. Additional factors that may necessitate an increase in the width of an Environmental Reserve or Environmental Reserve Easement.

Hazardous Lands	ER Modifier	Notes
Floodplain	• The width of the 1:100 year flood line or 30m from the natural boundary of a watercourse or lake, whichever is less. • The width of meander belt for watercourses that tend to meander or entire floodplain if it is highly constrained within a confined valley.	• Residential development within a floodplain is discouraged. • Development within flood fringe area should only be considered if flood proofing undertaken to reduce risk of flood damage. Flood risk mapping or delineation of the 1:100 year flood line generally defines the extent of expected flood occurrence (see Alberta Environment policy and guidelines). • The width of a meander belt is determined by multiplying bankfull width by 20 for each reach, and is split equally on either side of creek along axis of meander belt.
Erosion prone areas	Provide for a toe erosion allowance.	Consider highly erosive soils and annual recession rates.
Gully, ravine, coulee, or valley escarpments	Provide for a stable slope allowance. Apply construction and building setbacks from this line.	Boundary of stable slope allowance measured from top of crest of plateau (terrace), valley slope or tableland.
Steep Slopes (>15%)	3X escarpment height or as recommended by a geotechnical report on slope stability, rate of erosion, etc.	

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6.2.12 PARKS AND RECREATION (PR) DISTRICT

(a) The Purpose of this District is to allow for Development of a variety of public and non-public Recreation Uses and parks, and their Subordinate and associated Uses.

(b) DISTRICT BOUNDARIES

(i) This District comprises all the land in the County of Vermilion River so designated on the Land Use District Map.

(c) PERMITTED AND DISCRETIONARY USES

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Campground	Bed and Breakfast Establishment	Other Uses, which in the opinion of the Development Authority are similar to the listed Permitted and Discretionary Uses
Campsite	Eating and Drinking Establishment	Other existing Uses limited to: non-conforming.
Extensive Recreation	Government Services	
Eating and Drinking Establishment	Greenhouse	
Government Services	Health Services	
Horticultural Development	Hotel	
Intensive Recreation	Institutional Uses	
Library and Cultural Exhibit	Motel	
Natural Recreation Use	Recreation Facility, Indoor	
Open Space	Recreation Services, Indoor	
Protective and Emergency Services	Restricted Extensive Recreational Use	
Public or Quasi-Public Use	Recreational Vehicle Campground	
Public Park	Recreational Vehicle Campground, Seasonal	
Public-Serving Recreation Area	Shooting Range, Outdoor	

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Recreation Camp	Signs	
Recreational Use	Buildings and Uses accessory to Discretionary Uses	Discretionary Accessory Building and Uses maximum size: at the discretion of the Development Authority.
Buildings and Uses accessory to Permitted Uses		Permitted Accessory Building and Uses maximum size: 60% of the Main Building floor area. Unless a Variance under **Section 2.13** has been granted.

(d) DEVELOPMENT REGULATIONS

REGULATION	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Lot Area	Minimum 371 sq. m (3993 sq. ft.)	As required by the Development Authority	Except where the Lot is subject to: (a) a Discretionary Use, (b) a man-made barrier, registered in Land Titles, fragmenting the quarter section, or (c) a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery. (d) the Subdivision of any fragmented area shall be governed by the policies in the Municipal Development Plan respecting the Subdivision of fragmented areas.
Minimum Front Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		Except for provincial Highways, which are subject to Alberta Transportation regulations. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.

6.2.12 Parks and Recreation (PR) District

REGULATION	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Side Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		Except for an irregular shaped Lot, which shall be ten percent (10%) of the mean Lot Width.
			For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Rear Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Maximum Height	20 m (65.6 ft.) Communications Towers, minimum 46 m (150 ft.)		Except for where restricted by the Airport Vicinity Area Overlay **(Section 7.2.1),** or where a Variance under **Section 2.13** has been granted.
Parking	Parking and loading requirements shall be provided in accordance with the provisions of **Section 4.15** of this Bylaw and the General Municipal Servicing Standards.		
Subdivision	In accordance with the provisions of **Part 3** of this Bylaw and the County's Municipal Development Plan.		
Vegetation	The location of any shelterbelts shall be determined by the Development Authority. All lands within the Parks and Recreation District shall be landscaped and Fenced to the satisfaction of the Development Authority.		
Additional Regulations	In accordance with the provisions of **Section 4.7** of this Bylaw, as applicable.		

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6.3 RESIDENTIAL DISTRICTS

6.3.1 COUNTRY RESIDENTIAL - AGRICULTURE (CR-A) DISTRICT

(a) The Purpose of this District is to accommodate Single-Lot and Farmstead Separations within the Agricultural (A) District, where more than 4.06 ha (10.1 ac) is required to encompass all amenities related to the Farmstead for subordinate agricultural Uses in connection with an existing Agricultural Operation. Additional provisions apply to lands within the Agriculture Preservation Area (APA) and Environmentally Sensitive Area (ESA) Overlays.

(b) DISTRICT BOUNDARIES

(i) This District comprises all the land in the County of Vermilion River so designated on the Land Use District Map.

(c) PERMITTED AND DISCRETIONARY USES

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Agricultural Operation	Existing Dwellings, as of the date of the approval of this Bylaw	Other Uses, which in the opinion of the Development Authority are similar to the listed Permitted and Discretionary Uses. Residential Uses limited to: maximum one Main Unit per title.
Farming Operations	Animal Breading and/or Boarding Facility	Other existing Uses limited to: non-conforming.
Farm Residence	Bed and Breakfast Establishments	Farm Residence: one Main Unit per unsubdivided quarter section. Bed and Breakfast Use limited to: maximum of six rooms.
Farmstead	Boarding House	Boarding House Use limited to: maximum of eight guests.
Secondary Suites and Secondary Dwelling Units	Contractor Service, Limited	Secondary Units: one accessory Unit per main Unit within an unsubdivided quarter section.
Buildings and Uses Accessory to Permitted Uses	Day Homes	Permitted Accessory Building and Uses maximum size: 60% of the Main Building floor area.

6.3.1 Country Residential - Agriculture (CR-A) District

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
	Family Care Facilities	
	Group Care Facilities	
	Group Homes	
	Guest Ranch	
	Horticultural Development	
	Household Repair Service	
	Intensive Recreation	
	Institutional Uses	
	Home Occupations, Major	
	Home Occupations, Minor	
	Horticultural Development	
	Intensive Agriculture	
	Office Use	Office use limited to Accessory Use to Home Occupation Uses.
	Personal Service Shop	
	Public education facilities	
	Public or Quasi-Public Buildings and Uses	
	Recreational Buildings and Uses	Recreational Buildings and Uses limited to: Parks and playgrounds.
	Sea Cans	
	Signs	Signs limited to: Accessory to Home Occupation Uses.
	Wireless Communications Facility	
	Buildings and Uses accessory to Discretionary Uses	Discretionary Accessory Building and Uses maximum size: at the discretion of the Development Authority.

(d) DEVELOPMENT REGULATIONS

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Lot Area	Minimum 4.06 ha (10.1 ac); Maximum 10.1 ha (25.0 ac) of developable land (i.e., land which does not include sloughs, draws, gulleys, lands with high water table, or other lands that would not normally be suitable for residential Development)	All other Uses, as required by the Development Authority	Except where the Lot is subject to: (a) a man-made barrier, registered in Land Titles, fragmenting the quarter section, or (b) a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery. (c) the Subdivision of any fragmented area shall be governed by the policies in the County's Municipal Development Plan respecting the Subdivision of fragmented areas.
Minimum Front Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		Except for provincial Highways, which are subject to Alberta Transportation regulations. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Side Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		At the discretion of the Development Authority, structures constructed adjacent to existing Similar Uses may be built without Side Yards where there is Lane access. For Sites Abutting a Residential District and not separated from that District by a Road or utility Lot – 1.5 m (5 ft.) For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Rear Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Maximum Height	In accordance with the provisions of **Section 4.2** of this Bylaw. Communications Towers, minimum 46 m (150 ft.)		Except for where restricted by the Airport Vicinity Area Overlay **(Section 7.2.1),** or where a Variance under **Section 2.13** has been granted.
Setbacks	Stables, barn, and manure storage: 60 m (200 ft.) from all Property Lines.		
Subdivision	In accordance with the provisions of **Part 3** of this Bylaw and the County's Municipal Development Plan.		Subject to the Additional Provisions in **Sub-section 1.1.1 and Sub-section 7.2.2,** where applicable.
Keeping horses **Amended By Bylaw 21-13**	Provided it is <u>not</u> for profit or as a business: (a) There shall be a minimum Parcel size of 0.8 ha (2 ac.) for one (1) horse. (b There shall be one (1) additional acre of open space unrestricted from any structure or man-made development for each additional horse.		Provided it is for profit or as a business (e.g., Boarding Stable, Ridding Arena): (a) There shall be a minimum Parcel size of 4.06 ha (10.1 ac) of open space.
Outdoor Storage	No Outdoor Storage of articles, goods, materials, finished or semi-finished products, incinerators, storage tanks, Refuse containers or like equipment shall be permitted unless such items are completely screened by fencing or structural enclosures.		
Vegetation	The location of any shelterbelts shall be approved by the Development Authority		
Additional Regulations	In accordance with the provisions of **Section 4.7**of this Bylaw, as applicable.		

6.3.2 COUNTRY RESIDENTIAL - MULTI-LOT (CR-M) DISTRICT

(a) The Purpose of this District is to allow multi-Lot country residential Conservation Development on large Lots on which, at the discretion of the Development Authority, Major Home Occupations may be allowed that would not typically be allowed in the other Residential Districts.

(b) DISTRICT BOUNDARIES

(i) This District comprises all the land in the County of Vermilion River so designated on the Land Use District Map.

(c) PERMITTED AND DISCRETIONARY USES

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Residential Use *Dwelling, Modular or Ready-To-Move* *Dwelling, Single-Family or Dwelling, Single-Detached*	Existing Dwellings, as of the date of the approval of this Bylaw	Other Uses, which in the opinion of the Development Authority are similar to the listed Permitted and Discretionary Uses Residential Uses limited to: maximum one Main Unit per title.
Manufactured Home Community	Bed and Breakfast Establishments	Other existing Uses limited to: non-conforming. Beas and Breakfast Use limited to: maximum of three rooms.
	Boarding House	Boarding House Use limited to: maximum of three guests.
	Child Care Facility	
	Contractor Service, Limited	
	Day Care Facility	
	Day Homes	
	Family care facilities	
	Group care facilities	
	Group Homes	
	Household Repair Service	
	Home Occupations, Major	
Secondary Suites and Secondary Dwelling Units	Home Occupations, Minor	Secondary Units: one Unit per main Unit on a single Lot or Parcel.

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
	Horticultural Development	
Solar Collector, Roof Mount	Intensive Agriculture	
Buildings and Uses Accessory to Permitted Uses	Office Use	Permitted Accessory Building and Uses maximum size: 60% of the Main Building floor area. Office use limited to Accessory Use to Home Occupation Uses.
	Recreational Buildings and Uses	Recreational Buildings and Uses limited to: Parks and playgrounds.
	Signs	Signs limited to: Accessory to Home Occupation Uses.
	Solar Collector, Ground Mount	
	Wind Energy Conversion System, Micro	
	Wind Energy Conversion System, Small	
	Buildings and Uses accessory to Discretionary Uses	Discretionary Accessory Building and Uses maximum size: the discretion of the Development Authority.

(d) DEVELOPMENT REGULATIONS

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Lot Area	Residential Uses: Minimum 0.4 ha (1 ac.); Maximum 2.0 ha (5 ac.) of developable land (i.e., land which does not include sloughs, draws, gulleys, lands with high water table, or other lands that would not	All other Uses, as required by the Development Authority	Except where the Lot is subject to: (a) a man-made barrier, registered in Land Titles, fragmenting the quarter section, or (b) a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery.

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
	normally be suitable for residential Development)		(c) the Subdivision of any fragmented area shall be governed by the policies in the County's Municipal Development Plan respecting the Subdivision of fragmented areas.
Minimum Front Yard	In accordance with the provisions of **Section 4.3** of this Bylaw.		Except for provincial Highways, which are subject to Alberta Transportation regulations.
Minimum Side Yard	In accordance with the provisions of **Section 4.3** of this Bylaw.		At the discretion of the Development Authority, structures constructed adjacent to existing Similar Uses may be built without Side Yards where there is Lane access.
Minimum Rear Yard	In accordance with the provisions of **Section 4.3** of this Bylaw.		
Maximum Height	In accordance with the provisions of **Section 4.3** of this Bylaw. Communications Towers, maximum 46 m (150 ft.)		Except for where restricted by the Airport Vicinity Area Overlay **(Section 7.2.1),** or where a Variance under **Section 2.13** has been granted.
Maximum Site Coverage	In accordance with the provisions of **Section 3.5** of this Bylaw.		
Stables, Barn, and Manure Storage Setbacks	60 m (200 ft.) from all Property Lines.		
Parking	Parking and loading requirements shall be provided in accordance with the provisions of **Section 4.15** of this Bylaw and the General Municipal Servicing Standards.		
Subdivision	In accordance with the provisions of **Part 3** of this Bylaw and the County's Municipal Development Plan.		
Density Bonus	In accordance with the provisions of **Section 4.18** of this Bylaw or an		

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
	approved Site Development Plan or Area Structure Plan.		
Keeping horses **Amended By Bylaw 21-13**	Provided it is <u>not</u> for profit or as a business: (a) There shall be a minimum Parcel size of 0.8 ha (2 ac.) for one (1) horse. (b) There shall be one (1) additional acre of open space, unrestricted from any structure or man-made development for each additional horse.		Provided it is for profit or as a business (e.g., Boarding Stable, Riding Arena): (a) There shall be a minimum Parcel size of 4.06 ha (10.1 ac) of open space.
Vegetation	The location of any shelterbelts shall be determined by the Development Authority		
Additional Regulations	In accordance with the provisions of **Section 4.7** of this Bylaw, as applicable.		

6.3.3 COUNTRY RESIDENTIAL - SINGLE-LOT (CR-S) DISTRICT

(a) The Purpose of this District is to accommodate incremental single-Lot country residential Development as to encourage the Development of rural areas in a coordinated and orderly manner. This District is established in recognition of the existence of substantial areas of the County presently committed to a form of Development characterized by rural non-farm Uses, which are mostly residential in kind. This District is also intended to protect the Use of land adjoining Roads passing through rural portions of the county against strip Development, in favour of a more sustainable pattern of Development both, socially and economically. District regulations are designed to permit only those Land Uses that are compatible with existing and future rural, non-farm, Residential Uses. Additional provisions apply to lands within the Agriculture Preservation Area (APA) and Environmentally Sensitive Area (ESA) Overlays.

(b) DISTRICT BOUNDARIES

(i) This District comprises all the land in the County of Vermilion River so designated on the Land Use District Map.

(c) PERMITTED AND DISCRETIONARY USES

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Farmstead	Existing Dwellings, as of the date of the approval of this Bylaw	Other Uses, which in the opinion of the Development Authority are similar to the listed Permitted and Discretionary Uses.
Residential Use *Dwelling, Modular or Ready-To-Move* *Dwelling, Single-Family or Dwelling, Single-Detached*	Bed and Breakfast Establishments	Other existing Uses limited to: non-conforming. Bed and Breakfast Use limited to: maximum of three rooms. Residential Uses limited to: maximum one Main Unit per title.
Manufactured Home	Boarding House	Boarding House Use limited to: maximum of three guests.
Secondary Suites and Secondary Dwelling Units	Child Care Facility	Secondary Units: one Unit per Main Unit on a single Lot or Parcel.
Solar Collector, Roof Mount	Contractor Service, Limited	
Wind Energy Conversion System, Small	Day Care Facility	

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Buildings and Uses Accessory to Permitted Uses	Day Homes	Permitted Accessory Building and Uses maximum size: 60% of the Main Building floor area.
	Family care facilities	
	Greenhouse	
	Group care facilities	
	Group Homes	
	Home Occupations, Major	Home Occupation Major limited to: Business and Services Uses.
	Home Occupations, Minor	
	Household Repair Service	
	Horticultural Development	
	Intensive Agriculture	
	Institutional Uses	Institutional Use limited to: less than ten patrons.
	Office Use	Office use limited to Accessory Use to Home Occupation Uses.
	Recreational Buildings and Uses	Recreational Buildings and Uses limited to: Parks and playgrounds.
	Signs	Signs limited to: Accessory to Home Occupation Uses.
	Solar Collector, Ground Mount	
	Buildings and Uses Accessory to Discretionary Uses	Discretionary Accessory Building and Uses maximum size: at the discretion of the Development Authority.

(d) DEVELOPMENT REGULATIONS

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Lot Area	Agricultural & Residential Uses:	All other Uses, as required by the	Except where the Lot is subject to:

6.3.3 Country Residential - Single-Lot (CR-S) District

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
	Minimum 2.0 ha (5 ac.); Maximum 4.06 ha (10.1 ac) of developable land (i.e., land which does not include sloughs, draws, gulleys, lands with high water table, or other lands that would not normally be suitable for residential Development)	Development Authority	(a) a man-made barrier, registered in Land Titles, fragmenting the quarter section, or (b) a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery. (c) the Subdivision of any fragmented area shall be governed by the policies in the County's Municipal Development Plan respecting the Subdivision of fragmented areas.
Minimum Floor Areas	Single Detached Dwellings - 84 sq. m (900 sq. ft.)	All other Uses, as required by the Development Authority	
Minimum Front Yard	In accordance with the provisions of **Section 4.3** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		Except for provincial Highways, which are subject to Alberta Transportation regulations.
Minimum Side Yard	In accordance with the provisions of **Section 4.3** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		At the discretion of the Development Authority, structures constructed adjacent to existing Similar Uses may be built without Side Yards where there is Lane access.
Minimum Rear Yard	In accordance with the provisions of **Section 4.3** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		
Maximum Height	In accordance with the provisions of **Section 4.3** of this Bylaw or an approved Site Development Plan or Area Structure Plan. Communications Towers, maximum 46 m (150 ft.)		Except for where restricted by the Airport Vicinity Area Overlay **(Section 7.2.1),** or where a Variance under **Section 2.13** has been granted.
Stables, Barn, and Manure Storage Setbacks	60 m (200 ft.) from all Property Lines.		

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Parking	Parking and loading requirements shall be provided in accordance with the provisions of **Section 4.15** of this Bylaw and the General Municipal Servicing Standards.		
Subdivision	In accordance with the provisions of **Part 3** of this Bylaw and the County's Municipal Development Plan.		Subject to the Additional Provisions in **Sub-section 1.1.1 and Sub-section 7.2.2,** where applicable.
Density Bonus	In accordance with the provisions of **Section 4.18** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		
Keeping horses **Amended By Bylaw 21-13**	Provided it is <u>not</u> for profit or as a business use: (a) There shall be a minimum Parcel size of 0.8 ha (2 ac.) for one (1) horse. (b) There shall be one (1) additional acre of open space, unrestricted from any structure or man-made development for each additional horse.		
Parking	Parking and loading requirements shall be provided in accordance with the provisions of **Section 4.15** of this Bylaw and the General Municipal Servicing Standards.		
Outdoor Storage	No Outdoor Storage of articles, goods, materials, finished or semi-finished products, incinerators, storage tanks, Refuse containers or like equipment shall be permitted unless such items are completely screened by fencing or structural enclosures.		
Vegetation	The location of any shelterbelts shall be determined by the Development Authority		
Maximum Mixed-Use Residential Density	10 Units per ha (24.7 DUA)		
Additional Regulations	In accordance with the provisions of **Section 4.7** of this Bylaw, as applicable.		

6.3.4 RESIDENTIAL - LOW DENSITY (R) DISTRICT

(a) The Purpose of this District is to allow for low-Density multi-Lot residential Conservation Development on large Lots on which, at the discretion of the Development Authority, compatible Minor Home Occupations may be allowed.

(b) DISTRICT BOUNDARIES

(i) This District comprises all the land in the County of Vermilion River so designated on the Land Use District Map.

(c) PERMITTED AND DISCRETIONARY USES

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Manufactured Home	Existing Dwellings, as of the date of the approval of this Bylaw	Other Uses, which in the opinion of the Development Authority are similar to the listed Permitted and Discretionary Uses.
Protective and Emergency Services	Bed and Breakfast Establishments	Other existing Uses limited to: non-conforming. Bed and Breakfast Use limited to: maximum of three rooms.
Public Education Facility	Boarding House	Boarding House Use limited to: maximum of three guests.
Public or Quasi-Public Building/Use	Child Care Facility	
Public Park	Contractor Service, Limited	
Public-Serving Recreation Area	Day Care Facility	
Public Utility/Building	Day Homes	Public Utility Use limited to: required to serve the immediate area.
Public Education Facility	Family care facilities	
Residential Use *Dwelling, Cohousing* *Dwelling, Duplex* *Dwelling, Modular or Ready-To-Move* *Dwelling, Semi-Detached*	Home Occupations, Minor	Residential Uses limited to: maximum one Main Unit per title.

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Dwelling, Single-Family or Dwelling, Single-Detached		
Secondary Suites and Secondary Dwelling Units	Horticultural Development	Secondary Units: one Unit per Main Unit on a single Lot or Parcel.
Buildings and Uses accessory to Permitted Uses	Manufactured Home Community	Permitted Accessory Building and Uses maximum size: 60% of the Main Building floor area.
	Office Use	Office use limited to Accessory Use to Home Occupation Uses.
	Solar Collector, Roof Mount	
	Wind Energy Conversion System, Micro	
	Recreational Buildings and Uses	Recreational Buildings and Uses limited to: Parks and playgrounds.
	Sign	Signs limited to: Accessory to Home Occupation Uses.
	Buildings and Uses accessory to Discretionary Uses	Discretionary Accessory Building and Uses maximum size: at the discretion of the Development Authority.

(d) DEVELOPMENT REGULATIONS

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Lot Area	550 sq. m (5,920 sq. ft.)	As required by the Development Authority or an approved Area Structure Plan or Site Development Plan.	Except where the Lot is subject to: (a) a man-made barrier, registered in Land Titles, fragmenting the quarter section, or (b) a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery.

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
			(c) the Subdivision of any fragmented area shall be governed by the policies in the MDP respecting the Subdivision of fragmented areas.
Minimum Lot Width	15.25 m (50 ft.)	As required by the Development Authority	
Minimum Floor Areas	1 Storey: 97.5 sq. m (1050 sq. ft.) 1½ Storey: 97.5 sq. m (1050 sq. ft.) for the main floor. 2 Storeys: 111.5 sq. m (1200 sq. ft.), provided the first Storey has an area of at least 74.3 sq. m (800 sq. ft.)	All other Uses, as required by the Development Authority	
Minimum Front Yard	In accordance with the provisions of **Section 4.3** of this Bylaw or an approved or an approved Site Development Plan or Area Structure Plan.		Except for provincial Highways, which are subject to Alberta Transportation regulations. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Side Yard	In accordance with the provisions of **Section 4.3** of this Bylaw or an approved or an approved Site Development Plan or Area Structure Plan.		At the discretion of the Development Authority, structures constructed adjacent to existing Similar Uses may be built without Side Yards where there is Lane access. Lots with Lane Access require a Side Yard clearance of 3 m (9.84 ft). In the case of an attached Garage, a rear door

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
			with a minimum width of 2.7 m (8.86 ft.) and a height 2.1 m (6.89 ft.) is required. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Rear Yard	In accordance with the provisions of **Section 4.3** of this Bylaw or an approved or an approved Site Development Plan or Area Structure Plan.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Irregular Lots	In accordance with the provisions of **Section 4.3** of this Bylaw or an approved or an approved Site Development Plan or Area Structure Plan.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Maximum Site Coverage	In accordance with the provisions of **Section 3.5** of this Bylaw.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Maximum Height	10.5 m (34.5 ft.) or 2 ½ Storeys Communications Towers, maximum 46 m (150 ft.)		Except for where restricted by the Airport Vicinity Area **Overlay (Section 7.2.1),** or where a Variance under **Section 2.13** has been granted.
Parking	Parking and loading requirements shall be provided in accordance with the provisions of **Section 4.15** of this Bylaw and the General Municipal Servicing Standards.		
Subdivision	In accordance with the provisions of **Part 3** of this Bylaw and the County's Municipal Development Plan.		
Density Bonus	In accordance with the provisions of **Section 4.18** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		
Vegetation	The location of any shelterbelts shall be determined by the Development Authority		

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Fencing	Required along the Yards of Lots or Parcels adjacent to a park or Municipal Reserve Lot.		
Outdoor Storage	No Outdoor Storage of articles, goods, materials, finished or semi-finished products, incinerators, storage tanks, Refuse containers or like equipment shall be permitted unless such items are completely screened by fencing or structural enclosures from adjacent sites and public thoroughfares, excluding lanes.		
Maximum Mixed-Use Residential Density	15 Units per acre (37 Units per hectare)		
Additional Regulations	In accordance with the provisions of **Section 4.7** of this Bylaw, as applicable.		

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6.3.5 RESIDENTIAL - MEDIUM DENSITY (R1) DISTRICT

(a) The Purpose of this District is to allow for medium-Density, multi-Lot residential Conservation Development, which encourages a balanced mix of housing types from single-family to multi-family, with compatible Minor Home Occupations and associated Subordinate Uses which, at the discretion of the Development Authority, may be allowed.

(b) DISTRICT BOUNDARIES

(i) This District comprises all the land in the County of Vermilion River so designated on the Land Use District Map.

(c) PERMITTED AND DISCRETIONARY USES

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Manufactured Home	Existing Dwellings, as of the date of the approval of this Bylaw.	Other Uses, which in the opinion of the Development Authority are similar to the listed Permitted and Discretionary Uses. Other existing Uses limited to: non-conforming.
Manufactured Home Community	Boarding House	Boarding House Use limited to: maximum of three guests.
Protective and Emergency Services	Child Care Facility	
Public Education Facility	Day Care Facility	
Public or Quasi-Public Building/Use	Day Homes	
Public Park	Family care facilities	
Public-Serving Recreation Area	Home Occupations, Minor	
Public Utility/Building	Horticultural Development	Public Utility Use limited to: required to serve the immediate area.
Public Education Facility	Office Use	Office use limited to Accessory Use to Home Occupation Uses.
Residential Use Dwelling, *Cohousing* *Dwelling, Duplex*	Solar Collector, Roof Mount	Residential Uses limited to: maximum one Main Unit per title.

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Dwelling, Fourplex *Dwelling, Modular or Ready-To-Move* *Dwelling, Single-Family or Dwelling, Single-Detached* *Dwelling, Row Housing*		
Secondary Suites and Secondary Dwelling Units	Wind Energy Conversion System, Micro	Secondary Units: one Unit per Main Unit on a single Lot or Parcel.
Buildings and Uses accessory to Permitted Uses	Recreational Buildings and Uses	Recreational Buildings and Uses limited to: Parks and playgrounds. Permitted Accessory Building and Uses maximum size: 60% of the Main Building floor area.
	Signs	Signs limited to: Accessory to Home Occupation Uses.
	Buildings and Uses accessory to Discretionary Uses	Permitted Accessory Building and Uses maximum size: at the discretion of the Development Authority.

(d) DEVELOPMENT REGULATIONS

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Lot Area	372 sq. m (4,005 sq. ft.)	All other Uses, as required by the Development Authority.	Except where the Lot is subject to: (a) a man-made barrier, registered in Land Titles, fragmenting the quarter section, or (b) a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery. (c) the Subdivision of any fragmented area shall be governed by the policies in the MDP respecting the Subdivision of fragmented areas.

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Lot Width	15.25 m (50 ft.)	As required by the Development Authority.	For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Floor Areas	1 Storey: 84 sq. m (904 sq. ft.) 1½ Storey: 93 sq. m (1001 sq. ft.) for the main floor. 2 Storeys: 111.5 sq. m (1200 sq. ft.), provided the first Storey has an area of at least 74 sq. m (796 sq. ft.)	All other Uses, as required by the Development Authority	For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Maximum Site Coverage	In accordance with the provisions of **Section 3.5** of this Bylaw.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Front Yard	In accordance with the provisions of **Section 4.3** of this Bylaw or an approved or an approved Site Development Plan or Area Structure Plan.		Except for provincial Highways, which are subject to Alberta Transportation regulations. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Side Yard	In accordance with the provisions of **Section 4.3** of this Bylaw or an approved or an approved Site Development Plan or Area Structure Plan.		At the discretion of the Development Authority, structures constructed adjacent to existing Similar Uses may be built without Side Yards where there is Lane access. Lots with Lane Access require a Side Yard clearance of 3 m (9.84 ft.). In the case of an attached garage, a rear door with a minimum width of 2.7m (8.86ft), and a height

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
			2.1 m (6.89 ft.) is required. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Rear Yard	In accordance with the provisions of **Section 4.3** of this Bylaw or an approved or an approved Site Development Plan or Area Structure Plan.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Irregular Lots	In accordance with the provisions of **Section 4.3** of this Bylaw or an approved or an approved Site Development Plan or Area Structure Plan.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Maximum Site Coverage	In accordance with the provisions of **Section 3.5** of this Bylaw.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Maximum Height	10.5 m (34.5 ft.) or 2 ½ Storeys Communications Towers, maximum 46 m (150 ft.)		Except for where restricted by the Airport Vicinity Area **Overlay (Section 7.2.1),** or where a Variance under **Section 2.13** has been granted.
Parking	Parking and loading requirements shall be provided in accordance with the provisions of **Section 4.15** of this Bylaw and the General Municipal Servicing Standards.		
Subdivision	In accordance with the provisions of **Part 3** of this Bylaw and the County's Municipal Development Plan.		
Density Bonus	In accordance with the provisions of **Section 4.18** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		
Vegetation	The location of any shelterbelts shall be approved by the Development Authority.		
Fencing	Required along the Yard Lines of Lots or Parcels adjacent to a park or Municipal Reserve Lot.		

6.3.5 Residential - Medium Density (R1) District

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Outdoor Storage	No Outdoor Storage of articles, goods, materials, finished or semi-finished products, incinerators, storage tanks, Refuse containers or like equipment shall be permitted unless such items are completely screened by fencing or structural enclosures from adjacent sites and public thoroughfares, excluding lanes.		
Maximum Mixed-Use Residential Density	15 Units per acre (37 Units per hectare)		
Additional Regulations	In accordance with the provisions of **Section 4.7** of this Bylaw, as applicable.		

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6.3.6 RESIDENTIAL - HIGH DENSITY (R2) DISTRICT

(a) The Purpose of this District is to allow for high-Density, multi-Lot residential Conservation Development, which encourages a balanced mix of housing types from single-family to multi-family, with compatible Minor Home Occupations and associated Subordinate Uses which, at the discretion of the Development Authority, may be allowed.

(b) DISTRICT BOUNDARIES

(i) This District comprises all the land in the County of Vermilion River so designated on the Land Use District Map.

(c) PERMITTED AND DISCRETIONARY USES

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Day Homes	Existing Dwellings, as of the date of the approval of this Bylaw.	Other Uses, which in the opinion of the Development Authority are similar to the listed Permitted and Discretionary Uses. Other existing Uses limited to: non-conforming.
Family Care Facility	Boarding House	Boarding House Use limited to: maximum of three guests.
Manufactured Home	Child Care Facility	
Manufactured Home Community	Day Care Facility	
Protective and Emergency Services	Day Homes	
Public Education Facility	Family care facilities	
Public or Quasi-Public Building/Use	Home Occupations, Minor	
Public Park	Office Use	Office use limited to Accessory Use to Home Occupation Uses.
Public-Serving Recreation Area	Group Care Facility	Public Utility Use limited to: required to serve the immediate area.
Public Utility/Building	Group Care Facility	
Public Education Facility	Guest House	Guest House Use limited to: maximum of three guests.

6.3.6 Residential - High Density (R2) District

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Residential Use *Dwelling, Apartment* *Dwelling, Cohousing*	Home, Group	Residential Uses limited to: maximum one Main Unit per title.
Dwelling, Duplex *Dwelling, Fourplex* *Dwelling, Modular or Ready-To-Move* *Dwelling, Multi-Family* *Dwelling, Single-Family or Dwelling, Single-Detached* *Dwelling, Row Housing*	Horticultural Development	Permitted Accessory Building and Uses maximum size: 60% of the Main Building floor area.
Buildings and Uses accessory to Permitted Uses	Recreational Buildings and Uses	Recreational Buildings and Uses limited to: Parks and playgrounds.
	Signs	Signs limited to: Accessory to Home Occupation Uses.
	Secondary Suites and Secondary Dwelling Units	Secondary Units: one Unit per Main Unit on a single Lot or Parcel.
	Buildings and Uses accessory to Discretionary Uses	Discretionary Accessory Building and Uses maximum size: at the discretion of the Development Authority.

(d) DEVELOPMENT REGULATIONS

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Lot Area	372 sq. m (4,005 sq. ft.)	All other Uses, as required by the Development Authority.	Except where the Lot is subject to: (a) a man-made barrier, registered in Land Titles, (b) fragmenting the quarter section, or (c) a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery.

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
			(d) the Subdivision of any fragmented area shall be governed by the policies in the MDP respecting the Subdivision of fragmented areas.
Minimum Floor Areas	83.6 sq. m (900 sq. ft.) per Unit	All other Uses, as required by the Development Authority.	
Minimum Front Yard	In accordance with the provisions of **Section 4.3** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		Except for provincial Highways, which are subject to Alberta Transportation regulations. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Side Yard	In accordance with the provisions of **Section 4.3** of this Bylaw or an approved or an approved Site Development Plan or Area Structure Plan.		At the discretion of the Development Authority, structures constructed adjacent to existing Similar Uses may be built without Side Yards where there is Lane access. Lots with Lane Access require a Side Yard clearance of 3 m (9.84 ft). In the case of an attached Garage, a rear door with a minimum width of 2.7 m (8.86 ft.) and a height 2.1 m (6.89 ft.) is required. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Rear Yard	In accordance with the provisions of **Section 4.3** of this Bylaw or an approved or an approved Site Development Plan or Area Structure Plan.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Irregular Lots	In accordance with the provisions of **Section 4.3** of this Bylaw or an approved or an approved Site Development Plan or		For Multi-Lot Developments: in accordance with an approved Site

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
	Area Structure Plan.		Development Plan or Area Structure Plan.
Maximum Site Coverage	In accordance with the provisions of **Section 3.5** of this Bylaw.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Maximum Height	11 m (36 ft.) or 3 Storeys Communications Towers, maximum 46 m (150 ft.)		Except for where restricted by the Airport Vicinity Area Overlay **(Section 7.2.1),** or where a Variance under **Section 2.13** has been granted.
Subdivision	In accordance with the provisions of **Part 3** of this Bylaw and the County's Municipal Development Plan.		
Density Bonus	In accordance with the provisions of **Section 4.18** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		
Row Housing	Minimum Lot		At the discretion of the Development Authority, who shall have regard for the amenities of the neighbourhood in which the Site is located, and all other applicable regulations. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
	Maximum Density		15 Units per acre (37 Units per hectare)
	Additional Requirements		Each Dwelling Unit shall have an outdoor living area immediately adjacent to it and accessible to it via an entranceway. The minimum depth of this area shall be 7.6 m (25 ft.). Within this area, there shall be a privacy zone measuring a minimum of 4.5 m (14.75 ft.) in depth, contained by a Fence with a minimum height of 1.5 m (5 ft.).

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Apartments	Minimum Lot Area		800 m2 (8611 sq. ft.)
	Landscaping		Each Development shall provide, outside of required Side Yards, landscaped area on the basis of the following formula: (a) for each bachelor Dwelling Unit – 18.5 m2 (200 sq. ft.) (b) For each one-bedroom Dwelling Unit – 28.0 m2 (300 sq. ft.) (c) For each two-bedroom Dwelling Unit – 70 m2 (750 sq. ft.) (d) For each Dwelling Unit with three or more bedrooms – 93.0 m2 (1000 sq. ft.) (e) Relating to Other Uses – at the discretion of the Development Authority
Parking	Parking and loading requirements shall be provided in accordance with the provisions of **Section 4.15** of this Bylaw and the General Municipal Servicing Standards.		
Outdoor Storage	No Outdoor Storage of articles, goods, materials, finished or semi-finished products, incinerators, storage tanks, Refuse containers or like equipment shall be permitted unless such items are completely screened by fencing or structural enclosures from adjacent sites and public thoroughfares, excluding lanes.		
Vegetation	The location of any shelterbelts shall be approved by the Development Authority		
Fencing	Required along the Yard Lines of Lots or Parcels adjacent to a park or Municipal Reserve Lot.		
Maximum Mixed-Use Residential Density	20 Units per acre (49 Units per hectare)		
Additional Regulations	In accordance with the provisions of **Section 4.7** of this Bylaw, as applicable.		

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6.3.7 RESIDENTIAL - MULTI-FAMILY/MULTI-UNIT (R3) DISTRICT

Amended by Bylaw 20-22

(a) The Purpose of this District is to:

(i) Provide the opportunity for the Development of serviced and un-serviced Residential Multi-Unit Uses, and associated Subordinate Uses, within Residential Districts that allow for Manufactured Home Community as a Permitted or Discretionary Use.

(ii) Provide affordable housing stock by allowing for the provision of Inclusionary Housing, consistent with the provisions under **Section 5.11** of this Bylaw and provincial regulations, as applicable;

(iii) Ensure that new Units are in harmony with developed neighbourhoods; and

(iv) Allow Secondary Suites and Secondary Dwelling Units as a Subordinate Use to Single-Unit Dwellings, consistent with provincial regulations and Secondary Suite Standards, at the discretion of the Subdivision and/or Development Authority.

(b) DISTRICT BOUNDARIES

(i) This District comprises all the land in the County of Vermilion River so designated on the Land Use District Map.

(c) PERMITTED AND DISCRETIONARY USES

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Common Property	Backyard Cottage	Other Uses, which in the opinion of the Development Authority are similar to the listed Permitted and Discretionary Uses. Backyard Cottage Use limited to: Mobile Home. Other existing Uses limited to: non-conforming.
Manufactured Home	Child Care Facility	
Manufactured Home Community	Commercial Use	Commercial Use limited to: Uses within the C2 District.
Protective and Emergency Services	Day Care Facility	

6.3.7 Residential - Multi-Family/Multi-Unit (R3) District

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Public Education Facility	Day Homes	
Public or Quasi-Public Building/Use	Existing Dwellings, as of the date of the approval of this Bylaw	
Public Park	Family care facilities	
Public-Serving Recreation Area	Home Occupations, Minor	
Public Utility/Building	Horticultural Development	Public Utility Use limited to: required to serve the immediate area.
Public Education Facility	Office Use	Office use limited to Accessory Use to Home Occupation Uses.
Residential Use *Dwelling, Cohousing* *Dwelling, Modular or Ready-To-Move* *Dwelling, Semi-Detached* *Home, Manufactured* *Home, Mobile* *Home, Tiny*	Secondary Suites and Secondary Dwelling Units	Residential Uses limited to: maximum one Main Unit per title. Secondary Units: one Unit per Main Unit on a single Lot or Parcel.
Recreational Buildings and Uses	Solar Collector, Roof Mount	Recreational Buildings and Uses limited to: Parks and playgrounds.
Buildings and Uses accessory to Permitted Uses	Wind Energy Conversion System, Micro	Permitted Accessory Building and Uses maximum size: 60% of the Main Building floor area.
	Signs	Signs limited to: Accessory to Home Occupation Uses.
	Buildings and Uses accessory to Discretionary Uses	Discretionary Accessory Building and Uses maximum size: at the discretion of the Development Authority.

(d) DEVELOPMENT REGULATIONS

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Lot Area	Communal water supply and sewage disposal facilities: 1.2 ha (3 ac.)	All other Uses, as required by the Development Authority.	Except where the Lot is subject to: (a) a man-made barrier, registered in Land Titles, fragmenting the quarter section, or (b) a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery. (c) the Subdivision of any fragmented area shall be governed by the policies in the County's Municipal Development Plan respecting the Subdivision of fragmented areas, subject to an approved Site Development Plan.
Minimum Front Yard	In accordance with the provisions of **Section 4.3** of this Bylaw, subject to an approved Site Development Plan.		Except for provincial Highways, which are subject to Alberta Transportation regulations. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Side Yard	In accordance with the provisions of **Section 4.3** of this Bylaw, subject to an approved Site Development Plan.		At the discretion of the Development Authority, structures constructed adjacent to existing Similar Uses may be built without Side Yards where there is Lane access. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Rear Yard	In accordance with the provisions of **Section 4.3** of this Bylaw, subject to an approved Site Development Plan.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Irregular Lots	In accordance with the provisions of **Section 4.3** of this Bylaw, subject to an approved Site Development Plan.		For Multi-Lot Developments: in accordance with an approved Site
			Development Plan or Area Structure Plan.
Maximum Site Coverage	In accordance with the provisions of **Section 3.5** of this Bylaw.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Maximum Height	5 m (16 ft.) or 1 ½ Storeys Communications Towers, maximum 46 m (150 ft.)		Except for where restricted by the Airport Vicinity Area Overlay **(Section 7.2.1),** or where a Variance under **Section 2.13** has been granted.
Standard Lots	Minimum Lot Area	Communal water supply and sewage disposal facilities, including 2-day storage: 160 m^2 (1,722 sq. ft.)	For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan. All other Uses, as required by the Development Authority.
	Minimum Lot Width	Single Wide 10.5 m (34 ft.) Double Wide 15 m (48 ft.)	For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan. All other Uses, as required by the Development Authority.
	Minimum Lot Depth	Individual water supply and sewage disposal facilities: 34 m (110 ft.) Communal water supply and sewage disposal facilities: 30 m (100 ft.)	For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan. All other Uses, as required by the Development Authority.

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
	Minimum Amenity Area	10 m^2 (108 sq. ft.)	For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan. All other Uses, as required by the Development Authority.
	Minimum Yards	3 m (10 ft.)	For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan. All other Uses, as required by the Development Authority.
	Minimum Buffer	4 m (13 ft.)	For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan. All other Uses, as required by the Development Authority.
Parking	Parking and loading requirements shall be provided in accordance with the provisions of **Section 4.15** of this Bylaw and the General Municipal Servicing Standards.		
Subdivision	In accordance with the provisions of **Part 3** of this Bylaw and the County's Municipal Development Plan.		Subject to the Additional Provisions in **Section 4.18,** where applicable.
Density Bonus	In accordance with the provisions of **Section 4.18** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		
Outdoor Storage	No Outdoor Storage of articles, goods, materials, finished or semi-finished products, incinerators, storage tanks, Refuse containers or like equipment shall be permitted unless such items are completely screened by fencing or structural enclosures from adjacent sites and public thoroughfares, excluding lanes.		
Vegetation	The location of any shelterbelts shall be approved by the Development Authority.		
Fencing	Required along the Yard Lines of Lots or Parcels adjacent to a park or Municipal Reserve Lot.		

6.3.7 Residential - Multi-Family/Multi-Unit (R3) District

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Maximum Mixed-Use Residential Density	15 Units per acre (37 Units per hectare)		
Additional Regulations	In accordance with the provisions of **Section 4.7** of this Bylaw, as applicable.		

6.4 CONTROL DISTRICTS

6.4.1 CROSSROADS DIRECT CONTROL (CDC) DISTRICT

Amended by Bylaw 20-22

(a) The Purpose of this District is to allow for additional provisions for direct control under Section 641 of the MGA for those areas where the County wishes to exercise particular control over the Subdivision, Use, and Development of land or Buildings in accordance with the policies and provisions of the Highways 16/41 Crossroads Area Structure Plan (Crossroads ASP), being Bylaw No. 10-15, and any amendments thereto.

(b) Council, at their discretion, who may delegate their discretion to the Subdivision Authority or Development Authority, may allow for the Uses, Subdivision, and Development provided for these lands within the Crossroads ASP without compromising urban growth patterns that may extend into this District in the future.

(c) The Crossroads Direct Control (CDC) District is not intended to replace the provisions and policies within the Crossroads ASP. If there is a conflict, the more restrictive provision(s) shall apply.

(d) APPLICABILITY

(i) This District applies to all the land in the County of Vermilion River designated as Crossroads Direct Control (CDC) District on the Land Use District Map.

(ii) The regulations of this Section apply in addition to the other regulations of this Bylaw within the Direct Control Crossroads Overlay identified on Map 2 – Future Land Use, of the Municipal Development Plan.

(iii) The Crossroads Direct Control (CDC) District, if not showing on the Land Use map per se, shall nonetheless include:

1. the lands within the Crossroads ASP boundary as indicated on Figure 12 of the Area Structure Plan and will be assigned to these lands when the County considers it appropriate to do so, a prerequisite of which being the submission of Subdivision and/or Development Permit applications deemed by the County to be in their complete form and consistent with the Crossroads ASP.

(e) PERMITTED AND DICRETIONARY USES

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
All Uses and Development over which the County has jurisdiction and lawfully in existence on Parcels existing at the time this Land Use	At the discretion of the Development Authority, Uses listed as Discretionary)	Other Uses, which in the opinion of the Development Authority are similar to the listed Permitted and Discretionary Uses, including Uses listed within the underlying and

6.4.1 Crossroads Direct Control (CDC) District

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
District was assigned and came into force at the discretion of the Development Authority, Uses listed as Permitted under the following Districts: Business *and Services (B)* *Commercial (C1)* *Commercial - General (GC)* *Commercial - Limited (C2)* *Industrial - Light (M1)* *Industrial - Medium (M)* *Country Residential - Multi-Lot (CR-M)* *Country Residential - Single-Lot (CR-S)* *Residential – Low Density (R)* *Residential - Medium Density (R1)* *Residential - High Density (R2)* *Manufactured Home Community (R3)* *Parks and Recreation (PR)*	Under the following Districts: *Business and Services (B)* *Commercial (C1)* *Commercial - General (GC)* *Commercial - Limited (C2)* *Industrial - Light (M1)* *Industrial - Medium (M)* *Country Residential - Multi-Lot (CR-M)* *Country Residential - Single-Lot (CR-S)* *Residential – Low Density (R)* *Residential - Medium Density (R1)* *Residential - High Density (R2)* *Manufactured Home Community (R3)* *Parks and Recreation (PR)*	abutting District, which conform to the general purpose and intent of this Land Use District and the Crossroads Area Structure Plan. Other existing Uses limited to: non-conforming. Where provided for within a Designated District: Office use limited to Accessory Use to Home Occupation Uses within Residential Districts. Office use limited to Business and Professional Services uses ancillary to the Main Use within Non-Residential Districts. Residential Uses limited to: maximum one Main Unit per title. Secondary Units: one Unit per Main Unit on a single Lot or Parcel. Public Utility Use limited to: required to serve the immediate area. Recreational Buildings and Uses limited to: Parks and playgrounds. Signs limited to: Accessory to Home Occupation Uses within Residential Districts. Warehouse Sales Establishment limited to: less than 75% of sales are wholesale.
Buildings and Uses accessory to Permitted Uses	Buildings and Uses accessory to Discretionary Uses	Permitted Accessory Building and Uses maximum size: 60% of the Main Building floor area. Discretionary Accessory Building and Uses maximum size: at the discretion of the Development Authority.

(f) DEVELOPMENT REGULATIONS

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Lot Area	Less than 5 ac (2.02 ha), in accordance with the provisions of the Highways 16/41 Crossroads Area Structure Plan.	As required by the Development Authority.	Except where the Lot is subject to: (a) a Discretionary Use, (b) a man-made barrier, registered in Land Titles, fragmenting the quarter section, or (c) a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery. (d) the Subdivision of any fragmented area shall be governed by the policies in the Municipal Development Plan respecting the Subdivision of fragmented areas.
Minimum Front Yard	From an Internal Road: 15 m (50 ft.) from Property Line. Other Roads: 30 m (100 ft.) from Property Line.		Except for provincial Highways, which are subject to Alberta Transportation regulations. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Side Yard	Un-serviced Commercial/Industrial: 6 m (20 ft.) On Corner Lots: (a) From an Internal Road: 15 m (50 ft.) from Property Line. (b) Other Roads: 30 m (100 ft.) from Property Line. Country Residential: (a) On Internal Road 15 m (50ft.) from Property Line.		Except for an irregular shaped Lot, which shall be ten percent (10%) of the mean Lot Width. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
	Other Roads: 30 m (100 ft.) from Property Line.		
Minimum Rear Yard	Un-serviced Commercial/Industrial: 7.6 m (25 ft.) (a) On Internal Road 15 m (50 ft.) from Property Line. (b) Other Roads: 30 m (100 ft.) from Property Line.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Maximum Height	In accordance with the provisions of the Designated District. Communications Towers, minimum 46 m (150 ft.)		Except for an agricultural structure such as a silo, grain bin or elevator, or where restricted by the Airport Vicinity Area Overlay **(Section 7.2.1),** or where a Variance under **Section 2.13** has been granted.
Maximum Site Coverage	In accordance with the provisions of **Section 3.5** of this Bylaw.		No more than 20% of Buildable Area shall be covered by Buildings, surface pavement or other impermeable surfaces. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Design, Character and Appearance of Buildings	The design, siting, external finish, architectural appearance and Landscaping generally, of all Buildings, including any accessory Buildings or structures and Signs, and any reconstruction, shall all be to the satisfaction of the Development Authority, so there is conformity with adjacent Buildings, and adequate protection afforded to the amenities of adjacent properties. As a condition of a Development Permit, the Development Authority may require a letter of guarantee or an irrevocable letter of credit in order to secure compliance with any requirements imposed.		

6.4.1 Crossroads Direct Control (CDC) District

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Accessory Buildings	In accordance with the provisions of **Section 4.2** or **Section 4.3** of this Bylaw, as applicable.		
Parking	Parking and loading requirements shall be provided in accordance with the provisions of **Section 4.15** of this Bylaw and the General Municipal Servicing Standards.		All loading areas must be fully screened from adjacent streets or sides by opaque Screening consisting of fencing, structures or Landscaping.
Subdivision	In accordance with the provisions of **Part 3** of this Bylaw and the County's Municipal Development Plan.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Density Bonus	In accordance with the provisions of **Section 4.18** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Signage	In accordance with the provisions of **Section 4.21** of this Bylaw.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Domestic Animals	No fur-bearing animals, fowl or Livestock other than Domestic Pets and horses may be kept, in accordance with the provisions of the designated residential District.		
Outdoor Storage	Non-Residential Districts: Outdoor storage areas of material and equipment, garbage, and waste material shall be screened from adjacent sites and public thoroughfares, excluding lanes. Residential Districts: No Outdoor Storage of articles, goods, materials, finished or semi-finished products, incinerators, storage tanks, Refuse containers or like equipment shall be permitted unless such items are completely screened by fencing or structural enclosures from adjacent sites and public thoroughfares, excluding lanes.		
Vegetation	As a condition of approval, the Development Authority may require that an approved Use or Development be screened from public thoroughfares and adjacent Residential Uses by a solid wall, Fence or other means in a manner and to a height satisfactory to them.		

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Temporary Uses	The Development Authority may issue a Temporary Development Permit where the Development Authority is of the opinion that the proposed Use is of a temporary nature.		
Approvals	Approval of Development within the District may be required by Provincial Regulation and, if that is the case, issuance of such permit will be a requirement for any Development Permit issued in this District. To determine if the subject land is suitable for and can physically support/sustain the proposed Use or Development in question, the Development Authority may require, before accepting an application as complete, any geotechnical analysis or any other engineering, environmental or technical assessment/information it considers necessary to properly evaluate the application. The Development Authority will ensure that the analysis/assessment/information they require is prepared/substantiated by qualified Persons licensed to practice in the Province of Alberta. In the case of new Construction, the Development Authority shall require, as a condition of approval, that a Surveyor's Certificate or Real Property Report, signed by an Alberta Land Surveyor, relating to the Building(s) that is (are) the subject of the Development Permit application, be submitted by the Owner/Developer upon completion of the Building foundation and prior to commencement of framing or further structural Construction to ensure that the Building(s) is (are) Sited according to the provisions of the Development Permit and any other relevant provisions of the Bylaw. Applicants shall fully disclose the precise nature and extent of the proposed Use, Subdivision and/or Development, including intended hours of operation to the		
	level of detail determined by the Development Authority, so that their applications can be thoroughly evaluated in accordance with this Land Use District. The Development Authority may: (a) As a condition of approval, require that the applicant enter into a Development agreement with the County pursuant to the Municipal Government Act. To ensure compliance with the conditions in the agreement, the County may be protected by caveat registered in favour of the County. (b) As a condition of approval, require financial guarantees, in a form and an amount acceptable to the County, from the applicant to secure performance of any of the conditions of the approval; and/or, (c) Revoke an approval in the case where satisfactory arrangements have not been made by a Developer for the supply of water, disposal of sewage and Road access, or any of them.		
Application Referral	In accordance with the provisions of **Section 2.15** of this Bylaw.		

6.4.1 Crossroads Direct Control (CDC) District

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Special Uses	Wind Energy Conversion Systems shall be governed by the regulations contained in **Section 5.3** of this Bylaw. No activity may be undertaken that would, in the opinion of the Development Authority, unduly interfere with the amenities or materially interfere with or affect the Use, enjoyment or value of neighbouring properties by reason of noise, smoke, steam, odour, glare, dust, vibration, Refuse matter, or other noxious emissions or containment of hazardous materials. The Development Authority may stipulate the times of the day or week during which an approved Use or Development may operate as well as the length of time its approval remains in effect.		
Exceptions	At the discretion of the Development Authority, the height provisions of these regulations may be waived for church steeples, belfries, towers, cupolas, and similar architectural features; flagstaffs, chimneys, elevator mechanisms and housings, water tanks, stand pipes, and similar utility structures; and radio and television towers and Antennas, and similar telecommunication structures.		
Enforcement	If at any time, in the opinion of the Development Authority, any of the provisions of this Land Use District have not been complied with, the Development Authority may utilize the enforcement mechanisms available under the Municipal Government Act.		
Additional Regulations	In accordance with the provisions of **Section 4.7** of this Bylaw, as applicable.		

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6.4.2 NORTH GATEWAY DIRECT CONTROL (NGDC) DISTRICT

Amended by Bylaw 20-22

(a) The Purpose of this District is to allow for additional provisions for direct control under Section 641 of the MGA for those areas where the County wishes to exercise particular control over the Subdivision, Use, and Development of land or Buildings in accordance with the policies and provisions of the North 41 Gateway Area Structure Plan (ASP), being Bylaw No. 10-11, and any amendment thereto.

(b) Council, at their discretion, who may delegate their discretion to the Subdivision Authority or Development Authority, may allow for the Uses, Subdivision, and Development provided for these lands within the North 41 Gateway ASP without compromising urban growth patterns that may extend into this District in the future.

(c) The North Gateway Direct Control (NGDC) District is not intended to replace the provisions and policies within the North 41 Gateway Area Structure Plan. If there is a conflict, the more restrictive provision(s) shall apply.

(d) APPLICABILITY

(i) This District applies to all the land in the County of Vermilion River designated as North Gateway Direct Control (NGDC) District on the Land Use District Map.

(ii) The regulations of this Section apply in addition to the other regulations of this Bylaw within the North Gateway Direct Control (NGDC) District identified on Map 2 – Future Land Use, of the Municipal Development Plan.

(iii) The North Gateway Direct Control (NGDC) District, if not showing on the Land Use map per se, shall nonetheless include:

1. the lands within the North 41 Gateway ASP boundary as indicated on Figure 9 of the Area Structure Plan and will be assigned to these lands when the County considers it appropriate to do so, a prerequisite of which being the submission of Subdivision and/or Development Permit applications deemed by the County to be in their complete form and consistent with the North 41 Gateway ASP.

(e) PERMITTED AND DICRETIONARY USES

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
All Uses and Development over which the County has jurisdiction and lawfully in existence on Parcels existing at the time this Land Use District was assigned and came into force	At the discretion of the Development Authority, Uses listed as Discretionary under the following Districts: Business *and Services (B)*	Other Uses, which in the opinion of the Development Authority are similar to the listed Permitted and Discretionary Uses, including Uses listed within the underlying and Abutting District, which conform to

6.4.2 North Gateway Direct Control (NGDC) District

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
At the discretion of the Development Authority, Uses listed as Permitted under the following Districts: Business *and Services (B)* *Commercial (C1)* *Commercial - General (GC)* *Commercial - Limited (C2)* *Industrial - Light (M1)* *Industrial - Medium (M)* *Country Residential - Multi-Lot (CR-M)* *Country Residential - Single-Lot (CR-S)* *Residential – Low Density (R)* *Residential - Medium Density (R1)* *Residential - High Density (R2)* *Parks and Recreation (PR)*	*Commercial (C1)* *Commercial - General (GC)* *Commercial - Limited (C2)* *Industrial - Light (M1)* *Industrial - Medium (M)* *Country Residential - Multi-Lot (CR-M)* *Country Residential - Single-Lot (CR-S)* *Residential – Low Density (R)* *Residential - Medium Density (R1)* *Residential - High Density (R2)* *Manufactured Home Community (R3)*	the general purpose and intent of this Land Use District and the Crossroads Area Structure Plan. Other existing Uses limited to: non-conforming. Where provided for within a Designated District: Office use limited to Accessory Use to Home Occupation Uses within Residential Districts. Office use limited to Business and Professional Services uses ancillary to the Main Use within Non-Residential Districts. Residential Uses limited to: maximum one Main Unit per title. Secondary Units: one Unit per Main Unit on a single Lot or Parcel. Public Utility Use limited to: required to serve the immediate area. Recreational Buildings and Uses limited to: Parks and playgrounds. Signs limited to: Accessory to Home Occupation Uses within Residential Districts. Warehouse Sales Establishment limited to: less than 75% of sales are wholesale.
Buildings and Uses accessory to Permitted Uses	Buildings and Uses accessory to Discretionary Uses	Permitted Accessory Building and Uses maximum size: 60% of the Main Building floor area. Discretionary Accessory Building and Uses maximum size: at the discretion of the Development Authority.

(f) DEVELOPMENT REGULATIONS

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Lot Area	Less than 5 ac (2.02 ha), in accordance with the provisions of the North 41 Gateway Area Structure Plan.	As required by the Development Authority.	Except where the Lot is subject to: (a) a Discretionary Use, (b) a man-made barrier, registered in Land Titles, fragmenting the quarter section, or (c) a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery. (d) the Subdivision of any fragmented area shall be governed by the policies in the Municipal Development Plan respecting the Subdivision of fragmented areas.
Minimum Front Yard	From an Internal Road: 15 m (50 ft.) from Property Line. Other Roads: 30 m (100 ft.) from Property Line.		Except for provincial Highways, which are subject to Alberta Transportation regulations. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Side Yard	Un-serviced Commercial/Industrial: 6 m (20 ft.) On Corner Lots: (a) From an Internal Road: 15 m (50 ft.) from Property Line. (b) Other Roads: 30 m (100 ft.) from Property Line. Country Residential: (a) On Internal Road 15 m (50 ft.) from Property Line. (b) Other Roads: 30 m (100 ft.) from Property Line.		Except for an irregular shaped Lot, which shall be ten percent (10%) of the mean Lot Width. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Rear Yard	Un-serviced Commercial/Industrial: 7.6 m (25 ft.) (a) On Internal Road 15 m (50 ft.) from Property Line. (b) Other Roads: 30 m (100 ft.) from Property Line.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Maximum Height	In accordance with the provisions of the Designated District. Communications Towers, minimum 46 m (150 ft.)		Except for an agricultural structure such as a silo, grain bin or elevator, or where restricted by the Airport Vicinity Area Overlay **(Section 7.2.1),** or where a Variance under **Section 2.13** has been granted.
Maximum Site Coverage	In accordance with the provisions of **Section 3.5** of this Bylaw.		No more than 20% of Buildable Area shall be covered by Buildings, surface pavement or other impermeable surfaces. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Design, Character and Appearance of Buildings	The design, siting, external finish, architectural appearance and Landscaping generally, of all Buildings, including any accessory Buildings or structures and Signs, and any reconstruction, shall all be to the satisfaction of the Development Authority, so there is conformity with adjacent Buildings, and adequate protection afforded to the amenities of adjacent properties. As a condition of a Development Permit, the Development Authority may require a letter of guarantee or an irrevocable letter of credit in order to secure compliance with any requirements imposed.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Accessory Buildings	In accordance with the provisions of **Section 4.2** or **Section 4.3** of this Bylaw, as applicable.		
Parking	Parking and loading requirements shall be provided in accordance with the provisions of		All loading areas must be fully screened from adjacent streets or sides by opaque Screening

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
	Section 4.15 of this Bylaw and the General Municipal Servicing Standards.		consisting of fencing, structures or Landscaping.
Subdivision	In accordance with the provisions of **Part 3** of this Bylaw and the County's Municipal Development Plan.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Density Bonus	In accordance with the provisions of **Section 4.18** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Signage	In accordance with the provisions of **Section 4.21** of this Bylaw.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Domestic Animals	No fur-bearing animals, fowl or Livestock other than Domestic Pets and horses may be kept, in accordance with the provisions of the designated residential District.		
Outdoor Storage	Non-Residential Districts: Outdoor storage areas of material and equipment, garbage, and waste material shall be screened from adjacent sites and public thoroughfares, excluding lanes. Residential Districts: No Outdoor Storage of articles, goods, materials, finished or semi-finished products, incinerators, storage tanks, Refuse containers or like equipment shall be permitted unless such items are completely screened by fencing or structural enclosures from adjacent sites and public thoroughfares, excluding lanes.		
Vegetation	As a condition of approval, the Development Authority may require that an approved Use or Development be screened from public thoroughfares and adjacent Residential Uses by a solid wall, Fence or other means in a manner and to a height satisfactory to them.		
Temporary Uses	The Development Authority may issue a Temporary Development Permit where the Development Authority is of the opinion that the proposed Use is of a temporary nature.		
Approvals	Approval of Development within the District may be required by Provincial Regulation and, if that is the case, issuance of such permit will be a requirement for any Development Permit issued in this District. To determine if the subject land is suitable for and can physically support/sustain the proposed Use or Development in question, the Development Authority may require, before accepting an application as complete, any geotechnical analysis or any other		

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
	engineering, environmental or technical assessment/information it considers necessary to properly evaluate the application. The Development Authority will ensure that the analysis/assessment/information they require is prepared/substantiated by qualified Persons licensed to practice in the Province of Alberta. In the case of new Construction, the Development Authority shall require, as a condition of approval, that a Surveyor's Certificate or Real Property Report, signed by an Alberta Land Surveyor, relating to the Building(s) that is (are) the subject of the Development Permit application, be submitted by the Owner/Developer upon completion of the Building foundation and prior to commencement of framing or further structural Construction to ensure that the Building(s) is (are) Sited according to the provisions of the Development Permit and any other relevant provisions of the Bylaw. Applicants shall fully disclose the precise nature and extent of the proposed Use, Subdivision and/or Development, including intended hours of operation to the level of detail determined by the Development Authority, so that their applications can be thoroughly evaluated in accordance with this Land Use District. The Development Authority may: (a) As a condition of approval, require that the applicant enter into a Development agreement with the County pursuant to the Municipal Government Act. To ensure compliance with the conditions in the agreement, the County may be protected by caveat registered in favour of the County. (b) As a condition of approval, require financial guarantees, in a form and an amount acceptable to the County, from the applicant to secure performance of any of the conditions of the approval; and/or, Revoke an approval in the case where satisfactory arrangements have not been made by a Developer for the supply of water, disposal of sewage and Road access, or any of them.		
Application Referral	In accordance with the provisions of **Section 2.15** of this Bylaw.		
Special Uses	Wind Energy Conversion Systems shall be governed by the regulations contained in **Section 5.3** of this Bylaw. No activity may be undertaken that would, in the opinion of the Development Authority, unduly interfere with the amenities or materially interfere with or affect the Use, enjoyment or value of neighbouring properties by reason of noise, smoke, steam, odour, glare, dust, vibration, Refuse matter, or other noxious emissions or containment of hazardous materials. The Development Authority may stipulate the times of the day or week during which an approved Use or Development may operate as well as the length of time its approval remains in effect.		

6.4.2 North Gateway Direct Control (NGDC) District

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Exceptions	At the discretion of the Development Authority, the height provisions of these regulations may be waived for church steeples, belfries, towers, cupolas, and similar architectural features; flagstaffs, chimneys, elevator mechanisms and housings, water tanks, stand pipes, and similar utility structures; and radio and television towers and Antennas, and similar telecommunication structures.		
Enforcement	If at any time, in the opinion of the Development Authority, any of the provisions of this Land Use District have not been complied with, the Development Authority may utilize the enforcement mechanisms available under the Municipal Government Act.		
Additional Regulations	In accordance with the provisions of **Section 4.7** of this Bylaw, as applicable.		

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6.4.3 HIGHWAY DEVELOPMENT (HD) DISTRICT

Amended by Bylaw 20-22

(a) The Purpose of this District is to provide for establishments offering accommodations or services to motorists, and to provide for non-pedestrian-oriented retail, wholesale, service and repair activities, which do not contribute to the creation of unattractive, congested and unsafe Highway conditions, while protecting Provincial investment in Highway infrastructure.

(b) APPLICABILITY

Amended by Bylaw 20-22

(i) This District applies to all the land in the County of Vermilion River within 800 m (0.5 mile) of the right-of-way of Highways 17, 41, and 45.

(ii) This District also includes some lands adjacent to provincial Highways, which may be located within a Hamlet.

(iii) The regulations of this Section apply in addition to the other regulations of this Bylaw within the Highway Development District identified on Map 2 – Future Land Use, of the Municipal Development Plan.

(c) PERMITTED AND DICRETIONARY USES

Amended by Bylaw 23-11

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Agricultural Production	Animal Breeding and/or Boarding Establishments Abattoir	Other Uses, which in the opinion of the Development Authority are similar to the listed Permitted and Discretionary Uses, including Uses listed within the underlying and Abutting district.
Agricultural Support Services	Bed and Breakfast Establishments	Other existing Uses limited to: non-conforming.
Extensive Agriculture	Bulk Fuel Storage and Sales	
Farming	Day Homes	
Highway Commercial Use	Existing Dwellings, as of the date of the approval of this Bylaw	Residential Uses limited to: maximum one Main Unit per title.
Highway Services	Family care facilities	
Buildings and Uses accessory to Permitted Uses	Group care facilities	Permitted Accessory Building and Uses maximum size: 60% of the Main Building floor area. Unless a Variance under **Section 2.13** has been granted.
	Group Homes	

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
	Guest Ranches	
	Home Occupations, Major	Home Occupations limited to: existing Residential Uses.
	Home Occupations, Minor	Home Occupations limited to: existing Residential Uses.
	Institutional Uses	
	Intensive Agriculture	
	Natural Resource Extraction and Ground Disturbance Operations	
	Outdoor Storage	Outdoor storage areas of material and equipment, garbage, and waste material shall be screened from adjacent sites and public thoroughfares, excluding lanes.
	Public education facilities	
	Public or Quasi-Public Buildings and Uses	
	Public Utilities and Public Utility Buildings	
	Recreational Uses	
	Recreational Vehicle Campgrounds	
	Religious Assemblies	
	Rural Commercial Uses	
	Signs	
	Veterinary Clinic	
	Warehouse Facilities	
	Wind Energy Conversion System, Large	
	Wind Energy Conversion System, Micro	
	Wind Energy Conversion System, Small	

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
	Wireless Communications Facility	
	Work Camp	
	Buildings and Uses accessory to Discretionary Uses	Discretionary Accessory Building and Uses maximum size: at the discretion of the Development Authority.

(d) DEVELOPMENT REGULATIONS

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Lot Area	In accordance with the provisions of the Designated and/or Abutting District.	As required by the Development Authority	Except where the Lot is subject to: (a) man-made barrier, registered in Land Titles, fragmenting the quarter section, or (b) a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery. (c) the Subdivision of any fragmented area shall be governed by the policies in the Municipal Development Plan respecting the Subdivision of fragmented areas.
Minimum Front Yard	In accordance with the provisions of **Section 4.2** or **Section 4.3** of this Bylaw or an approved Area Structure Plan or Site Development Plan, as applicable.		Except for provincial Highways, which are subject to Alberta Transportation regulations. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Side Yard	In accordance with the provisions of **Section 4.2** or **Section 4.3** of this Bylaw or an approved Area Structure Plan or Site Development Plan, as applicable.		Except for an irregular shaped Lot, which shall be ten percent (10%) of the mean Lot Width. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Rear Yard	In accordance with the provisions of **Section 4.2** or **Section 4.3** of this Bylaw or an approved Area Structure Plan or Site Development Plan, as applicable.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Maximum Height	10.5 m (34.5 ft.) Communications Towers, minimum 46 m (150 ft.)		Except for an agricultural structure such as a silo, grain bin or elevator, or where restricted by the Airport Vicinity Area Overlay (**Section 7.2.1),** or where a Variance under **Section 2.13** has been granted.
Subdivision	In accordance with the provisions of **Part 3** of this Bylaw and the County's Municipal Development Plan.		Subject to the Additional Provisions in **Sub-section1.1.1** and **Sub-section 7.2.2,** where applicable.
Density Bonus	In accordance with the provisions of **Section 4.18** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		
Parking	Parking and loading requirements shall be provided in accordance with the provisions of **Section 4.15** of this Bylaw and the General Municipal Servicing Standards.		
Outdoor Storage	No Outdoor Storage of articles, goods, materials, finished or semi-finished products, incinerators, storage tanks, Refuse containers, equipment, garbage, and waste or like equipment shall be permitted unless such items are completely screened by fencing or structural enclosures from adjacent sites and public thoroughfares, excluding lanes.		
Vegetation	The location of any shelterbelts shall be approved by the Development Authority.		
Fencing	Required along the Yard Lines of Lots or Parcels adjacent to a park or Municipal Reserve Lot.		
Exceptions	Notwithstanding any other provision of this Bylaw to the contrary, no more than 3 Lots for Residential Uses may be allowed on that portion of NW 17-50-2-W4 lying to the south of Highway #16.		
Restricted Uses	The Development Authority may restrict, or may be subject to special regulations or conditions of approval, Uses that may produce, directly or indirectly, noise, odour, fumes, dust, smoke, unsightly appearance, or other effects that may be detrimental to other Land Uses adjacent or nearby a Designated Non-Residential District.		

6.4.3 Highway Development (HD) District

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Special Uses	Wind Energy Conversion Systems shall be governed by the regulations contained in **Section 5.3** of this Bylaw.		
Maximum Mixed-Use Residential Density	15 Units per acre (37 Units per hectare)		
Application Referral	In accordance with the provisions of **Section 2.15** of this Bylaw.		
Additional Regulations	In accordance with the provisions of **Section 4.7** of this Bylaw, as applicable.		

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6.4.4 HIGHWAY DEVELOPMENT SPECIAL PURPOSE (HDS) DISTRICT

Amended by Bylaw 20-22

(a) The Purpose of this District is to provide for Development appropriate to areas that will accommodate the future re-alignment and access management areas of Highway #16.

(b) APPLICABILITY

(i) This District comprises a 1.6 km (1 mile) wide area of land in the County of Vermilion River along the patch where the future right-of-way of the Highway 16 re-alignment will be located and those areas identified by the province to accommodate future access points.

(ii) The regulations of this Section apply in addition to the other regulations of this Bylaw within the Highway Development Special Purpose District identified on Map 2 – Future Land Use, of the Municipal Development Plan.

(iii) Provincial regulations may regulate approval of Development within the District and, if that is the case, issuance of such permit will be a requirement of any Development Permit issued in this District.

(c) PERMITTED AND DICRETIONARY USES

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Agricultural Production	Animal Breeding and/or Boarding Establishments	Other Uses, which in the opinion of the Development Authority are similar to the listed Permitted and Discretionary Uses, including Uses listed within the underlying and Abutting district.
Agricultural Support Services	Bed and Breakfast Establishments	Other existing Uses limited to: non-conforming.
Extensive Agriculture	Bulk Fuel Storage and Sales	
Farming	Day Homes	
Highway Commercial Use	Existing Dwellings, as of the date of the approval of this Bylaw.	Residential Uses limited to: maximum one Main Unit per title.
Highway Services	Family care facilities	
Buildings and Uses accessory to Permitted Uses	Group care facilities	Permitted Accessory Building and Uses maximum size: 60% of the Main Building floor area. Unless a Variance under **Section 2.13** has been granted.

6.4.4 Highway Development Special Purpose (HDS) District

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
	Group Homes	
	Guest Ranches	
	Home Occupations, Major	Home Occupations limited to: existing Residential Uses.
	Home Occupations, Minor	Home Occupations limited to: existing Residential Uses.
	Institutional Uses	
	Intensive Agriculture	
	Natural Resource Extraction and Ground Disturbance Operations	
	Outdoor Storage	Outdoor storage areas of material and equipment, garbage, and waste material shall be screened from adjacent sites and public thoroughfares, excluding lanes.
	Public education facilities	
	Public or Quasi-Public Buildings and Uses	
	Public Utilities and Public Utility Buildings	
	Recreational Uses	
	Recreational Vehicle Campgrounds	
	Religious Assemblies	
	Rural Commercial Uses	
	Secondary Dwelling	
	Signs	
	Veterinary Clinic	
	Warehouse Facilities	
	Wind Energy Conversion System, Large	
	Wind Energy Conversion System, Micro	

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
	Wind Energy Conversion System, Small	
	Wireless Communications Facility	
	Work Camp	
	Buildings and Uses accessory to Discretionary Uses	Discretionary Accessory Building and Uses maximum size: at the discretion of the Development Authority.

(d) DEVELOPMENT REGULATIONS

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Lot Area	In accordance with the provisions of the Designated and/or Abutting district.	As required by the Development Authority	Except where the Lot is subject to: (a) man-made barrier, registered in Land Titles, fragmenting the quarter section, or (b) a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery. (c) the Subdivision of any fragmented area shall be governed by the policies in the Municipal Development Plan respecting the Subdivision of fragmented areas.
Minimum Front Yard	In accordance with the provisions of **Section 4.2** or **Section 4.3** of this Bylaw or an approved Area Structure Plan or Site Development Plan, as applicable.		Except for provincial Highways, which are subject to Alberta Transportation regulations. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Side Yard	In accordance with the provisions of **Section 4.2** or **Section 4.3** of this Bylaw or an approved Area Structure Plan or Site Development Plan, as applicable.		Except for an irregular shaped Lot, which shall be ten percent (10%) of the mean Lot Width. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Rear Yard	In accordance with the provisions of **Section 4.2** or **Section 4.3** of this Bylaw or an approved Area Structure Plan or Site Development Plan, as applicable.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Maximum Height	10.5 m (34.5 ft.) Communications Towers, minimum 46 m (150 ft.)		Except for an agricultural structure such as a silo, grain bin or elevator, or where restricted by the Airport Vicinity Area Overlay (**Section 7.2.1),** or where a Variance under **Section 2.13** has been granted.
Subdivision	In accordance with the provisions of **Part 3** of this Bylaw and the County's Municipal Development Plan.		Subject to the Additional Provisions in **Sub-section1.1.1** and **Sub-section 7.2.2,** where applicable.
Density Bonus	In accordance with the provisions of **Section 4.18** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		
Parking	Parking and loading requirements shall be provided in accordance with the provisions of **Section 4.15** of this Bylaw and the General Municipal Servicing Standards.		
Outdoor Storage	No Outdoor Storage of articles, goods, materials, finished or semi-finished products, incinerators, storage tanks, Refuse containers, equipment, garbage, and waste or like equipment shall be permitted unless such items are completely screened by fencing or structural enclosures from adjacent sites and public thoroughfares, excluding lanes.		
Vegetation	The location of any shelterbelts shall be approved by the Development Authority.		
Fencing	Required along the Yard Lines of Lots or Parcels adjacent to a park or Municipal Reserve Lot.		
Exceptions	Notwithstanding any other provision of this Bylaw to the contrary, no more than 3 Lots for Residential Uses may be allowed on that portion of NW 17-50-2-W4 lying to the south of Highway #16.		
Restricted Uses	The Development Authority may restrict, or may be subject to special regulations or conditions of approval, Uses that may produce, directly or indirectly, noise, odour, fumes, dust, smoke, unsightly appearance, or other effects that may be detrimental to other Land Uses adjacent or nearby a Designated Non-Residential District.		

6.4.4 Highway Development Special Purpose (HDS) District

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Special Uses	Wind Energy Conversion Systems shall be governed by the regulations contained in **Section 5.3** of this Bylaw.		
Maximum Mixed-Use Residential Density	15 Units per acre (37 Units per hectare)		
Application Referral	In accordance with the provisions of **Section 2.15** of this Bylaw.		
Additional Regulations	In accordance with the provisions of **Section 4.7** of this Bylaw, as applicable.		

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6.4.5 URBAN GROWTH (UB) DISTRICT

Amended by Bylaw 20-22

(a) The Urban Growth (UB) District aims to preserve Farmland from urban sprawl and promote the efficient Use of land, public facilities, and services within County lands adjacent to incorporated areas without compromising urban growth patterns that may extend into this District in the future.

(b) The Purpose of this District is to:

(i) allow for additional provisions for those areas where a Decision Authority, in accordance with the provisions in **Section 1.11,** wishes to exercise particular control over the Use and Development of land and/or Buildings, including areas identified as Urban Expansion (UE) in Intermunicipal Development Plans (IDPs) and Area Structure Plans as well as lands previously designated as Controlled Urban Development (CUD) and Urban Expansion (UE) Districts.

(ii) An Area Structure Plan (ASP) Bylaw may be approved to replace this Overlay and/or to regulate Development within specific areas.

(c) APPLICABILITY

(i) This District applies to all the land in the County of Vermilion River designated as Urban Growth District on the Land Use District Map.

(ii) The regulations of this Section apply in addition to the other regulations of this Bylaw within the Urban Growth District identified on Map 2 – Future Land Use, of the Municipal Development Plan.

(d) PERMITTED AND DICRETIONARY USES

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
At the discretion of the Development Authority, Uses listed as Permitted under the following Districts: *Business and Services (B)* *General Commercial (GC)* *Commercial (C1)* *Industrial - Medium (M)* *Industrial - Light (M1)*	At the discretion of the Development Authority, Uses listed as Discretionary under the following Districts: *Business and Services (B)* *General Commercial (GC)* *Commercial (C1)* *Industrial - Medium (M)* *Industrial - Light (M1)*	Other Uses, which in the opinion of the Development Authority are similar to the listed Permitted and Discretionary Uses, including Uses listed within the underlying and Abutting district. Other existing Uses limited to: non-conforming. Where provided for within a Designated District: Residential Uses limited to: maximum one Main Unit per title.

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
Manufactured Home Community (R3) *Residential - Medium Density (R1)* *Residential - High Density (R2)*	*Manufactured Home Community (R3)* *Residential - Medium Density (R1)* *Residential - High Density (R2)*	Office use limited to Accessory Use to Home Occupation Uses within Residential Districts. Office use limited to Business and Professional Services uses ancillary to the Main Use within Non-Residential Districts. Secondary Units: one Unit per Main Unit on a single Lot or Parcel. Public Utility Use limited to: required to serve the immediate area. Recreational Buildings and Uses limited to: Parks and playgrounds. Signs limited to: Accessory to Home Occupation Uses. Warehouse Sales Establishment limited to: less than 75% of sales are wholesale. Manufacturing Uses are limited pursuant to **Section 4.7.**
Buildings and Uses accessory to Permitted Uses	Buildings and Uses accessory to Discretionary Uses	Permitted Accessory Building and Uses maximum size: 60% of the Main Building floor area. Discretionary Accessory Building and Uses maximum size: at the discretion of the Development Authority.

(e) DEVELOPMENT REGULATIONS

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Lot Area	In accordance with the provisions of the Designated and Abutting Districts.	As required by the Development Authority	Except where the Lot is subject to: (a) a Discretionary Use, (b) a man-made barrier, registered in Land Titles, fragmenting the quarter section, or

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
			(c) a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery. (d) the Subdivision of any fragmented area shall be governed by the policies in the MDP respecting the Subdivision of fragmented areas.
Minimum Front Yard	In accordance with the provisions of **Section 4.2** or **Section 4.3** of this Bylaw, as applicable.		Except for provincial Highways, which are subject to Alberta Transportation regulations. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Side Yard	In accordance with the provisions of **Section 4.2** or **Section 4.3** of this Bylaw, as applicable.		Except for an irregular shaped Lot, which shall be ten percent (10%) of the mean Lot Width. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Rear Yard	In accordance with the provisions of **Section 4.2** or **Section 4.3** of this Bylaw, as applicable.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Maximum Height	In accordance with the provisions of the Designated District. Communications Towers, minimum 46 m (150 ft.)		Except for an agricultural structure such as a silo, grain bin or elevator, or where restricted by the Airport Vicinity Area Overlay **(Section 7.2.1),** or where a Variance under **Section 2.13** has been granted.
Maximum Site Coverage	In accordance with the provisions of **Section 3.5** of this Bylaw.		No more than 85% of Buildable Area shall be covered by Buildings, surface

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
			pavement or other impermeable surfaces. Except on Lots less than one acre, no more than ninety percent 90% coverage of Buildable Area.
Subdivision	In accordance with the provisions of **Part 3** of this Bylaw and the County's Municipal Development Plan.		
Density Bonus	In accordance with the provisions of **Section 4.18** of this Bylaw or an approved Site Development Plan or Area Structure Plan. Consistent with the County's Municipal Development Plan.		
Accessory Buildings	In accordance with the provisions of **Section 4.2** or **Section 4.3** of this Bylaw, as applicable.		
Parking & Loading Areas	Parking and loading requirements shall be provided in accordance with the provisions of **Section 4.15** of this Bylaw and the General Municipal Servicing Standards.		All loading areas must be fully screened from adjacent streets or sides by opaque Screening consisting of fencing, structures or Landscaping.
Signage	In accordance with the provisions of **Section 4.21** of this Bylaw.		
Outdoor Storage	Non-Residential Districts: Outdoor storage areas of material and equipment, garbage, and waste material shall be screened from adjacent sites and public thoroughfares, excluding lanes. Residential Districts: No Outdoor Storage of articles, goods, materials, finished or semi-finished products, incinerators, storage tanks, Refuse containers or like equipment shall be permitted unless such items are completely screened by fencing or structural enclosures from adjacent sites and public thoroughfares, excluding lanes.		
Engineering Design Standards	All improvements shall conform to the requirements of the County's General Municipal Servicing Standards and be subject to the review and approval of the Development Authority. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.		

6.4.5 Urban Growth (UB) District

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Development	In accordance with the provisions of **Section 4.9, Section 4.18, Section 4.19,** including Servicing provisions under **Section 4.8** and all other provisions under this Bylaw, as applicable. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.		
Application Referral	In accordance with the provisions of **Section 2.15** of this Bylaw.		
Special Uses	Wind Energy Conversion Systems shall be governed by the regulations contained in **Section 5.3** of this Bylaw.		
Exceptions	At the discretion of the Development Authority, the height provisions of these regulations may be waived for church steeples, belfries, towers, cupolas, and similar architectural features; flagstaffs, chimneys, elevator mechanisms and housings, water tanks, stand pipes, and similar utility structures; and radio and television towers and Antennas, and similar telecommunication structures.		
Additional Regulations	In accordance with the provisions of **Section 4.7** of this Bylaw, as applicable.		

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PART 7.0
OVERLAY DISTRICTS REGULATIONS

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7.1 ESTABLISHMENT OF OVERLAY DISTRICTS

(1) Overlay Districts identify special provisions that are applied to Property within the overlay District boundary in addition to those in the underlying base District to protect a specific resource or guide Development within certain areas without disturbing the requirements of the underlying Use district. In the instance of conflicting requirements, the stricter of the conflicting requirements applies. Overlay Districts may incorporate within its boundary more than one underlying Land Use District.

(2) For the purposes of this Bylaw, the County of Vermilion River, in addition to the base Land Use Districts on **Part 6,** incorporates the following Overlay Districts:

(a) Airport Vicinity Area (AVA) Overlay

(b) Environmentally Sensitive Area (ESA) Overlay

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7.2 OVERLAY DISTRICTS REGULATIONS

Amended by Bylaw 20-22

7.2.1 AIRPORT VICINITY AREA (AVA) OVERLAY

(a) The Purpose of this District is to provide for the Development of land or Buildings within the County in areas adjacent to an Airport and to encourage compatible Land Use Development through the efficient Use of land, public facilities, and services without compromising the operating utility of an Airport or its infrastructure.

An Area Structure Plan (ASP) Bylaw may be approved to replace this District and regulate Development within specific areas.

(b) APPLICABILITY

(i) This District applies to all the land in the County of Vermilion River wholly or partly within the 800 m (0.5 mile) Airport Protection Area boundary as designated on the Land Use District Map, on Map 2 – Future Land Use, of the Municipal Development Plan, and those areas adjacent to Airports identified either as Urban Expansion or Airport Protection within Intermunicipal Development Plans (IDPs).

(ii) This Section applies to Development Permit applications in the part of the Municipality within the Airport Protection Area notwithstanding:

1. that a Development Permit could otherwise be issued in accordance with this Bylaw, or

2. that the Development is exempted under this Bylaw from requiring a Development Permit.

(iii) The Airport Vicinity Area (AVA) Overlay, if not showing on the Land Use map per se, shall nonetheless include areas of the County designated as:

1. the Vermilion Airport Vicinity Protection Area in the Town of Vermilion Intermunicipal Development Plan;

2. the Lloydminster Airport Vicinity Protection Area in the City of Lloydminster Intermunicipal Development Plan; and

(iv) other use sensitive areas described within an Airport Plan.

(c) The location of the Approach Surfaces and Transitional Surfaces applicable to Airport Protection Areas are shown in **Figure 12.** If there is a conflict between the description of the Approach Surfaces and transitional surfaces in this Section and their location on an Airport Plan, the more restrictive provision(s) shall apply. Uses not listed as a Permitted or Discretionary in this section are not allowed on lands to which this section applies.

(d) DEFINITIONS IN THIS SECTION

(i) The following Obstacle Limitation Surfaces are specific to this Section:

1. **"AIRPORT (AERODROME) REFERENCE POINT"** means the centre point of an Airport, located at the geometric centre of all the usable runways. The ARP is computed as a weighted average of the end of runway coordinates as shown in **Figure 12.**

2. "APPROACH SURFACE" means:

    a. For a Precision Instrument Runway, a surface longitudinally centered on the extended runway centerline, beginning at the end of the Primary Surface and extending outward and upward as shown in **Figure 12. Airport Obstacle Limitation Surfaces.**

    b. For a Non-Precision Instrument Runway, a surface longitudinally centered on the extended centerline of the runway, beginning at the end of the Primary Surface. Primary Surface width at end adjacent to runway end and flaring to 4,000 feet at a distance of 10,000 ft. from the end of the Primary Surface as shown in **Figure 12.**

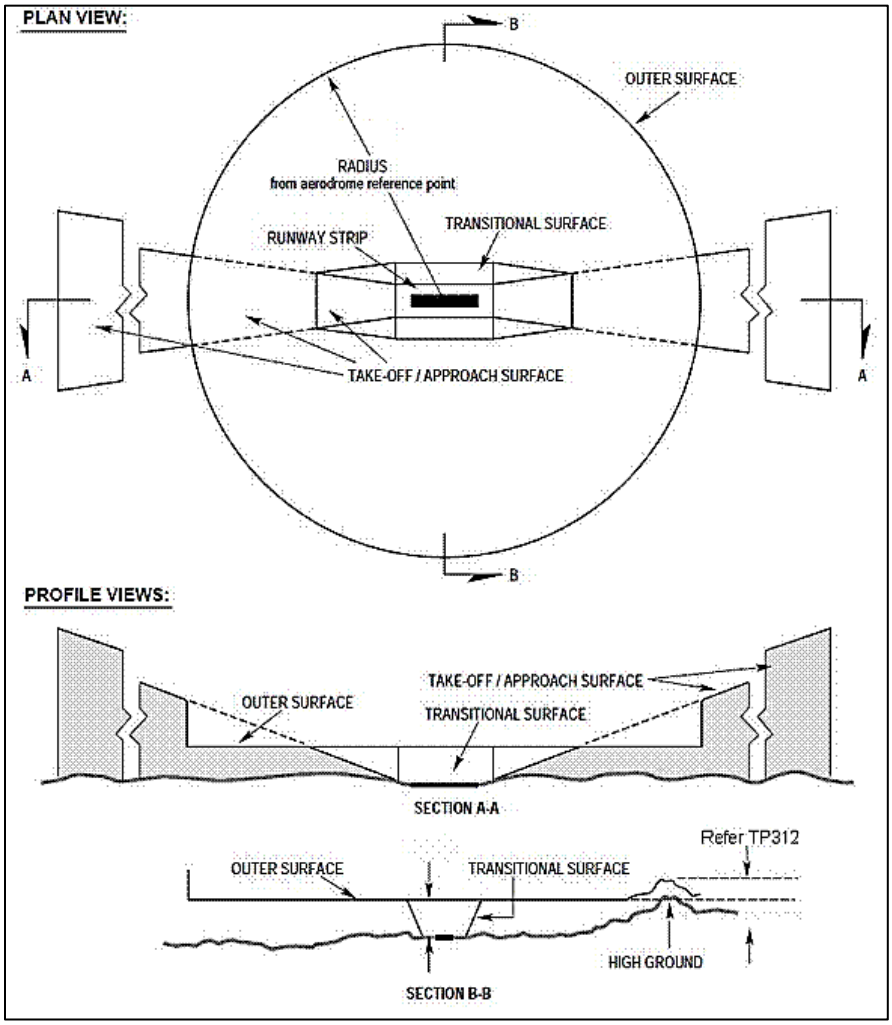
3. **"BASIC STRIP (RUNWAY STRIP)"** means: A defined area including the runway, and stopway if provided, intended to reduce the risk of damage to aircraft running off a runway and to protect aircraft flying over it during takeoff or landing operations as shown in **Figure 12.**

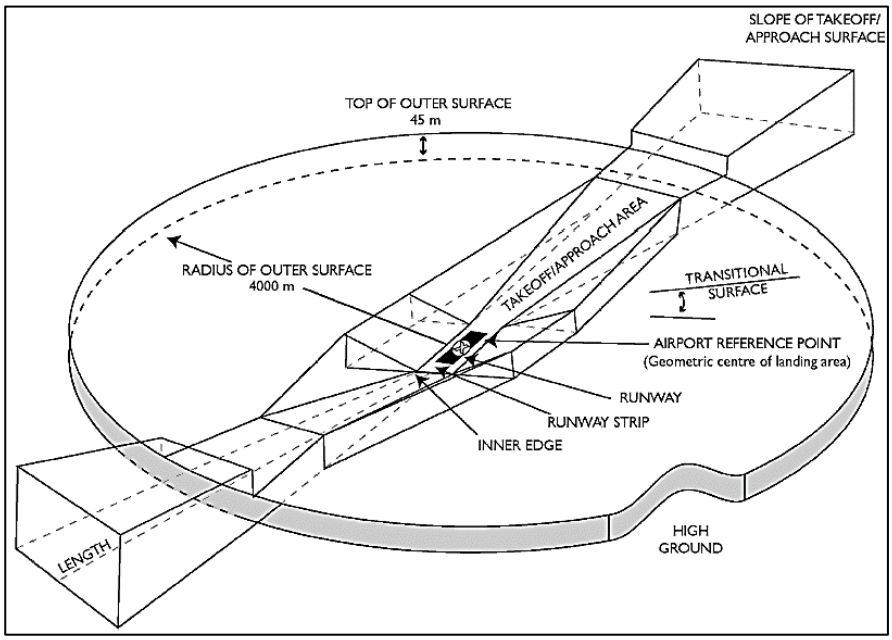
4. **"OUTER SURFACE"** means an imaginary surface located above and in the immediate vicinity of the Airport as shown in **Figure 12.**

5. **"PROTECTION AREA"** means the Vermilion Airport Vicinity Protection Area and the Lloydminster Airport Vicinity Protection Area, as described in the respective Intermunicipal Development Plan and paragraph **(f) below.**

6. **"TRANSITIONAL SURFACE"** means a complex surface along the sides of the runway strip and part of the sides of the Approach Surface that slopes up to the outer surface. Its purpose is to ensure the safety of aircraft at low altitudes displaced from the runway centre line in the Approach or missed Approach phase as shown in **Figure 12.**

Figure 12. Airport Obstacle Limitation Surfaces.





(e) PERMITTED AND DICRETIONARY USES

PERMITTED	DISCRETIONARY	USES NOT LISTED/LIMITATIONS
At the discretion of the Development Authority, Uses listed as Permitted under the following Districts: Business *and Services (B)* *Commercial - General (GC)* *Commercial (C1)* *Industrial - Light (M1)* *Industrial - Medium (M)* *Parks and Recreation (PR)*	At the discretion of the Development Authority, Uses listed as Discretionary under the following Districts: *Business and Services (B)* *General Commercial (GC)* *Commercial (C1)* *Industrial - Light (M1)* *Industrial - Medium (M)* *Parks and Recreation (PR)*	Other Uses, which in the opinion of the Development Authority are similar to the listed Permitted and Discretionary Uses, including Uses listed within the underlying and Abutting district. Other existing Uses limited to: non-conforming. Manufacturing Uses are limited pursuant to **Section 4.7.** Office use limited to Business and Professional Services uses ancillary to the Main Use.
Buildings and Uses accessory to Permitted Uses	Buildings and Uses accessory to Discretionary Uses	Permitted Accessory Building and Uses maximum size: 60% of the Main Building floor area. Discretionary Accessory Building and Uses maximum size: at the discretion of the Development Authority.

(f) DEVELOPMENT REGULATIONS

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Minimum Lot Area	In accordance with the provisions of the underlying and Abutting District.	As required by the Development Authority.	Except where the Lot is subject to: (a) a Discretionary Use, (b) a man-made barrier, registered in Land Titles, fragmenting the quarter section, or (c) a natural barrier that physically fragments the quarter section - usually this barrier cannot be crossed with farm machinery. (d) the Subdivision of any fragmented area shall be governed by the policies in the Municipal Development Plan respecting the Subdivision of fragmented areas.

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Maximum Site Coverage	In accordance with the provisions of **Section 3.5** of this Bylaw.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Front Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		Except for provincial Highways, which are subject to Alberta Transportation regulations. For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Side Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Minimum Rear Yard	In accordance with the provisions of **Section 4.2** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		For Multi-Lot Developments: in accordance with an approved Site Development Plan or Area Structure Plan.
Maximum Height	A Development Permit shall not be issued for a Development within the Airport Protection Area, if the highest point of the Development will exceed in elevation at the location of that point any of the following surfaces that project immediately above the surface of the land at that location: (a) the take-off/Approach Surfaces of the runway of the Airport; (b) the transitional surfaces of the runway of the Airport; (c) the outer surface.		(a) For the purposes of regulating height: (i) if the proposed Development is a railway, the highest point of the Development shall be deemed to be 6 m (19.7 ft.) higher than the actual height of the rails, and (ii) if the Development is a Road, the highest point of the Development shall be deemed to be 4.5 m (14.8 ft.) higher than the actual height of the part of the highest part of the travelled portion of the Road.
Parking	Parking and loading requirements shall be provided in accordance with the provisions of **Section 4.15** of this Bylaw and the General Municipal Servicing Standards.		All loading areas must be fully screened from adjacent streets or sides by opaque Screening consisting of fencing, structures or Landscaping.

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Subdivision	In accordance with the provisions of **Part 3** of this Bylaw and the County's Municipal Development Plan.		
Density Bonus	In accordance with the provisions of **Section 4.18** of this Bylaw or an approved Site Development Plan or Area Structure Plan.		
Accessory Buildings	In accordance with the provisions of **Section 4.2** of this Bylaw.		
Signage	In accordance with the provisions of **Section 4.21** of this Bylaw.		
Vermilion Airport			
	Airport Vicinity Protection Area		Comprising the land in the County of Vermilion River described below: (a) In Township 50, Range 6, West of the 4th Meridian: (i) North half of Section 27; (ii) North half of the Southeast Quarter of Section 27; (iii) South half of Section 34. (b) In Township 51, Range 6, West of the 4th Meridian: (i) Southwest Quarter of Section 4; (ii) South half of Section 5.
	Height Limitations		
	Basic Strip		The basic strip associated with the Airport runway is an area 304 m (997.4 ft.) in width and 1314 m (4399.6 ft.) in length, located as shown in **Figure 12.**
	Approach Surfaces		There is an Approach Surface associated with each end of the basic strip, and in each case the surface is an imaginary surface consisting of an inclined plane that:

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
			(a) commences and Abuts the end of the basic strip, (b) rises at an angle of 1.15 degrees (1:50) measured from an imaginary horizontal surface at the elevation of the end of the basic strip, diverges outward on each side as it rises, at an angle of 8.53 degrees measured from the respective projected lateral limits of the basic strip and ends at its intersection with the outer surface.
	Transitional Surfaces		There is a transitional surface associated with each lateral limit of the basic strip, and in each case the transitional surface is an imaginary surface consisting of an inclined plane that: (a) commences at and Abuts the lateral limit of the basic strip, (b) rises at an angle of 8.14 degrees (1:7) measured from the lateral limit of the basic strip, and (c) ends at its intersection with the outer surface or an Approach Surface.
	Outer Surface		The outer surface of the Protection Area is an imaginary surface consisting of a common plane established at a constant elevation of 45 m (147.6 ft.) above the elevation of the Airport reference point.

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Lloydminster Airport			
	Airport Vicinity Protection Area		Comprising the land in the County of Vermilion River described below: (a) In Township 50, Range 1, West of the 4th Meridian: (i) Northeast Quarter of Section 8; (ii) East half of Northwest Quarter of Section 8; (iii) North half of Section 9; (iv) North half of Section 10; (v) Southwest Quarter of Section 13; (vi) South half of Section 14; (vii) Northwest Quarter of Section 14; (viii) Section 15; (ix) Section 16; and (x) South half of Section 17.
	Height Limitations		
	Basic Strip		The basic strip associated with the Airport runway is an area 150 m (492.1 ft.) in width and 1,820 m (5,971.1 ft.) in length, located as shown in **Figure 12.**
	Take-off/Approach Surfaces		There is a take-off/Approach Surface associated with each end of the basic strip, and in each case the surface is an imaginary surface consisting of an inclined plane that: (a) commences and Abuts the end of the basic strip, (b) rises at an angle of 1.15 degrees (1:50) measured from an imaginary horizontal

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
			surface at the elevation of the end of the basic strip, (c) diverges outward on each side as it rises, at an angle of 8.53 degrees (3:20) measured from the respective projected lateral limits of the basic strip and ends at its intersection with the outer surface.
	Transitional Surfaces		There is a transitional surface associated with each lateral limit of the basic strip, and in each case the transitional surface is an imaginary surface consisting of an inclined plane that: (a) commences at and Abuts the lateral limit of the basic strip, rises at an angle of 8.14 degrees (1:7) measured from the lateral limit of the basic strip, and (b) ends at its intersection with the outer surface or a take-off/Approach Surface.
	Outer Surface		The outer surface of the Airport Protection Area is an imaginary surface consisting of a common plane established at a constant elevation of 45 m (147.6 ft.) above the elevation of the Airport reference point and extending to the outer limits of the Airport Protection Area.
Approvals	Approval of Development within the District may be required by Provincial Regulation and, if that is the case, issuance of such permit will be a requirement for any Development Permit issued in this District.		
Application Referral	In accordance with the provisions of **Section 2.15** of this Bylaw.		
Special Uses	Wind Energy Conversion Systems shall be governed by the regulations contained in **Section 5.3** of this Bylaw.		

ELEMENT	PERMITTED	DISCRETIONARY	ADDITIONAL PROVISIONS
Outdoor Storage	Outdoor storage areas of material and equipment, garbage, and waste material shall be screened from adjacent sites and public thoroughfares, excluding lanes.		
Exceptions	At the discretion of the Development Authority, the height provisions of these regulations may be waived for church steeples, belfries, towers, cupolas, and similar architectural features; flagstaffs, chimneys, elevator mechanisms and housings, water tanks, stand pipes, and similar utility structures; and radio and television towers and Antennas, and similar telecommunication structures. Notwithstanding any other regulations of this Bylaw to the contrary, no Development that conflicts with an Intermunicipal Development Plan should be allowed within AVA Overlay.		
Environmental	The Development Authority may require the submission of a storm water management plan acceptable to the County prior to considering any approval of any Development. The Development Authority may require as a condition of the approval of any Development that the Developer provide or agree to being responsible for the provision of whatever storm water management facilities the storm water management plan may recommend.		
Additional Regulations	In accordance with the provisions of **Section 4.7** of this Bylaw, as applicable.		

7.2.2 ENVIRONMENTALLY SENSITIVE AREA (ESA) OVERLAY

(a) The purpose of the Environmentally Sensitive Area (ESA) Overlay is to designate and describe those areas within the County that possess physical and/or environmental characteristics that require special consideration of applications for Uses, which might affect:

(i) the Building or the land;

(ii) the management of surface or subsurface water;

(iii) safety of future land Occupants due to increased fire, flood, or other natural hazards from the proposed Development;

(iv) the uneconomic extension of public facilities and services; or

(v) the land has been designated as environmentally sensitive or significant by a federal or provincial agency or in a regional plan.

Of specific concern is Development in flood-prone areas, landslide areas, and areas of steep slope or unstable soils, wetlands, noise or other pollution of environmentally sensitive areas, such as wildlife corridors/habitats. Other sensitive areas, like scenic view Sheds, also may require careful assessment prior to alteration or impact. The most intensive Uses of these areas will normally be for outdoor recreation activities or passive Uses not requiring significant infrastructure such as Roads or utility services.

These areas may represent diverse types of land and possess varied physical and geographical conditions and are an important physical, environmental, social, aesthetic, and economic asset to both the residents and businesses in the County. The preservation of a balanced system of Open Space will complement parks and trails and provide a visual relief of Development.

It is the intent of these regulations to permit the widest possible latitude in the Development of land, while at the same time requiring design solutions, which will avoid detrimental impacts on sensitive Natural Areas, as well as provide protection from adverse natural forces and hazards.

The Environmentally Sensitive Area (ESA) is not intended to replace conservation Easements. If there is a conflict, the more restrictive provision(s) shall apply. Uses not listed as a Permitted Use or Discretionary Uses in this section are not allowed on lands to which this section applies.

(b) APPLICABILITY

(i) This Overlay applies to all the land in the County of Vermilion River designated as Environmentally Sensitive Area (ESA), including lands within 800 m (0.5 mile) of the boundary of an ESA, on the Land Use District Map.

(ii) The regulations of this Section apply in addition to the other regulations of this Bylaw within the Environmentally Sensitive Area Overlay identified on Map 2 – Future Land Use, of the Municipal Development Plan.

(iii) The Environmentally Sensitive Area (ESA) Overlay, if not showing on the Land Use map per se, shall nonetheless include areas of the County designated as:

1. 100-year Flood Plain;

2. Hazard Lands including areas unstable soil conditions, slopes in excess of 15%, and areas subject to flooding;

3. areas of high-water table and ground water including wetlands, perched water, drainage ways and swampy conditions;

4. other environmentally sensitive areas that may be described by metes and bounds and included within a regional plan; and

5. lands within 800 m (0.5 mile) of the boundary of lands as described above.

Amended by Bylaw 20-22

PART 8.0
DEFINITIONS

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8.1 DEFINITIONS

(1) Where a specific Use applied for generally conforms to the wording of two (2) or more Uses, the Development Authority shall determine the Use that fits closest to the Development's character and purpose.

(2) The following words, terms, and phrases, wherever they occur in this Bylaw have the meaning assigned to them as follows:

A

"ABATTOIR" means an Abattoir as defined in the *Meat Inspection Act.*

"ABUT or ABUTTING" means immediately contiguous or physically touching, and, when used with respect to a Lot or Site, means that the Lot or Site physically touches upon another Lot or Site sharing a Property Line or boundary line with it.

"ACCESSORY BUILDING" means a Building separate and subordinate to the Main Building, the Use of which is incidental to the Main Building and is located on the same Lot. An Accessory Building to a Residential Use means a Garage, Carport, Shed, storage Buildings, hobby Greenhouse, sundeck, Patio, permanently installed private swimming pool or hot tub, and similar Buildings. Where an Accessory Building is attached to the Main Building by a Roof or an open or enclosed structure, except Carports where vehicular access to the Rear Yard is not obstructed, said Accessory Building is part of the Main Building and not an Accessory Building and shall, unless otherwise specified in this Bylaw, adhere to the Yard and other requirements for Main Buildings.

"ACCESSORY LIVING QUARTERS" means Development of an Accessory Use to a structure in which the Main Use is Single-Detached Dwelling consisting of a self-contained Dwelling Unit that provides dependent Living Quarters intended for the sole Occupancy of one (1) or two (2) adult Persons, which has access to the adjoining Dwelling Unit. Accessory Living Quarters may be attached or located within the main Habitable Dwelling Unit on the Lot and share some or all accessory areas with the main Dwelling Unit, including access to grade, but may not provide kitchen facilities other than a bar sink and an under-counter refrigerator; no cooking devices or other food storage facilities are permitted.

"ACCESSORY USE" see **"SUBORDINATE USE"**

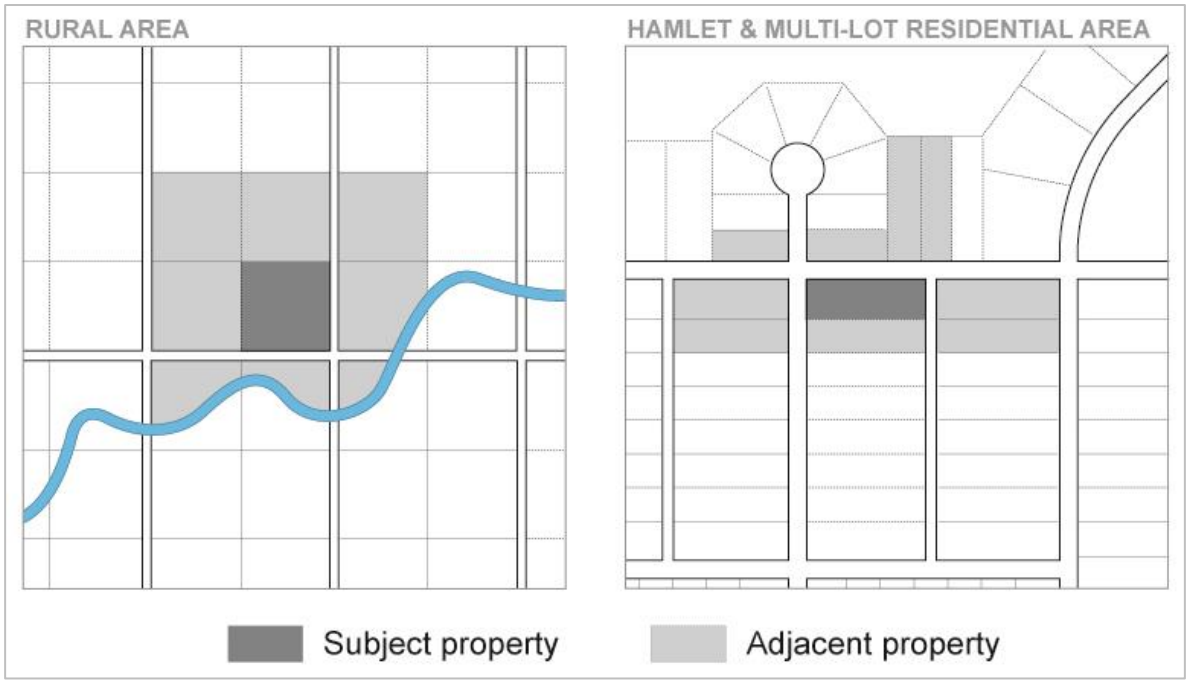
"ACT" means the *Municipal Government Act; RSA 2000 c. M26,* as amended or repealed and replaced from time to time.

"ADAPTIVE REUSE" means a process of retrofitting old Buildings for new Uses, which allows structures to retain their historic or cultural integrity while meeting the needs of modern Occupants. Adaptive Reuse is different from restoration or preservation. While a restoration or preservation project involves restoring a Building to its original state, Adaptive Reuse actually changes the intent of a structure to meet the modern needs.

Still, some adaptive-reuse projects do include restoration of the Building's façade or parts of the interior to look as it did in times past. Older Buildings often showcase aesthetics that modern Buildings simply cannot afford. Built when skilled labor was cheap, these structures often boast a higher attention to detail than those built today. Architectural elements include sculpted stone, columns and capitals, elaborate masonry, vaulted ceilings, and carved wood, all of which can be prohibitively expensive today. Adaptive Reuse of such Buildings allows a Building to retain much of its character and aesthetics by incorporating these elements into the new framework.

"ADJACENT LAND" means land that is contiguous to a particular Lot or Parcel of Land; including land that would be contiguous if not for a Highway, a river, stream, railway, Road, utility right of way, or reserve land (see **Figure 13**), and any other land identified in this Bylaw as adjacent for the purpose of satisfying Adjacent Land requirements.

Figure 13. Adjacent Land examples in rural and hamlet/multi-Lot residential areas.



"ADULT ENTERTAINMENT ESTABLISHMENT" means an establishment that provides live entertainment for its patrons, which includes the display of nudity. Adult Entertainment Establishment does not include Cannabis Lounge or Licensed Cannabis Retails Sales Establishment.

"ADULT USE" means any of the following: Adult Bookstore, Adult Motion Picture Theatre, Adult Paraphernalia Store, Adult Video Store, and Live Nudity Establishment or any other business or establishment characterized by an emphasis depicting, describing, or related to sexual conduct or excitement. For the purposes of this definition, an Adult Use is any Use or combination of Uses that either have greater than twenty-five percent (25%) of the subject establishment's inventory stock or twenty-five percent (25%) of the subject Premises' gross Floor Area or 18.6 m2 (200 sq. ft.), whichever is greater, devoted to materials for sale

or rent distinguished by or characterized by their emphasis depicting, describing, or relating to sexual conduct or sexual excitement. Adult Uses shall require a minimum Separation of 300 m (984.25 ft) from a school or Public Building or similar sensitive Uses.

"ADVERSE EFFECT" means one or more of the following:

(a) impairment of the quality of the natural environment for any Use that can be made of it,

(b) injury or damage to Property or to plant or animal life,

(c) harm or material discomfort to any Person,

(d) an Adverse Effect on the health of any Person,

(e) impairment of the safety of any Person,

(f) rendering any Property or plant or animal life unfit for use by man,

(g) loss of enjoyment of normal use of Property, and

(h) interference with the normal conduct of business.

"AFFORDABLE HOUSING" means Inclusionary Housing Dwelling Units that may be purchased or rented by those who meet the Affordability Guidelines as established in the County of Vermilion River Inclusionary Housing Bylaw, and whose expenditure for housing costs does not exceed 30% of the gross annual income of an Owner and 28% of the gross annual income of a renter in the previous calendar year. Housing costs includes: 1) for Owners: payments for principal and interest on a mortgage, Property taxes, and Condominium fees, if any, or 2) for renters: rent including heat, furnishings, if provided, but not utilities.

"AGRI-BUSINESS" means those commercial or Industrial Uses, which may involve facilities or processes that in the opinion of the Development Authority may not be able to co-exist compatibly in proximity to other Uses or population concentrations due to the potential for an adverse environmental impact beyond the immediate Site of the Agri-Business Use.

Such activities are characterized by wholesale or retail sales, and Outdoor Storage/display of agriculture-related equipment, inputs, and products, Parking Areas, outdoor lighting, and signage, accessory structures (e. g., facilities, workshops), generation of low to moderate traffic volumes, noises, odours, dust, or other potential Nuisances associated with agriculture-related production or processing. Agri-Business may include, but is not limited to, value-added or related businesses such as implement dealers, Veterinary Clinics, farm machinery repair Shops, agricultural supply sales, marketing, storage, and distribution centers; plant and tree nurseries and facilities for the processing of natural agricultural products or by-products, including fruits, vegetables, silage, or animal proteins; the processing of raw materials or operation of an Industrial Park. Agri-Business does not include Licensed Cannabis Storage and Distribution Facility.

"AGRICULTURAL INDUSTRY" means an industrial activity involving the processing, cleaning, packing, or storage of the results from Agricultural Production. Agricultural Industry includes, but is not restricted to,

seed cleaning and/or processing plants and Grain Elevators, but does not include the manufacture of processed foods resulting from Agricultural Production or Abattoirs, and does not include a Licensed Cannabis Production Facility and/or Industrial Hemp Production Facility.

"AGRICULTURAL LAND, HIGHER CAPABILITY" means a quarter section consisting of at least 20.23 ha (50 ac.) of land having a Farmland assessment productivity rating equal to or greater than 41%; or, if no rating is available, at least 60% of its land area rated within Canada Land Inventory (C.L.I.) classes 1-3 for soil capability for agriculture.

"AGRICULTURAL LAND, LOWER CAPABILITY" means a quarter section consisting of less than 20.23 ha (50 ac.) of land having a Farmland assessment productivity rating of less than 41%; or, if no rating is available, up to 60% of its land area rated above Canada Land Inventory (C.L.I.) classes 1-3 soil capability for agriculture.

"AGRICULTURAL LOT OR PARCEL" means a Lot or Parcel for which the Owner can demonstrate that they have been approved for the Alberta Farm Fuel Program, as provided for in the Fuel Tax Act, by providing a copy of their current AFFB Registration Number.

"AGRICULTURAL OPERATION" means an Agricultural Operation as defined in the Agricultural Operation Practices Act; (MGA, Part 17, Section 616(a). Licensed Cannabis Production Facility and/or Industrial Hemp Production Facility are excluded from this Use.

"AGRICULTURAL PRODUCTION" means the production of an Agricultural Operation. It shall also mean the agricultural product storage, service facilities, and Farmsteads, which relate to the individual farm Unit. Licensed Cannabis Production Facility and/or Industrial Hemp Production Facility are excluded from this Use.

"AGRICULTURAL SUPPORT SERVICES" means the Use of land and/or Buildings for the purpose of the supply of goods, materials, or services directly and primarily to Agricultural Operations. This includes but is not limited to the sale, servicing, and storage of seed, feed, fertilizer, chemical products, fuel, and agricultural machinery, but does not involve Salvage Yards and, does not include a Licensed Cannabis Production Facility and/or Industrial Hemp Production Facility and does not include the processing of raw materials or operation of an Industrial Park. Agricultural Support Services does not include Licensed Cannabis Storage and Distribution Facility.

"AGRI-TOURISM" means a range of tourist activities associated with working extensive Agricultural Operations that may involve agricultural tours, special promotional events related to Agricultural Operations, and on-site tourist accommodation for not more than forty-five (45) tourists and, does not include a Licensed Cannabis Production Facility and/or Industrial Hemp Production Facility.

"AIRPORT" means any area of land or water, including the frozen surfaces thereof, or other supporting surfaces used, or intended to be used, either in whole or in part for the arrival and departure or servicing of aircraft, and includes any Building, installation, or equipment in connection therewith.

"ALTERNATIVE ENERGY SYSTEM" means any system that harnesses natural elements such as solar, water (including rainwater) or geothermal sources to generate electrical, thermal, or mechanical energy and only

utilizes renewable resources consistent with the Alberta Regulation 27/2008, Electric Utilities Act, Micro-Generation Regulation. And does not include the use of rainwater for irrigation and watering of plants.

"AMUSEMENT ESTABLISHMENT, INDOOR" means a Development providing recreational facilities with table games and/or electronic games played by patrons for entertainment. Indoor Amusement Establishments may include billiard parlours and electronic games arcades with tables and/or games, and bowling alleys. Indoor Amusement Establishment does not include Cannabis Lounge or Licensed Cannabis Retails Sales Establishment.

"AMUSEMENT ESTABLISHMENT, OUTDOOR" means a Development providing recreational facilities outdoors played by patrons for entertainment. Outdoor Amusement Establishments may include amusement parks, go-cart tracks, and miniature golf courses. However, outdoor Amusement Establishments do not include drive-in motion picture theatres, carnivals, or circuses.

"ANIMAL BREEDING AND/OR BOARDING FACILITY" means an establishment for the keeping, breeding, housing, exercising, training, and/or raising of four (4) or more animals over six (6) months in age that are not Livestock for profit or gain such as riding stables, Kennels, or similar facilities and uses; but shall not apply to the keeping of animals in a Veterinary Clinic for the purpose of observation and/or recovery necessary to veterinary treatment.

"ANIMAL HOSPITAL" means a Building used by veterinarians primarily for the purposes of the consultation, diagnosis, and office treatment of Household pets, but shall not include long-term board facilities for animals nor Kennels.

"ANTENNA" means a structure designed for receiving and transmitting communication signals.

"ANTENNA, AMATEUR RADIO" means an installation consisting of an Antenna array, mounted on a metal tower or support structure, designed for receiving and transmitting radio signals by licensed Amateur Radio operators. For the purposes of this Bylaw, an Amateur Radio Antenna is considered an Accessory Use.

"APARTMENT" see **"DWELLING, APARTMENT".**

"APPROACH" means an access/egress point from a Lot or Parcel of Land onto a Road or Highway built to the specifications of the relevant approving authority (i.e. County of Vermilion River or Alberta Transportation).

"AREA STRUCTURE PLAN" refers to a statutory document as identified in MGA, Part 17, Section 633, which provides specific direction, including policy statements, on how an area is to develop, identifying the specific mix and Density of Land Uses, utility services, as well as layout of streets, blocks, and Lots needed to create a well-designed and successful community, business, commercial, or industrial area. Proponents of Area Structure Plans are directed to reference County Policy PD-011 for requirements in submitting an Area Structure Plan and are encouraged to hold a pre-application meeting with the County.

"ARC, ROTOR" means the largest circumferential path traveled by the Blades in a large Wind Energy Conversion System (WECS).

"AUCTIONEERING ESTABLISHMENT" means a Development specifically intended for the auctioning of goods and equipment, including the temporary storage of such goods and equipment. Auctioneering Establishments do not include flea markets.

"AUTOMOTIVE AND EQUIPMENT REPAIR SHOP, HEAVY" means a Development where heavy Trucks, agricultural equipment, Construction Equipment, and similar Vehicles are serviced or mechanically repaired and where related accessories and parts are sold and/or installed.

"AUTOMOTIVE AND EQUIPMENT REPAIR SHOP, LIGHT" means a Development where automobiles, motorcycles, snowmobiles, and similar Vehicles are serviced or mechanically repaired and where related accessories and parts are sold and/or installed. Automotive and Equipment Repair Shop, Light include transmission Shops, muffler Shops, tire Shops, automotive glass Shops, and upholstery Shops, but not body repair or paint Shops.

"AUTOMOTIVE AND RECREATIONAL VEHICLE SALES/RENTALS ESTABLISHMENT" means a Development where new or used automobiles, Trucks, motorcycles, snowmobiles, tent Trailers, boats, travel Trailers, or similar Recreational Vehicles or crafts are sold or rented, together with incidental Maintenance services and sale of parts. Automotive and Recreational Vehicle Sales/Rental Establishments include automobile, Recreational Vehicle, and motorcycle dealerships and rental agencies.

"AUTO WRECKER" means a Use where the primary activity is the storage and wrecking of Vehicles, usually for parts or scrap metal re-sale.

“AXIS ROTOR, HORIZONTAL” means a large Wind Energy Conversion System (WECS) that has the rotor mounted on an axis parallel to the surface of ground.

“AXIS ROTOR, VERTICAL” means a large Wind Energy Conversion System (WECS) that has the rotor mounted on an axis perpendicular to the surface of the ground.

B

“BACKYARD COTTAGE” means Development of a Subordinate Use to a structure in which the Main Use is Single-Detached Dwelling consisting of a self-contained Dwelling Unit that provides separate, independent Living Quarters for one (1) Household. Backyard Cottages may be attached, detached, and provide kitchen facilities, including cooking devices and 220-volt wiring. Backyard Cottages shall be located behind the Main Building and shall be located on the same Lot or Parcel as the Main Use. Garden Suites, Tiny Homes, and similar structures may be considered a Backyard Cottage at the discretion of the Development Authority.

"BARE LAND CONDOMINIUM" means a Condominium Development Subdivision containing Bare Land Condominium Units, created specifically through Subdivision and registered as a Condominium plan in accordance with the Condominium Property Act, RSA 2000, c. 22.

"BARE LAND CONDOMINIUM UNIT" means a Bare Land Unit as defined in the Condominium Property Act, RSA 2000, c. 22.

"BASEMENT" means the portion of a Development, which is wholly or partially below grade, having above grade no more than 1.8 m (6.0 ft.) of its clear height lying below the finished level of the floor directly above. The Use of a Basement as a Secondary or Accessory Dwelling or Accessory Living Quarters in an existing house requires the Basement ceiling height to be 1.95m (6'-5") and must conform to Table 9.5.3.1 of the Alberta Building Code, 2014 and be a minimum of 1.85m (6'-1") to the underside of beams and ductwork.

"BED AND BREAKFAST ESTABLISHMENT" means a Development within a Dwelling that contains a Dwelling Unit, where temporary sleeping accommodations, up to a maximum of three (3) bedrooms, with or without meals, are provided for remuneration to members of the public. A Bed and Breakfast Establishment shall not include a Boarding House.

"BERM" means a landscaped earthen mound that is utilized to attenuate the noise and visual effects of Adjacent Land Uses and/or direct ground water flows as part of an engineered storm water management system.

"BLADE" means an element of a large Wind Energy Conversion System (WECS) rotor, which acts as a single airfoil, thereby extracting kinetic energy directly from the wind.

"BLADE CLEARANCE", in reference to a Horizontal Axis Rotor, means the distance from grade to the bottom of the rotor's arc (see Arc, Rotor).

"BOARDING HOUSE" means a Building or portion thereof where meals are served for a remuneration involving no more than three (3) Persons, exclusive of the Occupant and immediate family. For the purposes of this Bylaw, Boarding Houses shall not include an eating or Drinking Establishment, a Drive-In Restaurant, a refreshment stand, or other Similar Use.

"BUFFER" means Berms, fencing and planting with the function of Screening noise, views, dust, sprays, and uses between properties where off-Site impacts may occur.

"BUILDING" includes any enclosed structure having a roof and walls constructed or placed on, in, over, or under land, but does not include a Highway or Road or a bridge that forms part of a Highway or Road. Building may also refer to the process or business of constructing something by putting parts or material together.

"BUILDABLE AREA" means the greatest horizontal area of a Building above grade within the glass line of Exterior Walls, or within the glass line of Exterior Walls and the centerline of firewalls.

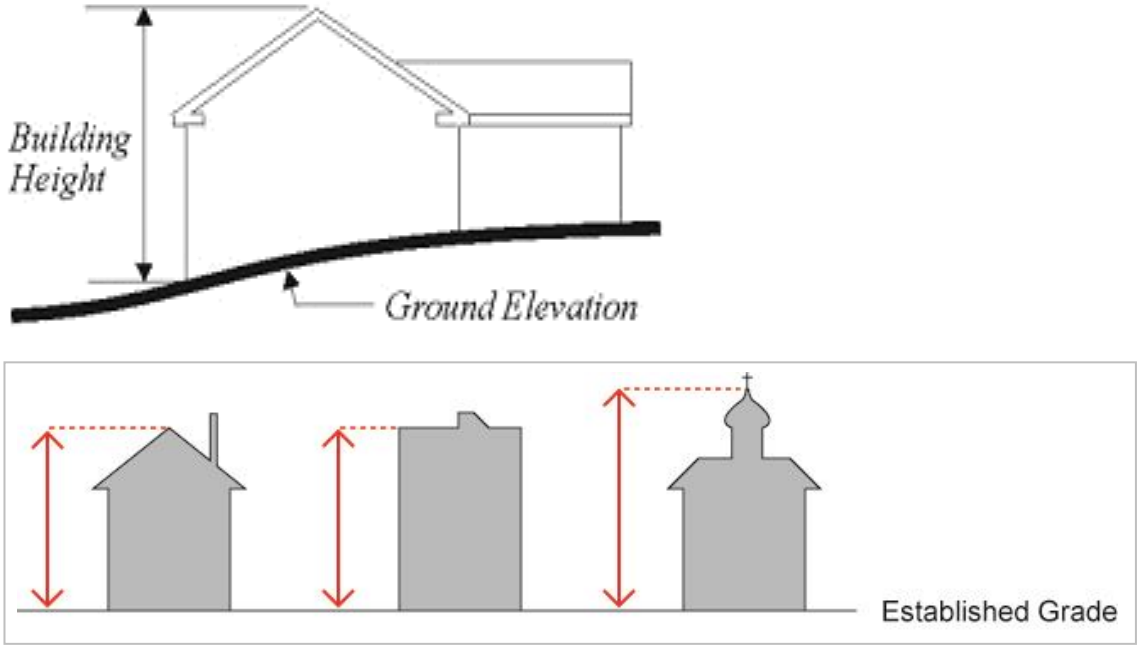
"BUILDING" includes a structure and any part of a Building or structure placed in, on, or over land whether or not it is so affixed to become transferred without special mention by a transfer or sale of the land.

"BUILDING CONVERSION" means the act of changing an existing structure designed and built for non-Residential Use to Residential Uses or to a non-Residential Use other than the existing one within those allowed in the applicable Land Use District, but does not entail Structural Alterations to the existing structure.

"BUILDING COVERAGE RATIO" means the sum of the ground Floor Areas of all Buildings on a Lot divided by the area of the Lot, expressed as a percentage.

"BUILDING HEIGHT" means the vertical distance from the Established Grade to the highest point of a Building, excluding a stairway entrance, an elevator housing, a mechanical skylight, ventilating fan, chimney, steeple, firewall, parapet wall, flagpole, radio Antenna, or similar device not structurally essential to the Building (see **Figure 14**).

Figure 14. Building Height.



"BUILDING MATERIAL" means all material accumulated on Premises while constructing, altering, repairing, or demolishing any structure and includes, but is not limited to, earth, wood debris, vegetation, or rock displaced during such Construction, alteration, or repair.

"BUILDING REHABILITATION" means the alteration, rehabilitation, Renovation, repair, addition, or change in Use of an existing Building that entails Structural Alterations to the existing structure but does not include demolition of an existing structure. Building Rehabilitation does not apply to new Construction.

"BUILDING SEPARATION" means the minimum distance between two Abutting Buildings measured from the final finish of Exterior Walls.

"BULK FUEL STORAGE AND SALES" means lands, Buildings, and structures for the storage and distribution of fuels and oils including retail sales and key lock operations.

"BUSINESS SUPPORT SERVICES ESTABLISHMENT" means a Development providing support services to businesses. Business Support Services Establishments are characterized by one or more of the following features: the use of minor mechanical equipment for printing, duplicating, binding or photographic

processing; the provision of office Maintenance or custodial services; the provision of office security; or the sale, rental, repair or servicing of office equipment, furniture, and machines. Business Support Services Establishments include printing establishments, film processing establishments, janitorial firms, and office equipment sales and repair establishments.

"BOULEVARD" means 'Boulevard' as defined in the *Traffic Safety Act, RSA* 2000, as amended. A Boulevard may have trees, grass, or flowers planted down its center or along its sides.

C

"CABIN" means a one-room structure (not including a washroom, bathroom, or toilet) intended for short-term Occupancy, often rented for a short amount of time to the traveling or vacationing public. Cabin does not include Manufactured Homes, Recreational Vehicles, Motor Homes, and similar Recreational Vehicles, nor Backyard Cottage, Tiny Home, Boarding House or Similar Uses.

"CAMPGROUND" means a Multi-Lot Development where tents are erected and/or Recreational Vehicles are parked for the purpose of overnight or short-term accommodation. A Campground includes any Building, structure, tent, Vehicle, or enclosure accessory to the Main Use that is located on the land and used as an integral part of the Campground such as washhouses, gazebos, picnic shelters, etc.

"CAMPSITE" means a Multi-Lot Development of a specified area or Site within a Campground or other recreational area intended for Occupancy by tents, tent Trailers, Recreational Vehicles, campers, Motor Homes, or other similar Recreational Vehicles on a limited, short-term basis. This does not include Sites, Lots, or Parcels for Manufactured Homes, Cabins, Motels, Hotels, or Boarding Houses.

"CANNABIS" means Cannabis plant, fresh Cannabis, dried Cannabis, Cannabis oil and Cannabis plant seeds and any other substance defined as Cannabis in the Cannabis Act and its regulations, as amended from time to time, and includes edible products that contain Cannabis. This excludes Industrial Hemp licensed or exempt by the federal government under the Industrial Hemp Regulations (or other applicable Acts or regulations at the time of application).

"CANNABIS, NON-MEDICINAL" means Cannabis for recreational purposes that is not prescribed by a health care practitioner as defined by provincial or federal legislation.

"CANNABIS, MEDICINAL" means Cannabis prescribed by a health care practitioner as defined by provincial or federal legislation.

"CANNABIS ACCESSORY" means Cannabis Accessory as defined in the Cannabis Act (Canada) and its regulations, as amended from time to time and includes, but is not limited to; rolling papers or wraps, holders, pipes, water pipes, bongs, vaporizers, or anything that is deemed to be used in the consumption of Cannabis.

"CANNABIS ACCESSORY STORE" means a retail store unlicensed by the Province of Alberta where Cannabis Accessories are sold at the Premises and **does not** include the sale of Cannabis Products nor does include Cannabis Lounge.

"CANNABIS PRODUCTS" means Cannabis processed for smoking, growing, dabbing, vaping, wearing, eating, storing, or otherwise consumed; and concentrates including edibles, extracts, and topicals.

"CANNABIS LOUNGE" means a Development where the primary purpose of the facility is the sale of Cannabis to the eligible public, for the consumption within the Premises that is authorized by provincial or federal legislation. This does not include Cannabis production and distribution

"CARPORT" means a Roofed structure used for storing or parking not more than two (2) Vehicles and which has not less than forty percent (40%) of its total perimeter open and unobstructed.

"CARRIER" means a company or applicant that provides wireless commercial or essential institutional communications services.

"CEMETERY" means Development of land for the interment or entombment of the deceased, and may include, at the discretion of the Development Authority, crematoriums, mausoleums, and memorial parks or a Religious Assembly, and one attached or separate manse.

"CHILD CARE FACILITY" means a Development licensed by the Province that is intended to provide personal care, educational services, or supervision, without overnight accommodation, for seven (7) or more children at one time for more than three (3), but less than twenty-four (24) consecutive hours in a day. This definition includes daycare centres, drop-in centres, nursery schools, playschools, and out-of-school care for the provision of care before and after school hours, and during school holidays for both pre-school and school age children but excludes family Day Homes.

"CLUSTERING" means a Building pattern concentrating single or multi-storied Lots or Units on a particular portion of a Parcel. Clustering can have a variety of configurations, including independent, back-to-back, interlocking, closed, or open clusters.

Amended by Bylaw 20-22

"CLUSTERED DEVELOPMENT" means the grouping of similar objects into a set. Clustered Development is encouraged within Regional Planning Areas by Clustering Lots or Units together. Clustered Development may incorporate incremental density up to the next level where servicing can support the additional demand. Clustered Development incorporates Low Impact Development practices and requires preparation and approval of a Site Development Plan or Area Structure Plan for Development that would create more than four (4) titles per quarter section, consistent with the policies in the County's Municipal Development Plan. (See **Figure 15, a-b**)

Figure 15, a-b. Examples of Commercial/Industrial Cluster Developments.

(a) Industrial/Commercial Cluster Development Layout

(b) Industrial/Commercial Cluster Developments

"CONDOMINIUM" means a form of legal Ownership, containing Units and Common Property, created specifically through Subdivision and registered as a Condominium plan in accordance with the Condominium Property Act, RSA 2000, c. 22.

Amended by Bylaw 20-22

"CONSERVATION AREA" means either an Environmentally Sensitive Area, Historic Resource Value Area, an Agriculture Conservation Area, Open Space Reserve, or an area of similar interest where the County wants to conserve and protect significant features through best management practices to prevent depletion, decay, waste, or loss.

"CONSERVATION DEVELOPMENT" means the Subdivision of land for Residential Use Development that dedicates at least 80% of the gross-developable area as Open Space, recreation, environmental, or agricultural Uses, and which may have a higher net Density than conventional multi-Lot residential Development s by means of Clustering. Conservation Development incorporates Low-Impact Development practices and requires preparation and approval of a Site Development Plan or Area Structure Plan for Development of more than four (4) Lots or Parcels. (See **Figure 16, a-b**)

Figure 16, a-b. Example of a Residential Conservation Development.

(a) Conventional Subdivision layout

(b) Conservation Subdivision layout

"CO-LOCATION" means locating jointly on a Site, tower, and accessory or ancillary buildings together with other Wireless Communications Operators.

"COMMERCIAL STORAGE" means a self-contained Building or group of Buildings containing lockers available for rent for the storage of personal goods or a facility used exclusively to store bulk goods of a non-hazardous nature. This Use does not include Outdoor Storage and, does not include a Licensed Cannabis Storage and Distribution Facility.

"COMMERCIAL USE" means a business through which products, services, or entertainment are available to consumers, whether the public or other commercial establishments, and does not include the Manufacturing of products. Without limiting the generality of the foregoing, Commercial Use shall include, in this Bylaw, Uses such as Animal Hospitals, Bed and Breakfast Establishments, Business Support Services Establishments, Campgrounds, Drive-In Businesses, Drive-In Restaurants, Eating and Drinking Establishments, Entertainment Establishments, general retail stores, Greenhouses, Health Services, Highway Commercial Uses, Hotels, Office Uses, Personal Service Shops, Recreation Camps, Recreational Vehicle Parks, and resorts. Commercial Use does not include a Licensed Cannabis Retail Sales Establishment, Cannabis Lounge, or Medical Cannabis Clinic.

"COMMERCIAL VEHICLE" means a motor Vehicle registered as a 'Commercial Vehicle' pursuant to the *Traffic Safety Act*.

"**COMMON AREAS**" means amenities such as corridors, hallways, lobby, outdoor and/or indoor recreation areas, laundry, or similar facilities provided for the comfort and use of all Occupants, Owners, tenants, or users of a Building or Building complex.

"COMMON PROPERTY" means the components of a Multi-Unit project where use and Ownership is shared amongst the individual Unit Owners, such as parking, lobbies, hallways, recreation facilities, etc.

"COMMUNITY GARDEN" means Property or Premises either public or private that are used for crop Cultivation by individuals or collectively and may be divided into multiple plots.

"COMPOST FACILITY, CLASS I" means a 'Class I Compost Facility' as defined in the Waste Control Regulation. COMPOST FACILITY, CLASS I does not include a residential composter.

"COMPOST FACILITY, CLASS II" means a 'Class II Compost Facility' as defined in the Waste Control Regulation. COMPOST FACILITY, CLASS II does not include a residential composter.

"CONFINED FEEDING OPERATION" means a Confined Feeding Operation as defined in the Agricultural Operation Practices Act.

"CONSTRUCTION" means the temporary process of demolishing or Building any structure, or repairing or improving a Building that already exists, including Landscaping, home repair, Property improvement, and any work in connection with that process. Construction includes all manner of Development as defined in this Land Use Bylaw, as amended or repealed and replaced from time to time.

"CONSTRUCTION EQUIPMENT" includes, but is not limited to trenching machines, concrete mixers, backhoes and similar equipment.

"CONTRACTOR SERVICE, LIMITED" means a Development where electrical, plumbing, heating, painting, and similar contractor services are provided, primarily to individual Households. In addition, where goods normally associated with the contractor service may be stored and sold; where all materials are kept within an enclosed Building; and where there are no accessory Manufacturing activities or parking or storage of more than four (4) Vehicles.

"CONTRACTOR SERVICE, GENERAL" means a Development where Building, concrete, Landscaping, electrical, Excavation, drilling, heating, plumbing, paving, Road, oil field, pipeline, or similar services of a Construction or industry services nature are provided, which have on-site storage of materials, Construction Equipment, or Vehicles normally associated with the contractor service, and which is not a Limited Contractor Service. Any sales, display, office, or technical support service areas shall be accessory to the Main Use only.

"COUNCIL" means the Council of the County of Vermilion River.

"COUNTRY RESIDENCE" refers to an individual, freestanding, unattached Dwelling Unit that is the Main Building on a Lot but does not include Residential Uses in a hamlet.

"COUNTRY RESIDENTIAL LOT OR PARCEL" means a subdivided Lot or Parcel of Land, not including Lots within a hamlet, on which the Main Use is a Country Residential Use. In the case of Vacant Lot, Parcel, and/or Farmstead Separations, the Main Use will be a Country Residential Use under the Land Use District designated at time of Subdivision.

"COUNTRY RESIDENTIAL USE" means Buildings used or designed for residence or limited Residential Use compatible with the natural character of the terrain, generating a Density of not more than 0.25 du/ac.

"CULTIVATION" means prepare and use land to raise crops by ploughing it, planting seeds, and taking care of growing plants. Cultivation does not include Cannabis or Industrial Hemp Cultivation.

"CULTIVATION, CANNABIS STANDARD" means a Licensed Cannabis Production Facility with a plant area over 200 m^2 (2,153 sq. ft.), as indicated in a valid Cannabis Production Facility license.

"CULTIVATION, CANNABIS MICRO" means a Licensed Cannabis Production Facility with a maximum plant area of 200 m^2 (2,153 sq. ft.), as indicated in a valid Cannabis Production Facility license.

D

"DATE OF ISSUE" means the date on which the notice of a decision of the Development Authority is published, or five (5) working days after such a notice is mailed.

"DAY CARE FACILITY" means a provincially licensed Development providing daytime personal care, Maintenance and supervision to seven (7) or more children under the age of eleven (11) years, by Persons unrelated to the children by blood or marriage, but does not include overnight accommodation. Day care facilities include day care centres, day nurseries, kindergartens, nursery school, play schools, and after-school or baby-sitting programs that satisfy this definition. Day care facilities shall not include a Day Home, a Family Care Facility, a Group Care Facility, or a school operated by a School Division.

"DAY HOME" means a provincially licensed facility operated from a Dwelling supplying childcare supervision to a maximum of six (6) children under the age of eleven (11) years or senior citizens, including any resident children and seniors, for periods of more than three (3) but not more than fourteen (14) consecutive hours.

A Day Home may supply an outside recreation space that is both Fenced and gated and shall meet all fire regulations and health regulations.

"DAY-TIME" means the period beginning at 7 a.m. and ending at 11 p.m. of the same day Monday through Saturday.

"DECK" means any open structure attached to a Building having a height greater than 0.6 m (2.0 ft.) above grade, and thereby requiring stairs and railings as outlined in regulations approved under the Safety Codes Act. A Deck shall not have railings higher than 1.25 m (4.1 ft.) or a Roof nor can it have walls.

"DENSITY" means a measure of the average number of Persons or Dwelling Units per Unit of area.

"DENSITY BONUS" means an incentive for Developers to provide Inclusionary Housing, superior design standards, and additional recreational amenities within a Development in exchange for greater Density level than allowed under existing Land Use District.

"DESIGNATED DISTRICT" means the Land Use District assigned to land or Property within an area of the county and subject to the regulations for the Designated District within this bylaw.

"DEVELOPED PARCEL" means a Lot or Parcel of real Property that has been altered by grading or filling of the ground surface or by Development or any improvement or other impervious surface area.

"DEVELOPMENT CONSTRAINTS" means those topographical features that present a barrier for the Development of the land without it resulting in an adverse impact to the environment or an adverse impact on the health and safety of Person or Property. Such topographical features that can present a barrier for Subdivision or Development of land may include, but are not limited to, the following: treed areas, sloughs, poor quality Farmland that is rocky or sandy land or slough areas, land with a Farmland assessment ratio of 41% or less, or slopes in excess of 15% or slopes that are subject to slippage or mass movement. Development Constraints also refers to natural fragmenting features or topographical barriers identified by the County of Vermilion River Municipal Development Plan.

"DEVELOPER" means an Owner, agent or any Person, firm, or company required to obtain or having obtained a Development Permit to build on or improve on land or Property.

"DEVELOPMENT" means:

(a) a Natural Resource Extraction or Ground Disturbance Operations, as defined and regulated under this Bylaw and the provincial government, and the creation of either of them, or

(b) a Building or an addition to or replacement or repair of a Building and the Construction or placing of any of them in, on, over or under land, or

(c) a change of Use of land or a Building or an act done in relation to land or a Building that results in or is likely to result in a change in the Use of the land or Building, or

(d) a change in the intensity of Use of land or a Building or an act done in relation to land or a Building that results in or is likely to result in a change in the intensity of Use of the land or Building; or

(e) the demolition or removal of a Building; or

(f) the placement of an already constructed or a partially constructed Building on a Lot or Parcel of Land; and

(g) without restricting the generality of the foregoing, includes:

(i) in the case of a Lot used for residential purposes, alterations made to a Building or an additional Building on the Lot whether or not the Building is a Dwelling or part of a Dwelling Unit,

(ii) in the case of a Lot used for other than residential purposes, alterations or additions made to a Building on the Lot or a Use of the Lot which would increase either the capacity of the Building or the intensity of Use of the Lot,

(iii) the display of advertisements or Signs on the exterior of a Building or on any land,

(iv) any increase in the number of Households Occupying and living in any Building or on any Site, and any Construction or alterations or additions which would provide for an increase in the number of Households which could Occupy and live in any Building or on any Site, including any increase in the number of Dwelling Units in a Building or on a Site,

(v) the placing of Refuse or Waste material on any land,

(vi) the Use of land for the storage or repair of motor Vehicles or other machinery or equipment,

(vii) the continued Use of land or of a Building for any purpose for which it is being used unlawfully when this Bylaw comes into effect,

(viii) the demolition or removal of a Building,

(ix) the placement of an already constructed or a partially constructed Building on a Lot or Parcel of Land,

(x) the Use of land for the parking of Trailers, bunk houses, portable Dwellings, skid shacks, or any other type of portable Building whatsoever, whether or not the same has been placed or affixed to the land in any way,

(xi) the removal of topsoil from land,

(xii) the recommencement of the Use to which land or a Building has been previously put if that Use has been Discontinued for a period of more than six months, or

(xiii) the Use of land for storage purposes or for the repair of equipment, Vehicles or other kinds of machinery.

"DEVELOPMENT AUTHORITY" means the Development Authority of the County as established by the County's Development Authority Bylaw and appointed by Council.

"DEVELOPMENT AUTHORITY OFFICER" means the Development Authority Officer of the County as established by the County's Development Authority Bylaw.

"DEVELOPMENT PERMIT" means a document authorizing a Development issued pursuant to this Land Use Bylaw.

"DISCONTINUED" means the time at which, in the opinion of the Development Authority, substantial Construction activity, or Use, whether conforming or not conforming to this Bylaw, has ceased.

"DOMESTIC PETS" means animals which are not Livestock as defined in the Agricultural Operation Practices Act and that are often kept within a Dwelling Unit. Such animals include dogs, cats, and similar animals.

"DRINKING ESTABLISHMENT" means a Development possessing a Class A—Minors Prohibited liquor license, where the sale and consumption of liquor on Site are open to the public and where alcohol, rather than food, is the predominant item consumed. A Drinking Establishment does not include an Entertainment Establishment.

"DRIVE-IN BUSINESS" means a Development that serves customers traveling in motor Vehicles driven onto the Site where such business is carried on, where normally the customer either remains in the Vehicle for service, or parks the Vehicle for a short period for doing business at the Premises. Drive-in Businesses include Service Stations, gas bars, Drive-In Restaurants, and drive-through Vehicle service establishments, such as lubrication Shops, Recycling Depots, and Vehicle washing establishments.

"DRIVE-IN RESTAURANT" means an Eating and Drinking Establishment that is designed as a Drive-In Business. Drive-In Restaurants may have one or more of the following features: car attendant services, drive-through food pickup services, or parking primarily intended to allow for the on-site consumption of food within a motor Vehicle.

"DUGOUT" means the Excavation of land that results in man-made features that entrap water and includes Excavation for a water supply. At its deepest point, a Dugout shall have a depth of no less than 1.0 metre (3.28 feet). Anything designed for a depth shallower than 1.0 metre (3.28 feet) may be considered an ornamental pond for Landscaping purposes. Dugouts shall be in conformance with provincial legislation.

"DWELLING" means a Building or a portion of a Building containing one (1) or more Habitable Dwelling Units and their respective Accessory Use areas such that each constitutes a complete Dwelling Unit, and which,

except for Secondary Suites, Accessory Living Quarters, or similar, is not separate from direct access to the outside by another separate Dwelling Unit.

"DWELLING, APARTMENT" means a Dwelling containing three (3) or more Dwelling Units but shall not mean Row Housing.

"DWELLING, COHOUSING" means a Development that combines the privacy of Single-Family Dwelling Units with extensive common facilities, such as kitchen, dining room, children's playroom, activity rooms, and laundry facilities, thus enhancing a sense of community. Residents often come together to identify a Site and raise predevelopment funds, making the Development process much different from the usual Development of communities. Cohousing Dwellings shall be part of a community developed in a manner that is consistent to this process. Dwellings within a community developed through a different process, but with similar attributes, shall be considered "Cohousing inspired" communities.

Figure 17. Examples of Dwelling Types.

SINGLE-FAMILY FARM RESIDENCE (A)

SINGLE-FAMILY DETACHED DWELLING (CR-A, CR-M, CR-S)

SINGLE-FAMILY DETACHED DWELLING (R)

SINGLE-FAMILY DETACHED DWELLING (R1, R2)

SINGLE-FAMILY DETACHED DWELLING (R, R1)

SINGLE-FAMILY ATTACHED/SEMI-DETACHED DWELLING – DOUPLEX/FOURPLEX/ROW HOUSING (R1, R2, R3)

COHOUSING DWELLING (CR-M, R2,R3)

MULTI-FAMILY DWELLING (CR-M, R2, R3)

MANUFACTURED HOME COMMUNITY (CR-M, R1, R2, R3)

APARTMENT DWELLING (R1,R2)

"DWELLING CONVERSION" means a change in the Use of a one (1) Household Dwelling or an accessory area, such as a Basement or attic, within an existing one (1) Household-Dwelling into an additional Dwelling Unit through only minor, non-structural modifications.

"DWELLING, DUPLEX" means Development consisting of a Building containing only two (2) Dwelling Units placed, whether in whole or in part, side by side or with one (1) Dwelling placed over the other with individual and separate access from grade to each Dwelling.

"DWELLING, FOURPLEX" means Development consisting of a Building containing only four (4) Dwelling Units placed, whether in whole or in part, side by side or with one (1) Dwelling placed over the other with individual and separate access from grade to each Dwelling.

"DWELLING, MODULAR" means Development consisting of a prefabricated Building(s) made of repeated sections called modules. Modular Dwellings may contain one (1) or more Dwelling Units placed, whether in whole or in part, side by side or with one (1) Dwelling placed over the other with individual and separate access from grade to each Dwelling.

"DWELLING, MOVE-IN/RELOCATION" means the action of moving to a new place a Single-Detached Dwelling, which was built to meet Alberta Safety Codes and Alberta Building Code Standards and has been attached to a permanent foundation on the existing location for more than six (6) months, as defined in the Alberta Building Code. Relocation does not include placement of a Manufactured Home or Modular Dwelling.

"DWELLING, MULTI-FAMILY" means a Building containing three (3) or more Dwelling Units typically located one over the other and including garden Apartments, Apartment Buildings, and Condominiums and that share common walls or floor/ceilings with one or more Units. The land underneath the structure is not divided into separate Lots.

“DWELLING, SEMI-DETACHED” means Development consisting of one (1) Dwelling Unit placed, whether in whole or in part, side by side or over the main Dwelling Unit with individual and separate access from grade to each Dwelling.

"DWELLING, SINGLE-FAMILY” or **“DWELLING, SINGLE-DETACHED”** means a standalone Building consisting of one (1) Dwelling Unit intended or designed as a residence for one (1) Household typically constructed on-site. However, a Single-Detached Dwelling may be constructed in pieces off-site, or even in one piece, with the piece(s) being transported to the Site for assembly on Site, and thus may be a Modular Dwelling.

"DWELLING, ROW HOUSING" means a Building designed and built to contain three (3) or more Dwelling Units, each located on its Own Lot, with a separate exterior entrance at grade that shares no more than two (2) party walls with adjacent Dwelling Units, and a vertical party wall that is insulated against sound transmission separates the Units. Row Housing does not share common floor/ ceilings with other Dwelling Units.

“DWELLING, STACKED ROW HOUSING” means a Development consisting of Row Housing, except that Dwellings may be arranged vertically two (2) deep, so that Dwellings may be placed over each other. Each Dwelling shall have separate and individual access, not necessarily directly, to Grade, provided that no more than two (2) Dwellings may share access to Grade.

"DWELLING UNIT" means a self-contained Unit having sleeping, cooking, and toilet facilities, provides 220-volt wiring, and including Accessory Use areas, such as closets, hallways, laundry rooms, storage rooms, and utility spaces that is used or intended to be used exclusively for human habitation permanently, semi-permanently, or seasonally for one (1) Household. This definition shall include Single-Family Dwellings, Duplexes, Semi-Detached Dwellings, Row Housing, Apartments, Modular Dwellings, Mobile and Manufactured Homes, and similar factory or Site-Built Housing types, but shall not include Recreational Vehicles of any kind.

“DWELLING UNIT, MAIN” means a Residential Use that is the Main Use on a Lot or Parcel of Land.

"DWELLING UNIT, SECONDARY" means a standalone additional Dwelling Unit on a Lot that is separate and subordinate to the main Dwelling, the Use of which is incidental to the main Dwelling, which has a permanent foundation and is located on the same Lot or Parcel of Land. Secondary Dwelling Unit and not contained within the same Building as the Main Dwelling or in an Accessory Building. A Secondary Dwelling Unit may be a Manufactured Home, Modular or Ready-To-Move Dwelling, or a Single-Detached Dwelling, and includes Backyard Cottages, Tiny Homes, and Accessory Living Quarters. Secondary Dwelling Unit does not include a Secondary Suite.

“DWELLING UNIT, TEMPORARY” means a temporary, portable detached Dwelling Unit, located on a Lot containing an existing Single-Detached Dwelling.

“DWELLING UNIT, HABITABLE” means those areas of a Dwelling Unit, usually of residential Occupancy, fit for human beings to live in on a permanent or temporary basis that provide for living, sleeping, eating, or cooking purposes, but does not include their Accessory Use areas, such as bathrooms, closets, hallways, laundry rooms, storage rooms, and utility spaces.

E

“EASEMENT” means a right to use land, generally for access to other Property or as a right-of-way for a Public Utility.

"EATING AND DRINKING ESTABLISHMENT" means a Development where food and/or beverages are prepared and offered for sale to the public, for consumption either on the Premises at an accessory, outdoor on-site seating area or off the Site. An Eating and Drinking Establishment does not include either a Drinking Establishment or an Entertainment Establishment unless otherwise provided for in an approved Development Permit. Eating and Drinking Establishment does not include either an Adult Entertainment Establishment or Adult Uses, nor does include Cannabis Lounge or Licensed Cannabis Retail Sales Establishment.

"ENTERTAINMENT ESTABLISHMENT" means a Development where Persons are entertained by performance acts, such as music, theatre, or the like. An Entertainment Establishment includes theatre, dancing, or cabaret entertainment, whether recorded or live. An Eating and Drinking Establishment may contain within it an Entertainment Establishment, but only if specifically provided for in an approved Development Permit. Entertainment Establishment does not include either an Adult Entertainment Establishment or Adult Uses, nor does include Cannabis Lounge or Licensed Cannabis Retail Sales Establishment.

"EQUIPMENT FABRICATION" means the assembly and required storage of industrial equipment, Trailers, and other similar equipment and may involve a sales component.

"EQUIPMENT RENTAL ESTABLISHMENT" means a Development where tools, appliances, recreation craft, office machines, furniture, light Construction Equipment, or similar items are rented and serviced. Equipment Rental Establishments do not include Developments where motor Vehicles or industrial equipment is rented or serviced.

"ESTABLISHED GRADE" means the average of the highest (A) and lowest (B) elevation of finished surface of the ground where it meets the main Exterior Walls of a Building or the average elevation of the finished grade of the ground immediately surrounding a structure, exclusive in both case of any artificial embankment or entrenchment (see **Figure 18**).

“ENVIRONMENTALLY SIGNIFICANT AREA” means those areas:

(a) designated as Hazard Land.

(i) that perform a vital environmental, ecological, or hydrological function, such as aquifer recharge;

(ii) that contain unique geological or physiographic features;

(iii) that contain significant, rare or endangered plant or animal species;

(iv) that are unique habitats with limited representation in the region or are a small remnant of once large habitats that have virtually disappeared;

(v) areas that contain an unusual diversity of plant and/or animal communities due to a variety of geomorphological features and microclimatic effects;

(vi) areas that contain large and relatively undisturbed habitats and provide shelter habitat for species that are intolerant of human disturbance;

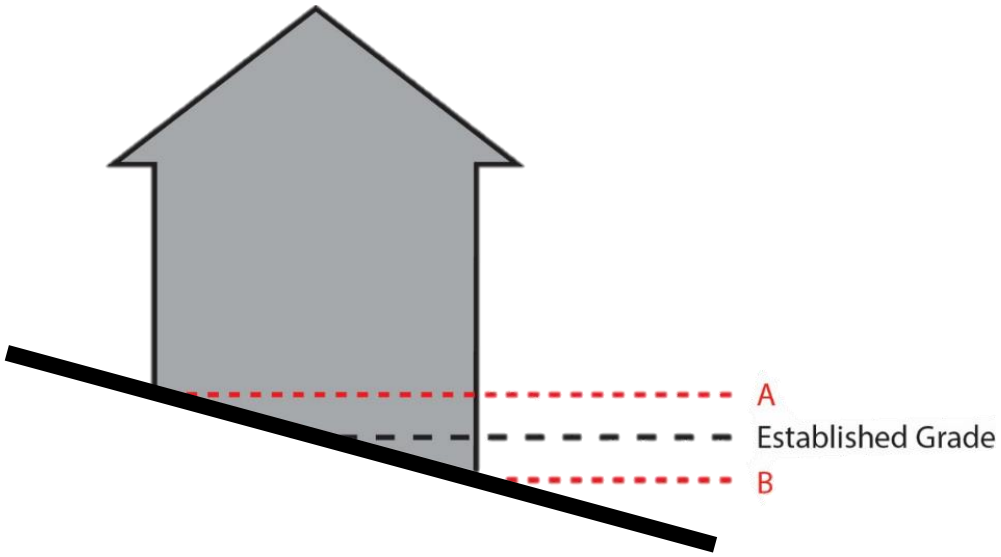
(vii) areas that provide an important linking function and permit the movement of wildlife over considerable distances, including migration corridors and migratory stopover points;

(viii) areas that are excellent representatives of one or more ecosystems or landscapes that characterize a natural region;

(ix) areas with intrinsic appeal due to widespread community interest or the presence of highly valued features or species, such as game species or sport fish; and

(x) areas with lengthy histories of scientific research.

Figure 18. Established Grade.



"EXCAVATION" means any breaking of ground, except common Household gardening and ground care.

"EXTENSIVE AGRICULTURE" means the Use of land or Buildings, including one Dwelling in connection with an Agricultural Operation (predominantly pasture/forage) but not including Intensive Agriculture, a Confined Feeding Operation, or similar activity, which requires either a registration or an approval under Part 2 of the Agricultural Operations Practices Act. Extensive Agriculture does not include Licensed Cannabis Production Facilities or Licensed Industrial Hemp Production Facilities.

"EXTENSIVE RECREATION" means a Development where the prime reason for location is to take advantage of natural features including the availability of large areas of land to provide for non-facility oriented recreational activities. In the context of a large area of land, that is, anything over 32 ha (79.1 ac.), Extensive Recreation may include activities such as hunting, trail riding, snowmobiling, hiking, and other Similar Uses. In the context of a smaller area of land, that is anything under 32 ha (79.1 ha), Extensive Recreation may include the provision of opportunities for viewing nature, fishing, relaxation, and rest; and may or may not include a Site where only one (1) or two (2) Recreational Vehicles or Campsites, and/or one (1) Cottage, Single-Family Dwelling, or Manufactured Home may be located.

"EXTERIOR WALL" means the outermost point of a Building projection, including, but not limited to, bay windows, oval windows, chimneys, and verandas, but not including Roof overhangs less than 0.6 m (2.0 ft.).

F

"FAMILY CARE FACILITY" means a facility that provides resident service in a Dwelling to six (6) or fewer individuals who are not related to the resident Household. These individuals are physically handicapped, aged, or disabled and in need of adult supervision for those reasons and are provided service and supervision in accordance with their individual needs. This category includes foster or boarding homes for children, but not Group Homes.

“FARM BUILDING” means “any improvement other than a residence, to the extent it is used for Farming Operations”, as defined in the Matters Relating to Assessment and Taxation Regulation. Farm Building refers to an accessory Building that:

(a) does not contain a residential Occupancy,

(b) is used in connection with an Agricultural Operation and situated on the same Lot or Parcel of Land in connection with such Agricultural Operations,

(c) is not used or occupied by, or expected to be used or occupied by, the public or Persons, other than the farmer or farmers that Own the Building, their immediate family, and/or their employees, that may be in the Building from time to time during the natural course of Farming Operations,

(d) and the Building is used for:

(i) housing Livestock,

(ii) storing, sorting, grading, or bulk packaging primary agricultural products, or

(iii) housing, storing, or maintaining machinery associated with the operation of the farm on which it is located.

"FARMING" means the Use of land or Buildings for an Agricultural Operation but does not include Intensive Agriculture or Confined Feeding Operations.

"FARMLAND" means "land used for Farming Operations as defined in the regulations", as defined in the Municipal Government Act and the Matters Relating to Assessment and Taxation Regulation, and is assessed based on its productivity level based on regulated rates developed by Alberta Municipal Affairs.

"FARMING OPERATIONS" means "the raising, production and sale of agricultural products, as defined in the Municipal Government Act and the Matters Relating to Assessment and Taxation Regulation, and includes:

(a) Horticulture, aviculture, apiculture, and aquaculture,

(b) The production of horses, cattle, bison, sheep, swine, goats, fur bearing animals raised in captivity, domestic cervids within the meaning of the "Livestock Industry Diversification Act", and domestic camelids, and

(c) The planting, growing and sale of sod."

"FARM RESIDENCE" refers to an individual, freestanding, unattached Single-Dwelling Unit with improvements accessory to the Dwelling Unit and situated on a subdivided Parcel of Land used in connection with Farming or Agricultural Operations.

"FARMSTEAD" means a Development consisting of a Dwelling Unit together with improvements used in connection with Farming or an Agricultural Operation and situated on an unsubdivided quarter section in connection with such Farming or Agricultural Operation.

"FARMSTEAD, ABANDONED" means an unoccupied farmyard that contains two (2) or more of the following: an abandoned residence, developed potable water source, an established sewage collection system, an existing shelterbelt, or any other features that would indicate a previously developed Farmstead and situated on a subdivided Parcel of Land used in connection with Farming or Agricultural Operations.

"FENCE" means a vertical physical barrier constructed to try to reduce sound or visual intrusion or to limit unauthorized access.

"FLOOD PLAIN" means the area of land Adjacent to a water body or man-made body of water that has been or may be covered by the 1:100 year flood or highest and most frequent rain event series relevant to flooding of the land.

"FLOODWAY, 1:100 YEAR" means the channel of a river or stream and the parts of the Flood Plain adjoining the channel that are reasonably required to efficiently carry and discharge the floodwater or flood flow of a river or stream. Although it can be referenced to as a 1:100-year flood, this does not mean that it will occur

once every hundred years. A 1:100-year flood has a one percent (1%) chance of being equaled or exceeded in any given year.

"FLOOR AREA" means the total area of all floors of a Building above grade measured from within the final finish of Exterior Walls, but not including the Floor Area of Basements, attached Garages, Sheds, open porches, or breezeways. All Dwelling Units in an Apartment shall be included in the calculation of Floor Area. In the case of Attached, Semi-Detached, or Accessory Living Quarters, Floor Area shall be measured at the centerline for shared walls.

"FRAGMENTED PARCEL" means a Parcel of Land or a portion of a Parcel of Land that is separated from the balance of a titled Parcel by a natural barrier such as a river or a coulee, or by a physical barrier such as a Highway, Road, or railroad, which impedes reasonable or normal access.

"FUR FARM" means any land, Building, or Premises used for the keeping, breeding, or rearing of furbearing Livestock.

G

"GAME FENCE" means a Fence specifically designed to keep exotic Livestock such as bison, elk, deer, llama, emu, and similar animals within a confined space in an Agricultural Operation.

"GARAGE" means a Building to be used solely for the storage of Vehicles such as a passenger car, a Truck with a gross Vehicle weight of two (2) tonnes or less, a Recreational Vehicle, a boat, or similar belongings.

"GARBAGE" means discarded or rejected ashes, bottles, metal cans or tins, crockery, glass, grass cuttings and other garden Refuse, cloth, paper, food and food Waste, trees, branches, wrappings, sweepings and other items of Household Refuse, but does not include human or animal excrement, or industrial/commercial Waste or dead animals therefrom.

"GENERAL RETAIL ESTABLISHMENT" means a Development where, among other goods, groceries, beverages, Household goods, furniture, appliances, home improvement supplies, hardware, printed matter, confectionary, tobacco, pharmaceutical, personal care items, automotive parts and accessories, electronic equipment, recordings, office equipment, stationary, second hand goods, and similar goods are bought, rented, and/or sold, except for any and all types of alcoholic beverages. Minor public services such as postal services and film processing depots may also be provided.

"GEOTHERMAL ENERGY" means a renewable source of energy from a system (Geothermal Energy) that employs the use of a heat pump to warm or cool air by utilizing the constant temperatures of the earth.

"GOVERNMENT SERVICES" means a Development where municipal, provincial, or federal Government Services are provided directly to the public. Government Services do not include Protective and Emergency Services, major and minor utility services, and public education facilities. Government Services may include

government administration offices, courthouses, postal distribution offices, manpower, and employment offices and social services offices.

"GRAIN ELEVATOR" means an agricultural facility designed to stockpile or store grain. Grain Elevator does not include a Grain Handling Facility.

"GRAIN HANDLING FACILITY" means a facility for the cleaning, collection, grading, sorting, storage, and transshipment of grains or other food crop. Grain Handling Facility does not include the Manufacturing, processing, or wholesaling of Hemp, Cannabis, grains, or food crops.

"GRAVEL PIT" means an open pit mine for the long-term mining extraction of gravel.

"GREENHOUSE" means a commercial establishment, with or without a Building, where vegetables, flowers and other plants are grown for sale as plants, and which may include a market garden or plant nursery, and does not include a Licensed Cannabis Production Facility and/or Industrial Hemp Production Facility.

"GROUND DISTURBANCE OPERATIONS" means any work, operation or activity that results in the penetration of the ground, whether using mechanical Excavation or hand tools, including driving posts or stakes, drilling, digging, trenching, blasting, grading, and similar activities.

"GROUP CARE FACILITY" means a facility that provides resident services to seven (7) or more individuals of whom one or more may be related. These individuals are physically handicapped, aged, or disabled, and in need of adult supervision for those reasons and are provided service and supervision in accordance with their individual needs. This category includes foster or boarding homes for children, but not Group Homes.

"GUEST HOUSE" means an accessory Building to a single-family Dwelling, which contains a Dwelling Unit or part of a Dwelling Unit, which is used solely by members of the family or by temporary guests of the family Occupying the Single-Family Dwelling.

"GUEST RANCH" means a working ranch where tourists are accommodated on a temporary basis for the purpose of experiencing and participating in the daily operation of the ranch, and may include temporary sleeping accommodation for no more than forty-five (45) tourists, physical/health fitness rooms and a restaurant limited to the seating of no more than forty-five (45) guests.

H

"HARDSHIP" means an existing condition that makes it onerous to comply with the regulations of the Land Use Bylaw. This may be because of some unique aspect of the Property itself, be it shape or Development Constraints whether natural or man-made. A Hardship does not relate to the personal needs of the landowner and cannot be "self-created".

"HAZARD LANDS" means lands that are unsafe for Development in their natural state such as floodplains and steep and unstable slopes; or that pose severe constraints on Development such as aeolian surficial deposits (a deposit that forms as a result of the accumulation of wind-driven products of the weathering of

solid bedrock or unconsolidated alluvial, lacustrine, marine, or other deposits); and permanent wetlands, which may be prone to flooding, shoreline erosion, or slope instability hazards; or any hazard that may result in life loss or injury, Property damage, social, and economic disruption or environmental degradation such as Floodways and lands in proximity to water bodies; and water courses with slopes greater than 10%.

"HEALTH SERVICES" means a Development where physical or mental Health Services are provided on an outpatient or on an in-patient basis. If the services are provided on an in-patient basis, the Use may also include accessory staff residences. Such services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature. Health Services include medical, chiropractic, and dental offices, health clinics and counseling services, hospitals, sanitariums, nursing homes, convalescent homes, isolation facilities, psychiatric hospitals, auxiliary hospitals, and detoxification centres.

"HEAVY TRUCK AND EQUIPMENT STORAGE" means the on-Lot storage, inside a single accessory Building, of heavy Trucks and equipment Owned and operated by a resident or residents of the Single-Family Dwelling or Manufactured Home situated on the same Lot.

"HEAVY VEHICLE" means a Commercial Vehicle as defined in the Traffic Safety Bylaw (Bylaw 14-04, as amended), but excludes farm equipment designed and intended for use in Farming Operations, other than a Truck, Trailer or semi-Trailer, with or without a load, being or exceeding anyone of the following:

(a) 8 meters (26 ft.) in length, or

(b) a registered gross Vehicle weight of 22,500 kg or more; or

(c) tractor Units, which form by attaching as a power Unit to semi-Trailer(s); except a Truck, tractor Unit, Trailer, motor bus, or semi –Trailer that is a public service Vehicle; or

(d) Recreational Vehicles.

"HIGHWAY" means a Highway as defined in the Public Highways Development Act, R.S.A. 2000.

"HIGHWAY COMMERCIAL USE" means a Commercial Use intended to serve the motoring public and includes, but is not limited to, service or gas stations, Drive-In Restaurants, and Motels.

"HIGHWAY SERVICES" means those facilities and services located on lands along a Highway or Road or at an access point or Road, which cater to traveling traffic and the local infrastructure. Highway Services may include rest areas, Maintenance Yards, emergency services, Signs, weigh scales, travel accommodations or Campsites.

"HOME, GROUP" means a Building or portion of a Building used for the care or rehabilitation or adults or children which is not predominantly related to age or a physical disability or the care or rehabilitation of the aged or the physically disabled. Group Homes include halfway houses, addiction rehabilitation centres, care which is an alternative to legal incarceration, or treatment for mental illness or mental instability.

"HOME, MANUFACTURED" means a detached, factory-built, Single-Family Dwelling placed on a permanent foundation and manufactured in full compliance with both the Canadian Standards Association (CSA) Z-240

MH National Mobile Home Standard and the Alberta Building Code (ABC), bearing a prominently displayed CSA Z240MH Mobile Home label AND an Alberta Municipal Affairs label that certifies compliance to the ABC. Notwithstanding the requirement regarding labels, should a Building not have a label, it can still be considered a Manufactured Home for the purposes of this Bylaw should the inspection and upgrading procedures outlined in **Section 4.20(9)** of this Bylaw be followed.

"HOME, MOBILE" means a Manufactured Home that is designed for transportation after fabrication on streets and Highways on its Own wheels to the Site where it is to be occupied as a Dwelling Unit for one (1) Household, ready for Occupancy except for minor and incidental unpacking and assembling operations, location on permanent or semi-permanent foundations, connection to utilities and the like.

"HOME, MODULAR" or **"READY-TO-MOVE"** means a Single-Detached Dwelling constructed off-Site, and under controlled conditions in large sections, but such sections or Units have neither chassis, running gear, nor its Own wheels, and the sections may be stacked side-by-side or vertically. It does not refer to a type of Dwelling, but rather to a method of Construction, and extends to Manufactured Homes, Mobile Homes, and Single-Detached Dwellings.

"HOME, MOTOR" means a motor Vehicle equipped with Living Quarters behind the driver's compartment, with kitchen facilities, beds, etc. for Recreational Use.

"HOME OCCUPATION, MAJOR" means Development consisting of the Use of an approved Dwelling and/or accessory Building, by an Occupant of that Dwelling, for one or more activities in connection with any occupation, trade profession, or craft carried on by an Occupant of a Dwelling as a Use secondary to the Residential Use of the Building, and which does not change the character of or have any exterior evidence of such secondary Use other than a Sign as allowed in this Bylaw, and would normally attract more than five (5) clients per week, but does not include the on-site employment at the Dwelling or accessory Buildings of more than two (2) paid assistants other than the Occupant and the Occupant's family. Major Home Occupation does not include Licensed Cannabis Production Facility or Licensed Cannabis Retail Sales Establishment.

"HOME OCCUPATION, MINOR" means Development consisting of the Use of an approved Dwelling and/or accessory Building, by an Occupant of that Dwelling, for one or more activities in connection with any occupation, trade profession, or craft carried on by an Occupant of a Dwelling as a Use secondary to the Residential Use of the Building, and which does not change the character of or have any exterior evidence of such secondary Use other than a Sign as allowed in this Bylaw, and would not normally attract more than five (5) clients per week, nor include the employment at the Dwelling or accessory Buildings of any paid assistant, other than the Occupants of the Dwelling. Minor Home Occupation does not include Licensed Cannabis Production Facility or Licensed Cannabis Retail Sales Establishment.

"HOME, PANELIZED" means homes built with pre-fabricated wall, floor and/or Roof assemblies. Panels may be partially or fully completed in the factory, with windows, doors and siding often installed already. They are shipped flat to the Site where they are assembled, and the home is finished inside and out. The use of panels reduces on-site Construction time significantly. Panelized Home shall comply with the same standards as a Manufactured Home.

“HOME, PRE-ENGINEERED” means essentially "pre-packaged" homes. All major Building components are prepared in the factory and shipped to the Building Site ready for assembly, including framing materials, doors, windows, Roofing, siding, interior wall partitions and sub-flooring. The pre-engineered Building system emphasizes precision design and pre-cutting and can be used for virtually any home design. Pre-Engineered Home shall comply with the same standards as a Manufactured Home.

"HOME PARK, MANUFACTURED" means a Parcel of Land under single Ownership, which has been planned and divided into rentable spaces or Lots for the long-term accommodation of Manufactured Homes.

"HOME, SITE-BUILT” means a Dwelling that is constructed primarily on the Site on which it is to be located. Although some components may be prefabricated off-Site, the Dwelling is erected, framed, and finished by workers on location using stock materials.

“HOME, TINY” means a Development intended for separate, independent Living Quarters for one (1) Household that is a detached, self-contained Dwelling Unit the design and the structure of which, at the discretion of the Development Authority, is compatible with the Main Building and the neighbourhood. Tiny Home shall comply with the same standards as a Manufactured Home and shall be placed on a permanent foundation. A Tiny Home, which is used as a Secondary Dwelling Unit in a hamlet or residential multi-lot subdivision, shall be located behind the Main Building.

“HORTICULTURAL DEVELOPMENT” means the intensive growing of specialized crops, either enclosed or not, and without restricting the generality of the above, may include:

(a) Greenhouses;

(b) Nurseries;

(c) Tree farms;

(d) Market gardens; and

(e) Other Similar Uses.

Horticultural Development does not include a Licensed Cannabis Production Facility.

"HOTEL" means a Building containing Rentable Units, occupied or equipped to be occupied as a temporary abode for tourists or transients, which also may contain a General Retail Establishment, a Drinking Establishment, or an Eating and Drinking Establishment; however, a Hotel shall not include an Entertainment Establishment unless specifically provided for in an approved Development Permit. A Hotel shall not include a Work Camp.

"HOUSEHOLD" means:

(a) a Person, or

(b) two (2) or more Persons related by blood, marriage, a common law relationship, or adoption, or

(c) a group of not more than five (5) Persons who are not related by blood, marriage, or adoption,

all living together as a single housekeeping group and using cooking facilities shared in common. A Household may also include bona fide servants, up to two (2) boarders or lodgers, or up to four (4) foster children.

"HOUSEHOLD REPAIR SERVICE" means a Development where goods, equipment and appliances normally found within a Dwelling Unit may be repaired. Household Repair Services include radio, television, appliance and electronics repair Shops, and furniture refinishing and upholstery Shops, but not Personal Service Shops. Household Repair Services do not have any Outdoor Storage.

I

"IDLE" or **"IDLING"** means the operation of the engine of a motor Vehicle while the motor Vehicle is not in motion.

"IMPACT, SIGNIFICANT" means the presence or reasonable likelihood of Adverse Effects to occur upon a Land Use as a result of an adjacent or nearby Development within the same or another Land Use. In determining whether a Significant Impact will occur, the timing and magnitude of effects should be related to the Land Uses normal use period(s).

"INCLUSIONARY HOUSING" means "Inclusionary Housing" as defined in the *Municipal Government Act and Regulation,* as amended or repealed and replaced from time to time.

"INDUSTRIAL HEMP" means an "approved cultivar" as defined in *Industrial Hemp Regulations*, as amended.

"INDUSTRIAL HEMP, DERIVATIVES" means a "derivative" as defined in *Industrial Hemp Regulations*, as amended.

"INDUSTRIAL PARK" means an area designed and districted for the purposes of accommodating industrial Cluster Development.

"INDUSTRIAL USE, HEAVY" means a Development which would be considered to be a Medium Industrial Use except that, in the opinion of the Development Authority, the Development may not be able to co-exist compatibly in proximity to other Uses or population concentrations due to: the potential for an adverse environmental impact beyond the immediate Site of the Industrial Use; the potential for significant toxic or noxious by-products such as air or water-born emissions; or the potential to emit significant noise, smoke, dust, odour, vibration, etc., which may be Offensive or hazardous to human health, safety or well-being. Heavy Industrial Uses also include the storage of toxic, flammable, or explosive products in significant quantities; rendering plants, petro-chemical industrial establishments, and alfalfa processing plants or large-scale Outdoor Storage that is unsightly or visually Offensive.

"INDUSTRIAL USE, LIGHT" means a Development that, in the opinion of the Development Authority, may be able to co-exist compatibly in proximity to other Uses or population concentrations. Light industry is usually less capital intensive than Heavy Industrial or Medium Industrial Uses and is more consumer-oriented than

business-oriented. Light industries require only a small amount of raw materials, area, and power. Light Industrial Use is where any of the following:

(a) Processing of raw materials, and/or

(b) Manufacture and/or assembly of semi-finished or finished goods, products, or equipment, and/or

(c) Cleaning, servicing, repairing, salvaging, and/or testing of materials, goods, and equipment normally associated with industrial or commercial business, and/or

(d) Cleaning, servicing, and/or repairing of goods and equipment associated with personal or Household use, and/or

(e) Storing and/or transhipping of materials, goods, and equipment, and/or

(f) Distribution and/or sale of materials, goods, and equipment to institutions and/or industrial and commercial businesses for their direct Use and/or to General Retail Establishments and/or other retail establishments for resale to individual customers, and/or

(g) Training of personnel in general industrial operations,

takes place in such a manner that, in the opinion of the Development Authority, an adverse environmental impact is not created beyond the Building or structure in which the light industry is located. Light Industrial Uses do not produce significant toxic or noxious by-products as a result of the activity generated by the Use or Uses of the Lot, and said Use is compatible with other industrial and Commercial Uses in a concentrated setting. Light Industrial Uses include motor Vehicle body and paint Shops, but do not include the preparation of food and/or beverages for direct sale to the public.

Any indoor display, office, technical or administrative support areas or any retail sale operations shall be accessory and subordinate to the Light Industrial Use activities identified above. The total Floor Area of such accessory activities shall not exceed thirty-three percent (33%) of the total Floor Area of the Building or Buildings devoted to the Light Industrial Use, except that this restriction shall not apply where, in the opinion of the Development Authority, a significant portion of the industrial activity naturally and normally takes place outdoors.

"INDUSTRIAL USE, MEDIUM" means Development that may involve the Manufacturing, processing, fabrication, storage, transportation, distribution, or wholesaling of goods and services, and which does not emit noise, smoke, odour, dust, or vibration beyond the boundaries of the Lot on which the Medium Industrial Use is located. For the purpose of this Bylaw, dust refers to matter in fine, powdery, dry particles produced as a direct result of the activity generated by the Medium Industrial Use on the Lot rather than that produced because of travel that takes place to and from the Lot. A Medium Industrial Use may also include the retail of goods and/or services to the public, so long as any such retail component is accessory to the Main Medium Industrial Use. The total Floor Area of such accessory activities shall not exceed thirty-three percent (33%) of the total Floor Area of the Building or Buildings devoted to the Medium Industrial Use.

"INDUSTRIAL VEHICLE AND EQUIPMENT SALES/RENTALS ESTABLISHMENT" means a Development where new or used Heavy Vehicles, machinery, or mechanical equipment typically used in Building, Road, pipeline, oilfield, and mining Construction, Manufacturing, assembling, and processing operations and/or Agricultural Operations are sold or rented, together with incidental Maintenance services and sale of parts. Industrial Vehicle and Equipment Sales/Rental Establishments do not include Truck and Recreational Vehicle sales/rental establishments or automotive sales/rental establishments.

"INSTITUTIONAL USE" means Development which is used for a public or non-profit purpose and, without limiting the generality of the foregoing, may include such Uses as schools, places of Religious Assembly, indoor recreation facilities, libraries, community centres, hospitals, public offices and senior citizen housing.

"INTENSIVE AGRICULTURE" means an Agricultural Operation that operates on an intensive basis, and due to the nature of the operation, can use smaller tracts of land. Without restricting the generality of the foregoing, this shall include nurseries, Greenhouses, and Kennels, but does not include Confined Feeding Operations, and does not include a Licensed Cannabis Production Facility and/or Industrial Hemp Production Facility.

"INTENSIVE RECREATION" means high-Density recreational activities such as fishing lodges, beach areas, marinas, riding stables, racetracks, sports fields, golf courses, arenas, swimming pools, tennis courts, and other similar activities.

K

"KENNEL" means the grooming, boarding, or selling or any combination thereof, of Household pets. For additional provisions applicable to Kennels, see **"ANIMAL BREEDING AND/OR BOARDING FACILITY".**

L

"LANDFILL" means a 'Class I Landfill' as defined in the Waste Control Regulation. Landfill does not include a land treatment facility, a surface impoundment, a salt cavern, or a disposal well.

"LANDFILL, CLASS II" means a 'Class II Landfill' as defined in the Waste Control Regulation.

"LANDFILL, CLASS III" means a 'Class I Landfill' as defined in the Waste Control Regulation.

"LANDSCAPING" means the modification and enhancement of a Site through the Use of any or all of the following elements:

(a) vegetation such as lawns, trees, shrubs, hedges, ground cover, ornamental plantings, or similar.

(b) architectural such as Fences, Screening, walks, or other structures and materials used in landscape architecture.

"LAND SUITABILITY ANALYSIS" is a GIS-based process applied to determine the suitability of a specific Site for considered Use, in other words it reveals the suitability of an area regarding its intrinsic characteristics (suitable or unsuitable) for a specific Use (residential, non-residential). A Land Suitability Analysis (LSA) may also consider other criteria, including environmental, social and economic factors.

"LAND USE" means the various ways in which human beings make use of and manage the land and its resources for different types of activities, such as economic, residential, recreational, conservational, and governmental purposes.

"LAND USE BYLAW" means a County Bylaw that divides the County into Land Use Districts and establishes procedures for processing and deciding upon Development applications. It regulates the Use and Development of both land and Buildings within the Municipality, in order to ensure orderly, efficient Development. A Land Use Bylaw is required for every Municipality in Alberta as per the requirements in the Municipal Government Act, as amended.

"LAND USE DISTRICT" means a classification that determines what type of activities are allowed to occur on the land and properties located within an area of the County with the Use of land or Property within each Land Use District being reasonably uniform.

"LAND USE, SENSITIVE" means land or Buildings where routine or normal activities occurring at reasonably expected times would experience one or more Adverse Effects generated by a nearby Development. Sensitive Land Uses may be a part of the natural or built environment. Sensitive Land Uses and associated activities may include one or a combination of the following:

(a) residences or facilities where people sleep (e.g., single and multi-Unit Dwellings, nursing homes, hospitals, Trailer parks, camping grounds, etc.). These Uses are considered to be sensitive 24 hours/day.

(i) a permanent structure for non-facility related Use, particularly of an institutional nature (e.g., schools, churches, community centres, day care centres).

(ii) certain outdoor recreational Uses deemed by Municipality or other level of government to be sensitive (e.g., Trailer park, picnic area, etc.).

(iii) certain Agricultural Operations (e.g. cattle raising, mink Farming, cash crops, and orchards).

(iv) vegetation/wildlife habitats or corridors.

"LANE" means a right-of-way on which motorized Vehicles are normally allowed to operate which is 10 m (32.8 ft.) or less in width.

"LATTICE TOWER" means a non-solid structure made up of vertical, horizontal and diagonal members assembled in triangular or square faced sections that can be stacked to obtain height. The structure can stand by itself (self-supporting), on a foundation, or it may be of the type requiring supporting assistance of cables (guyed tower).

"LIBRARY AND CULTURAL EXHIBIT" means a Development where literary, artistic, municipal, and/or similar reference materials in the form of books, manuscripts, recordings, and films are stored, collected, available, and distributed for Public Use, viewing, or enjoyment; or a Development where works or objects of historical, scientific, or artistic value are collected, preserved and exhibited to the public. Libraries and cultural exhibits include libraries, museums, and art galleries.

"LICENSED CANNABIS PERSONAL AND DESIGNATED PRODUCTION" means production of a limited amount of Cannabis for an individual's own medical purposes. Licensed Cannabis Personal and Designated Production requires the individual to register with Health Canada. An individual can also choose to designate another person to produce a limited amount of cannabis for them. A single individual can produce a limited number of marijuana plants under a maximum of two registrations (for one other person and themselves, or two other people). Cannabis plants may be cultivated under a maximum of four registrations at one address. The number of plants a person can grow is determined by the daily amount recommended by their health care practitioner and a set of formulas in the regulations

A registered or designated person is permitted to cultivate Cannabis plants indoors and/or outdoors, but not both at the same time. If a person wishes to cultivate Cannabis plants outdoors, the boundary of the land on which the cultivation site is located cannot have any points in common with the boundary of the land on which a school, public playground, day care facility or other public place frequented mainly by persons under 18 years of age. A registered or designated person is responsible for taking all necessary measures to ensure the security of the Cannabis in their possession, in storage, and in the cultivation and production areas.

"LICENSED CANNABIS PRODUCTION FACILITY" means the Use of land, Buildings, or structures licensed pursuant to the *Cannabis Act,* where Cannabis is grown for distribution (for medicinal, commercial, or retail purposes), and typically includes cultivating, propagating and/or harvesting, destruction, sale, export, import delivery, or transport of the Cannabis plant and Cannabis Products; including related testing and research activities.

"LICENSED CANNABIS PRODUCTION FACILITY PREMISES" means a location registered under the *Gaming, Liquor, and Cannabis Act* and the *Cannabis Act,* or as amended, as a Licensed Cannabis Production Facility; and includes all areas of the Site that are used in the business operated at the Site, including offices, kitchens, washrooms, storerooms, and including all public and private areas where individuals are permitted to be present. Premises also shall include the Parking Areas and the landscaped areas located outside of the Building or Buildings, which accommodate the primary activities of the Licensed Cannabis Production Facility.

"LICENSED CANNABIS RETAIL SALES ESTABLISHMENT" means a retail establishment licensed by the Province of Alberta where Non-Medicinal Cannabis, Cannabis Products, and Cannabis accessories are sold to individuals who attend at the Premises.

"LICENSED CANNABIS RETAIL SALES ESTABLISHMENT PREMISES" means a location registered and licensed under the *Gaming, Liquor, and Cannabis Act* and the *Cannabis Act*, or as amended, as a Licensed Cannabis Retail Sales Establishment; and includes all areas of the Site that are used in the business operated at the Site, including offices, kitchens, washrooms, storerooms, and including all public and private areas where individuals are permitted to be present. Premises also shall include the Parking Areas and the landscaped

areas located outside of the Building or Buildings, which accommodate the primary activities of the Licensed Cannabis Retail Sales Establishment.

"LICENSED CANNABIS OR INDUSTRIAL HEMP PROCESSING, STORAGE, AND DISTRIBUTION FACILITY" means the use of land, Building, or structures under a valid license issued pursuant to the *Cannabis Act and/or Industrial Hemp Regulations* where Cannabis or Industrial Hemp is stored but not grown (be it either for medicinal, commercial, or retail purposes), and may include processes such as the manufacturing, bulk & retail packaging, sale, import, export, delivery, transportation, destruction, shipping, and distribution of Industrial Hemp or Cannabis and Industrial Hemp or Cannabis Products or Derivatives.

"LICENSED INDUSTRIAL HEMP PRODUCTION FACILITY" means the Use of land, Buildings, or structures licensed pursuant to the *Cannabis Act* and the *Industrial Hemp Regulations*, as amended, or any subsequent legislation that may be enacted in substitution, and typically includes the cultivating, propagating and/or harvesting, destruction, sale, export, import delivery, or transport of Industrial Hemp, including related research activities.

"LICENSED INDUSTRIAL HEMP PRODUCTION FACILITY PREMISES" means a location registered under the *Industrial Hemp Regulations,* or as amended, as an Licensed Industrial Hemp Production Facility and includes all areas of the Site that are used in the business operated at the Site, including offices, kitchens, washrooms, storerooms, and including all public and private areas where individuals are permitted to be present. Premises also shall include the Parking Areas and the landscaped areas located outside of the Building or Buildings accessory to the Licensed Industrial Hemp Production Facility.

"LICENSED MEDICAL CANNABIS CLINIC" means any business or enterprise whether or not operated for profit intended to serve as a means of distributing or providing Cannabis for medical purposes as defined by provincial or federal legislation.

"LIQUOR OR GAMBLING ESTABLISHMENT" means a facility licensed under the *Gaming and Liquor Act, RSA* 2000, and *Regulation,* as amended and repealed or replaced from time to time.

"LIQUOR SALES AND STORAGE ESTABLISHMENT" means a Development or a part of a Development used for the retail sale of any and all types of alcoholic beverages to the public for consumption off Premises. This Use may include the retail sales of related products such as soft drinks and snack foods.

"LIVESTOCK" means Livestock as defined in the Agricultural Operation Practices Act.

"LIVESTOCK SALES YARD" means any enclosed area of land, with or without Accessory Buildings or structures, upon which Livestock is collected for sale or for market distribution.

"LIVING QUARTERS" means a self-contained Habitable Dwelling Unit, but does not include Basement, Garage or Carport, Patio, or atrium.

"LOT" means a recognized Subdivision of Property with a written legal description that addresses permissions or constraints upon its Development. It is common for a Lot and a Parcel of Land to share the same space and have common boundaries, but this is not always the case. For instance, it is possible for a Parcel of Land to contain more than one Lot, or portions of Lots. A Lot may be:

(a) a quarter section,

(b) a river Lot, lake Lot, or settlement Lot shown on an official plan referred to in the Surveys Act that is filed or lodged in a Land Titles Office;

(c) a separate Ownership of a space or Unit within a Building or on bare land described in a Certificate of Title, if the boundaries of the portion are described in the Certificate of Title by reference to a plan of Subdivision;

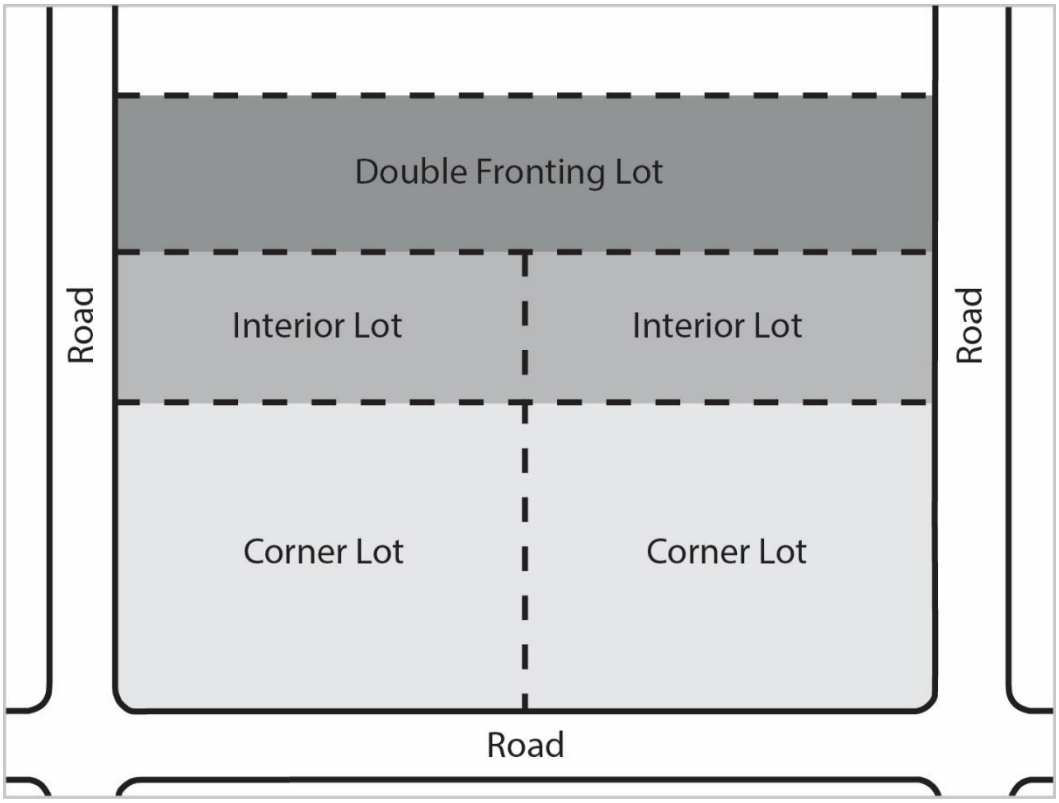
(d) settlement Lot shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a Land Titles Office; or

(e) a portion of a Parcel of Land described in a Certificate of Title, if the boundaries of the portion are described in the certificate of title by reference to a plan of Subdivision.

"LOT, AGRICULTURAL" means an unsubdivided Lot approved by the Alberta Farm Fuel Benefit Program (AFFB), as provided for in the Fuel Tax Act, evidenced by a valid AFFB Program registration number.

"LOT, CORNER" means a Lot having frontage on two or more rights-of-way, other than lands, or in the case of a Bare Land Condominium Development, a Unit as described in the Condominium Property Act having two contiguous Property Lines Abutting Common Property used as Road access. For the purposes of this definition, a Road shall not include a Lane (see Figure 20).

Figure 19. Illustration of Lot Definitions: Corner Lot, Double Fronting Lot, and Interior Lot.



"LOT COVERAGE" means the percentage of a Lot covered by all Buildings on the Lot.

"LOT, DOUBLE FRONTING" means a Lot that Abuts two Roads, which has frontage on each Road; except alleys as defined in the Traffic Safety Act, R.S.A. 2000, as amended, which are parallel or nearly parallel where Abutting the Lot, but does not include a Corner Lot (see Figure 7).

"LOT, INTERIOR" means a Lot, which Abuts a Road only on the Front Line (see Figure 7).

"LOT, LAKE FRONT" means a developable Lot or Parcel that is adjacent to a river or water body or, whether or not separated by a conservation or environmental reserve Easement.

"LOT LINE" means the boundary (Property) line of a Lot or Parcel of Land, including the Front Line, Rear Line, and Side Line of the Lot.

"LOT LINE, FRONT" means the boundary line of a Lot lying adjacent to a Highway or Road. In the case of a Corner Lot, the shorter of the two boundary lines adjacent to the Highway or Road shall be considered the Front Line or as required by the Development Authority.

"LOT LINE, REAR" means the boundary line of a Lot lying opposite to the Front Line of the Lot and/or farthest from a Highway or Road.

"LOT LINE, SIDE" means the boundary line of a Lot lying between a Front Line and a Rear Line on a Lot or Parcel. In the case of a Corner Lot, the longer of the two boundary lines adjacent to the Highway or Road shall be considered a Side Line or as required by the Development Authority.

"LOT, MINIMUM AREA" means the minimum area required to ensure there is adequate space to accommodate the Building area, water, drainage or sewage disposal, and any required systems to provide servicing after accounting for the Setback requirements from the County, relevant agencies, Provincial policies, and any other applicable Setbacks or required Easements.

"LOT, RESERVE" means a dedication of land as outlined in the Municipal Government Act.

"LOT, SUBSTANDARD" means any Lot, which is smaller in area or in any dimension than the minimum area or dimension stipulated in the regulations of the District in which the Lot is located.

"LOT, VACANT" means an unoccupied Parcel of Land, developed or undeveloped, at time of Subdivision.

"LOT WIDTH" means the distance between the Side Lines of a Lot measured at a distance from the Front Line equal to the minimum required Front Yard for the applicable Land Use District where the Lot or Parcel of Land is located. In a Lot with a curved Front Line, the Lot Width shall be measured from the mid-point of the Front Line and the mid-point of the Rear Line, at a distance from the Front Line equal to the minimum required Front Yard for the applicable Land Use District where the Lot or Parcel of Land is located.

"LOW-IMPACT DEVELOPMENT (LID)" means a land-planning and engineering design approach to managing storm water runoff, which emphasizes Use of on-site natural features to protect water quality. Low Impact Developments are designed to reflect natural hydrology, minimize impervious surfaces, treat storm water in small-decentralized structures, preserve portions of the Site in natural conditions, and use natural topography for drainage ways and storage.

M

"MAIN BUILDING" means a Building in which, in the opinion of the Development Authority, within the Designated District is conducted the Main Use or Uses of the Site on which it is erected.

"MAIN USE" means a Use that, in the opinion of the Development Authority, within the Designated District is the main purpose for which the Site is ordinarily used.

"MAINTENANCE" means the upkeep of the physical form of any Building that does not require a permit pursuant to the Safety Codes Act. Maintenance may include painting, replacing flooring, replacing Roofing materials, but will not include any activity that will increase the current habitable Floor Area.

"MANUFACTURING" means establishments engaged in the mechanical, physical, or chemical transformation of materials, substances, or components into new products.

"MANURE STORAGE FACILITY" means a Manure Storage Facility as defined in the Agricultural Operation Practices Act.

"MIXED-USE DEVELOPMENT" means a Development designed to accommodate more than one type of Use on the same Site or Building with no more than 60% of the gross Floor Area (GFA) devoted to any single Land Use category (e.g., residential, commercial, industrial). The composition of Uses typically may be retail or office on the main floor, with Residential Uses above. In these Developments, Residential Uses are not generally considered appropriate to be on the same floor as Commercial Uses; however, Residential Uses may be allowed on the main floor at the discretion of the Development Authority, and provided that the Commercial Use is located at the street front and the Uses have separate entrances.

"MOTEL" means a Development where members of the travelling public are lodged for brief amounts of time, normally not exceeding seven (7) days, in Rentable Units, and where access to each of the Rentable Units is individually available from the outside, either at grade or via stairways. A Motel may include minor Eating and Drinking Establishments and convenience retail stores, but shall not include a liquor store, an Entertainment Establishment, or an establishment where there is a dance floor. A Motel shall not include a Work Camp.

"MUNICIPAL GOVERNMENT BOARD" means the Municipal Government Board established under Part 12 of the Municipal Government Act and includes any panel of the Board.

"MUNICIPALITY" means the County of Vermilion River.

N

"NATURAL AREA" means an area of land and/or water especially dedicated to the protection and Maintenance of biological diversity, and of natural and associated cultural resources, and managed through legal or other effective means. Areas such as groomed parks, recreational areas for sports, and schoolyards are not included in this definition.

"NATURAL RECREATION USE" means a Natural Area for recreational Development conducted on a single Site where the prime reason for location is to take advantage of natural physical features, including the availability of large areas of land, to provide an area for Passive Recreation and a wilderness retreat with the exclusion of Off-Highway Vehicles.

"NATURAL RESOURCE EXTRACTION INDUSTRY" means Development for the on-site removal, extraction, and primary processing of raw materials found on or under the Site. Typical Uses include gravel or Sand Pits, clay pits, oil and gas wells, and stripping of topsoil. This Use does not include the processing of raw materials transported to the Site and, does not include a Licensed Cannabis Production Facility and/or Industrial Hemp Production Facility.

"NIGHT-TIME" means the period beginning at 11:00 p.m. and ending the following day at 7:00 a.m. Sunday through Friday.

"NON-CONFORMING BUILDING" means a Building:

(a) that is lawfully constructed or is lawfully under Construction at the date a Land Use Bylaw, or any amendment thereof, affecting the Building or the land on which the Building is situated becomes effective, and

(b) that on the date this Land Use Bylaw becomes effective does not, or when constructed will not, comply with this Land Use Bylaw.

"NON-CONFORMING USE" means a lawful specific Use:

(a) being made of land or a Building, or intended to be made of a Building lawfully under Construction, at the date a Land Use Bylaw, or any amendment thereof, affecting the land or Building becomes effective, and

(b) which on the date that this Land Use Bylaw becomes effective does not; or in the case of a Building under Construction, will not; comply with this Land Use Bylaw.

"NUISANCE" means any act, deed, omission, or thing, which is, or could reasonably be expected to be, annoying, troublesome, destructive, harmful, inconvenient, or injurious to another Person and/or their Property; or anything troublesome or bothersome to other people for which complaints are received either by the Municipality's office or the Royal Canadian Mounted Police, whether or not such act or deed or omission or thing constitutes Nuisance at common law.

O

"OBNOXIOUS" means, when used in reference to a Development , a Use that by its nature, from the manner of carrying on the same, may, in the opinion of the Development Authority, create noise, vibration, smoke, dust or other particulate matter, odour, toxic or non-toxic matter, radiation, fire, or explosive hazard, heat, humidity, glare, or unsightly storage of goods, materials, salvage, junk, Waste or other materials, or creates a condition which, in the opinion of the Development Authority, may be or may become a Nuisance, or which adversely affects the amenities of the neighbourhood, or which may interfere with the order and enjoyment of any community, land, or Building.

"OCCUPANCY" means the utilization of a Building, land, or Property or part thereof for the Use or Uses for which it has been approved under an Occupancy Permit and the conditions contained therein, including, but not limited to, the shelter or support of Persons or Property.

"OCCUPANCY, PERMIT" means the final permit required from the County before any Development may be utilized; as a means of assuring that all work has been completed in accordance with the approved plans, and all permit conditions have been fulfilled and that all work has been inspected and conforms to the requirements of all applicable regulations, and indicating it to be in a condition suitable for Occupancy.

"OCCUPANT", "OCCUPY", or **"OCCUPIES"** means any Person other than the registered Owner who is in possession or having control over the condition of any Property and the activities conducted on any Property, including but not restricted to, such Person being a tenant, or agent of the Owner; whether such Person resides thereon or conducts a business thereon.

"OFF-HIGHWAY VEHICLES" means any motorized mode of transportation built for cross-country travel on land, water, snow, ice, marsh or swamp land or other natural terrain and, when designed for such travel and without limiting the generality of the foregoing includes:

(a) 4-wheel Vehicles;

(i) Low pressure tire Vehicles;

(ii) Motorcycles and related 2-wheel Vehicles;

(iii) Amphibious machines;

(iv) All-terrain Vehicles;

(v) Miniature motor Vehicles;

(vi) Snow Vehicles;

(vii) Mini-bikes; and

(viii) Any other means of transportation that is propelled by any power other than muscular power or wind; but does not include motorboats or any other Vehicle exempt from being an off-Highway Vehicle by regulation.

"OFF-STREET" means, when used as an adjective, that the defined thing is not located on a Road or Highway, but rather a Lot and, further, that it is not directly accessory to a particular Use or Development on a Lot.

"OFFENSIVE" means, when used with reference to a Development , a Use which by its nature, or from the manner of carrying on the same, creates or is liable to create by reason of noise, vibration, smoke, dust or other particulate matter, odour, toxic or non-toxic matter, radiation, fire, or explosive hazard, heat, humidity, glare; or unsightly storage of goods, materials, salvage, junk, Waste or other materials, a condition which, in the opinion of the Development Authority, may be or may become hazardous or injurious to health or safety, or which adversely affects the amenities of the neighbourhood, or interferes with or may interfere with the order and enjoyment of any community, land, or Building.

"OFFICE USE" means a Development where government, professional, management, administrative, consulting, and financial services may be provided. Office Uses include the offices of lawyers, accountants, engineers, architects, and realtors. Office Uses also include insurance firms; clerical, secretarial, employment, telephone answering, and similar office support services; banks, credit unions, loan offices, and similar financial institutions as well as the offices of governmental and public agencies.

"OPEN SPACE" means land and water areas that are retained in an essentially undeveloped state and often serve one or more of the following Uses: conservation of resources, ecological protection, recreation purposes, historic or scenic purposes, enhancement of community values and safety, or Maintenance of future Land Use options.

“OWN”, “OWNS”, or **"OWNER"** means:

(a) In the case of land, any Person registered as the Owner of Property under the *Land Titles Act, RSA*. 2000, as amended or repealed and replaced from time to time; or

(b) a Person who is recorded as the Owner of Property on the Assessment Roll of the County.

(c) In the case of personal Property, to be in lawful possession or have the right to exercise control over it or to be the registered Owner of it;

(d) a Person who has become the beneficial Owner of the Property, including by entering into a Purchase and Sale Agreement, whether they have purchased or otherwise acquired the Property directly from the Owner or from another Purchaser, and who has not yet become the registered Owner thereof;

(e) a Person in control of Property under Construction; or

(f) A Person who is the Occupant of the Property under a lease, license, or permit.

P

"PARCEL" or **"PARCEL OF LAND"** means the aggregate of one or more areas of land, identified for taxation purposes, as described in certificate of title or described in a certificate of title by reference to a plan filed or registered in a Land Titles office.

"PARCEL, RESIDENTIAL" means a Parcel of Land, which has been created for, or is being principally utilized for, Residential Use, as defined in this Land Use Bylaw and the County of Vermilion River Municipal Development Plan, as amended or repealed and replaced from time to time.

"PARK MODEL" means a type of Recreational Vehicle allowed only in Districts where it is provided for either as a Permitted or a Discretionary Use. However, Park Models may be used as Temporary Dwelling Units within the Municipality subject to a Development Permit being issued that specifically identifies the period allowed for the Temporary Dwelling Unit Use and approves the Park Model from the two types described below, as recognized by the Recreational Vehicle industry:

(a) Park Model Trailer 102 is a Unit designed to be towed by a heavy-duty tow Vehicle (auto, van, pick-up Truck, etc.) but is of restricted size and weight so that it does not require a special Highway movement permit. The maximum width when being towed is 2.6 m (8.5 ft.). These Units are designed for infrequent towing and are not normally fitted with a 12-volt system for fixtures and appliances. Once on Site in the set-up mode it normally must be connected to the local utilities. This style is normally built on a single chassis mounted on wheels. It usually has one or more slide-outs, but when in set-up mode the gross Trailer area normally does not exceed 37.2 m2 (400 sq. ft.). It conforms to the CSA Z-240 Standard for Recreational Vehicles.

(b) Park Model Recreational Unit is a Unit built on a single chassis mounted on wheels, which may be removed and returned to the factory. The Unit is designed to facilitate occasional relocation, with Living Quarters for a temporary residence or seasonal Use, and normally must be connected to those utilities necessary for the operation of installed fixtures and appliances. It normally has a Floor Area, including lofts, not exceeding 50 m2 (540 sq. ft.) in the set-up mode and has a width greater than 2.6 m (8.5 ft.) in the transit mode. Park Model recreational Units usually require a special tow Vehicle and a special permit to move on the Road as the width of the Unit is greater than 2.6 m (8.5 ft.). It conforms to the CSA Z-241 Standard for Recreational Vehicles.

"PARKING AREA" means the area set aside for the storage and/or parking of Vehicles. Components of Parking Areas include Parking Spaces, loading spaces, aisles, entrances and exits to the Parking Area, and traffic islands where they are part of the Parking Area. A Parking Area may be within a Building.

"PARKING LOT" means a Parking Area, which is located on a Lot and not accessory to a particular Use or Development.

"PARKING SPACE" means an area set aside for the parking of one (1) Vehicle.

"PATIO" means any developed surface adjacent to a Building on a Site, which is less than 0.6 m (2.0 ft.) above ground level.

"PERSON" includes an individual, an association, trustee, corporation, and their heirs, executors, administrators, or other legal representatives of an individual, group of individuals, including a firm, a partnership, or corporate body whether for profit or non-profit.

"PREMISES" means all land associated with a single assessment Unit's location. Premises also shall include the Parking Areas and the landscaped areas located outside of the Building or Buildings, which accommodate the primary Uses as defined in the *Trespass to Premises Act, RSA. 2000, T-7.*

"PRIVATE CLUB" means a Development used for the meeting, social or recreational activities of members of a non-profit philanthropic, social service, athletic, business or fraternal organization, with neither on-site Dwellings nor Hotel or Motel Rentable Units. Private Clubs may include Eating and Drinking Establishments and rooms for assembly.

"PROPERTY" means any lands, including any Buildings, structures, or Premises, or any personal Property located thereupon within the County boundaries as defined in section 284(1)(r) of the *Municipal Government Act; RSA 2000 c. M26,* as amended or repealed and replaced from time to time.

"PROPERTY LINE" means either a natural object, like a river or lake, or an imaginary line that defines the perimeter of a Lot or Parcel of Land.

"PROTECTIVE AND EMERGENCY SERVICES" means a Development where the administration of the protection of Persons and Property from injury, harm, or damage takes place, and where the equipment necessary for such activities is stored, maintained, and supplied. Protective and Emergency Services include police stations, detention centres, fire stations, and accessory training facilities.

"PUBLIC EDUCATION FACILITY" means a Development where educational, training, or instruction occurs under the auspices of a School Division or under the auspices of an organization authorized by the Province to provide education similar to that which would be provided by a School Division. Public education facilities include the administration offices, storage, and Maintenance operations of the School Division. Public education facilities include public and separate schools, community colleges, universities, technical and vocational schools, and private academies or "charter schools", and their administrative offices and Maintenance facilities. Public Education Facility does not include Government Services.

"PUBLIC OR QUASI-PUBLIC BUILDING" means a Building which is Owned or leased by a department or agency of the federal or provincial government, or the Municipality for purposes of public administration and services and shall also include a Building for the purpose of assembly, instruction, culture or enlightenment, or for community activities. Public or Quasi-Public Building may include Protective and Emergency Services, and major and minor utility service agencies. Public or Quasi-Public Building does not include Government Services.

"PUBLIC OR QUASI-PUBLIC USE" means a Use by a department or agency of the federal or provincial government, or the Municipality, for public administration and services and shall also include Uses for the

purpose of assembly, instruction, culture, or enlightenment, or for community related activities. Public or Quasi-Public Use may include Protective and Emergency Services, and major and minor utility services. Public or Quasi-Public Use does not include Government Services.

"PUBLIC PARK" means a Development designed or reserved for active or Passive Recreational Use, including all natural and man-made Open Space and Landscaping, facilities, playing fields, and Buildings that are consistent with the general purposes of recreation, whether or not such recreational facilities are publicly operated or operated by other organizations pursuant to arrangements with the public authority Owning the Public Park. Public Parks include tot Lots, band shells, picnic grounds, pedestrian trails and paths, landscaped Buffers, playgrounds, water features, baseball diamonds, football fields, soccer pitches, and similar outdoor sports fields.

"PUBLIC PLACE" includes:

(a) a place or Building to which the public has or is permitted to have access;

(b) a place of public recreation;

(c) a place of public gathering; and

(d) a Vehicle in a Public Place.

"PUBLIC PROPERTY" means any land Owned by or under the control of the County and dedicated to Public Use.

"PUBLIC USE" means the Use of land, Buildings, or structures for purposes designated as beneficial to the public.

"PUBLIC-SERVING RECREATION AREA" means a Campground, day Use area, picnic Site, lodge, hiking and skiing trail and other Similar Uses as developed by either private or public interests.

"PUBLIC UTILITY" means a Public Utility as defined in the Act.

"PUBLIC UTILITY BUILDING" means a Building in which the proprietor of a Public Utility, as defined in the Act, maintains its office or offices and/or maintains or stores any equipment used in connection with the Public Utility.

R

"REASONABLE STATE OF REPAIR" means the condition of being:

(a) structurally sound;

(b) free from significant damage;

(c) free from rot or other deterioration;

(d) safe for its intended Use; and

(e) not presenting an unsightly condition or appearance.

"RECREATION CAMP" means a Development that contains accommodation facilities and is used wholly or partly for recreational purposes, and without limitation, includes trail riding ranches and Guest Ranches, rural experience camps, survival training camps, fishing and hunting camps, religious camps and camps for disabled Persons.

"RECREATION FACILITY, INDOOR" means a Development for sports and active recreation within an enclosed Building. Indoor recreation facilities include such facilities as ice arenas, gymnasiums, curling rinks, swimming pools, and similar, though smaller, facilities. Indoor Recreation Facility may also include meeting rooms, eating, and Drinking Establishments as Accessory Uses.

"RECREATION, PASSIVE" means opportunities for low-impact, non-motorized activities that occur in a natural setting that require minimal Development or facilities, and the importance of the environment or setting for the activities is greater than in developed or active recreation settings.

"RECREATION SERVICES, INDOOR" means Development whose Main Use is to offer equipment, instruction in, or programs for physical fitness and recreation where the clients participate in the recreation activities and may include the supplementary retail sale of associated products. A restaurant may be incorporated as an Accessory Use. Such Uses may include dance studios, fitness centres, gyms, martial arts clubs, Shooting Ranges, and yoga or cross-fit studios.

"RECREATIONAL USE" means a Development conducted on a unified basis on a single Site where the prime reason for location may be to take advantage of natural features. A recreational Use may include the provision of day to day sporting and athletic facilities and the structures incidental thereto such as ski slopes, golf courses, archery, trap and rifle ranges, racetracks, boating, swimming, picnicking, athletic, and Similar Uses, and may include a refreshment stand incidental to the primary Use. However, recreational Use does not include Extensive Recreation, or a Campground, a Recreational Vehicle Park or a Recreation Camp.

"RECREATIONAL VEHICLE" means a vehicular type primarily designed to provide temporary Living Quarters for recreational camping or travel Use, which has its Own motor or is mounted or drawn by another Vehicle. Recreational Vehicle includes travel Trailers, camping Trailers, Truck campers, fifth wheels, or Motor Homes and duly licensed travel Trailers, slide-in campers, chassis-mounted campers, boats, personal watercraft, all-terrain Vehicles, snowmobiles, and tent Trailers mounted on any sort of transportation device such as skids or wheels up to a maximum interior space of 75 m2 (807.3 sq. ft.). Recreational Vehicle does not include Manufactured Homes, Park Models, a Garage package, or a Cabin. Any Vehicle larger than 75 m2 (807.3 sq. ft.) in interior space is a Manufactured Home for the purposes of this Bylaw. Recreational Vehicles conform to the CSA Z-240 and CSA Z-241 Standards for Recreational Vehicles and requires issuance of a Use and Occupancy Permit under this Bylaw.

"RECREATIONAL VEHICLE PARK" means a Multi-Lot Development on which three or more Recreational Vehicles are harboured, without regard to whether a fee or charge is paid or made, and shall include any Building, structure, tent, Vehicle or enclosure used or intended for Use as part of the equipment of such Recreational Vehicle Park. A Recreational Vehicle Park may include within it a Campground.

"RECREATIONAL VEHICLE CAMPGROUND" means a Multi-Lot Development consisting of Stalls or Sites for the location of more than three (3) Recreational Vehicles, for more than four (4) consecutive days and not normally more than twenty (20) days in a year, and may include Sites for the erection of tents for similar periods.

"RECREATIONAL VEHICLE CAMPGROUND, SEASONAL" means a Multi-Lot Development consisting of Stalls or Sites for the location of more than three (3) Recreational Vehicles, for more a minimum of four (4) consecutive days and normally for no longer than an entire season operating between April and October.

"RECREATIONAL VEHICLE CAMPGROUND, WORK CAMP" means a Multi-Lot Development consisting of Stalls or Sites for the location of more than three (3) Recreational Vehicles, used to house camp workers by various contracting firms on a temporary basis. The Units may be dismantled and moved from the Site from time to time.

"RECREATIONAL VEHICLE STORAGE" means a Multi-Lot Development, which provides Fenced or indoor, secure, on-site storage of more than three (3) Recreational Vehicles, boats and Off-Highway Vehicles.

"RECYCLING DEPOT" means a Development where bottles, cans, newspapers, and similar non-hazardous Household goods are bought, sold, and temporarily stored for reuse and where all storage is contained within an enclosed Building or an enclosed compound.

"RECYCLING DROP-OFF" means a Development used for the collection and temporary storage of recyclable materials. Recyclable materials include, but are not limited to cardboard, newspapers, plastics, paper, metal, and similar Household goods. Recyclable material left at the drop-off centre shall be periodically removed and taken to larger, permanent recycling operations for final recycling.

"REFUSE" includes:

(a) all solid and liquid Waste, debris, junk or effluent belonging to or associated with a house or Household or any industry, trade or business;

(i) Vehicle parts or accessories;

(ii) furniture, appliances, machinery or parts thereof;

(iii) animal excrement; and

(iv) any unused or unusable material that by reason of its state, condition or excessive accumulation, in the opinion of Designated Officer, appears:

(v) to have been discarded or abandoned; or

(vi) to be useless or of no particular value; or

(vii) to be used up or worn out in whole or part.

"RELIGIOUS ASSEMBLY" means a Development where worship and related religious, philanthropic, and social activities occur. Accessory Developments include rectories, manses, classrooms, and dormitories. Religious Assembly includes churches, chapels, mosques, temples, synagogues, parish halls, convents, and monasteries.

"RENOVATION" means an addition to, deletion from, or change to any Building, which does not require a permit other than a plumbing permit or an electrical permit pursuant to the Safety Codes Act.

"RENTABLE UNIT" means a separate Unit of a Hotel or Motel used or intended to be used for the temporary accommodation of one or more Persons.

"RESIDENTIAL USE" includes the occupation and Use of land, Buildings, or structures as Dwellings, whether on a seasonal or year-round basis.

"RESTRICTED EXTENSIVE RECREATIONAL USE" means hiking trails, cross-country ski trails, minimum facility Campgrounds, picnic grounds, golf courses and driving ranges providing no accessory facilities.

"RF TECHNOLOGY" means technology operating in the electromagnetic radiating frequency bands.

"ROAD" OR "ROADWAY(S)" means a right-of-way on which motorized Vehicles are normally allowed to operate, or a Road as defined in the Act, but does not include either a Highway or a Lane.

"ROAD, ARTERIAL" means an Arterial Road as designated in the County's Municipal Development Plan.

"ROAD, COLLECTOR" means a Collector Road as designated in the County's Municipal Development Plan.

"ROAD, INTERNAL" means a contributed asset, public Road the primary function of which is to provide access to individual Lots within a multi-Lot Subdivision.

"ROOF" means the top of any enclosure, above or within the vertical walls of a Building.

"RURAL INDUSTRY" means light and/or medium industry that provides services to Agricultural Operations and natural resource extraction and the oil and gas sector in the Municipality. Notwithstanding the generality of the foregoing, rural industries shall include sawmills, fertilizer plants, sand, gravel, and mineral processing and stockpiling, and other agricultural and resource processing oriented facilities, including business establishments engaged in servicing, repairing or retailing of goods the Use of land and/or Buildings for the purpose of the supply of goods, materials or services directly and primarily to Agricultural Operations and natural resource extraction industries. This also includes, but is not limited to, the sale and storage of seed, fertilizer, chemical products, fuel, and agricultural machinery.

S

"SALVAGE YARD" means land or Buildings where motor Vehicles, tires, machinery, and parts are disassembled, repaired, stored, and/or resold.

"SAND PIT" means an open-pit mine for the long-term mining extraction of sand.

"SCREENING" see **"BUFFER".**

"SEA CAN" means a container, including a sea/land/rail Shipping Container, which is used as an accessory Building and/or Use subordinate to the Main Building or Use on a Lot or Parcel. A Sea Can shall not be used for a Dwelling or any part of a Dwelling; and, notwithstanding any other provision of this Bylaw to the contrary, not attached, in any way, to a Main Building unless an approved Development Permit for Building Conversion has been issued and the relevant permits under the Safety Codes Act have been obtained. Use and/or Occupancy of a Sea Can for Residential Use requires issuance of a Use and Occupancy Permit pursuant to the provisions of this Bylaw.

"SEPARATION" means the linear distance between a Development and a Sensitive Land Use, which is adequate to minimize or prevent the Adverse Effects of one Land Use upon the other, so that there is no Significant Impact.

"SERVICE STATION" means a Development where gasoline, lubricating oils, and other automotive fluids and accessories for motor Vehicles are bought and sold. Service Stations may also include facilities for the servicing or repairing of motor Vehicles, and a towing service dispatch point, but not including body repair or paint Shops. Service Stations, which do not include any facilities for servicing or repairing of motor Vehicles, are often referred to as gas bars.

"SETBACK" means, depending on the context of the term, the minimum horizontal distance between Buildings or a Lot boundary and Buildings.

"SHED" means a simple Roofed Building with one or more sides unenclosed, typically made of wood or metal, used as a Farm Building. Shed may include hut, lean-to, outhouse, outbuilding, shack; potting Shed, woodshed, and tool Shed, and garden Shed.

"SHIPPING CONTAINER" see **"SEA CAN".**

"SHOOTING RANGE, INDOOR" means a Building designed to be used as a Shooting Range, as defined in the *Shooting Clubs and Shooting Ranges Regulations (SOR/98-212)*, in connection with a business licensed under the *Firearms Act (S.C. 1995, c. 39).*

"SHOOTING RANGE, OUTDOOR" means a specialized facility designed to be used as a Shooting Range, as defined in the *Shooting Clubs and Shooting Ranges Regulations (SOR/98-212)*, in connection with a business licensed under the *Firearms Act (S.C. 1995, c. 39).*

"SHOP" means a Building designed and built for Light Industrial Use or the storage of Vehicles larger than that allowed in a Garage.

"SHOP, RESIDENTIAL USE" means a Development where personal services related to the care and appearance of the body, or the cleaning and repair of personal effects are provided to Persons. Personal Service Shops include barbershops, hairdressers, beauty salons, tailors, dressmakers, shoe repair Shops, dry cleaning establishments, and Laundromats.

"SHOW HOME" means a Dwelling Unit which is used temporarily for the purpose of illustrating to the public the type and character of Dwelling Units to be constructed in other parts of the Municipality. Show Homes may contain offices for the sale of other Lots or Dwelling Units in the Municipality and must be located within a Dwelling which is either a Permitted or a Discretionary Use in the District in which they are located.

"SIGN" means any visual medium, including its structure and other component parts, used on a permanent or temporary basis to convey information, to advertise, or to attract attention to a product, service, place, activity, Person, institution or business. Without limiting, the generality of the foregoing, Signs shall include banners, placards, and painted messages, but not national flags, interior window displays of merchandise, or Signs painted on or attached to a licensed motor Vehicle.

"SIGN AREA" means the total face area of a Sign intended for the letters or graphics of the message. In the case of a double-faced Sign, only half of the area of each Sign face shall be used in calculating Sign Area.

"SIGN, A-FRAME" means a type of Sign commonly referred to as "sandwich boards", composed of two hinged or otherwise joined boards, which leans on the ground (see **Figure 8, a-b**).

"SIGN, CANOPY" means a Sign which is part of or attached to the outside edge of a canopy but which does not extend below the bottom edge or surface of the canopy (see **Figure 8, a-b**).

"SIGN, FREESTANDING" means a Sign supported by one or more uprights, braces, or pylons, and stands independently of another structure (see **Figure 8, a-b**).

"SIGN, INFLATABLE" means a Sign made of flexible material or fabric that is made to take on a three-dimensional shape (to blow up like a balloon) when filled with a sufficient volume of air or gas. Commonly used as a Temporary Sign for special events or promotions (see **Figure 8, a-b**).

"SIGN, MULTI-TENANT" means a Freestanding Sign containing Sign Areas for two or more tenants or Occupants located on the same non-residential Site or in the same non-residential Building in a designated single, shared Sign Area. A Multi-Tenant Sign may include changeable Sign Areas (see **Figure 8, a-b**).

"SIGN, OFF-SITE" means a Sign that advertises goods, products, services, or facilities not available on the Site where the Sign is located, and which also may direct Persons to another location (see **Figure 8, a-b**).

"SIGN, PROJECTING" means a Sign affixed to a Building or part thereof and extending beyond the Building by more than 0.3 m (1.0 ft.). This does not include a Sign attached to the ground (see **Figure 8, a-b**).

"SIGN, ROOF" means a Sign erected upon, against or directly above the Roof of a Building or the top of a parapet wall (see **Figure 8, a-b**).

"SIGN, TEMPORARY/PORTABLE" means a Sign on a standard or column fixed to its Own self-contained base and capable of being moved manually (see **Figure 8, a-b**).

"SIGN, TRAILER" means a Sign affixed to the sides or top of a commercial Trailer for the purposes of advertisement, where the Trailer is parked and disconnected from the Vehicle for longer than seven (7) days in one location (see **Figure 8, a-b**).

"SIGN, UNDER-CANOPY" means a Sign that is attached to the bottom surface or edge of a canopy (see **Figure 8, a-b**).

"SIGN, WALL" means a Sign attached to or placed flat against an exterior vertical surface of a Building, and projects no more than 0.3 m (1.0 ft.) from the surface of the Building, and does not project above the Roof or parapet (see **Figure 8, a-b**).

“SIGNIFICANT DISCRETIONARY USE” means a Use, which, in the opinion of the Development Authority,

"SIMILAR USE" means a Use, which, in the opinion of the Development Authority, closely resembles another specified Use with respect to the type of activity, structure and its compatibility with the surrounding environment.

“SINGLE-USE DEVELOPMENT” means a Development designed to accommodate only one (1) type of Land Use on the same Site.

"SITE" means the land, whether Lot(s) or Parcel(s), where a Development is built.

“SITE DEVELOMENT PLAN” refers to a non-statutory document that provides specific direction on how an area is to develop, identifying the specific mix and Density of Land Uses, utility services, as well as layout of streets, blocks, and Lots needed to create a well-designed and successful community, business, commercial, or industrial area. Proponents of Site Development Plans are directed to reference County Policy PD-011 for requirements in submitting a Site Development Plan and are encouraged to schedule a pre-application interview with the County.

“SOLAR ARRAY” means multiple solar panels used in conjunction to produce electricity.

"SOLAR COLLECTOR, GROUND MOUNT" means a device used to convert energy contained within the sun's rays into electrical (photovoltaic) or heat energy and may be a single Unit or an array of Units into a single collector as a standalone structure mounted on the ground or a tower/pole.

"SOLAR COLLECTOR, ROOF MOUNT" means a device used to convert energy contained within the sun's rays into electrical (photovoltaic) or heat energy and may be a single Unit or an array of Units into a single collector mounted on the Roof of a main or accessory Building.

"STALL" means an area of land upon which a Manufactured Home is to be located, and which is reserved for the exclusive use of the residents of that particular Manufactured Home, located within a Manufactured Home community.

"STOCKPILE SITE" means an open land area where one or a combination of sand, gravel, soil and rock fragments are stored for off-Site Use.

"STORAGE, INDOOR" means a self-contained Building or group of Buildings available for the storage of goods. This Use includes mini-storage or private storage facilities. Indoor Storage does not include "warehouse".

"STORAGE, OUTDOOR" means Development where a Site or a portion of a Site is designed for the more or less permanent or continuous storage of goods, materials and/or equipment, or the display and sale of goods and materials, including Vehicles for hire or sale, located outside permanent Buildings or structures and Accessory to the Main Use on the Site. Typical Uses may include temporary materials or garbage or waste, lumber storage and lumberyard, pipe Yards, or Vehicle or heavy equipment storage compounds, but does not include a Salvage Yard or a Parking Lot. Outdoor Storage covering 50% or more of a Site is considered a Main Use.

"STORAGE SITE" means a Waste Management Facility where Waste other than hazardous Waste is:

(a) stored,

(b) stored, compacted, shredded, ground or processed, or

(c) collected and held for removal to another Waste Management Facility.

"STOREY" means the space between one floor of a multi-Storey Building and the next floor above it. The upper limit of the top Storey shall be the ceiling above the topmost floor. A Basement shall not be considered a Storey.

"STRATA SPACE" means a volumetric space, namely a strata Unit or Lot, independent of physical structures and determined by planes or curved surfaces having a defined geodetic elevation divided by Property Lines that are registered in a Strata Space Plan, as defined in the Land Titles Act, RSA 2000, c. L-4. Strata allow Ownership of Lots or Parcels that may be side-by-side or one above the other or overlapping in many different configurations.

"STRATA SPACE PLAN" means a type of Subdivision plan and a form of legal Ownership containing Strata Spaces created specifically through Subdivision and registered as a Strata Space Plan in accordance with the Land Titles Act, RSA 2000, c. L-4.

"STRUCTURAL ALTERATIONS" means the addition to, deletion from, or change to any Building, which requires a permit other than a plumbing permit or an electrical permit pursuant to the Safety Codes Act.

"SUBDIVISION" means a division of land that will result in the creation of a surface Parcel or the rearrangement of the boundaries or limits of a surface Parcel.

"SUBDIVISION AND DEVELOPMENT APPEAL BOARD" means a Subdivision and Development Appeal Board appointed pursuant to County's Subdivision and Development Appeal Board Bylaw and the Act.

"SUBDIVISION AUTHORITY" means the Subdivision Authority established pursuant to the Act through the Municipality's Subdivision Authority Bylaw.

"SUBORDINATE BUILDING" means a Building, or structure that is incidental and dependent on the Main Building on Site. Subordinate Buildings consist of less than 40% of the net Buildable Area of the Main Building and are located in the same Lot or Parcel as the Main Building they serve.

"SUBORDINATE USE" means a Use of a Lot, Parcel, Building, or structure that is incidental and dependent on the Main Use on Site. Subordinate Uses Occupy less than 40% of the net Buildable Area than the Main Use and are located in the same Lot, Parcel, Building, or Structure as the Main Use they serve.

"SUITE, CAREGIVER" means a self-contained Dwelling Unit, located within the main Habitable Dwelling Unit for the sole Occupancy of one (1) or two (2) adult Persons whose function is to provide assistance to a Person or Persons residing in the main Dwelling Unit or with challenges resulting from illness, disability or aging .

"SUITE, GARAGE" means a self-contained Dwelling Unit located above a detached Garage, which is located in a Rear Yard and is a Subordinate Use to a Single-Detached Dwelling. Garage Suites have an entrance, which is separated from the Vehicle entrance to the detached Garage, either from a common indoor landing or directly from the exterior of the Accessory Building.

"SUITE, GARDEN" see **"BACKYARD COTTAGE"**

"SUITE, IN-LAW" see **"ACCESSORY LIVING QUARTERS"**

"SUITE, SECONDARY" means Development consisting of a self-contained Habitable Dwelling Unit located within, and accessory to, a structure in which the Main Use is Single-Detached Dwelling, which may or may not share access to the outside and/or other facilities with the main Dwelling Unit.

"SUITE, SURVEILLANCE" means a Dwelling Unit for the sole Occupancy of one (1) or two (2) adult Persons whose function is to provide surveillance for the Maintenance and security of the Development, provided that the Dwelling Unit is specifically used in conjunction with the protection of private Property.

T

"TEMPORARY DEVELOPMENT" means a Development for which a Development Permit has been issued and which is to exist for a limited time only.

"TIE DOWN" means an apparatus used to firmly secure a Manufactured Home to the ground. This apparatus usually consists of steel cables attached to the Manufactured Home and concrete pylons strategically placed on the accommodating Site.

“TRAILER” means a Trailer as defined in the *Traffic Safety Act, RSA* 2000, as amended or repealed and replaced from time to time.

"TRANSPORTATION FACILITIES" means the Use of land or Buildings for public transportation related activities.

“TRUCK” means any Vehicle with a gross Vehicle weight of more than 3,000.0 kg (6,613.9 lbs.) as listed on the official registration certificated issued by the government of the Province of Alberta, regardless of the Vehicles’ actual weight at the specific time and includes a Truck-Tractor and Tractor-Trailer, and Refrigeration Unit.

"TRUCKING AND CARTAGE ESTABLISHMENT" means a Development where goods shipped by Truck are transferred from one Truck to another, or where Trucks are dispatched to pick up and/or deliver goods. Trucking and Cartage Establishments may include dispatch offices or storage compounds for the temporary storage of goods and include moving or cartage firms involving Vehicles with a gross Vehicle weight of more than 3,000.0 kg (6,613.9 lbs.).

U

"UNDEVELOPED LOT" means a Lot, which does not contain a residence, Building, or structure.

"UNIT", other than when referred to as a Dwelling Unit, means the portions of land or a Building designated with a right of exclusive Use within a Condominium or strata Subdivision plan, registered in the name of an Owner on a certificate of title.

"UNSERVICED INDUSTRIAL USE" means an Industrial Use dependent on on-site servicing similar to and compatible with the other Uses requiring a relatively large tract of land where any actual or potential Nuisance factor generated by the Use/Development is contained within the boundaries of the Site.

"UN-SERVICED INDUSTRIAL PARK" means an area planned for the Development of multiple Lots for Un-serviced Industrial Uses, which may include an Internal public Road.

"USE" means the purpose or activity for which a Site, a Parcel of Land, or a Lot and any Buildings or structures located on it are designed, arranged, developed, or intended, or for which it is occupied or maintained.

V

“VARIANCE” means an alteration, departure, or change from any provision, regulation, or standard prescribed by the Land Use Bylaw or any statutory or non-statutory plan and relevant policy adopted by the County for a specific Lot or Parcel, except Use, without changing the provisions of the Land Use Bylaw, Plan, or Policy or the Land Use designation of the Lot or Parcel. A Variance may only be granted upon

demonstration of a Hardship based on the peculiarity of the Property in relation to other properties in the same Land Use District. Variances cannot be granted to allow a Use that is not already permitted within the Land Use District nor can a Variance be used to provide relief from a self-induced Hardship or be based solely on economic Hardship.

"VARIANCE, MAJOR" means a special permission granting relief from one or more regulations or standards of the Land Use Bylaw that, in the opinion of the Development Authority, such relaxation could impede the proposed Development to conform to the general intent and purpose of the Land Use Bylaw or any statutory or non-statutory plan and relevant policy adopted by the County applicable to the location of a proposed Development. A Major Variance is recognized as having potential impact on the larger area and may affect enforcement of the Land Use Bylaw elsewhere in the County, therefore requiring approval from County Council and a public hearing.

"VARIANCE, MINOR" means a special permission granting relief from one or more regulations or standards of the Land Use Bylaw that, in the opinion of the Development Authority, such relaxation does not impede the proposed Development to conform to the general intent and purpose of the Land Use Bylaw or any statutory or non-statutory plan and relevant policy adopted by the County applicable to the location of a proposed Development.

"VEHICLE" means a device in, on or by which a Person or thing may be transported or drawn on a Highway, pursuant to the *Traffic Safety Act, RSA 2000, c T-6,* as amended or repealed and replaced from time to time.

"VEHICLE REPAIR ESTABLISHMENT" means Development used for the servicing and mechanical repair of automobiles, motorcycles, snowmobiles, Recreational Vehicles, and Trucks, including the sale, installation or servicing of related accessories and parts. This Use class includes transmission Shops, muffler Shops, tire Shops, automotive glass Shops, upholsterer Shops, and body repair and/or paint Shops.

"VETERINARY CLINIC" means a Development used for the care and treatment of animals where the service primarily involves in-patient care and major medical procedures involving hospitalization for periods of time. This Use includes animal shelters and animal crematoriums.

W

"WAREHOUSE SALES ESTABLISHMENT" means a Development used for the storage and distribution of goods, merchandise, substances or articles, and may include facilities for a retail outlet, but shall not include Manufacturing. Warehouse Sales Establishments include furniture stores, carpet stores, major appliance stores, and Building Materials stores.

"WAREHOUSE FACILITIES" means a Development for the storage and distribution of raw materials, processed or manufactured goods, and establishments providing servicing for those purposes.

"WASTE" means 'Waste' as defined in the Waste Control Regulation.

“WASTE MANGEMENT FACILITY” means ‘Waste Management Facility’ as defined in the Waste Control Regulation.

“WASTEWATER” means ‘Wastewater’ as defined in the Wastewater and Storm Drainage Regulation.

“WASTEWATER TREATMENT FACILITY” means either a ‘Wastewater lagoon’ or a ‘Wastewater treatment plant’ as defined in the Wastewater and Storm Drainage Regulation.

"WIND ENERGY CONVERSION SYSTEM, TOTAL HEIGHT” means the height from grade to the highest vertical extension of the rotor’s arc (see Arc, Rotor) in a Large Wind Energy Conversion System (WECS).

"WIND ENERGY CONVERSION SYSTEM, LARGE" means a Wind Energy Conversion System consisting of a wind turbine, tower and associated control or conversion electronics, which has a rated capacity equal to or greater than 300 Kw, whose primary purpose is to generate and provide electrical power for resale.

"WIND ENERGY CONVERSION SYSTEM, MICRO" means a small-scale wind turbine, which is small in height and diameter and can be installed on the Roof of a Building or structure.

"WIND ENERGY CONVERSION SYSTEM, SMALL" refers to a Wind Energy Conversion System (WECS) consisting of a wind turbine, a tower, and associated control or conversion electronics, which has a rated capacity of not more than 300 kW, and which is intended to provide electrical power for Use on Site (either behind the meter or off-grid) and is not intended or used to produce power for resale.

"WIND TURBINE TOWER" refers to the guyed or freestanding structure that supports a wind turbine generator above grade.

"WIND TURBINE TOWER HEIGHT" means height above grade of the fixed portion of the Wind Turbine Tower, excluding the wind turbine and Blades.

"WIRELESS COMMUNICATIONS FACILITY" means a facility providing communication service using RF Technology to transmit and receive voice, picture, text and data, in either digital or analogue form, on a system of elevating support structures. These structures include monopoles, Lattice Towers (self-supported or guyed) or other configurations as well as, although not limited to, shelters, transmitters, receivers, Antennas, Antenna mounts, transmission lines, waveguides, transmission line supporting equipment and material, aeronautical obstruction lights, Antenna de-icing equipment, Antenna power dividers and matching equipment, combiners and utility power equipment, conditioners and backup power systems.

"WORK CAMP" means a temporary residential complex used to house workers, usually but not necessarily for a contracting firm or project, on a temporary basis of more than twenty-eight (28) days and less than one (1) year. A Work Camp is usually made up of a number of Buildings, clustered in such fashion as to provide sleeping, eating, recreation, and other basic living facilities.

Y

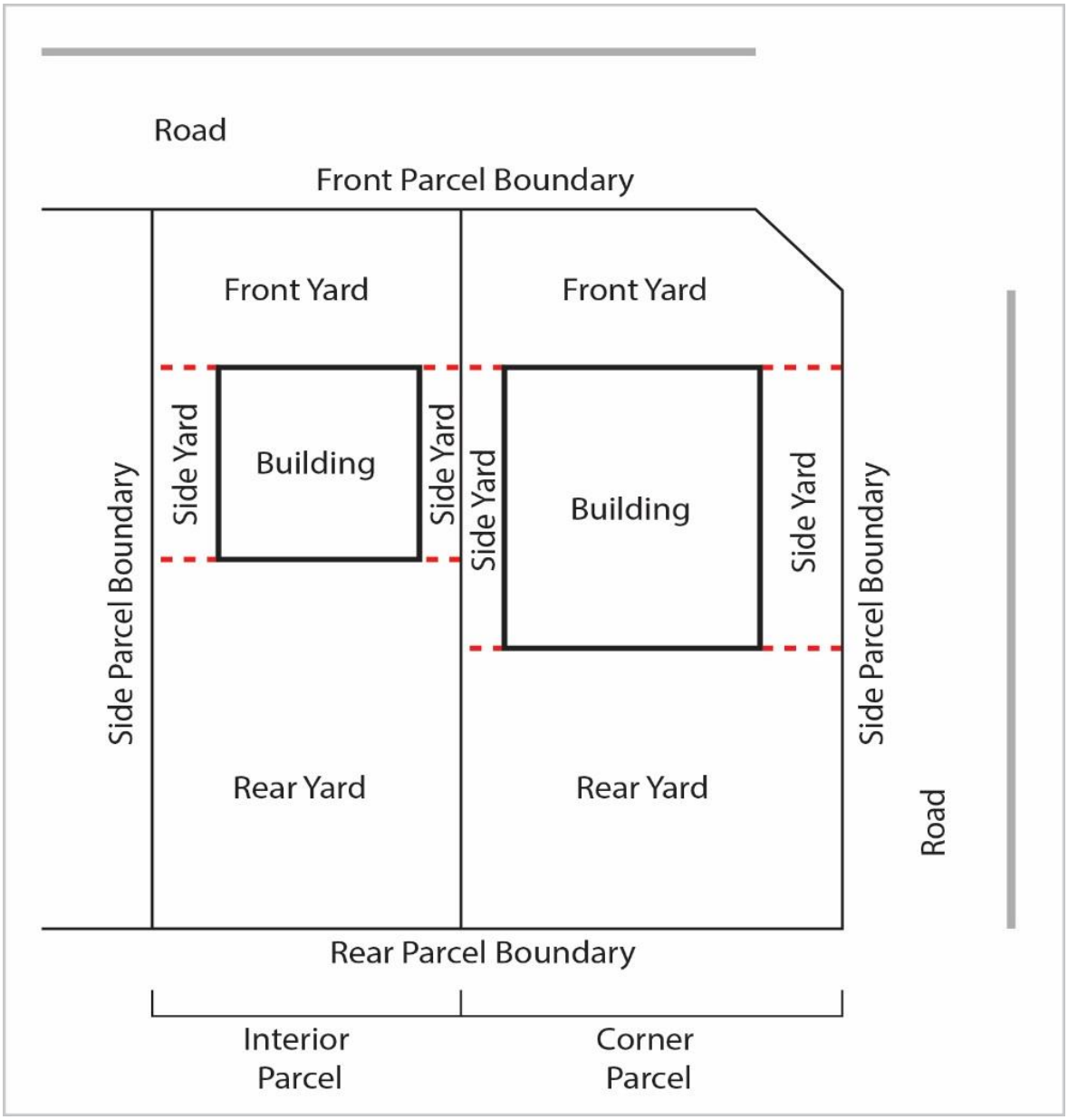
"YARD" means a portion of a Parcel required as Open Space that is to remain unoccupied by any Building, unless otherwise provided for in this Bylaw.

"YARD, FRONT " means a Yard extending across the full width of a Lot, from the Front Line to the nearest Exterior Wall of the Main Building situated on the Lot. In the case of a curved Front Line, the Front Yard will also form a curve.

"YARD, REAR" means a Yard extending across the full width of a Lot, from the Rear Line of the Lot to the nearest wall of the Main Building situated on the Lot. In the case of a curved Rear Line, the Rear Yard will also form a curve.

"YARD, SIDE " means a Yard extending across the length of a Lot, from the nearest wall of the Main Building situated on a Lot to the Side Line, and lying between the Front Yard and Rear Yard on the Lot.

Figure 20. Location of Yards.



(1) All other words and expressions have the meanings respectively assigned to them in the Act, Regulation, or in common law.

8.2 DEFINITIONS NOT PROVIDED

(1) The Development Authority or Development Officer shall Use their discretion in instances where specific Land Uses:

(a) Do not conform to the wording of any Land Use; or

(b) Generally conform to the wording of two or more Land Uses;

8.3 DISCRETIONARY PROVISIONS

(1) In reference to **Section 8.2(1) above,** the Development Authority or Development Officer shall Use their discretion when considering Land Uses for inclusion within a Land Use category that is most appropriate in character and purpose.

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PART 9.0
LAND USE MAPS

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9.1 LAND USE DISTRICT MAP

Land Use Bylaw 2020

County of VERMILION River

Amended by:
Bylaw 20-10

Amended by:
Bylaw 20-11

Amended by:
Bylaw 20-21

Amended by:
Bylaw 20-22

Amended by:
Bylaw 21-06

Amended by:
Bylaw 21-13

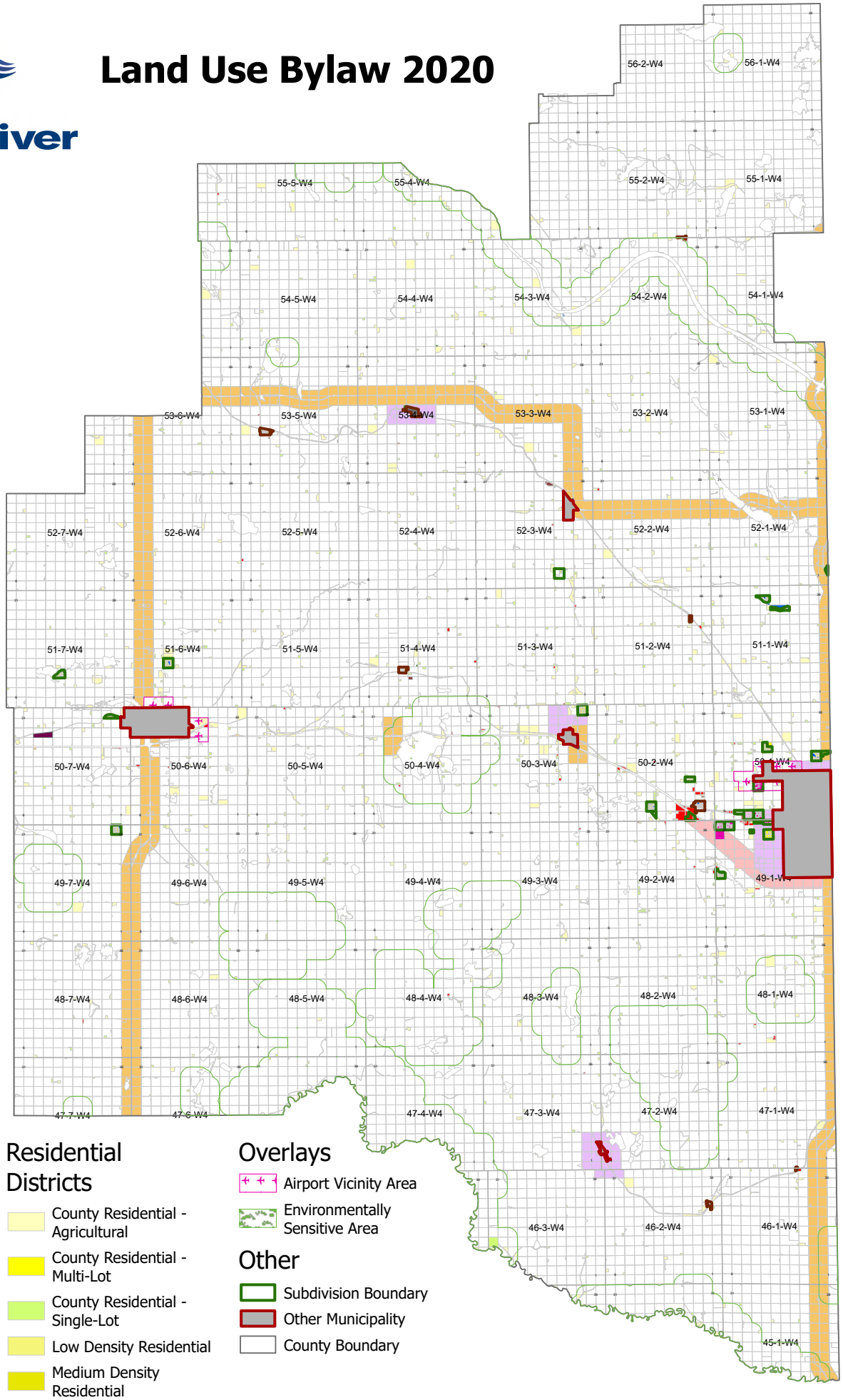
Amended by:
Bylaw 21-15

Amended by:
Bylaw 22-03

Amended by:
Bylaw 22-05

Amended by:
Bylaw 23-19

Amended by:
Bylaw 24-09



Non-Residential Districts

- Agricultural
- Business and Services
- Commercial
- Commercial General
- Industrial - Light
- Industrial - Medium
- Industrial - Heavy
- Landfill and Composting
- Parks and Recreation
- Reserves and Utility
- Highway Development
- Highway Development Special Purpose
- Urban Growth

Residential Districts

- County Residential - Agricultural
- County Residential - Multi-Lot
- County Residential - Single-Lot
- Low Density Residential
- Medium Density Residential
- High Density Residential

Overlays

- Airport Vicinity Area
- Environmentally Sensitive Area

Other

- Subdivision Boundary
- Other Municipality
- County Boundary

0 10 20 40 Kilometers

9.1 Land Use District Map

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9.1 Land Use District Map

9.2 INTERMUNICIPAL AREAS

9.2.1 CITY OF LLOYDMINSTER

9.2.2 TOWN OF VERMILION

9.2.3 VILLAGE OF KITSCOTY

9.2.4 VILLAGE OF MARWAYNE

9.2.5 VILLAGE OF PARADISE VALLEY

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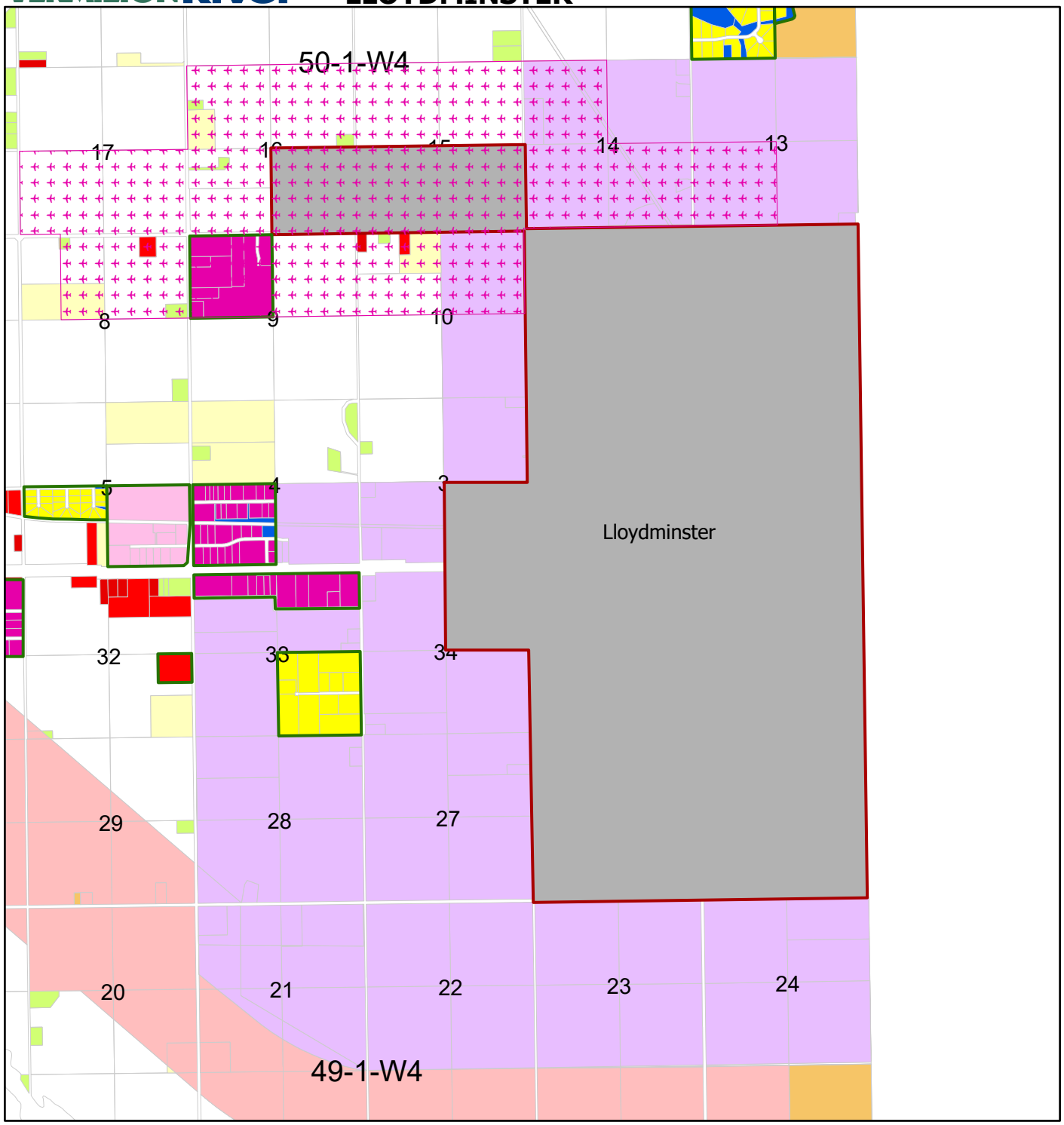
Land Use Bylaw

City Area Structure Plan

LLOYDMINSTER

Amended by Bylaw 20-22

9.2.1



Residential Districts
- County Residential - Agricultural
- County Residential - Multi-Lot
- County Residential - Single-Lot

Non-Residential Districts
- Agricultural
- Business and Services
- Commercial
- Industrial - Light
- Industrial - Medium
- Reserves and Utility
- Highway Development
- Highway Development Special Purpose
- Urban Growth

Other
- Subdivision Boundary
- Other Municipality

Overlays
- Airport Vicinity Area
- Environmentally Sensitive Area

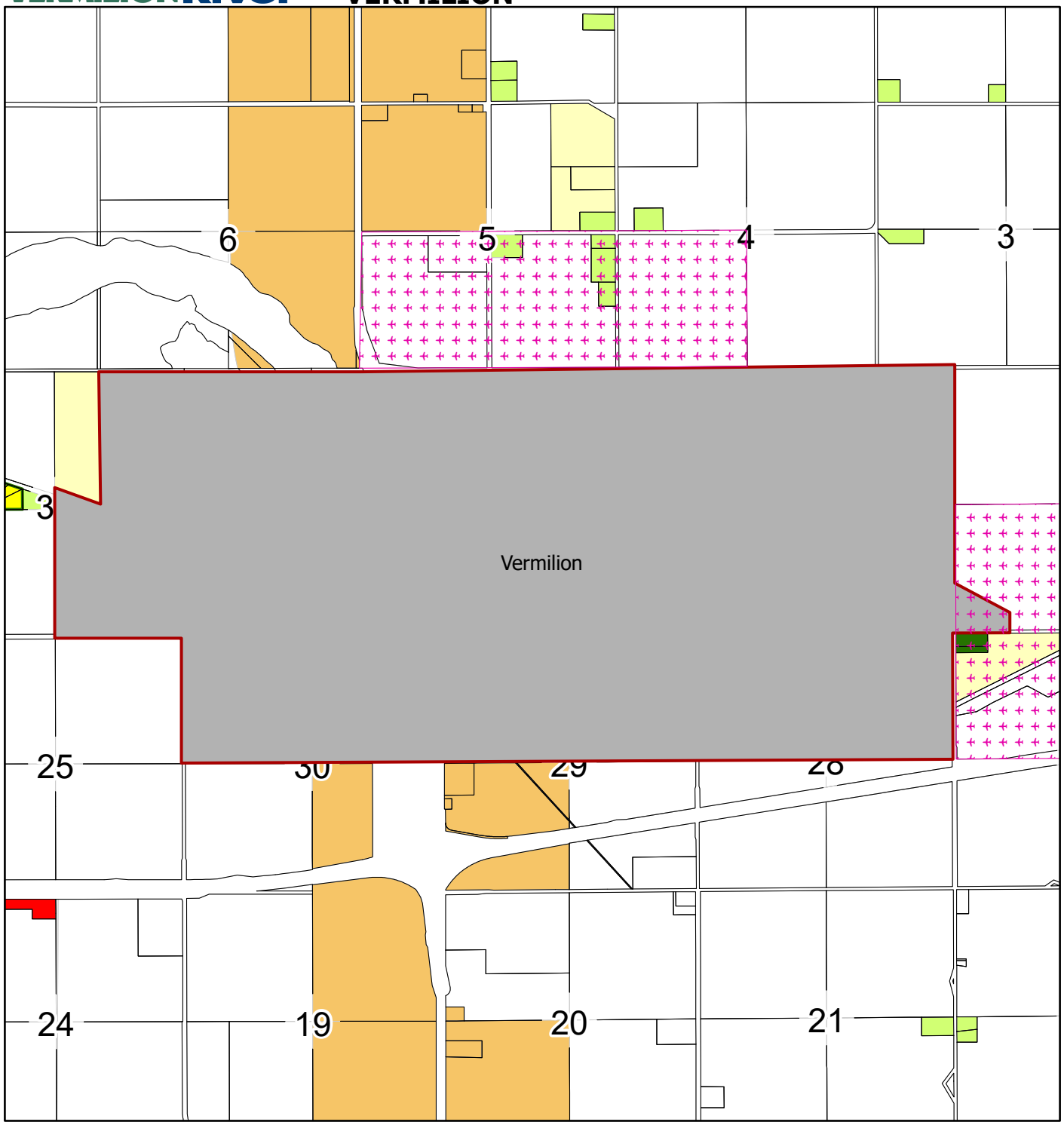
0 2 4 8 Kilometers

N

Land Use Bylaw

Town Area Structure Plan

VERMILION



Residential Districts

- County Residential - Agricultural
- County Residential - Multi-Lot
- County Residential - Single-Lot

Non-Residential Districts

- Agricultural
- Commercial
- Parks and Recreation
- Highway Development

Other

- Subdivision Boundary
- Other Municipality

Overlays

- Airport Vicinity Area

N

0 1.25 2.5 5 Kilometers

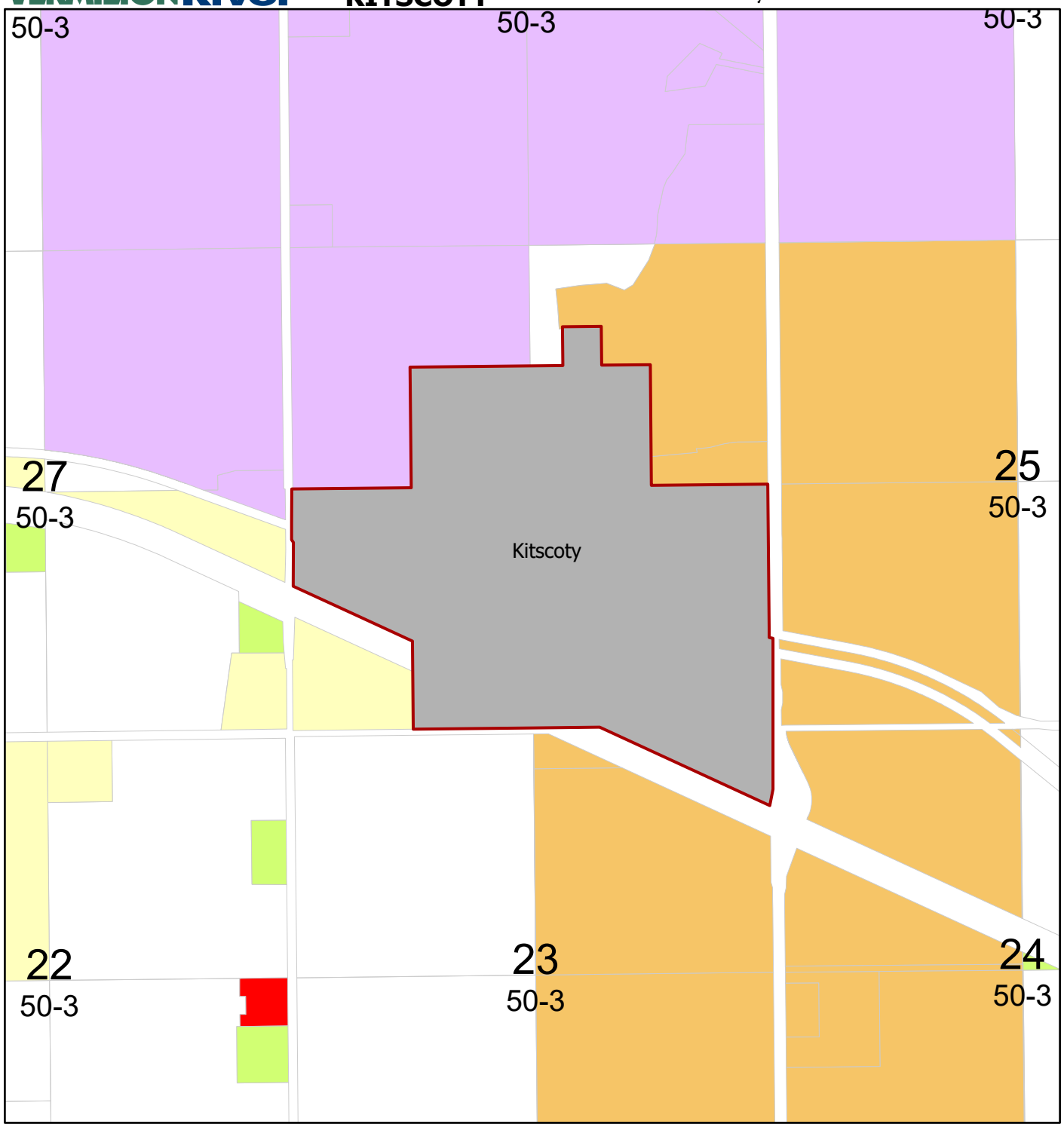
Land Use Bylaw

Village Area Structure Plan

KITSCOTY

Amended by Bylaw 20-22

9.2.3



Residential Districts
- County Residential - Agricultural
- County Residential - Single-Lot

Non-Residential Districts
- Agricultural
- Commercial
- Landfill and Composting
- Parks and Recreation
- Highway Development
- Urban Growth

Other
- Other Municipality

Overlays
- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.5 1 2 Kilometers

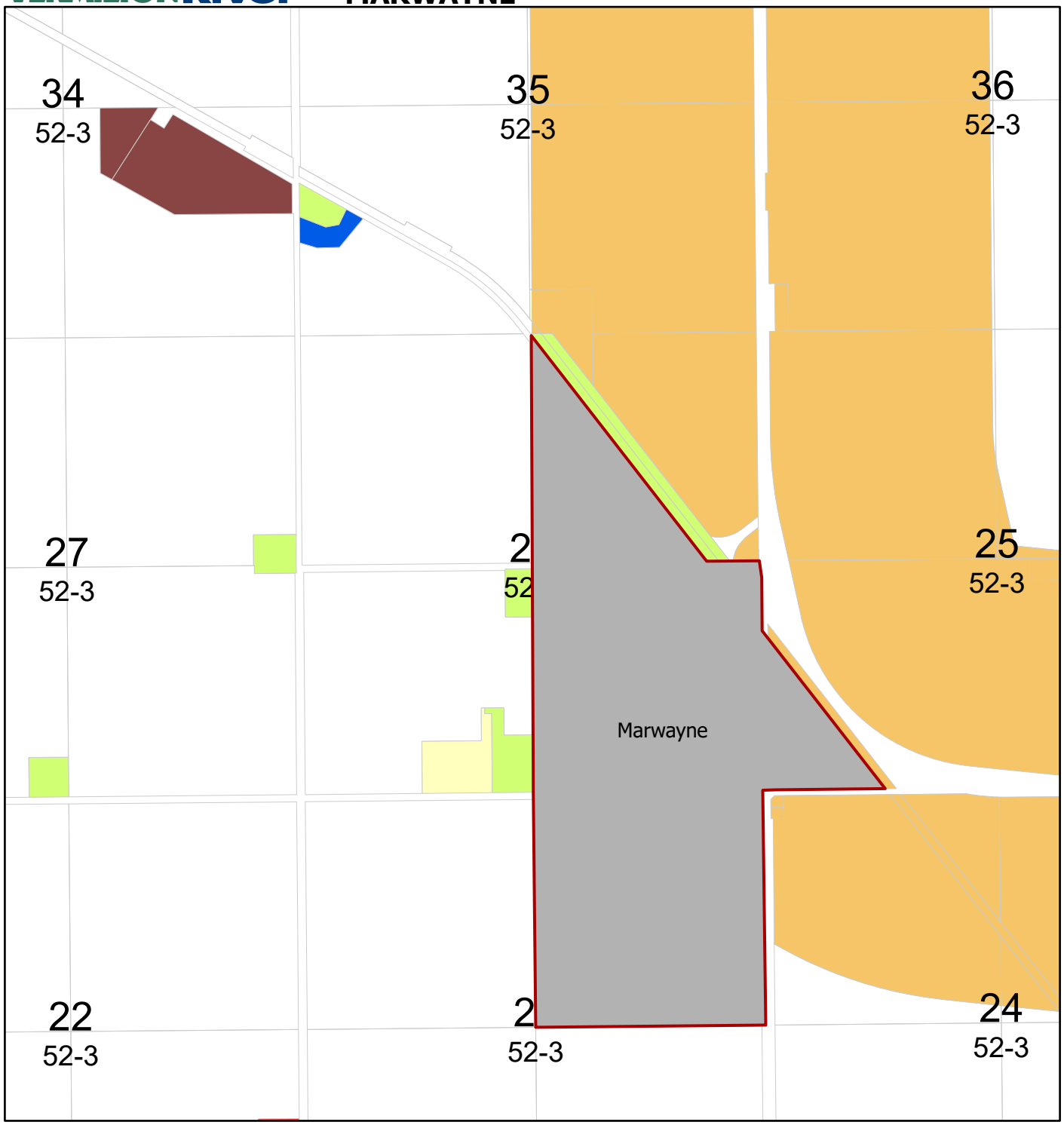
Land Use Bylaw

Village Area Structure Plan

MARWAYNE

9.2.4

Amended by Bylaw 20-22



Residential Districts
- County Residential - Agricultural
- County Residential - Single-Lot

Non-Residential Districts
- Agricultural
- Commercial
- Landfill and Composting
- Reserves and Utility
- Highway Development

Other
- Other Municipality

Overlays
- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.75 1.5 3 Kilometers

N

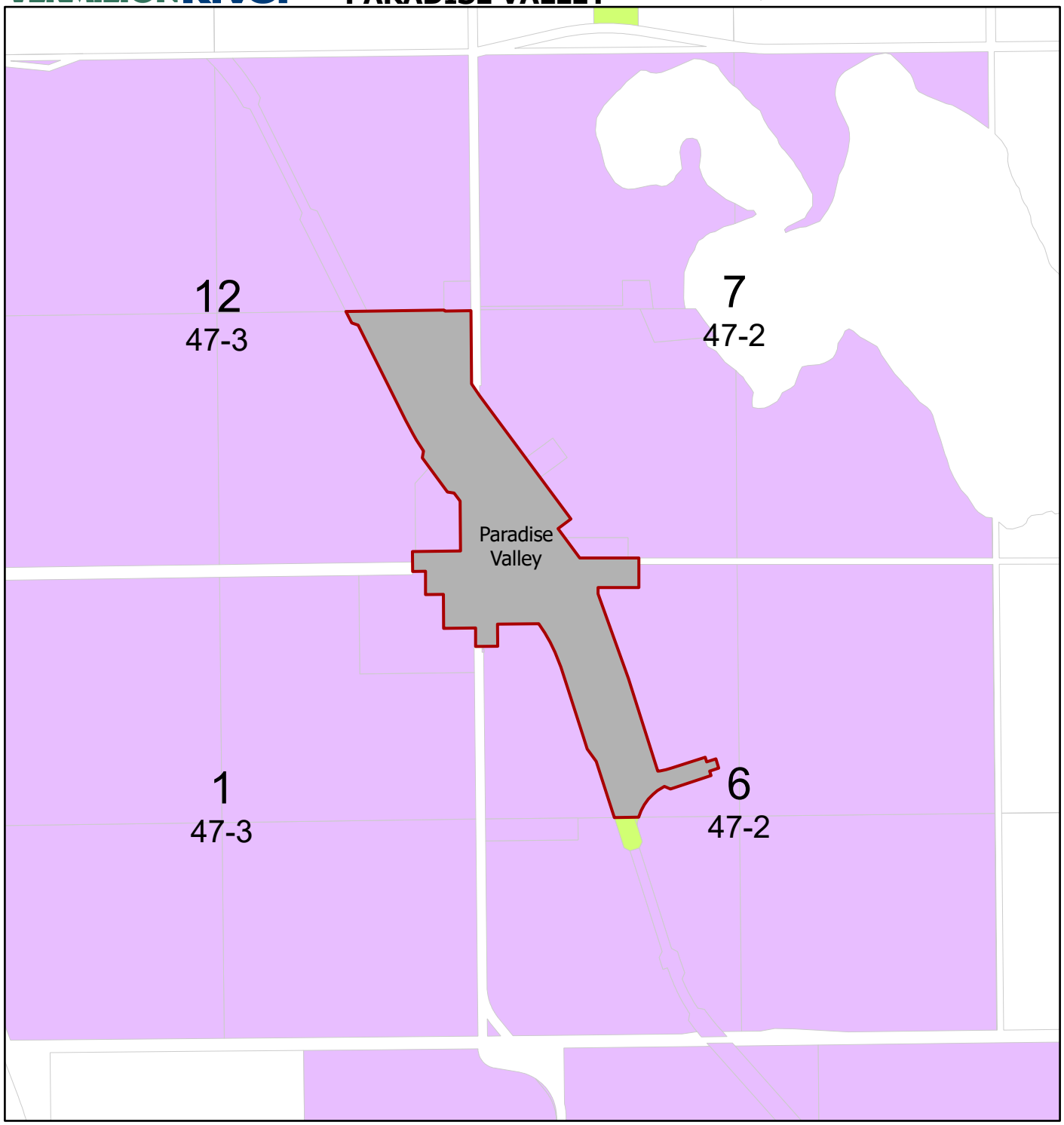
Land Use Bylaw

Village Area Structure Plan

PARADISE VALLEY

9.2.5

Amended by Bylaw 20-22



Residential Districts
- County Residential - Agricultural
- County Residential - Single-Lot

Non-Residential Districts
- Agricultural
- Urban Growth

Other
- Other Municipality

Overlays
- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.5 1 2 Kilometers

N

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9.3 HAMLETS

9.3.1 HAMLET OF BLACKFOOT

9.3.2 HAMLET OF CLANDONALD

9.3.3 HAMLET (VILLAGE) OF DEWBERRY

9.3.4 HAMLET OF ISLAY

9.3.5 HAMLET OF MCLAUGHLIN

9.3.6 HAMLET OF RIVERCOURSE

9.3.7 HAMLET OF STREAMSTOWN

9.3.8 HAMLET OF TULLIBY LAKE

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Land Use Bylaw

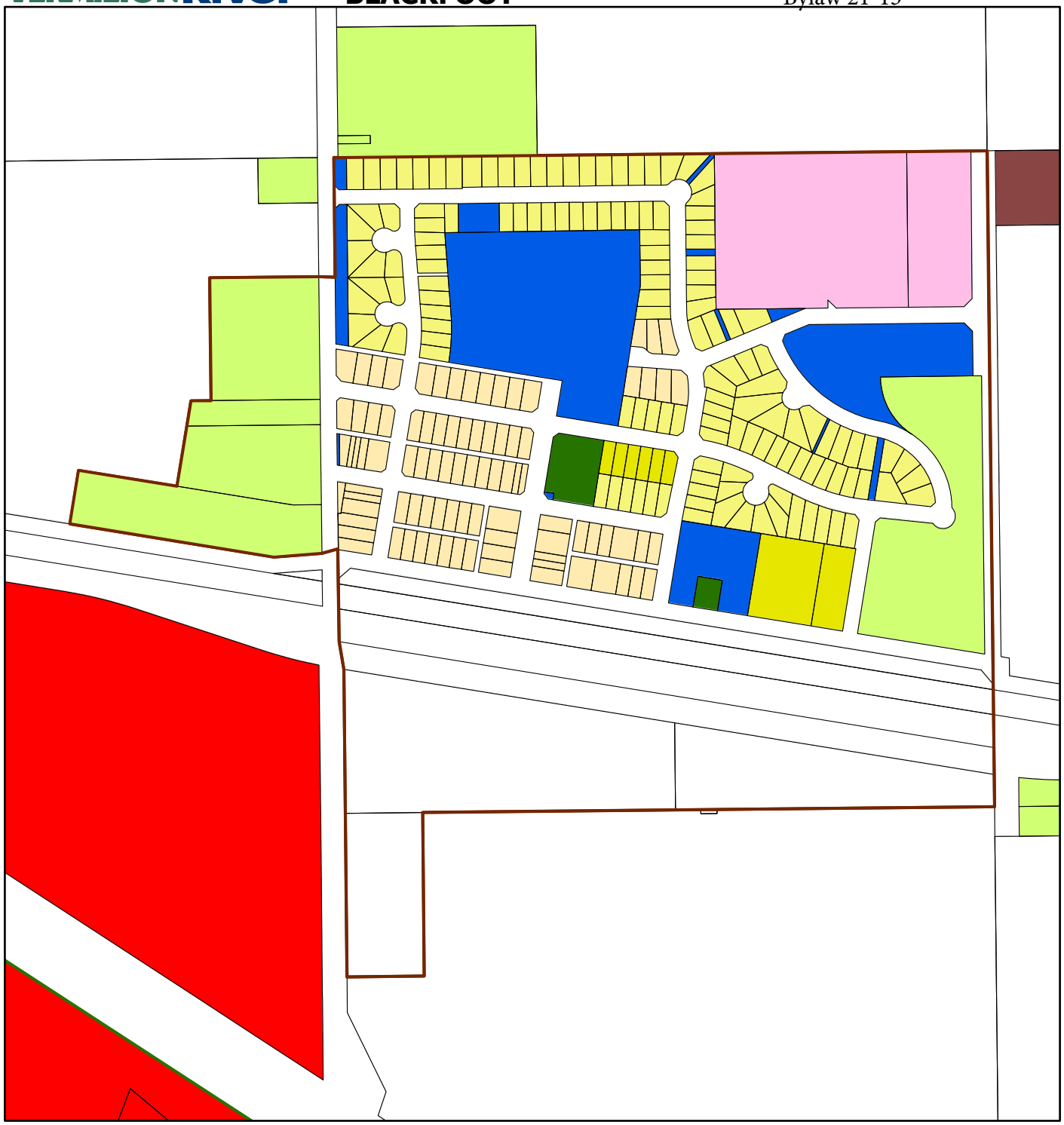
Hamlet Area Structure Plan

BLACKFOOT

Amended by Bylaw 20-22

Amended by Bylaw 21-13

9.3.1



Residential Districts

- County Residential - Single-Lot
- Low Density Residential
- Medium Density Residential
- High Density Residential

Non-Residential Districts

- Agricultural
- Commercial
- Industrial - Light
- Landfill and Composting
- Parks and Recreation
- Reserves and Utility

Other

- Hamlet Boundary
- Subdivision Boundary

Overlays

- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.25 0.5 1 Kilometers

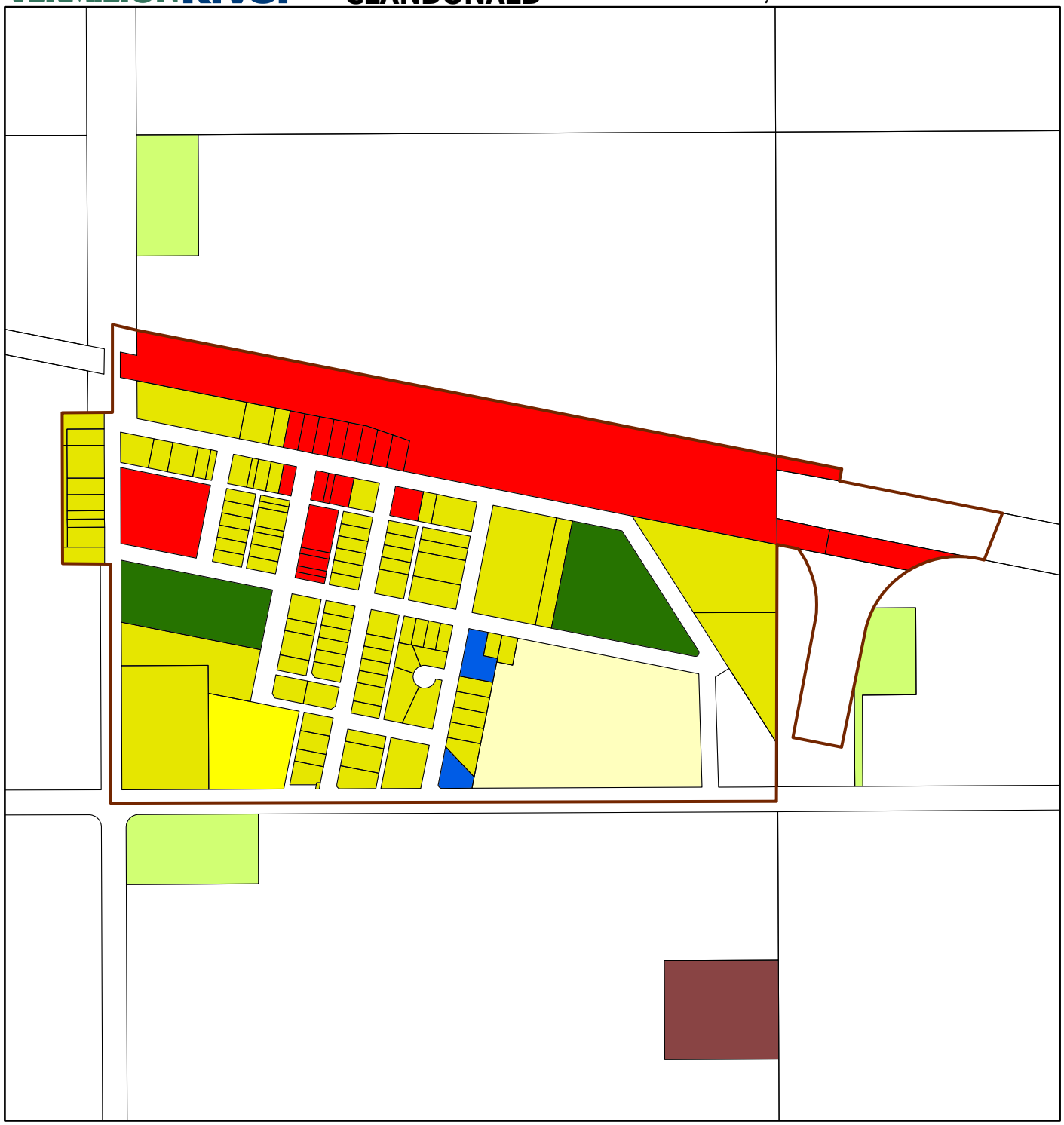
Land Use Bylaw

Hamlet Area Structure Plan

CLANDONALD

Amended by Bylaw 20-22

9.3.2



Residential Districts

- County Residential - Agricultural
- County Residential - Multi-Lot
- County Residential - Single-Lot
- Medium Density Residential

Non-Residential Districts

- Agricultural
- Commercial
- Landfill and Composting
- Parks and Recreation
- Reserves and Utility

Other

- Hamlet Boundary

Overlays

- Airport Vicinity Area
- Environmentally Sensitive Area

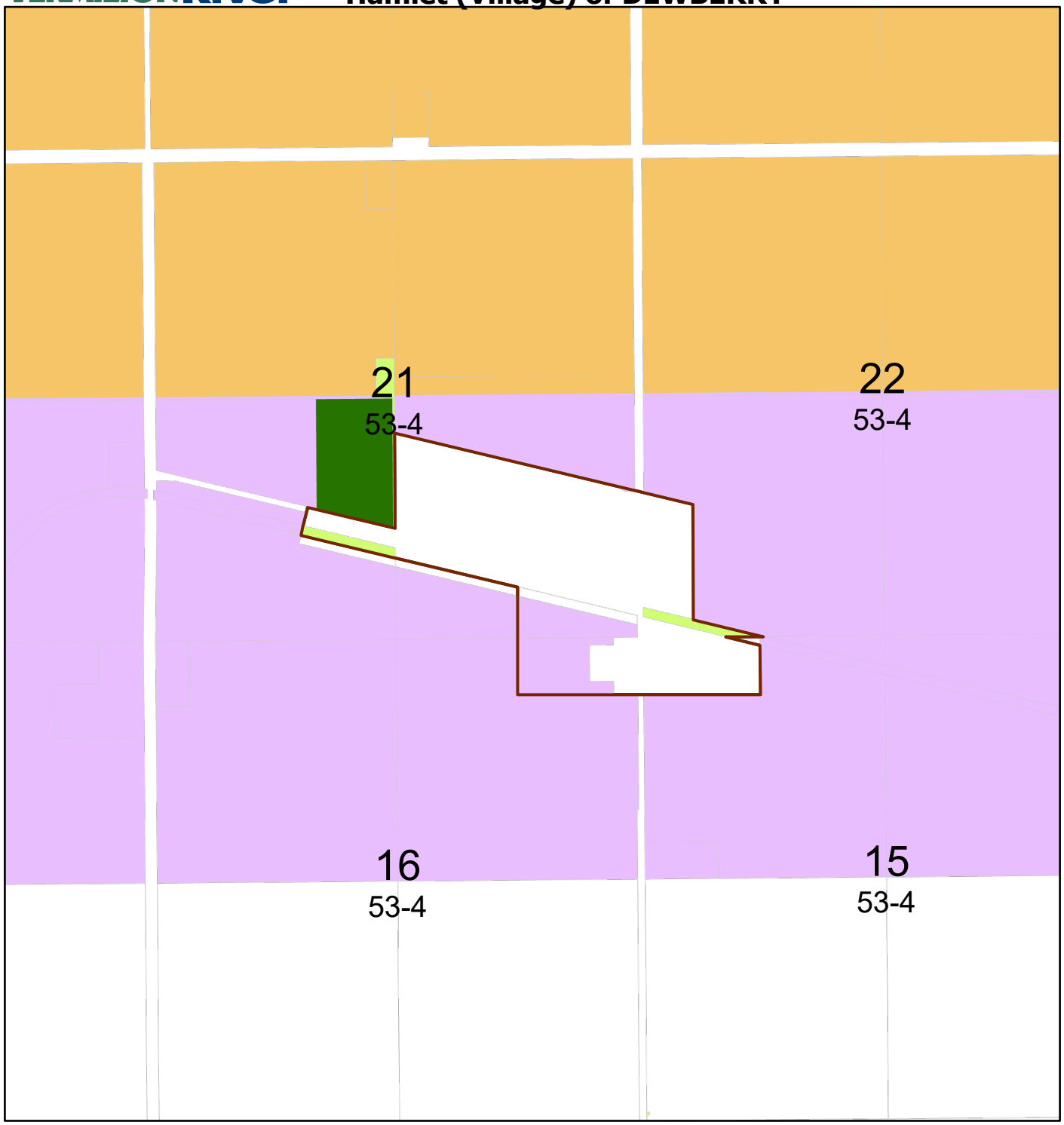
0 0.25 0.5 1 Kilometers

Land Use Bylaw

Hamlet Area Structure Plan

Hamlet (Village) of DEWBERRY

9.3.3



Residential Districts
- County Residential - Single-Lot

Non-Residential Districts Other
- Agricultural
- Parks and Recreation
- Highway Development
- Urban Growth

Hamlet Boundary

Overlays
- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.5 1 2 Kilometers

N

Land Use Bylaw

Hamlet Area Structure Plan

ISLAY

Amended by Bylaw 20-22

9.3.4

Residential Districts

- County Residential - Single-Lot
- Low Density Residential
- Medium Density Residential

Non-Residential Districts

- Agricultural
- Commercial
- Industrial - Light
- Landfill and Composting
- Parks and Recreation

Other

- Hamlet Boundary

Overlays

- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.17 0.35 0.7 Kilometers

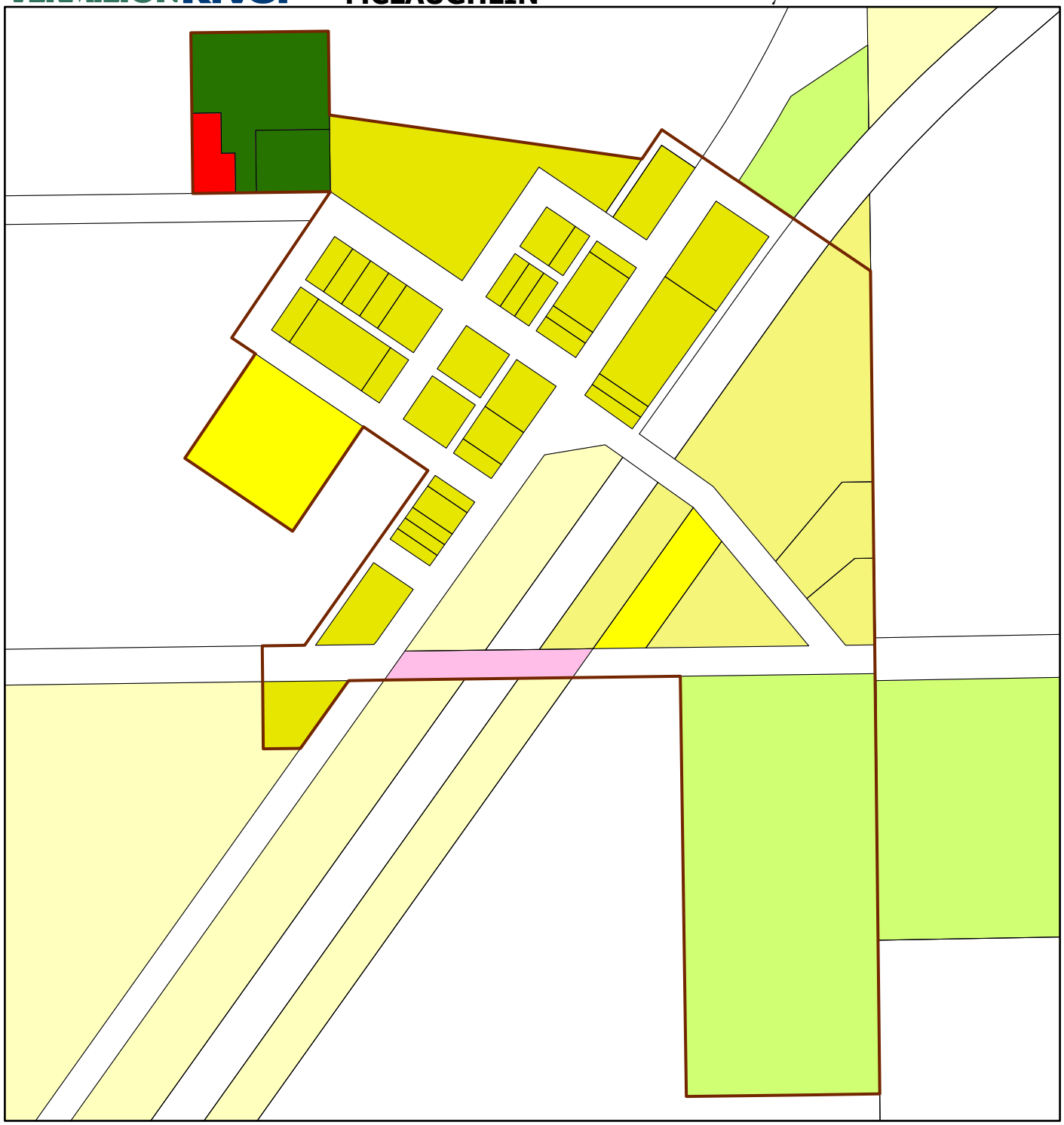
Land Use Bylaw

Hamlet Area Structure Plan

MCLAUGHLIN

Amended by Bylaw 20-22

9.3.5



Residential Districts

- County Residential - Agricultural
- County Residential - Multi-Lot
- County Residential - Single-Lot
- Low Density Residential
- Medium Density Residential

Non-Residential Districts

- Agricultural
- Commercial
- Industrial - Light
- Parks and Recreation

Other

- Hamlet Boundary

Overlays

- Airport Vicinity Area
- Environmentally Sensitive Area

N

0 0.13 0.25 0.5 Kilometers

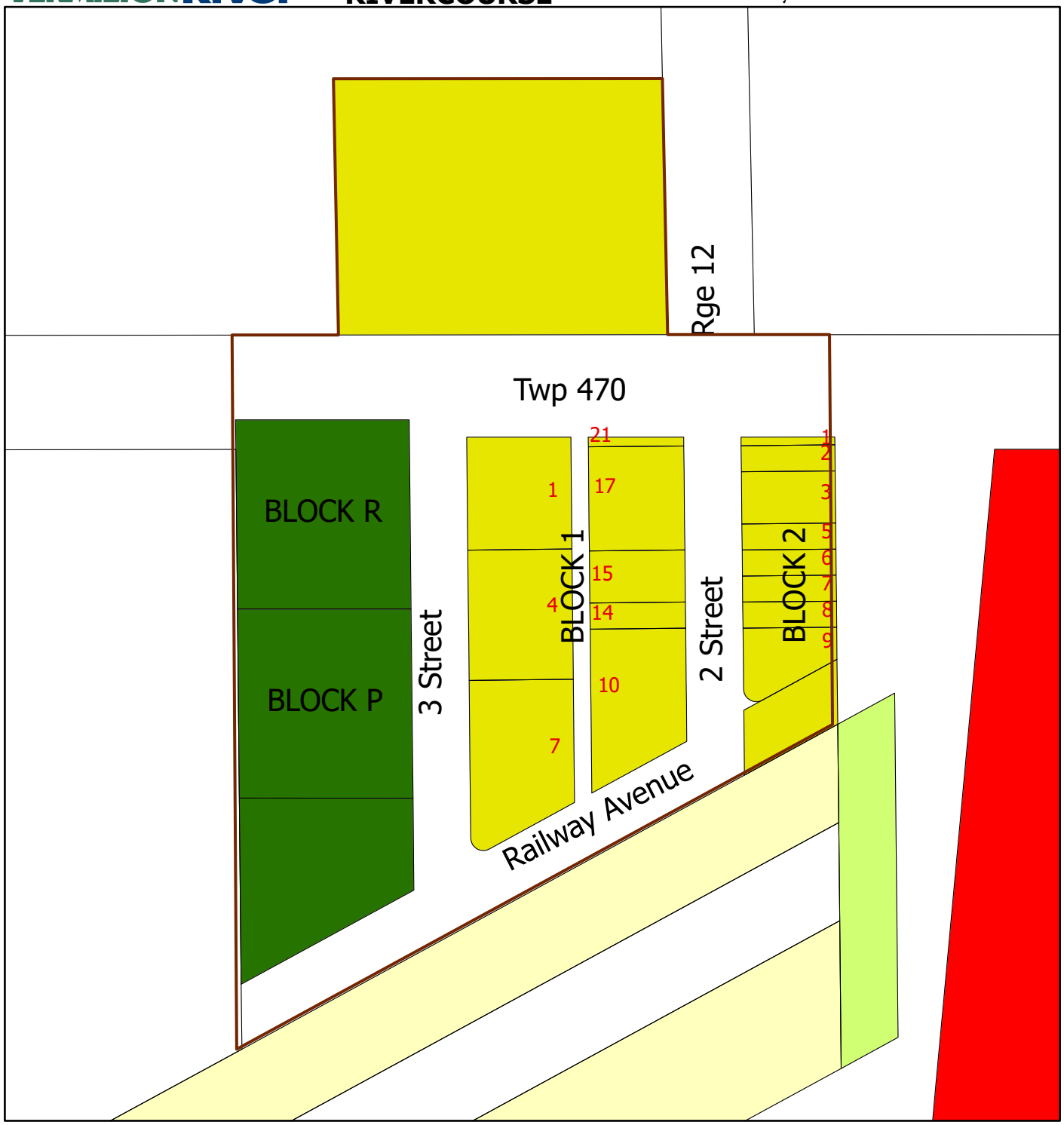
Land Use Bylaw

Hamlet Area Structure Plan

RIVERCOURSE

Amended by Bylaw 20-22

9.3.6



Residential Districts
- County Residential - Agricultural
- County Residential - Single-Lot
- Medium Density Residential

Non-Residential Districts
- Agricultural
- Commercial
- Parks and Recreation

Other
- Hamlet Boundary

Overlays
- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.05 0.1 0.2 Kilometers

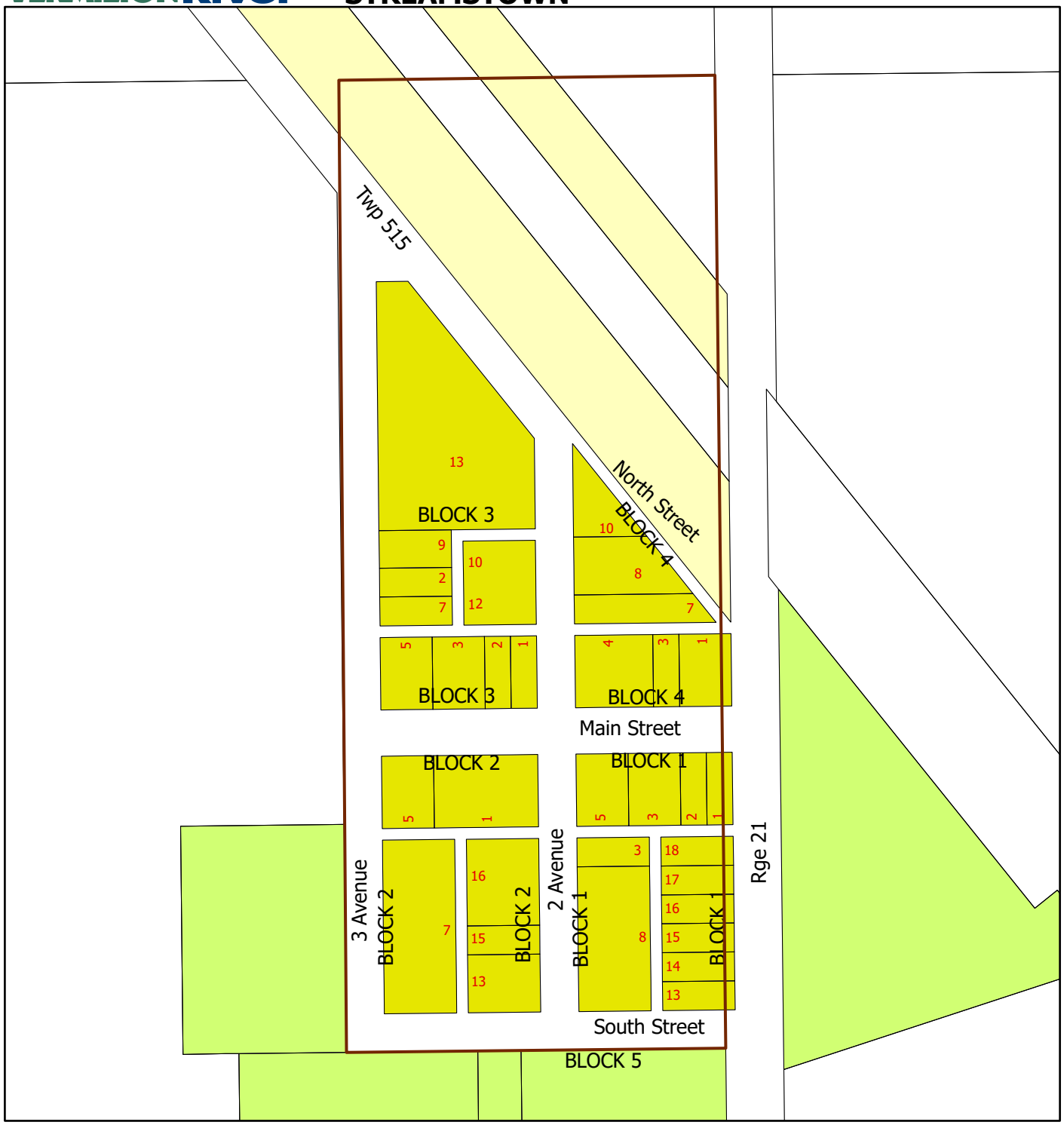
Land Use Bylaw

Hamlet Area Structure Plan

STREAMSTOWN

Amended by Bylaw 20-22

9.3.7



Residential Districts

- County Residential - Agricultural
- County Residential - Single-Lot
- Medium Density Residential

Non-Residential Districts Other

- Agricultural

Other

- Hamlet Boundary

Overlays

- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.1 0.2 0.4 Kilometers

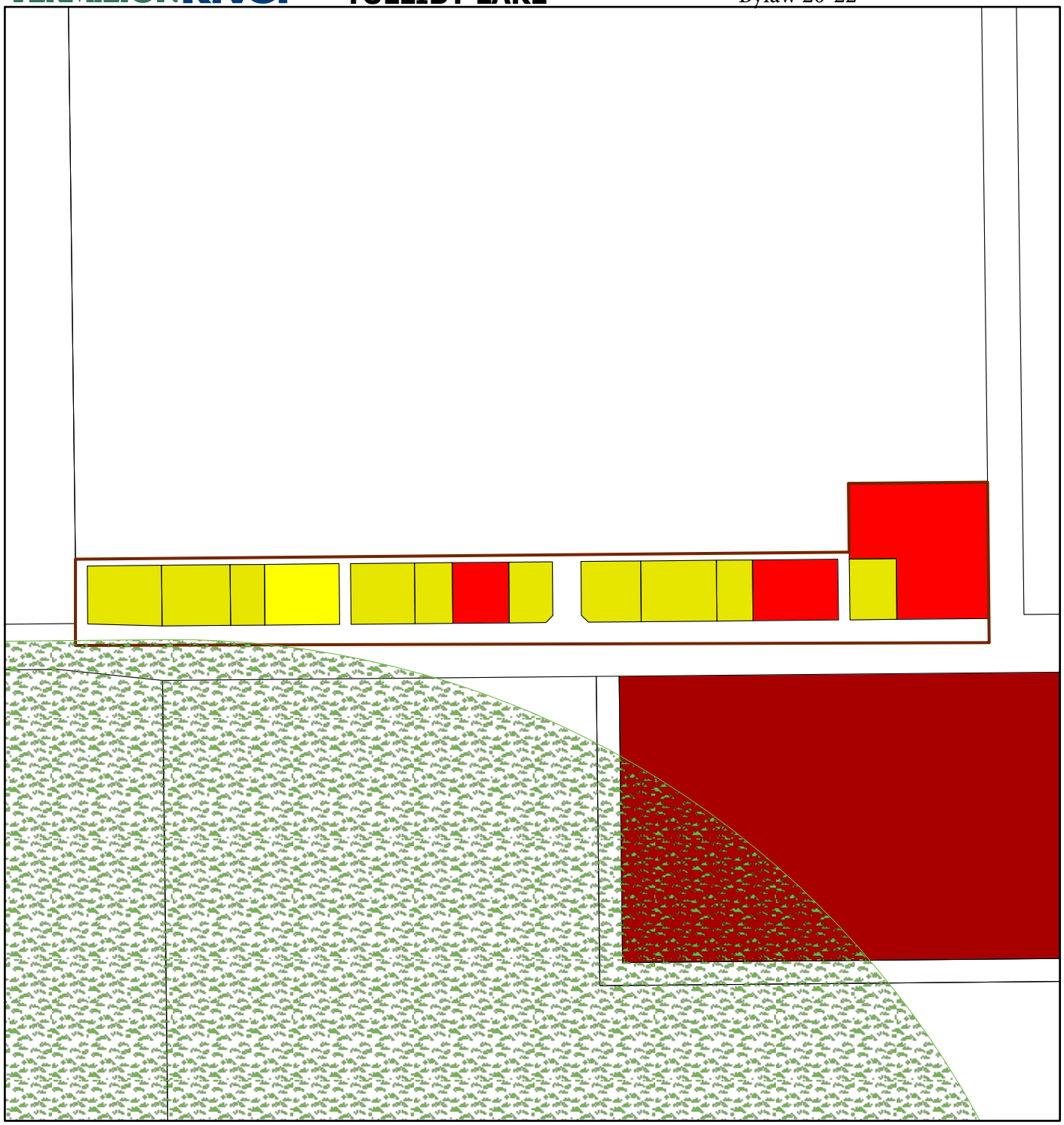
Land Use Bylaw

Hamlet Area Structure Plan

TULLIBY LAKE

Amended by Bylaw 20-22

9.3.8



Residential Districts
- County Residential - Multi-Lot
- Medium Density Residential

Non-Residential Districts
- Agricultural
- Commercial
- Commercial General

Other
- Hamlet Boundary

Overlays
- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.17 0.35 0.7 Kilometers

9.4 RESIDENTIAL AREA STRUCTURE PLANS

9.4.1 ABERDEEN PLAINS ESTATES

9.4.2 BRENNAN ACRES

9.4.3 CLOVER VIEW ACRES

9.4.4 COUNTRY AIR ESTATES

9.4.5 CREEKSIDE ESTATES

9.4.6 DEERFOOT ESTATES

9.4.7 DENWOOD ACRES

9.4.8 GRANDVIEW ESTATES

9.4.9 HAWKSTONE

9.4.10 HORIZONVIEW ACRES

9.4.11 INDIAN LAKE MEADOWS

9.4.12 LAKEVIEW ACRES

9.4.13 MORNING GOLD ESTATES

9.4.14 RAVINE VIEW

9.4.15 ROBINWOOD ACRES

9.4.16 ROBINWOOD ESTATES

9.4.17 SANDPIPER ESTATES

9.4.18 SILVER WILLOW ESTATES

9.4.19 WILLOW CREEK

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Land Use Bylaw

Country Residential Subdivision Area Structure Plan

ABERDEEN PLAINS ESTATES

9.4.1

Amended by Bylaw 20-22

Residential Districts
- County Residential - Agricultural
- County Residential - Multi-Lot
- County Residential - Single-Lot

Non-Residential Districts
- Agricultural

Other
- Subdivision Boundary

Overlays
- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.17 0.35 0.7 Kilometers

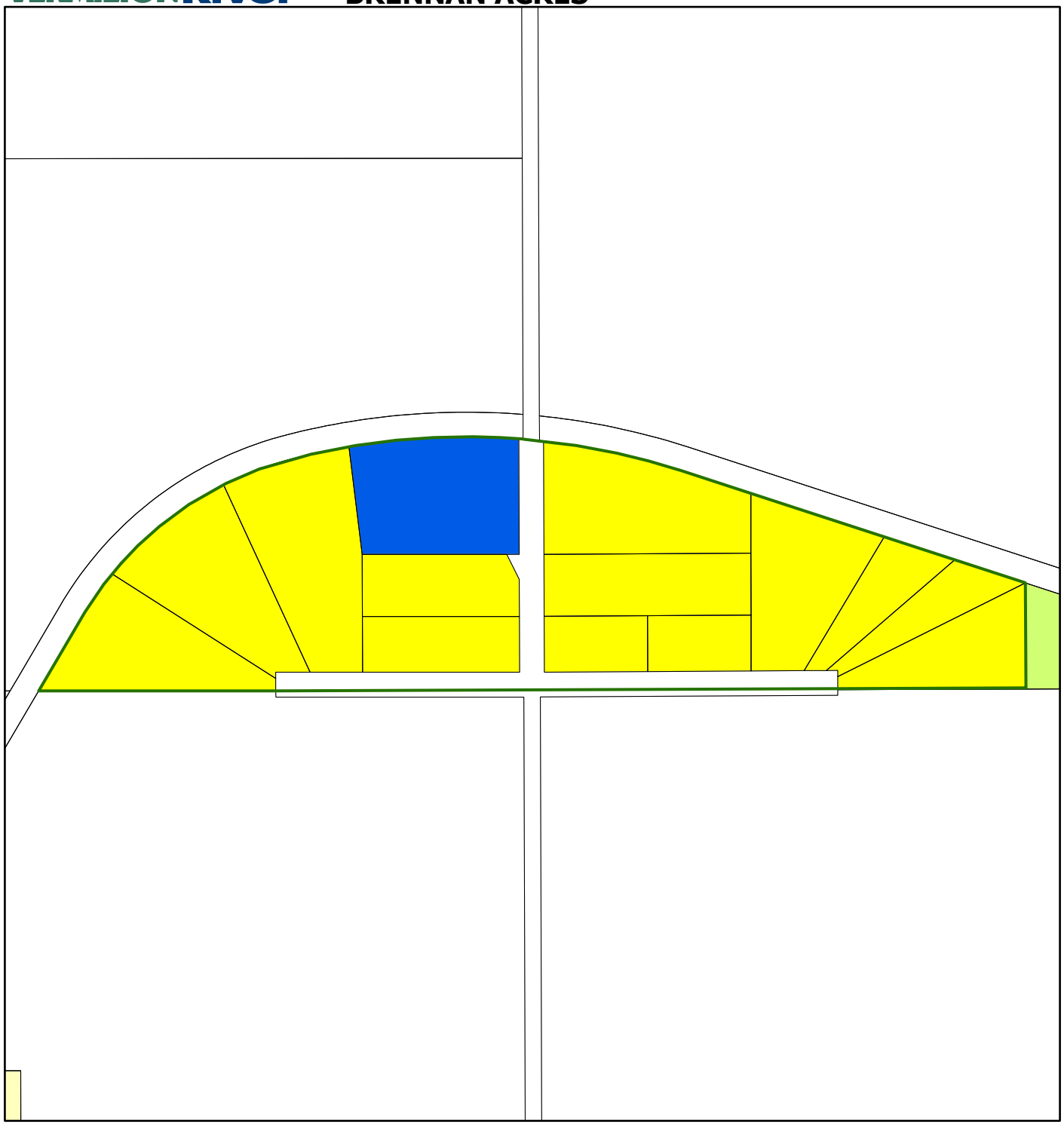
Land Use Bylaw

9.4.2

Country Residential Subdivision Area Structure Plan

BRENNAN ACRES

Amended by Bylaw 20-22



Residential Districts
- County Residential - Agricultural
- County Residential - Multi-Lot
- County Residential - Single-Lot

Non-Residential Districts
- Agricultural
- Reserves and Utility

Other
- Subdivision Boundary

Overlays
- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.25 0.5 1 Kilometers

N

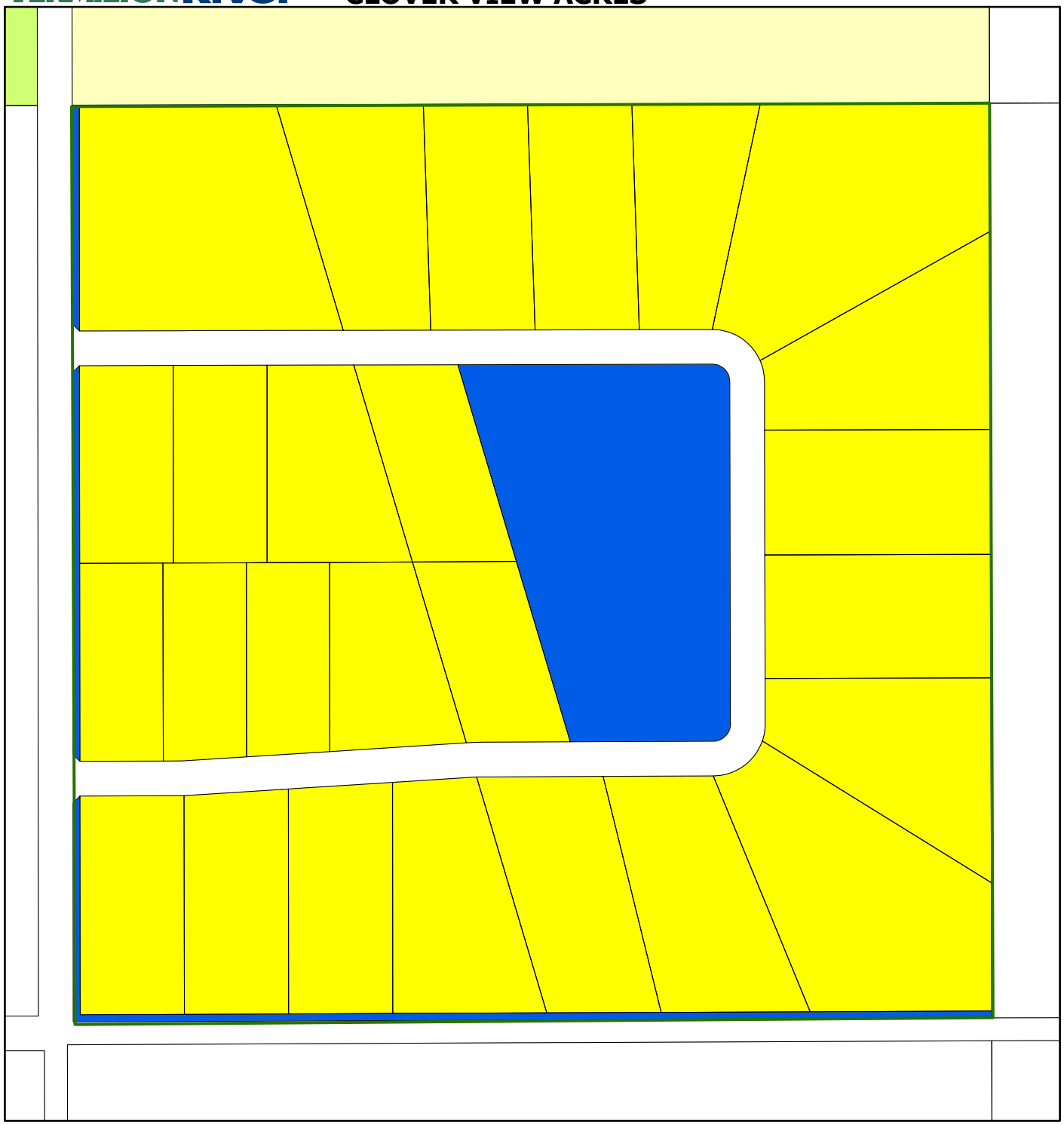
Land Use Bylaw

Country Residential Subdivision Area Structure Plan

CLOVER VIEW ACRES

9.4.3

Amended by Bylaw 20-22



Residential Districts

- County Residential - Agricultural
- County Residential - Multi-Lot
- County Residential - Single-Lot

Non-Residential Districts

- Agricultural
- Reserves and Utility

Other

- Subdivision Boundary

Overlays

- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.17 0.35 0.7 Kilometers

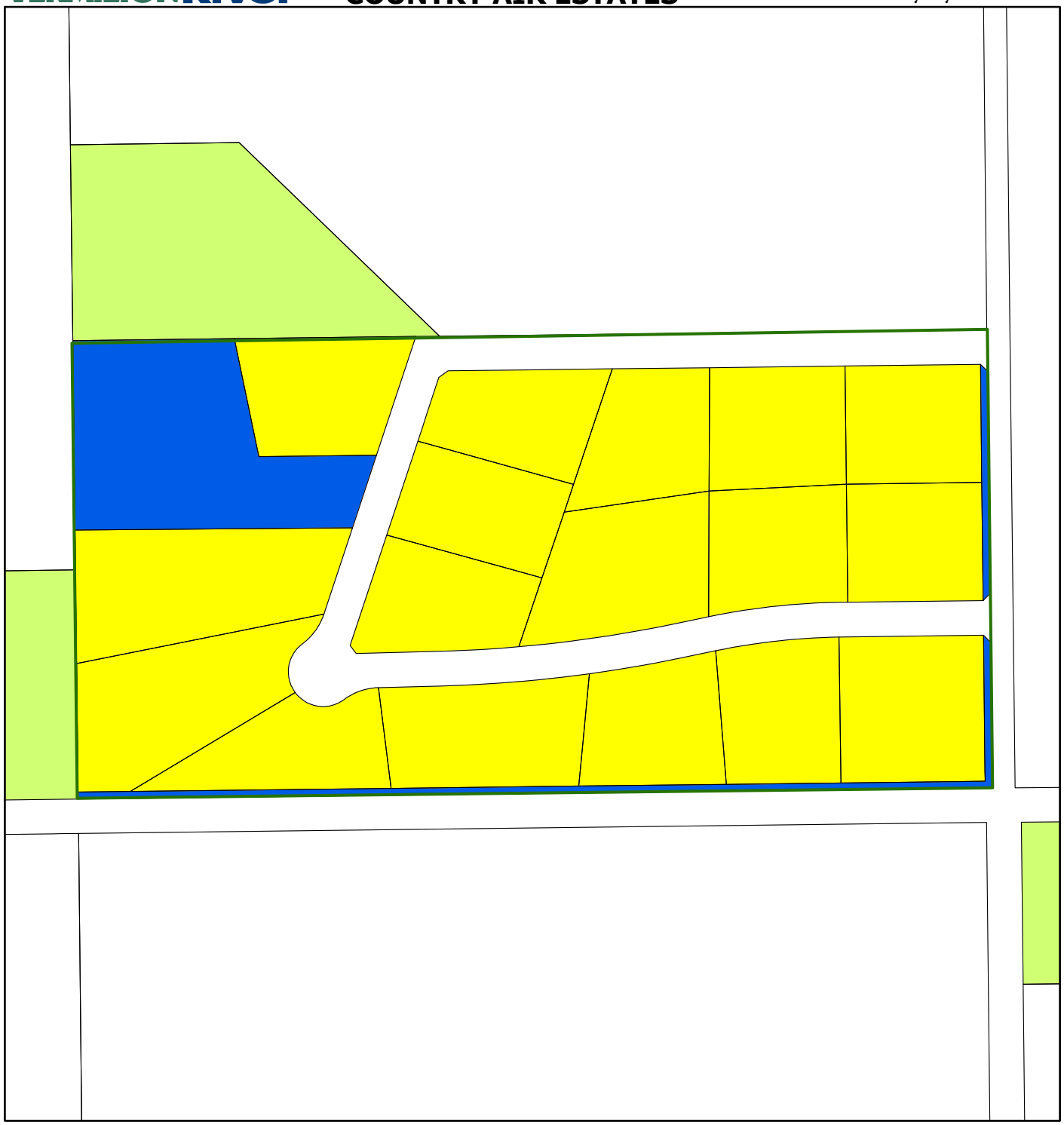
Land Use Bylaw

9.4.4

Country Residential Subdivision Area Structure Plan

COUNTRY AIR ESTATES

Amended by Bylaw 20-22



Residential Districts

- County Residential - Multi-Lot
- County Residential - Single-Lot

Non-Residential Districts

- Agricultural
- Reserves and Utility

Other

- Subdivision Boundary

Overlays

- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.17 0.35 0.7 Kilometers

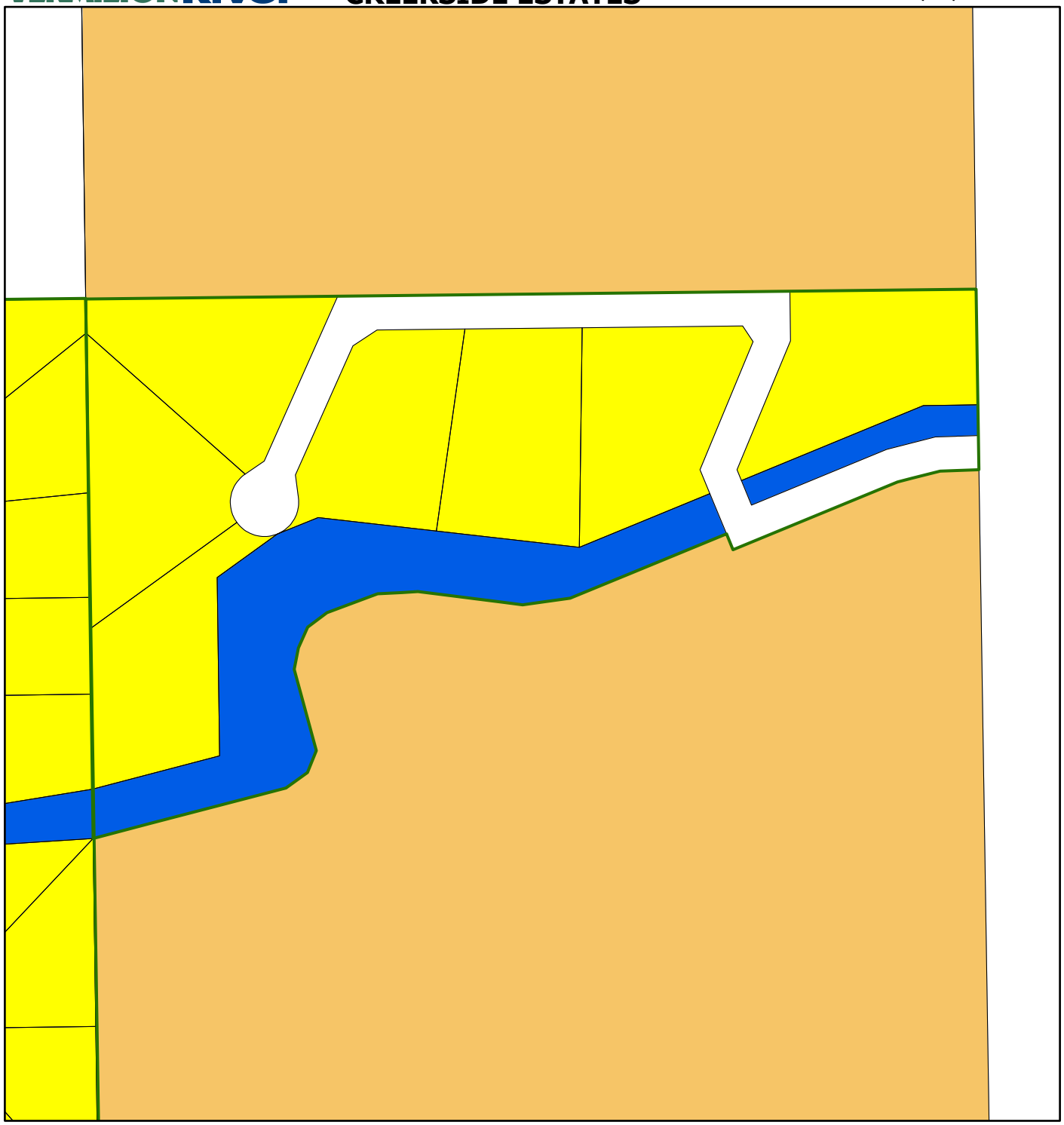
Land Use Bylaw

Country Residential Subdivision Area Structure Plan

CREEKSIDE ESTATES

9.4.5

Amended by Bylaw 20-22



Residential Districts
- County Residential - Multi-Lot

Non-Residential Districts
- Agricultural
- Reserves and Utility
- Highway Development

Other
- Subdivision Boundary

Overlays
- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.17 0.35 0.7 Kilometers

N

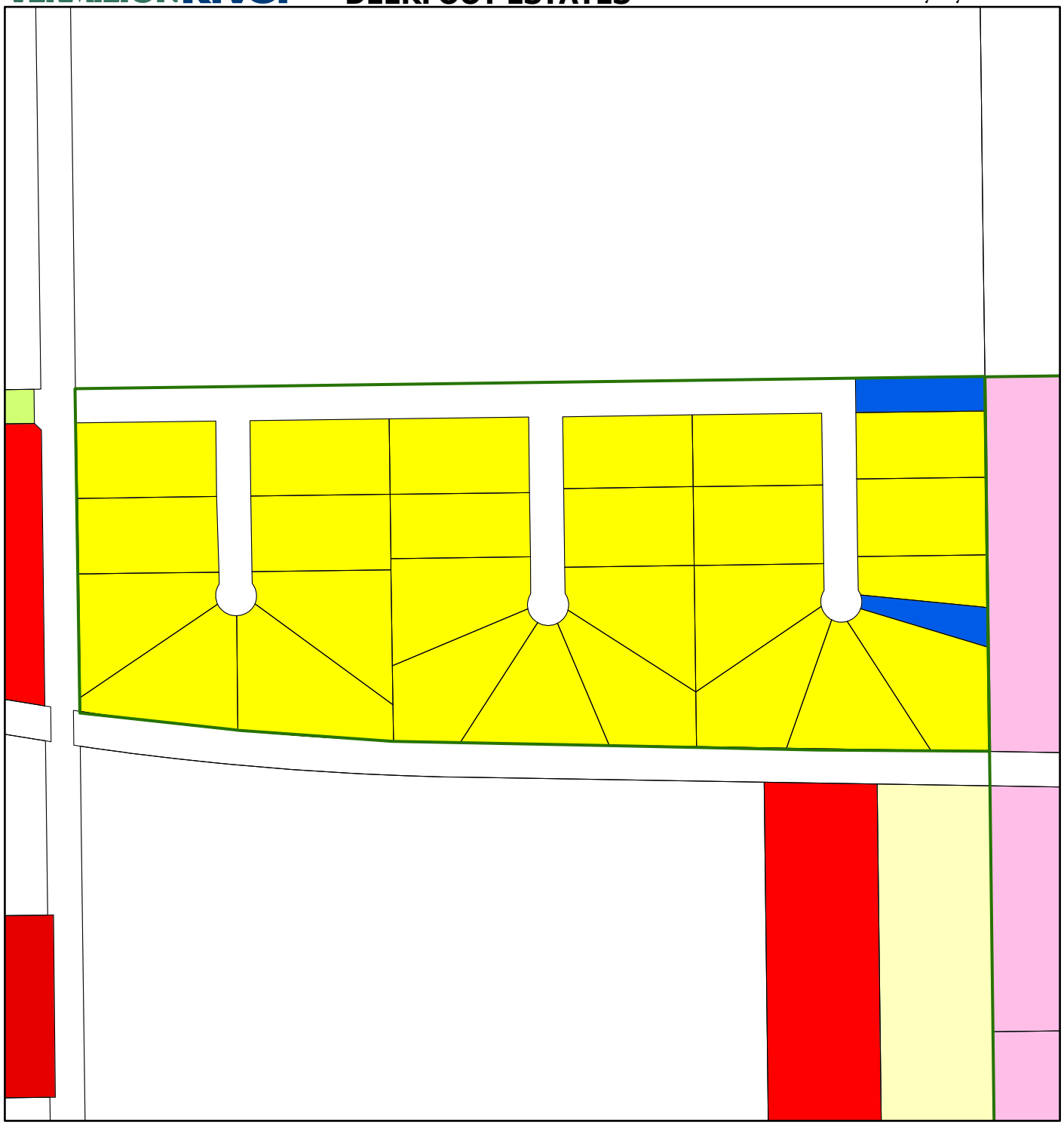
Land Use Bylaw

Country Residential Subdivision Area Structure Plan

DEERFOOT ESTATES

9.4.6

Amended by Bylaw 20-22



Residential Districts
- County Residential - Agricultural
- County Residential - Multi-Lot
- County Residential - Single-Lot

Non-Residential Districts
- Agricultural
- Business and Services
- Commercial
- Industrial - Light
- Reserves and Utility

Other
- Subdivision Boundary

Overlays
- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.17 0.35 0.7 Kilometers

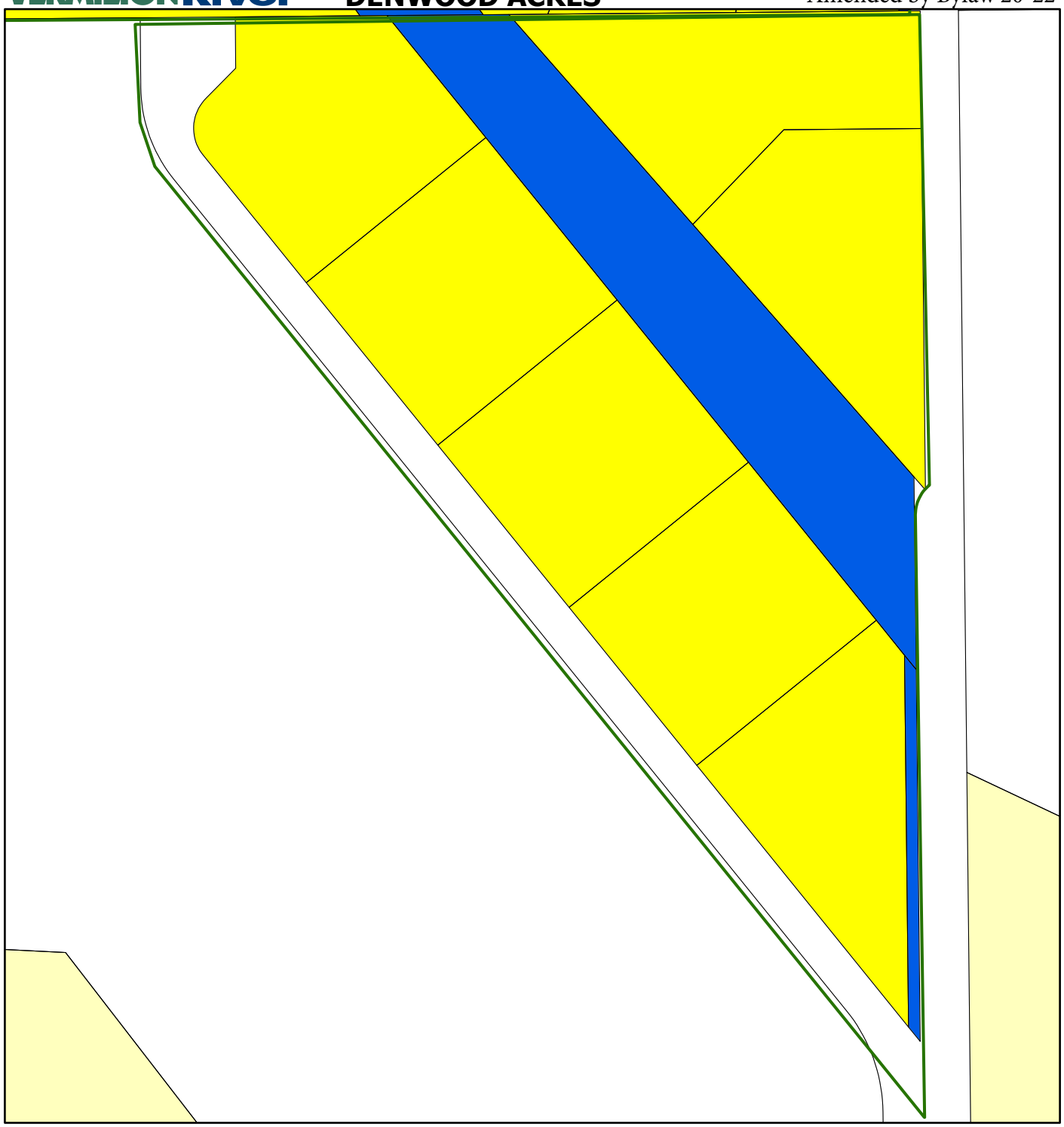
Land Use Bylaw

9.4.7

Country Residential Subdivision Area Structure Plan

DENWOOD ACRES

Amended by Bylaw 20-22



Residential Districts
- County Residential - Agricultural
- County Residential - Multi-Lot

Non-Residential Districts
- Agricultural
- Reserves and Utility

Other
- Subdivision Boundary

Overlays
- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.1 0.2 0.4 Kilometers

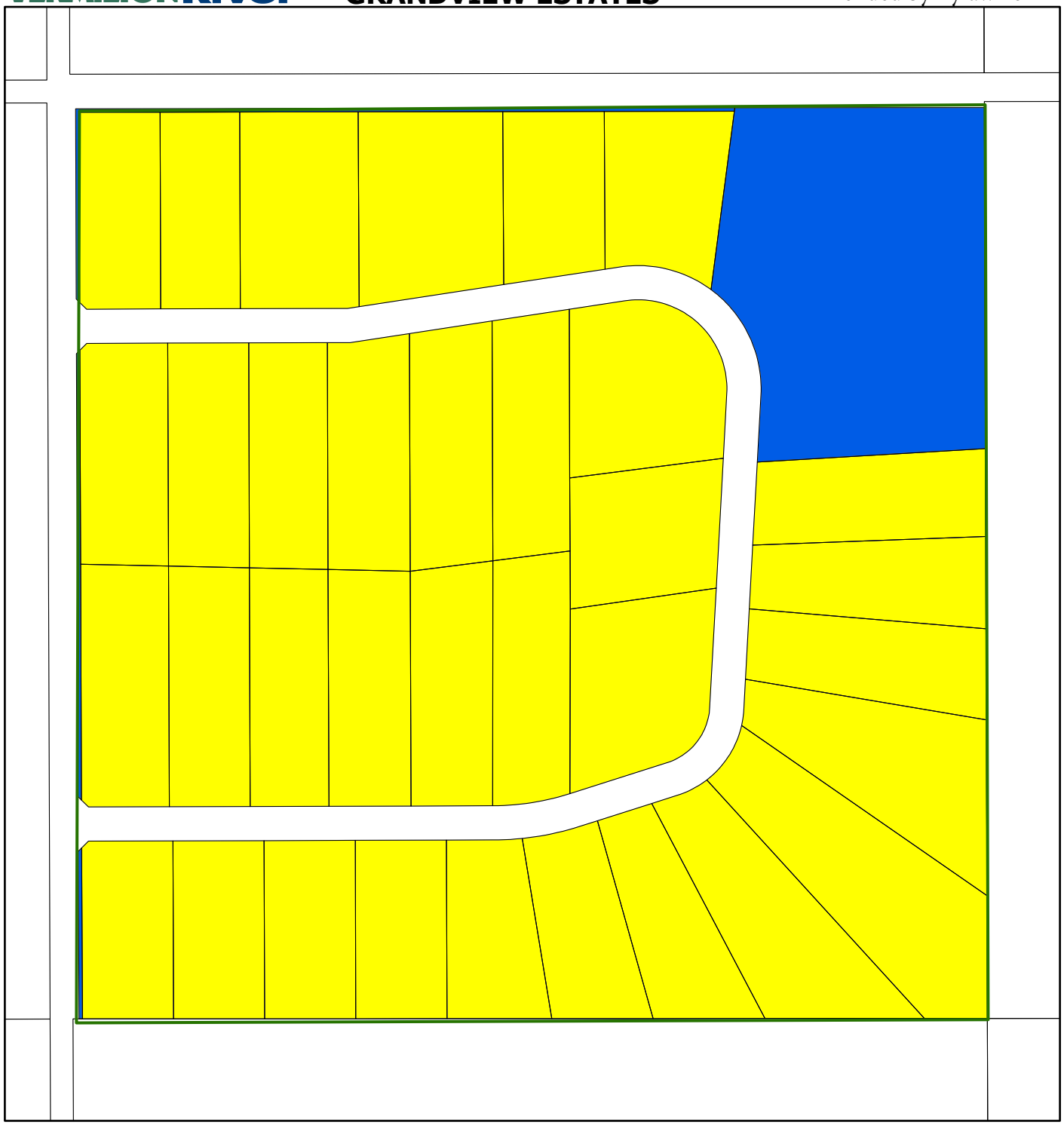
Land Use Bylaw

Country Residential Subdivision Area Structure Plan

GRANDVIEW ESTATES

9.4.8

Amended by Bylaw 20-22



Residential Districts
- County Residential - Multi-Lot

Non-Residential Districts Other
- Agricultural
- Reserves and Utility

Other
- Subdivision Boundary

Overlays
- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.17 0.35 0.7 Kilometers

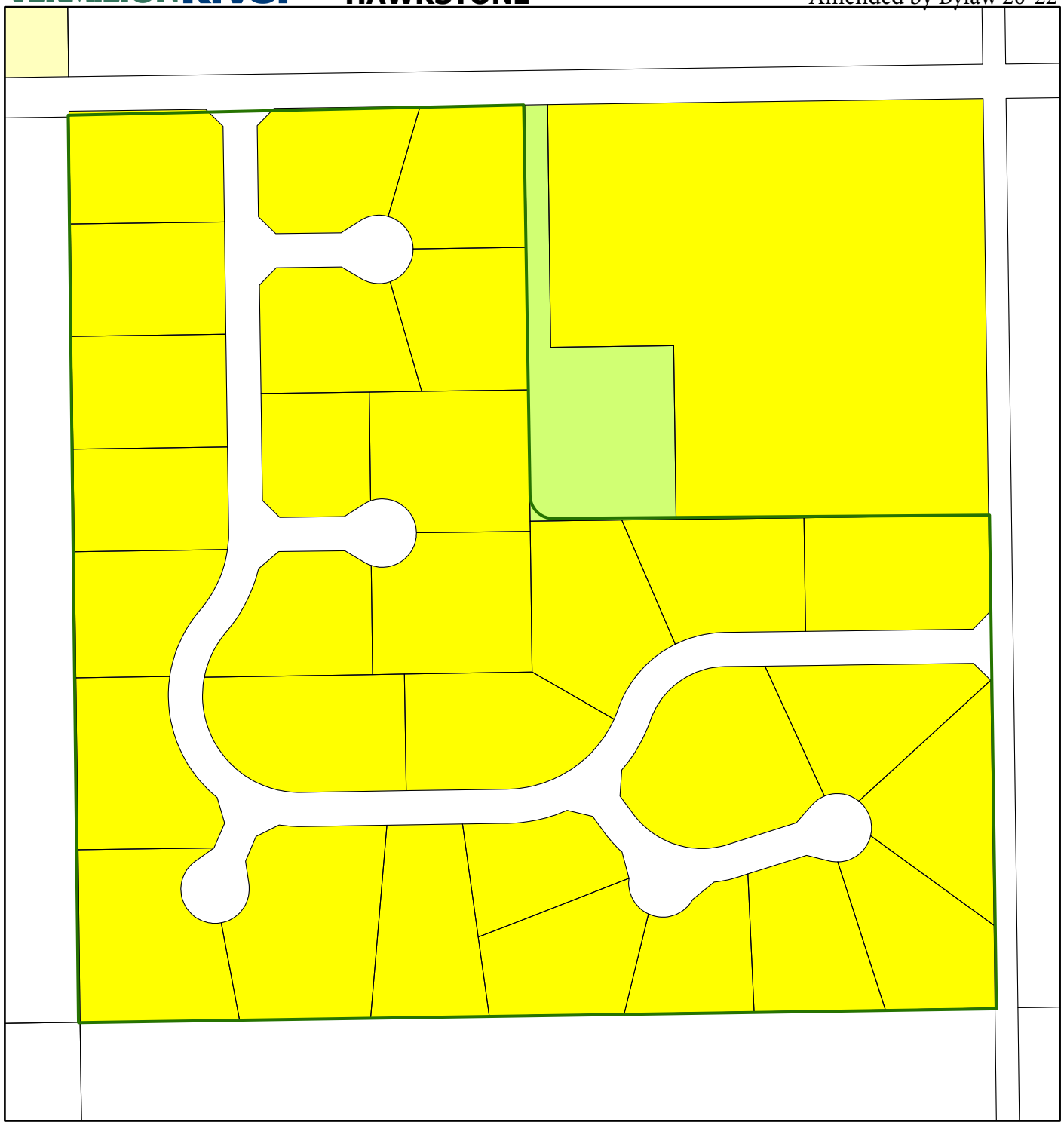
Land Use Bylaw

Country Residential Subdivision Area Structure Plan

HAWKSTONE

9.4.9

Amended by Bylaw 20-22



Residential Districts
- County Residential - Agricultural
- County Residential - Multi-Lot
- County Residential - Single-Lot

Non-Residential Districts
- Agricultural

Other
- Subdivision Boundary

Overlays
- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.17 0.35 0.7 Kilometers

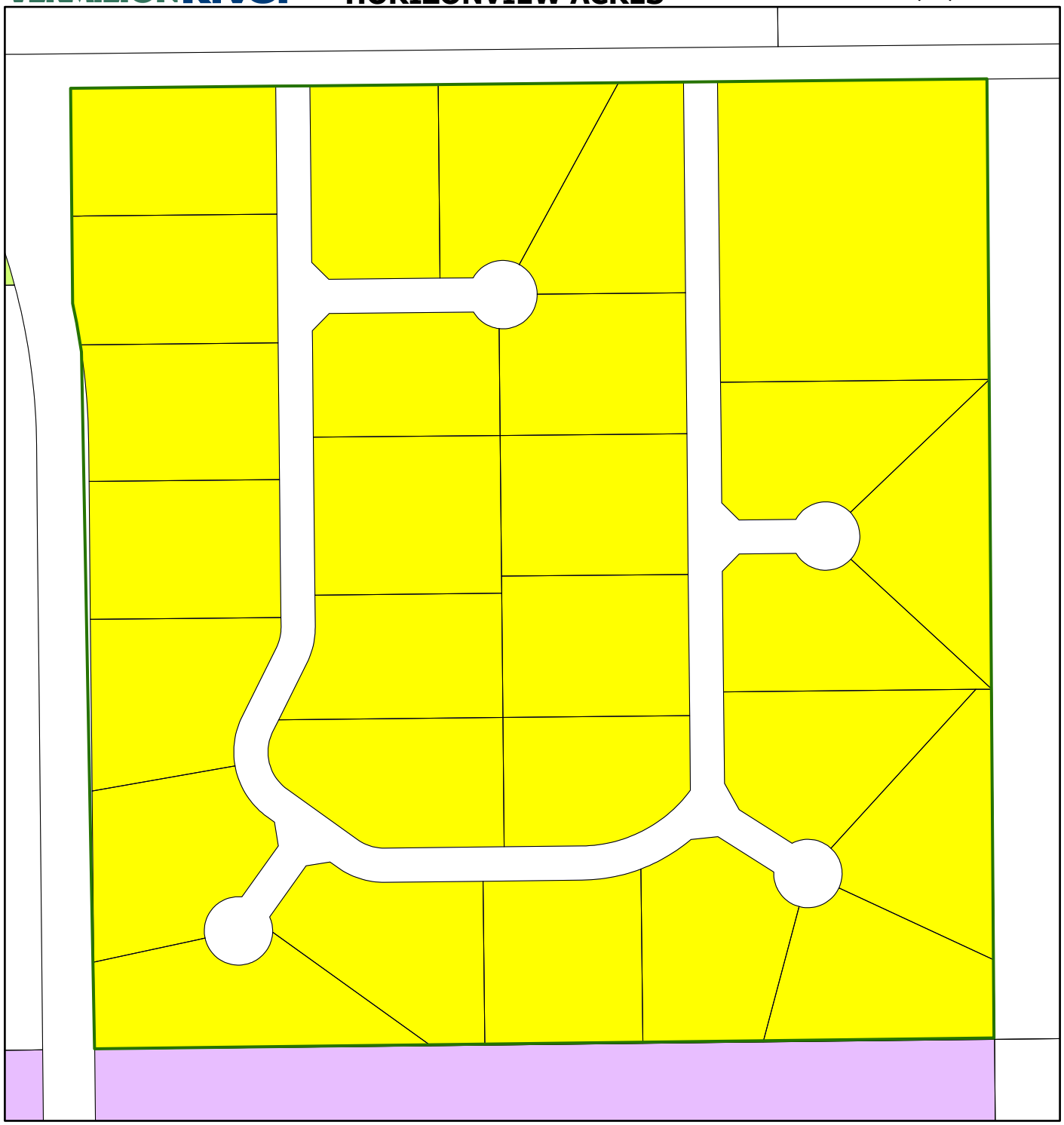
Land Use Bylaw

9.4.10

Country Residential Subdivision Area Structure Plan

HORIZONVIEW ACRES

Amended by Bylaw 20-22



Residential Districts
- County Residential - Multi-Lot
- County Residential - Single-Lot

Non-Residential Districts
- Agricultural
- Urban Growth

Other
- Subdivision Boundary

Overlays
- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.17 0.35 0.7 Kilometers

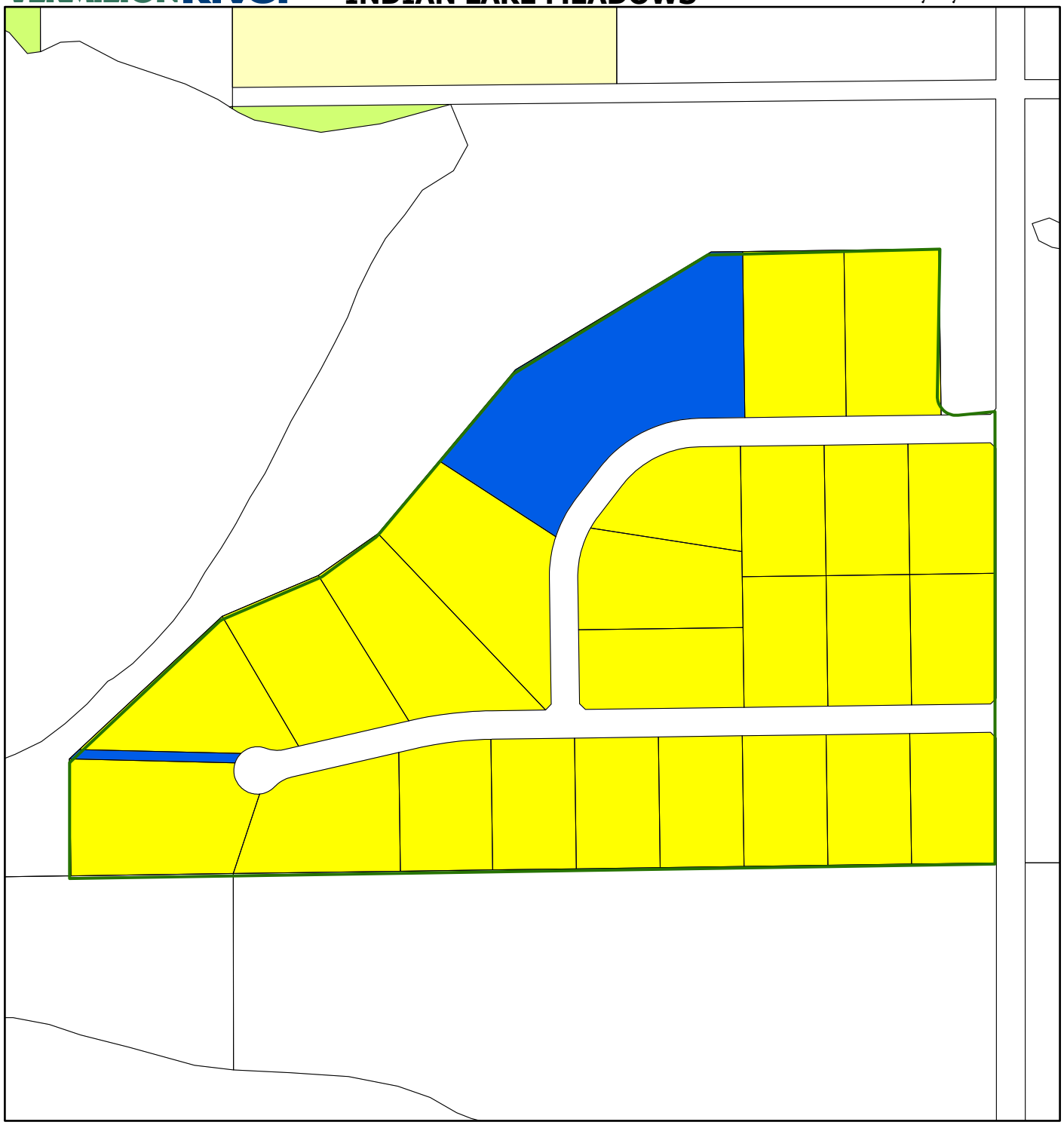
Land Use Bylaw

Country Residential Subdivision Area Structure Plan

INDIAN LAKE MEADOWS

9.4.11

Amended by Bylaw 20-22



Residential Districts
- County Residential - Agricultural
- County Residential - Multi-Lot
- County Residential - Single-Lot

Non-Residential Districts
- Agricultural
- Reserves and Utility

Other
- Subdivision Boundary

Overlays
- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.2 0.4 0.8 Kilometers

N

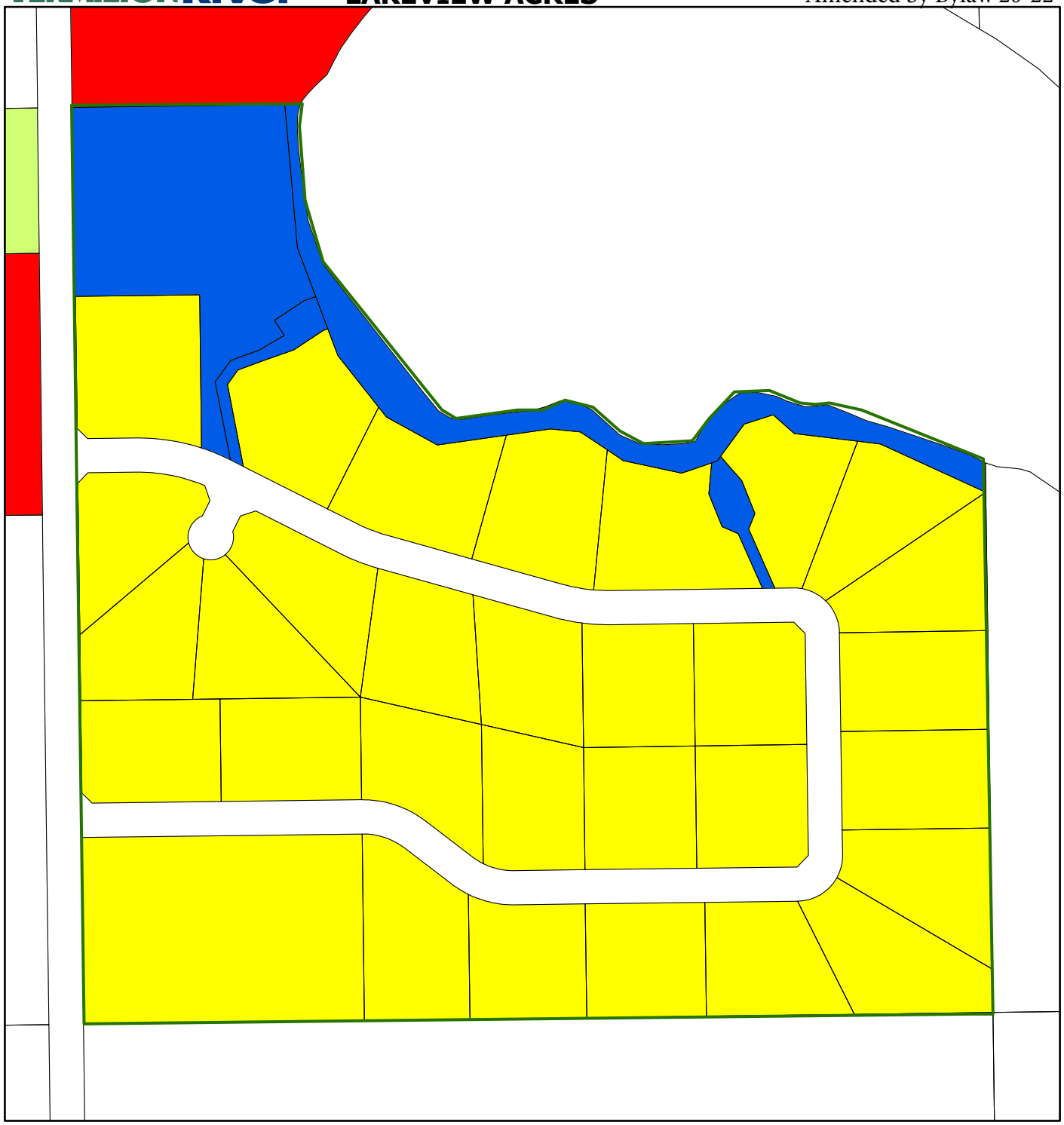
Land Use Bylaw

Country Residential Subdivision Area Structure Plan

LAKEVIEW ACRES

9.4.12

Amended by Bylaw 20-22



Residential Districts
- County Residential - Multi-Lot
- County Residential - Single-Lot

Non-Residential Districts
- Agricultural
- Commercial
- Reserves and Utility

Other
- Subdivision Boundary

Overlays
- Airport Vicinity Area
- Environmentally Sensitive Area

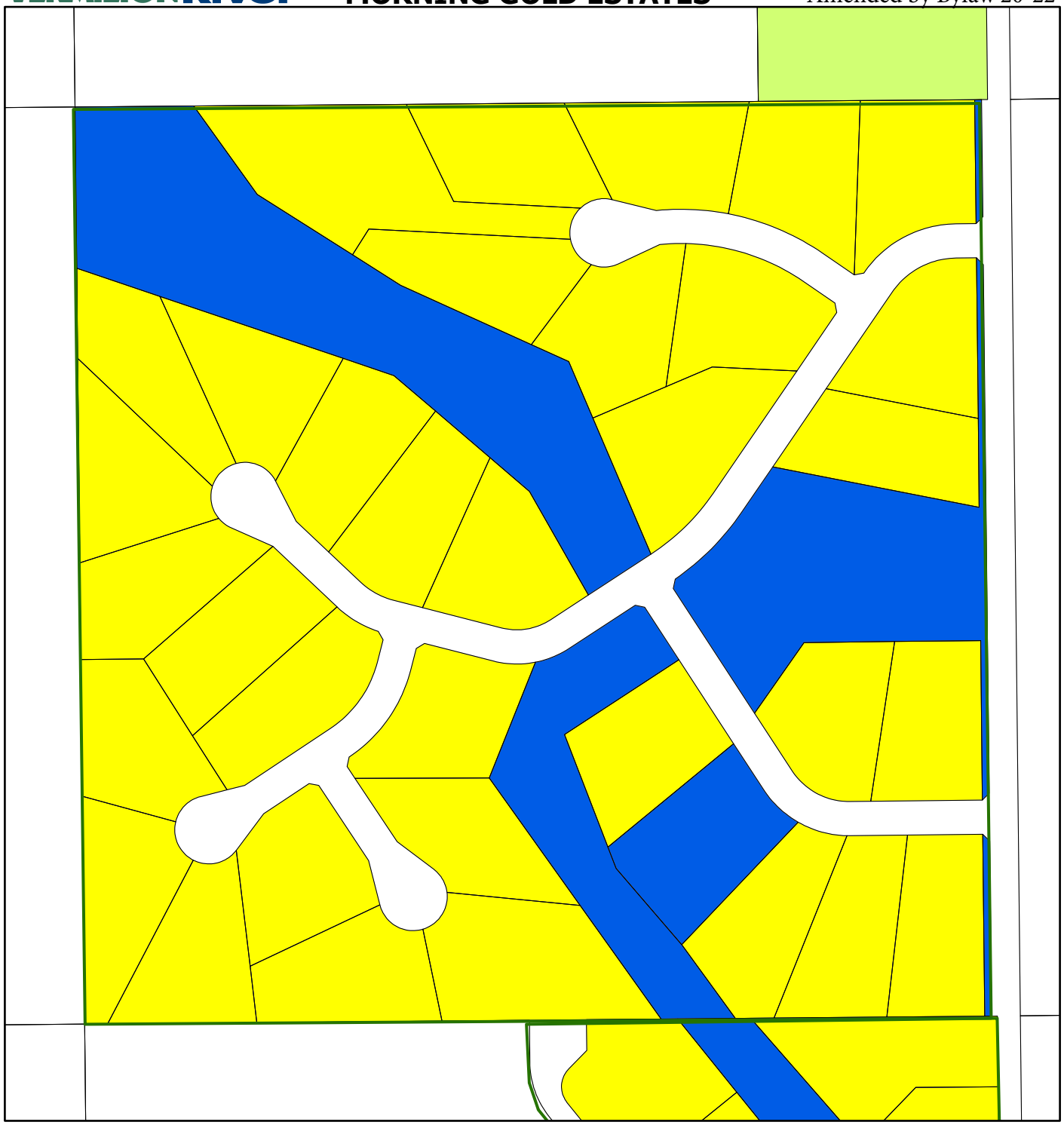
0 0.17 0.35 0.7 Kilometers

Land Use Bylaw

Country Residential Subdivision Area Structure Plan **9.4.13**

MORNING GOLD ESTATES

Amended by Bylaw 20-22



Residential Districts
- County Residential - Multi-Lot
- County Residential - Single-Lot

Non-Residential Districts
- Agricultural
- Reserves and Utility

Other
- Subdivision Boundary

Overlays
- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.17 0.35 0.7 Kilometers

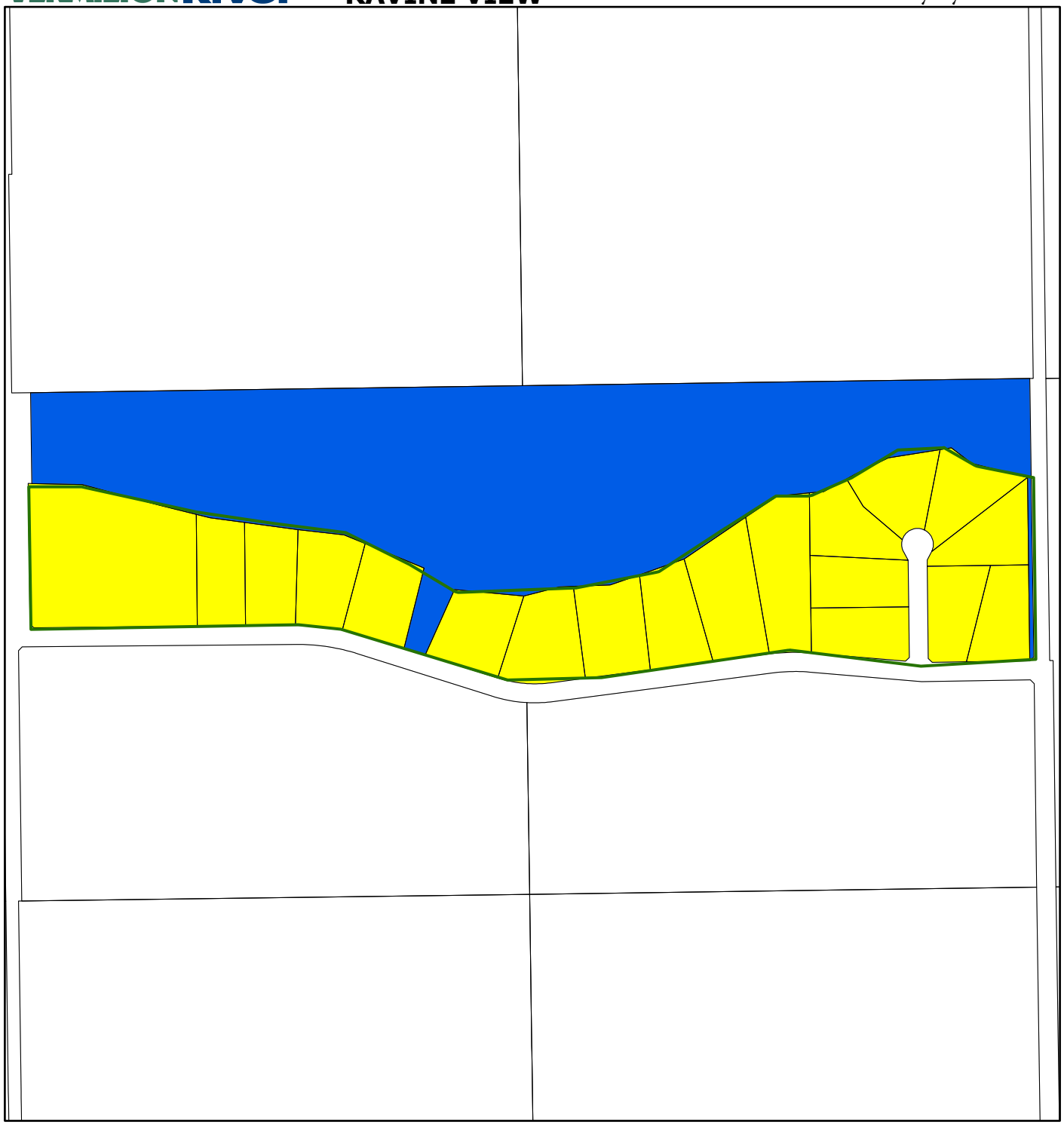
Land Use Bylaw

9.4.14

Country Residential Subdivision Area Structure Plan

RAVINE VIEW

Amended by Bylaw 20-22



Residential Districts

- County Residential - Multi-Lot
- County Residential - Single-Lot

Non-Residential Districts

- Agricultural
- Reserves and Utility

Other

- Subdivision Boundary

Overlays

- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.33 0.65 1.3 Kilometers

N

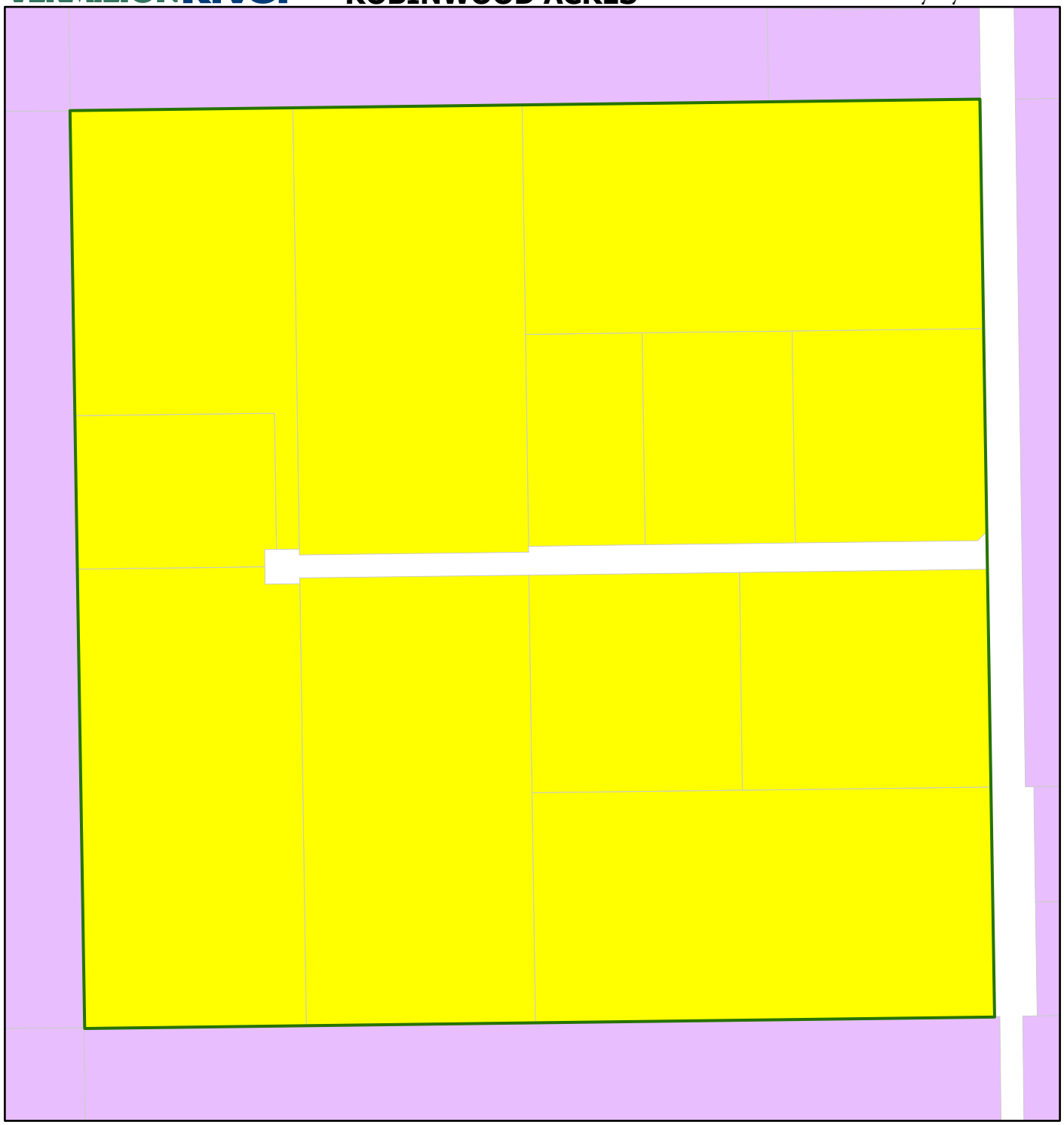
Land Use Bylaw

9.4.15

Country Residential Subdivision Area Structure Plan

ROBINWOOD ACRES

Amended by Bylaw 20-22



Residential Districts
- County Residential - Multi-Lot

Non-Residential Districts Other
- Urban Growth

Other
- Subdivision Boundary

Overlays
- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.17 0.35 0.7 Kilometers

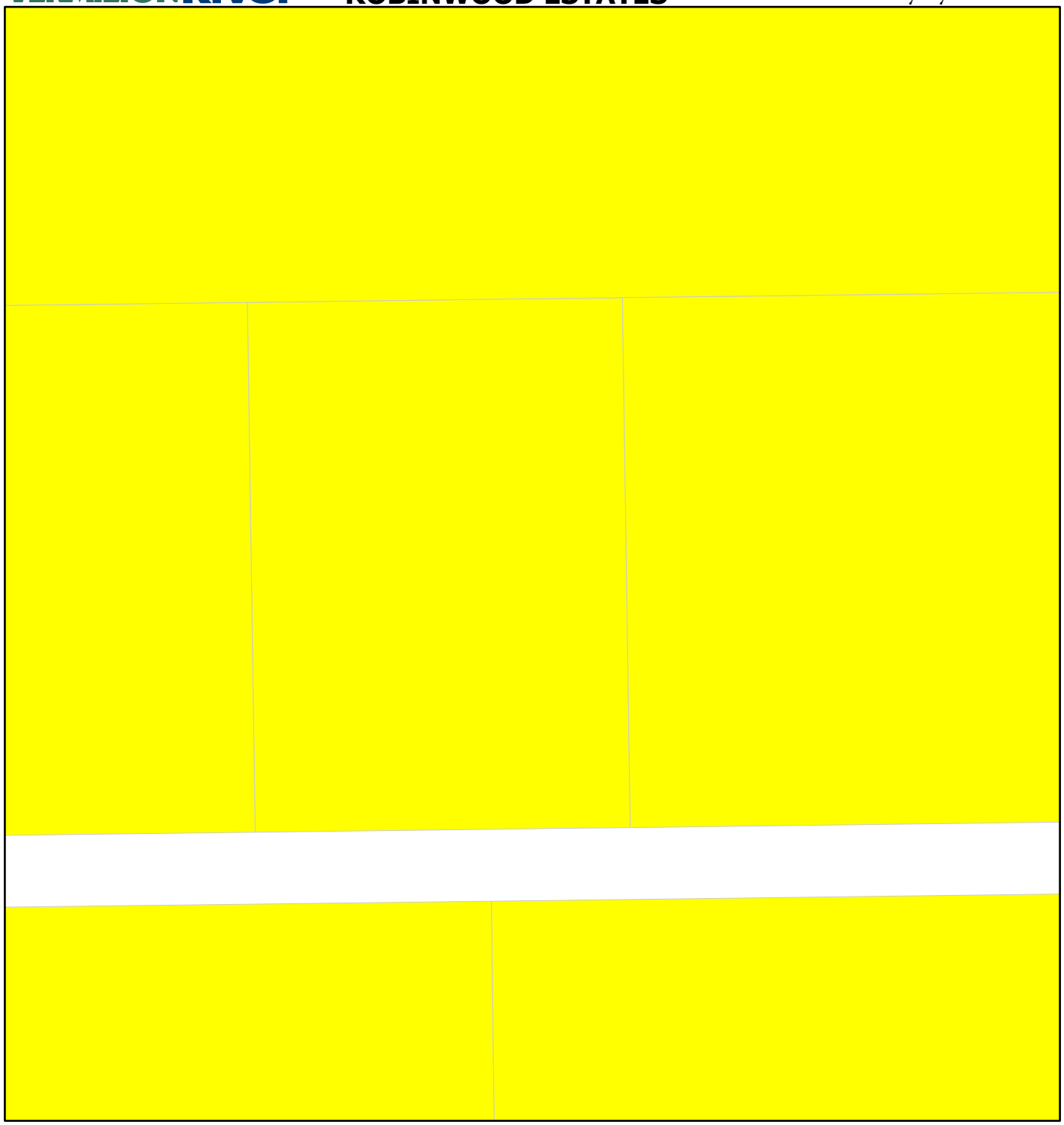
Land Use Bylaw

9.4.16

Country Residential Subdivision Area Structure Plan

ROBINWOOD ESTATES

Amended by Bylaw 20-22



Residential Districts

- County Residential - Multi-Lot

Other

- Subdivision Boundary

Overlays

- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.05 0.1 0.2 Kilometers

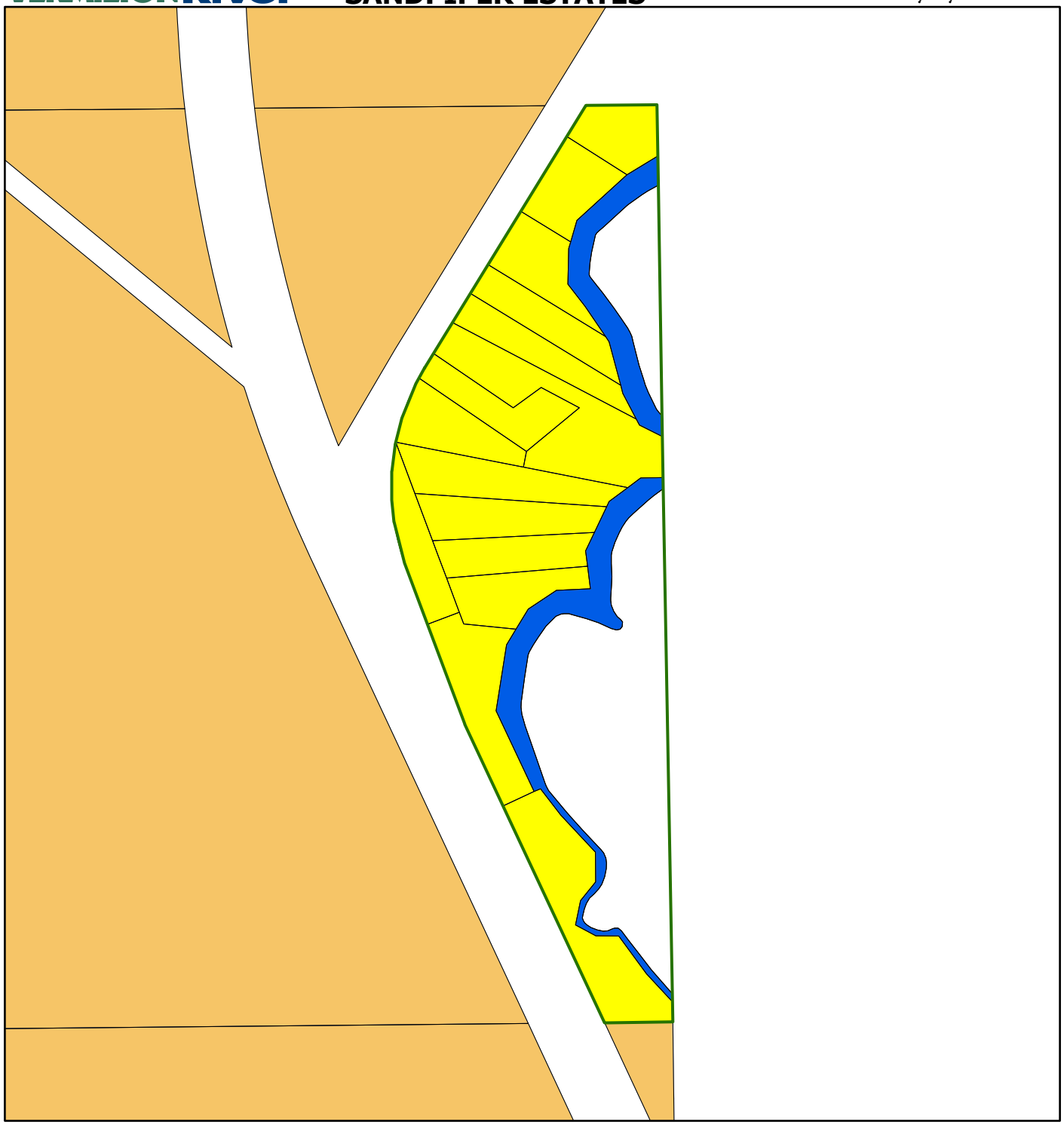
Land Use Bylaw

Country Residential Subdivision Area Structure Plan

SANDPIPER ESTATES

9.4.17

Amended by Bylaw 20-22



Residential Districts
- County Residential - Multi-Lot

Non-Residential Districts Other
- Agricultural
- Reserves and Utility
- Highway Development

Other
- Subdivision Boundary

Overlays
- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.17 0.35 0.7 Kilometers

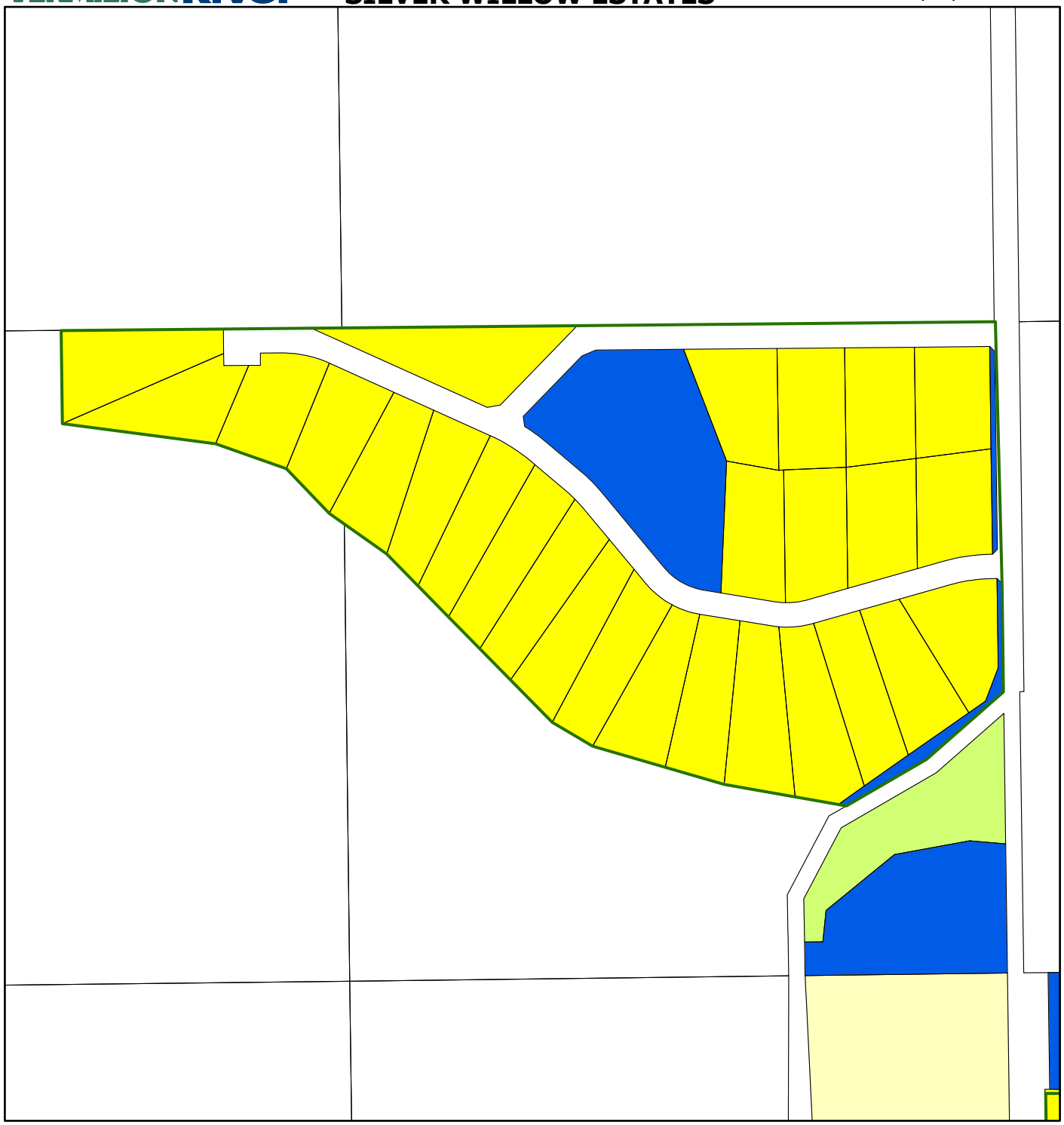
Land Use Bylaw

Country Residential Subdivision Area Structure Plan

SILVER WILLOW ESTATES

9.4.18

Amended by Bylaw 20-22



Residential Districts
- County Residential - Agricultural
- County Residential - Multi-Lot
- County Residential - Single-Lot

Non-Residential Districts
- Agricultural
- Reserves and Utility

Other
- Subdivision Boundary

Overlays
- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.25 0.5 1 Kilometers

N

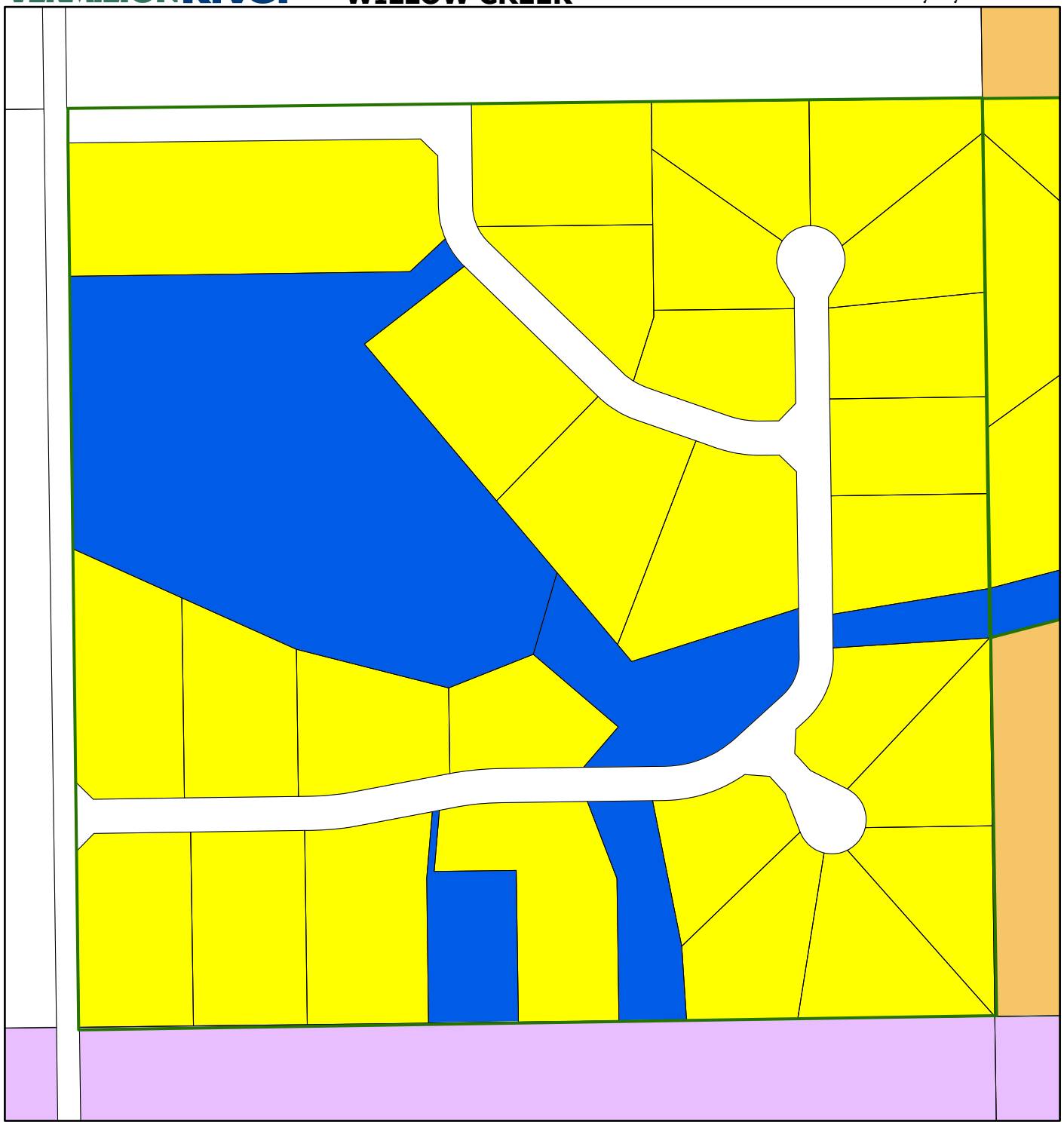
Land Use Bylaw

Country Residential Subdivision Area Structure Plan

WILLOW CREEK

9.4.19

Amended by Bylaw 20-22



Residential Districts
- County Residential - Multi-Lot

Non-Residential Districts
- Agricultural
- Reserves and Utility
- Highway Development
- Urban Growth

Other
- Subdivision Boundary

Overlays
- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.17 0.35 0.7 Kilometers

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9.5 NON-RESIDENTIAL AREA STRUCTURE PLANS

9.5.1 CORRIDOR BUSINESS PARK

9.5.2 COUNTY ENERGY PARK

9.5.3 DEVONIA BUSINESS PARK

9.5.4 KAM'S INDUSTRIAL PARK

9.5.5 REINHART BUSINESS PARK

9.5.6 REINHART INDUSTRIAL PARK

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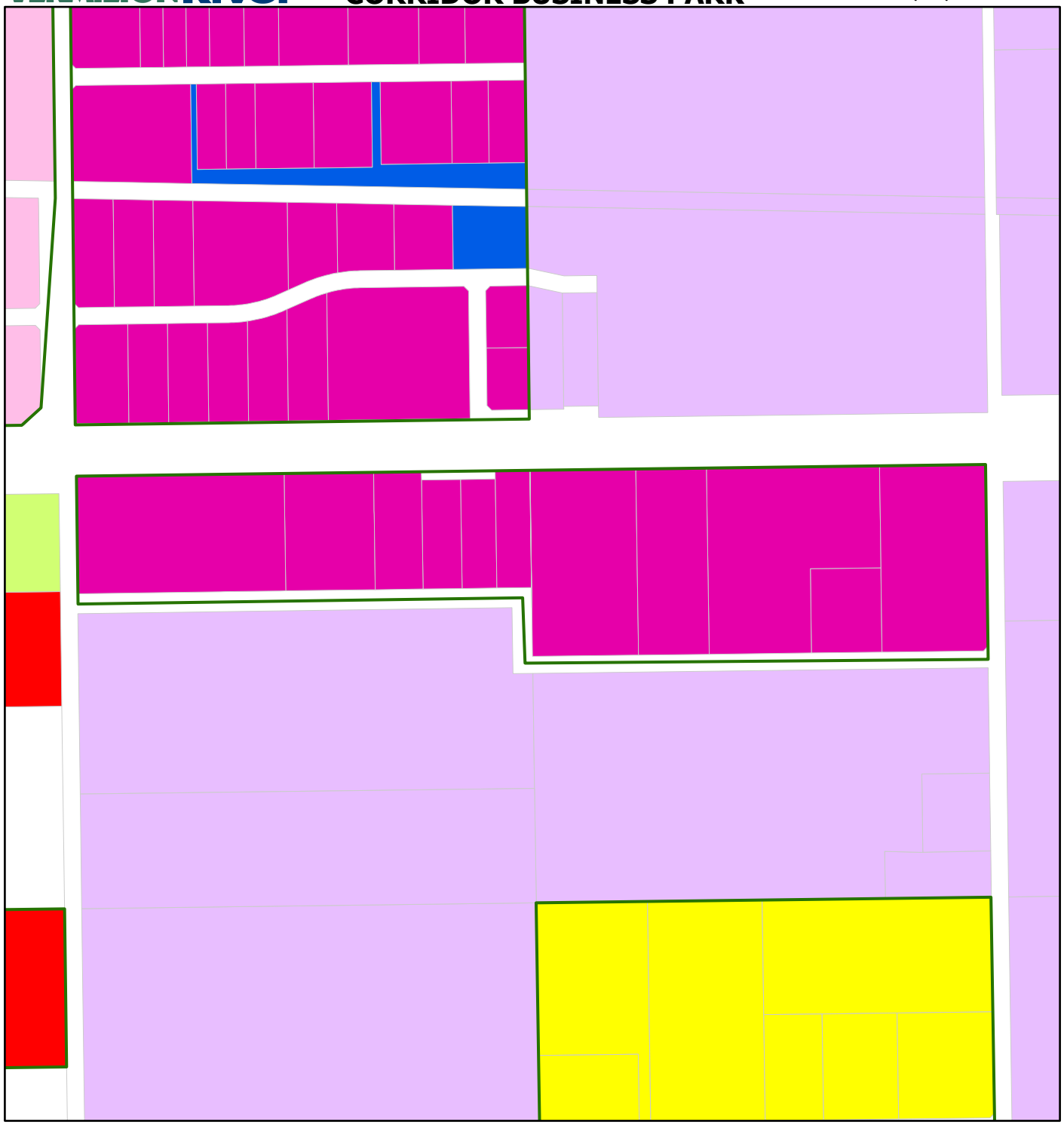
Land Use Bylaw

Industrial Park Area Structure Plan

CORRIDOR BUSINESS PARK

9.5.1

Amended by Bylaw 20-22



Residential Districts
- County Residential - Multi-Lot
- County Residential - Single-Lot

Non-Residential Districts
- Agricultural
- Commercial
- Industrial - Light
- Industrial - Medium
- Reserves and Utility
- Urban Growth

Other
- Subdivision Boundary

Overlays
- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.35 0.7 1.4 Kilometers

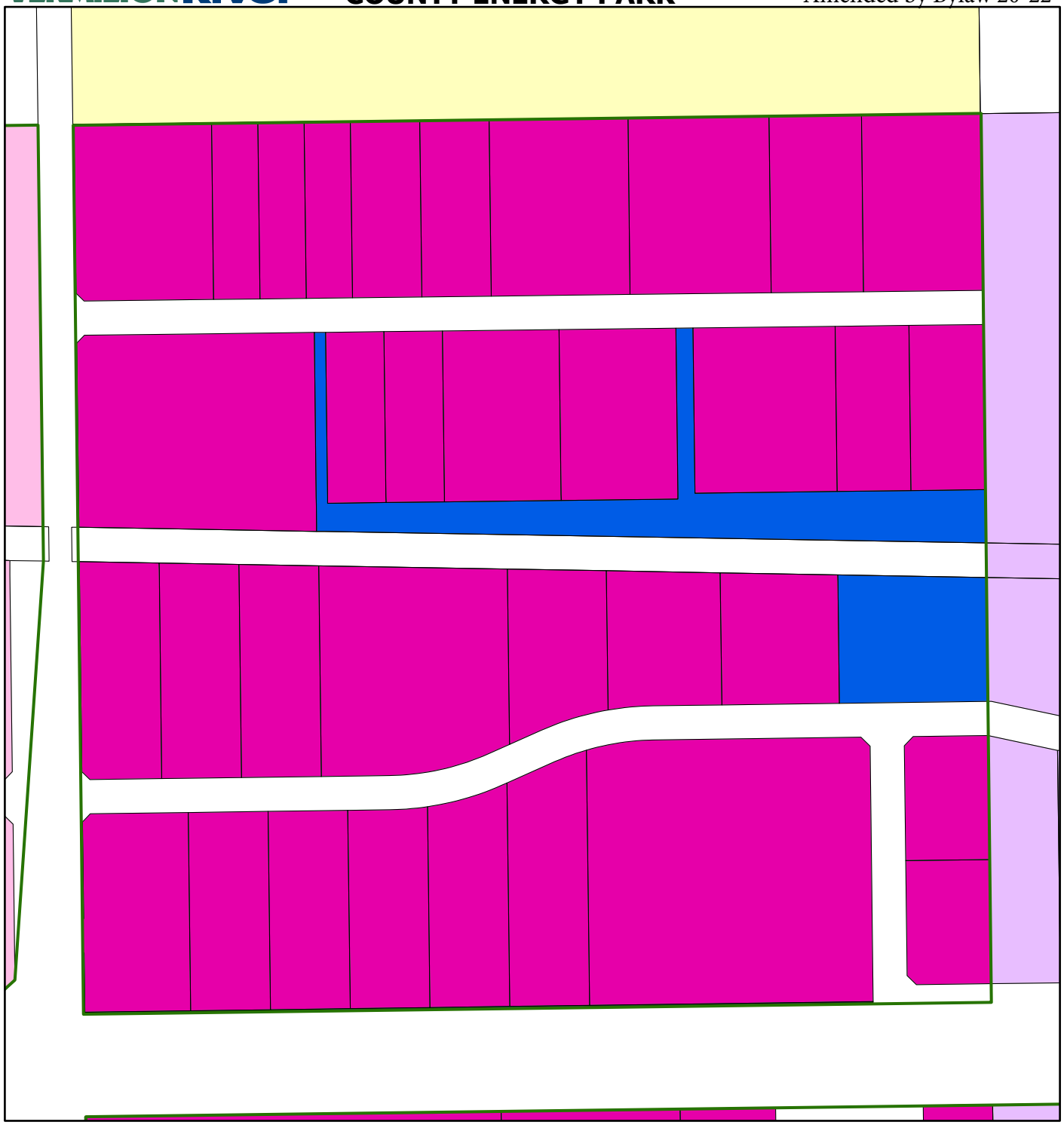
Land Use Bylaw

Industrial Park Area Structure Plan

COUNTY ENERGY PARK

9.5.2

Amended by Bylaw 20-22



Residential Districts
- County Residential - Agricultural
- County Residential - Single-Lot

Non-Residential Districts
- Agricultural
- Industrial - Light
- Industrial - Medium
- Reserves and Utility
- Urban Growth

Other
- Subdivision Boundary

Overlays
- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.17 0.35 0.7 Kilometers

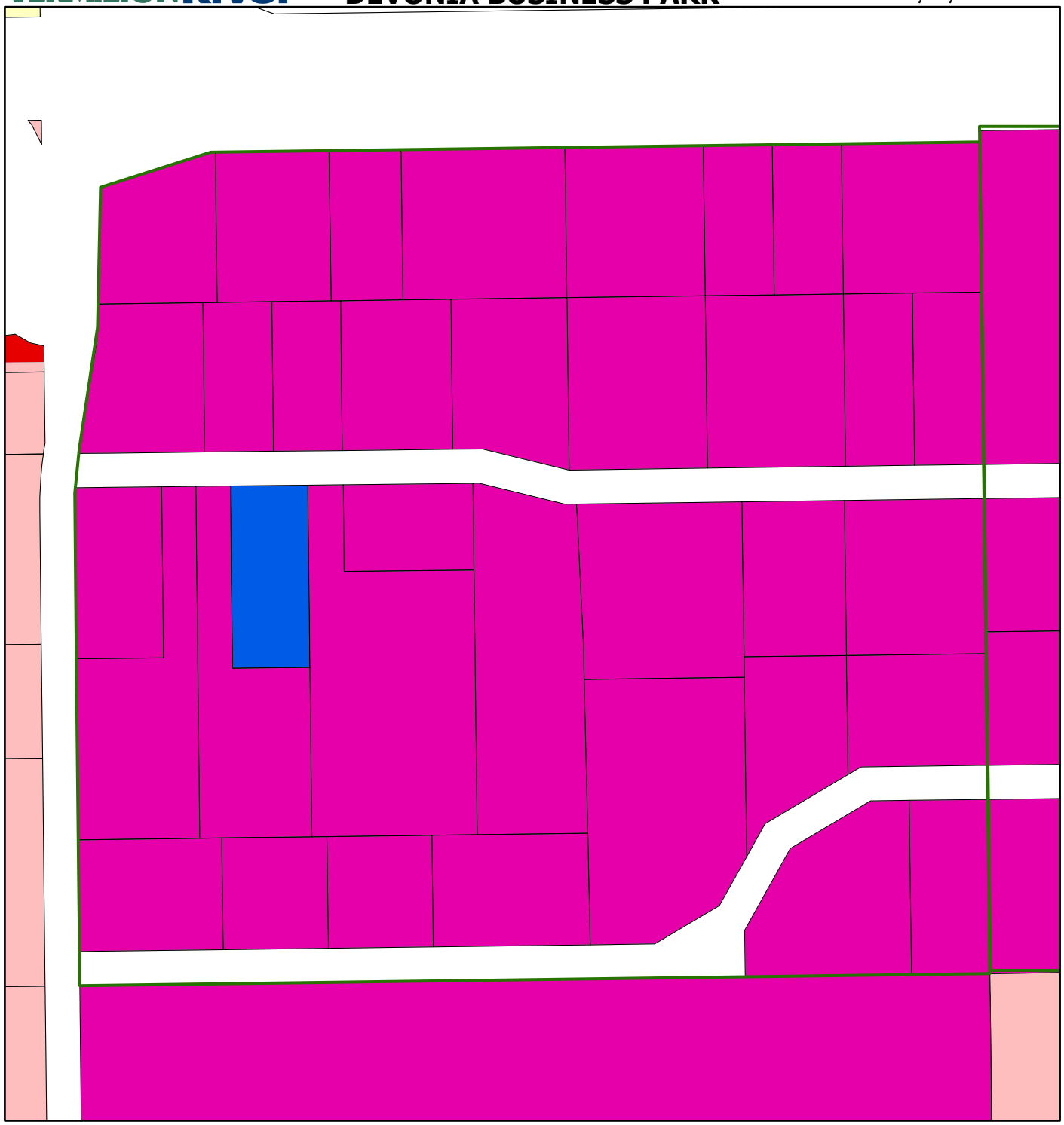
Land Use Bylaw

Industrial Park Area Structure Plan

DEVONIA BUSINESS PARK

9.5.3

Amended by Bylaw 20-22



Residential Districts
- County Residential - Agricultural

Non-Residential Districts
- Agricultural
- Business and Services
- Industrial - Medium
- Reserves and Utility
- Highway Development Special Purpose

Other
- Subdivision Boundary

Overlays
- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.17 0.35 0.7 Kilometers

N

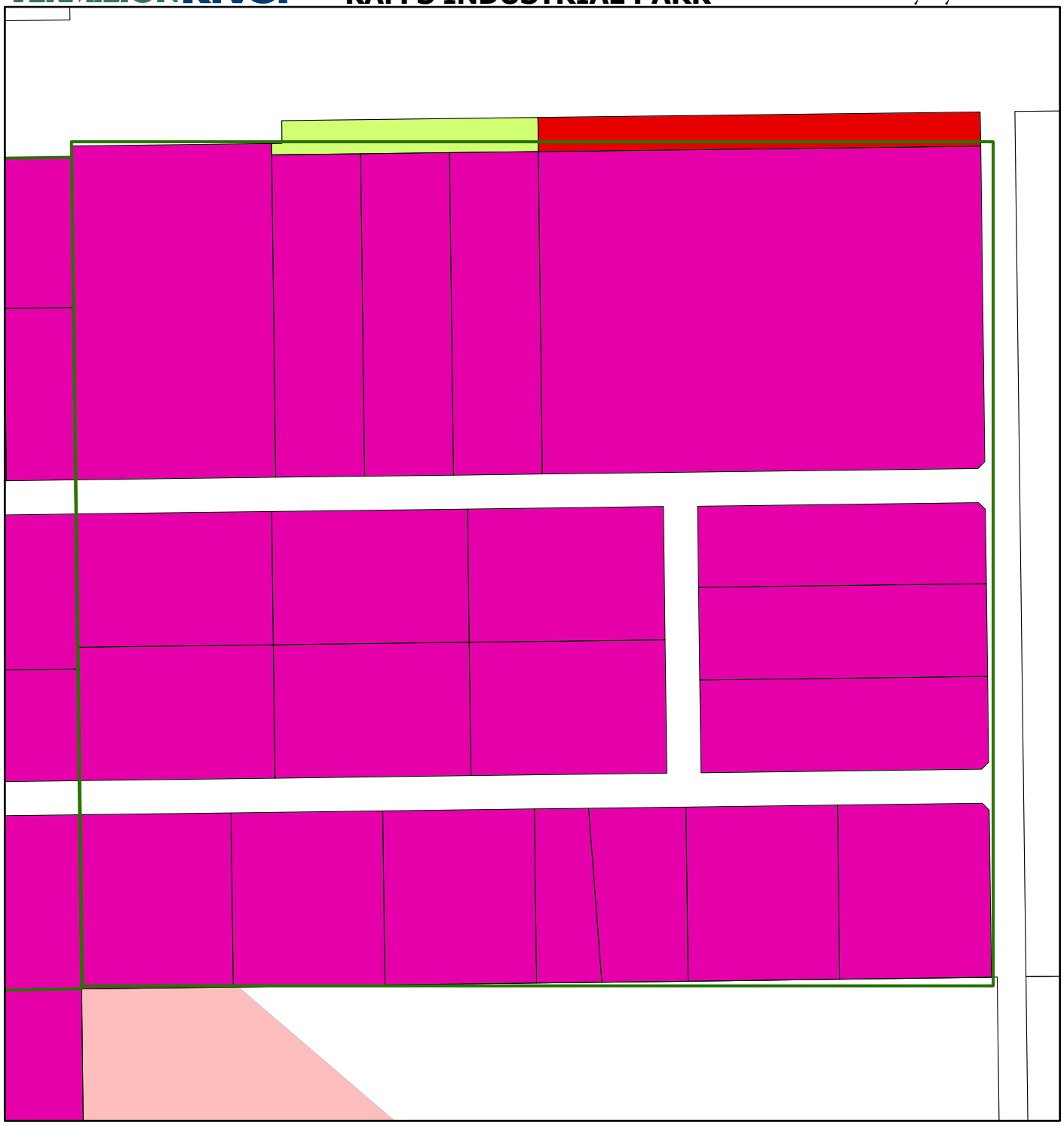
Land Use Bylaw

Industrial Park Area Structure Plan

KAM'S INDUSTRIAL PARK

9.5.4

Amended by Bylaw 20-22



Residential Districts
- County Residential - Single-Lot

Non-Residential Districts
- Agricultural
- Business and Services
- Industrial - Medium
- Highway Development Special Purpose

Other
- Subdivision Boundary

Overlays
- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.17 0.35 0.7 Kilometers

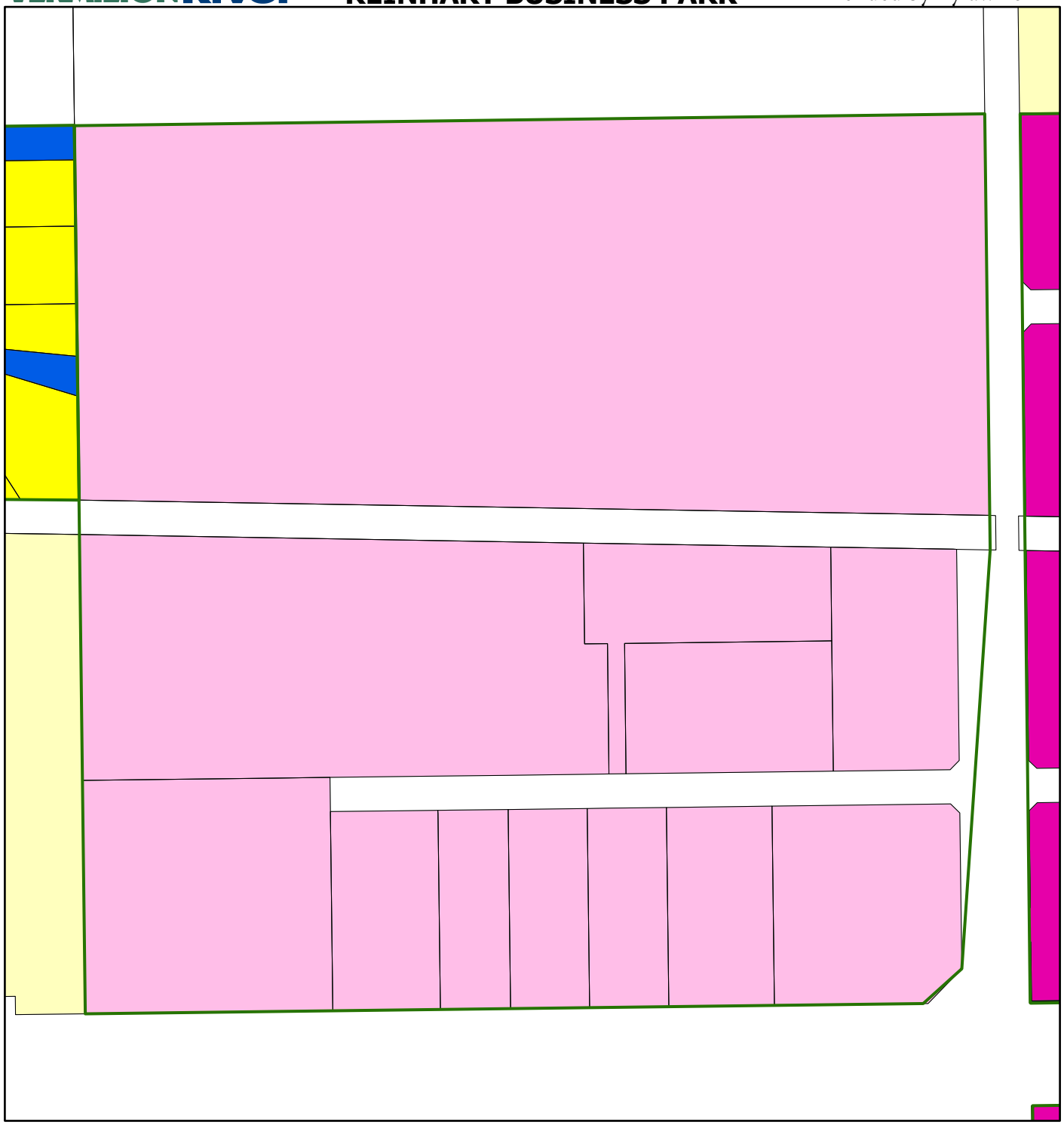
Land Use Bylaw

Industrial Park Area Structure Plan

REINHART BUSINESS PARK

9.5.5

Amended by Bylaw 20-22



Residential Districts
- County Residential - Agricultural
- County Residential - Multi-Lot

Non-Residential Districts
- Agricultural
- Industrial - Light
- Industrial - Medium
- Reserves and Utility

Other
- Subdivision Boundary

Overlays
- Airport Vicinity Area
- Environmentally Sensitive Area

N

0 0.17 0.35 0.7 Kilometers

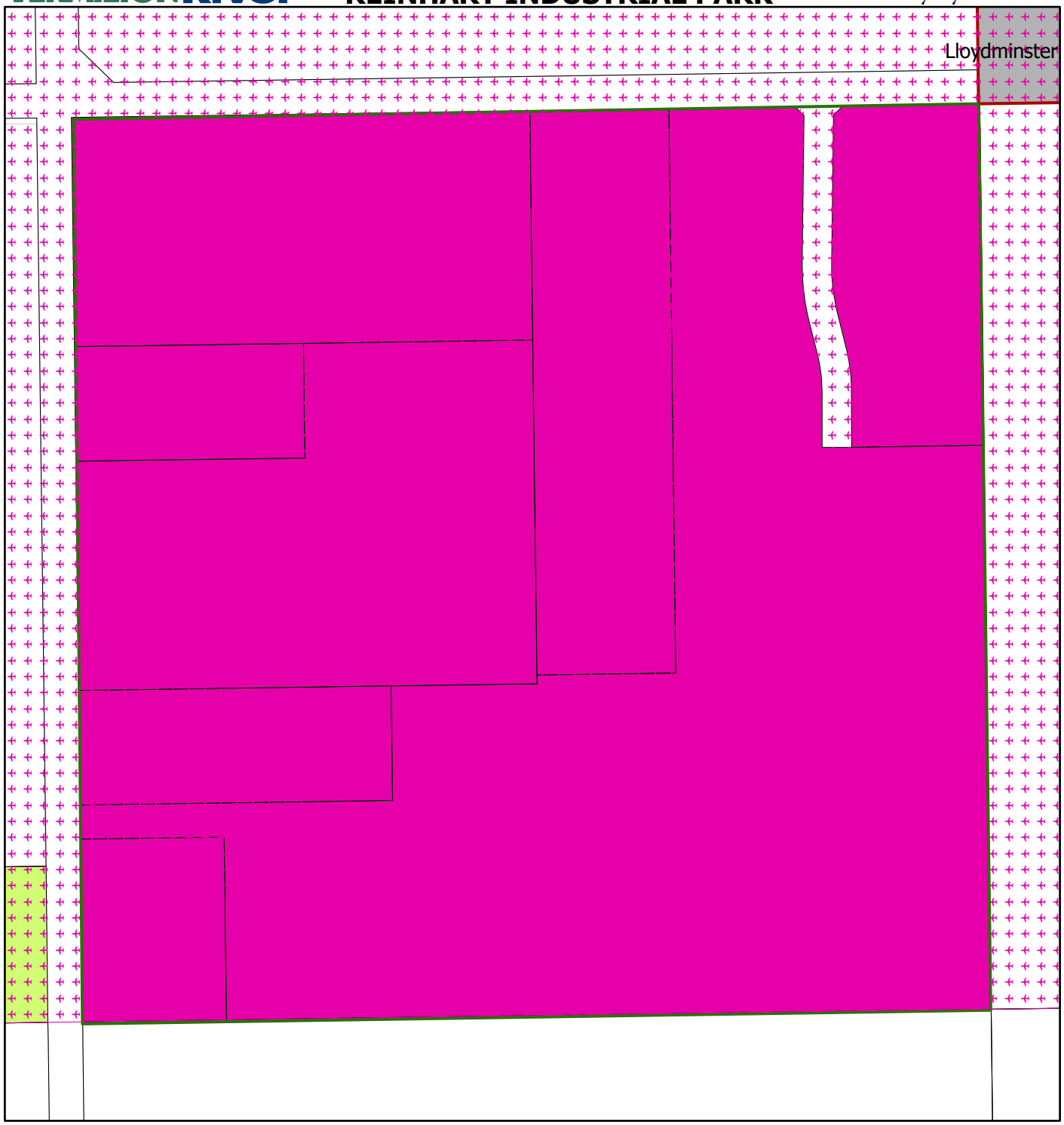
Land Use Bylaw

Industrial Park Area Structure Plan

REINHART INDUSTRIAL PARK

9.5.6

Amended by Bylaw 20-22



Residential Districts
- County Residential - Single-Lot

Non-Residential Districts
- Agricultural
- Industrial - Medium

Other
- Subdivision Boundary
- Other Municipality

Overlays
- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.17 0.35 0.7 Kilometers

9.6 SITE DEVELOPMENT PLANS

9.6.1 RAU SITE DEVELOPMENT PLAN

9.6.2 RESERVED

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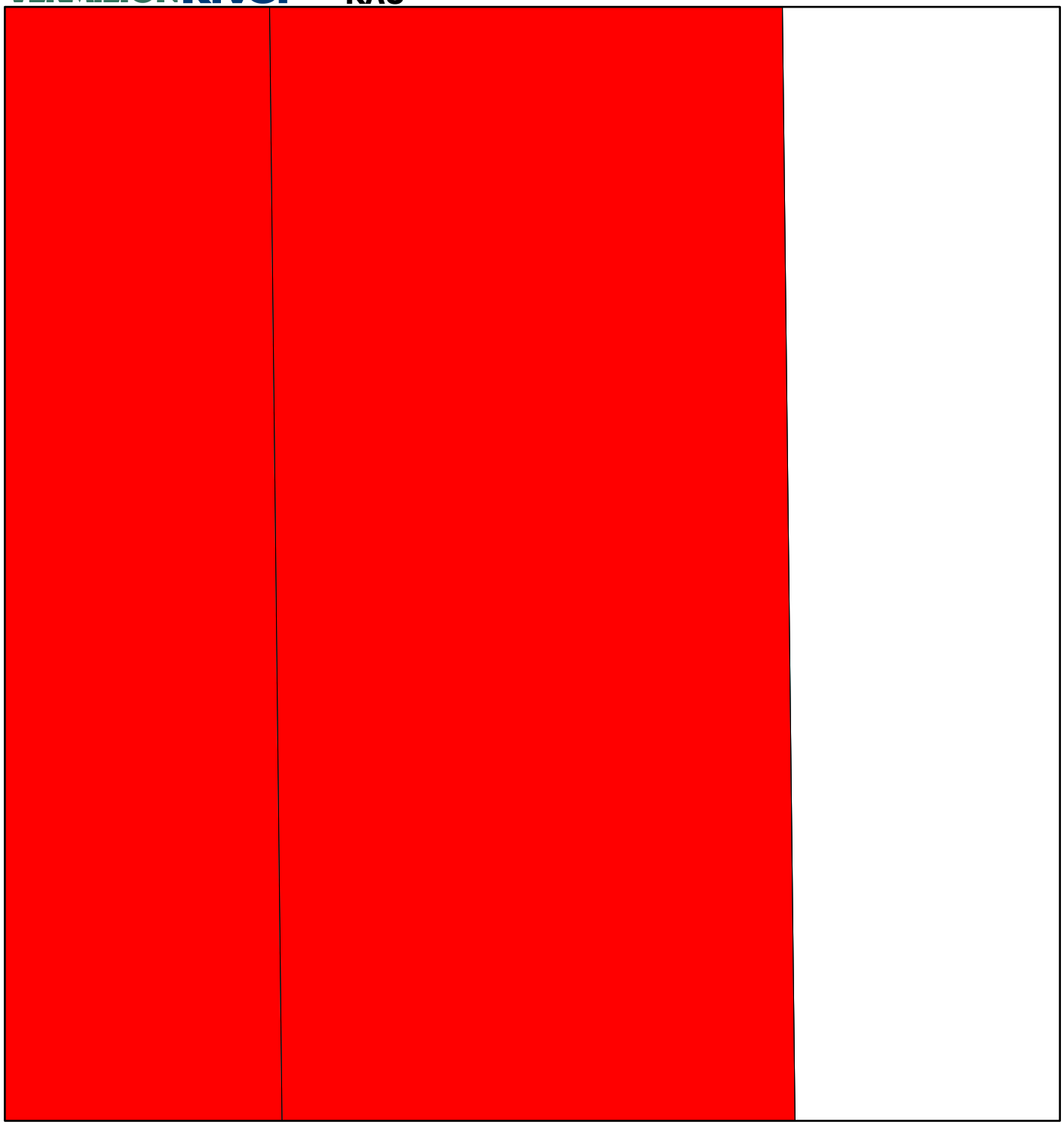
Land Use Bylaw

Site Area Structure Plan

RAU

9.6.1

Amended by Bylaw 20-22



Non-Residential Districts

- Agricultural
- Commercial

Overlays

- Airport Vicinity Area
- Environmentally Sensitive Area

0 0.04 0.07 0.14 Kilometers

POLICY #:	PD 007	POLICY TITLE:	SUSTAINABLE PLANNING AND DEVELOPMENT REQUIREMENTS

APPROVAL DATE AND MOTION:	December 11, 2012 (24-12-12)	**CROSS-REFERENCE:**	
RESPONSIBILITY:	Planning & Community Services Department	**APPENDICES:**	
APPROVER:	Council	**EFFECTIVE DATE:**	
REVISION DATE(S)/ MOTION #:	July 28, 2015 (27-07-15); February 2022 (2022-02-72)	**NEXT REVIEW DATE:**	

1. DEFINITIONS

1.a. **Council** means the County of Vermilion River Council.

1.b. **Agent** means a representative lawfully entitled to make decisions, enter agreements, signing-off, and/or securing works and actions related to the subdivision of a property or a development project on behalf of the owner or developer, respectively.

1.c. **Applicant** means the agent submitting an application for subdivision or development of land or property.

1.d. **Area Structure Plan (ASP)** means a subdivision and/or development of more than four (4) parcels per quarter, as per County of Vermilion River Municipal Development Plan, regardless of location in the County. ASPs are documents that are approved by Council as bylaws (statutory document) to provide a framework for the development of lands for residential, business, commercial, and industrial purposes. They ensure that development is conducted in a manner that is consistent with the goals, objectives, and policies of the County. ASPs are prepared in accordance with the *Municipal Government Ac*, Subdivision and Development Regulation, and the County's Municipal Development Plan (MDP).

1.e. **Developer** means an owner, agent or any person, firm or company required to obtain or having obtained a development permit to build on or improve on land or property.

1.f. **Development Agreement** means an agreement with the County pursuant to the *Municipal Government Act*. To ensure compliance with the conditions in this agreement, the County may be protected by caveat registered in favor of the County. The agreement will include any and all provisions determined necessary by the Development Authority.

1.g. **Policy Framework** means those applicable Municipal, Provincial and Federal Bylaws, Acts and Regulations to consider regarding subdivision and development within the County.

1.h. **Multi-lot** shall mean a subdivision or development that will create five (5) or more parcels on a quarter section, as per County of Vermilion River Municipal Development Plan, regardless of location in the County.

1.i. **Site Plan** means essentially a drafted view of the proposed area of construction, identifying all pertinent adjacent landscaping, bodies of water, roads, and buildings, and may also locate or identify features that may affect construction, such as rights-of-way, buried utilities, or soil conditions.

1.j. **Site Development Plan** means a plan specifically focused on one area (non-statutory document) within an established Area Structure Plan.

1.k. **Schematic Drawings** means the drafted documents that establish the general scope, scale, and relationships among the components of the project, the placing of the proposed building on the building site, along with the various necessary site improvements such as landscaping, walkways, roads, utilities connections, and service drives.

2. POLICY STATEMENT

2.a. The County of Vermilion River continues experiencing an increased amount of development within the Municipality. As development pressures intensify, the need for an approval and finalization process that is more up-to-date and thorough, concerning both subdivision and development permit applications, has become evident. PD 007 intends to address this need by providing the County the

guidelines for the creation of a checklist for the minimum requirements for larger developments and/or subdivisions (ASPs/SDPs) within the County of Vermilion River. The checklist created, from here on referred to as "Schedule 'A'", is intended to be a stand-alone, living document. Schedule 'A' shall be used as an example for this Policy and may be updated from time to time by Administration to assure that the most current practices are being followed.

2.b. Adopting Policy PD 007 will ensure that the County receives a complete package of information, which contains all relevant and up-to-date documentation with concise and usable information. The responsibility for the organization and submission of information is that of the applicant.

3. OBJECTIVE

3.a. Provide the applicant(s) with the information requirements necessary to allow consideration and timely decision-making by Administration and/or Council regarding subdivision and development applications .

3.b. Provide clarity regarding the applicants' responsibilities concerning subdivision and development within the County.

3.c. Provide a greater level of detail in prediction of possible costs associated with the development and/or subdivision.

3.d. To provide the adjacent or otherwise impacted properties of information considered at the time of development and/or subdivision.

3.e. Provide a framework for applicants regarding:

3.e.i. Responsibilities;

3.e.ii. Possible costs (e.g., roadwork, drainage); and

3.e.iii. Applicable Municipal, Provincial and Federal Bylaws, Acts and Regulations to consider regarding subdivision and development within the County.

4. GUIDING PRINCIPLES

4.a. The minimum information required for submission from all applicants to the County of Vermilion River shall be, but not limited to, the information identified under section 5 of this Policy. Furthermore,

the Planning and Community Services Department may require that a checklist be filled out, which shall be approved by the Director of Planning & Community Services.

4.b. The developer remains accountable for ensuring the design and construction of infrastructure addresses the specific needs of the site and integration to existing infrastructure. The County of Vermilion River shall require a final package of the minimum information prior to deeming the submissions as "complete" and providing consideration of the proposal.

4.c. The current version of all referenced Acts, Policies, Regulations or Bylaws shall constitute the Policy Framework applicable for development within the County of Vermilion River.

4.d. An ASP will be required if a proposal is more than four (4) parcels per quarter that are clustered and using a common access road, regardless of location in the County.

4.e. A Redesignation Bylaw will be processed in conjunction with the ASP Bylaw if it is needed.

4.f. The submittal of a completed Schedule 'A' will be required as part of the following type of development and/or subdivision applications:

4.f.i. Area Structure Plans;

4.f.ii. Single-lot Business, Commercial and/or Industrial Subdivision; and

4.f.iii. Business, Commercial, and/or Industrial Development Application;

4.g. **Schedule 'A' Required Items:**

4.g.i. The following is an outline of the minimum requirements contained in Schedule 'A'. Please note that this document may be periodically updated in order to ensure that the most current practices are in place. When referring to Schedule 'A', be sure it is the most current version.

1. A preliminary meeting with Planning and Community Services
2. Right of ownership and authorization to contact
3. Titles and covenants
4. Land Use and policy compliance statement
5. Justification of variances requested, if any

6. Abandoned wells information
7. Declaration of developers' agents' scope of work
8. Fees and costs
9. Site plans
10. Schematic drawings
11. Utility plans
12. Site stormwater management plans
13. Site grading plans
14. Landscaping plans
15. Signage
16. Development agreement
17. Other supporting information depending on site conditions

4.h. The County will establish minimum standards for roads, drainage, engineered studies and information that will be required, which may be amended from time to time.

4.i. Development charges will be based on the work required to develop the parcel ad adjacent infrastructure.

4.j. The Developer may be responsible for widening, upgrades and /or completion of all required roadwork and infrastructure located beyond the development's property line to the satisfaction of County Standards.

4.k. All widening, upgrades, and/or completion of roadwork as a condition of subdivision and/or development approval that the County may require are subject to the provisions established in PD 003 and the sole responsibility of the Developer.

4.l. **Implementation of the Area Structure Plan (ASP) or Site Development Plan (SDP)**

4.l.i. As a condition of the subdivision, the Developer will be required to enter into a "Development Agreement" as per Part 17 of the *Municipal Government Act* in order to deal with any commitments and the implementation of the ASP including:

1. The Developer will acknowledge the internal and external adjacent road work(s) and surface criteria that the County has established and that this will require an irremovable letter of credit, as set out in Policy AD 021, with a cost escalation clause to guarantee the work is completed to the County Standards and satisfaction with the requirement that:

    a. The Developer must achieve the ultimate standard and surfacing before the County will sign off on any road – surfacing to be completed upon 80% development or two (2) years, whichever is sooner.

    b. Internal road surfacing must extend into approaches for each parcel to the property line.

    c. A corner parcel may affect two (2) adjacent roads.

    d. A central parcel may affect one (1) adjacent road and other landowners.

    e. A three (3) year warranty from the date of acceptance by the County on all surfacing and underground work as per Policy AD 021.

2. The Developer will acknowledge that they may impinge on a road that is not adjacent but provides access and may require an offsite levy requirement.

3. The County accepts that phasing can impact when road surfacing will be required:

    a. If a phase is 80% developed within two (2) years, whichever is sooner, and will be turned over to the County for maintenance even though other phases are not complete.

    b. Should road maintenance of phasing required travel through undeveloped phases, then road surfacing may be required prior to the phase being completed.

4. The County will not accept lots within the subdivision as collateral for the Development Agreement.

5. The Developer will acknowledge that the development will be carried out as approved. Modifications or amendments that, under the determination of the

Development Authority, constitute a major change to the approved ASP/SDP will require a new application and Schedule 'A' to be presented. New assessments might need to be conducted.

5. ROLES & RESPONSIBILITIES

ROLE/TASK	TITLE(S) OF PERSON RESPONSIBLE
HANDLING INQUIRIES	Director of Planning & Community Services
MONITORING REVIEWS AND REVISIONS	Director of Planning & Community Services in conjunction with the Executive Assistant
IMPLEMENTING POLICY	Council
COMMUNICATING POLICY	Chief Administrative Officer
INTERNAL STAKEHOLDERS	Administration / Council
EXTERNAL STAKEHOLDERS	Developers

SUSTAINABLE P&D REQUIREMENTS (PD 007) - Checklist

A CHECKLIST FOR SUSTAINABLE LAND SUBDIVISION AND DEVELOPMENT STANDARDS IN THE COUNTY OF VERMILION RIVER

THE SUBMITTAL OF A COMPLETED CHECKLIST WILL BE REQUIRED AS PART OF THE FOLLOWING TYPE OF DEVELOPMENT AND/OR SUBDIVISION PROPOSALS:

Multi-lot/Multi-unit Residential, Commercial, Industrial Subdivision and/or Development
Single-lot Residential, Commercial, Industrial Subdivision and/or Development

In conjunction with the application form, as required, this checklist contains instructions for submitting a complete Area Structure Plan (ASP) package for residential/commercial/industrial use. You must submit all required supplemental documents listed on the attached checklist or your application package cannot be accepted. If you have questions regarding the need for location-specific information that may be applicable to your project, please review the County of Vermilion River Municipal Development Plan (MDP) and Land Use Bylaw (LUB), available at: https://www.vermilion-river.com/your-county/bylaws-and-policies. You should discuss your land use district and land use(s) with the Planning & Community Services staff prior to submitting an application.

All of the information in this checklist is necessary to facilitate the evaluation and timely decision on your application. We encourage applicants to schedule a pre-application meeting with a Development Officer to ensure that your application package contains the required information. The Development Officer will place a checkmark (☑) next to each item you are required to submit with your application.

To facilitate evaluation, all materials submitted must be clear, legible and precise. Accurate and legible drawings are required (rough sketches are not acceptable) in order to ensure that your application is processed accurately and in a timely manner.

The County of Vermilion River shall require a final package with the necessary items check marked (☑) in this document in order to deem an application complete and proceed to evaluate it. All plans/drawings and reports must be prepared consistent with professional drafting and engineering standards as outlined in the County of Vermilion River General Municipal Servicing Standards (GMSS).

IMPORTANT NOTICE:

An Area Structure Plan (ASP) application will only be processed when it is completed in its entirety. In order for the application to be considered complete, it must include the required items check marked (☑) below AND any applicable additional information requested by a Development Officer before or during the process of reviewing your application. All required information must be attached to the application form in one package.

INCOMPLETE APPLICATIONS MAY BE RETURNED OR EXPERIENCE DELAYS

Note: The process of adopting an Area Structure Plan (ASP) is done by Bylaw through Council as set out in the *Municipal Government Act*, Section 692. Once all required information is submitted to the satisfaction of the Development Authority, the application may be deemed complete. To facilitate the review process, all materials check marked (☑) below when submitted must be clear, legible and precise.

SUSTAINABLE P&D REQUIREMENTS (PD 007) - Checklist

REQUIRED ITEMS: *(Applicant: Please check off (☑) each item to verify that you have included the required information)*

Documents and drawings submitted with an application shall be legible. All drawings MUST be submitted to the County in digital format. If colors are used, please ensure that all map and graphic information is readable in both color and black & white

- ☐ Pre-Application Meeting
- ☐ Application Form & Fee(s) as described in County of Vermilion River Fee Bylaw
- ☐ Certificate of Title (Planning department can obtain one for you for an additional fee)
- ☐ Abandoned Wells Statement (https://extmapviewer.aer.ca/AERAbandonedWells/Index.html)
- ☐ Road Allowance Upgrade Statement
- ☐ Rural Address Application & Fee(s)
- ☐ **Declaration of Developers' Agents**
  (indicate scope of work, which may include Alberta Land Surveyor, Planner, Architect, Engineer(s), civil transport, etc.)
- ☐ **Area Structure Plan**
  (include a description of the development proposal and associated policies, addressing the following)
- ☐ ***Detailed explanation of how the site will accommodate the proposed use(s), including:***
  - ☐ Introductory remarks to provide a background on the location and intent of the ASP, acknowledgement of the ASP as a statutory plan, current zoning, ownership and size of the parcel(s) proposed for development
  - ☐ Proposed use(s). Please review the County of Vermilion River Land Use Bylaw (LUB) which can be accessed here: https://www.vermilion-river.com/your-county/bylaws-and-policies for a full list of permitted and discretionary uses in the appropriate Land District
  - ☐ Does this project have a relationship to a larger project or a series of projects? If yes, please describe
  - ☐ Describe surrounding land uses, indicating distance to nearest residence
  - ☐ Describe project potential to change the character of the surrounding area, including the loss of open space
  - ☐ Preliminary feasibility assessment including the density of the proposed development, market, and employment generation prospectus
  - ☐ Will this project result in a population increase in the immediate project area? If yes, please explain
  - ☐ List any specialized plans or zoning restrictions applicable to the project site, e.g., Intermunicipal Development Plan (IDP), overlay district, or similar. If the parcel is within an Inter-jurisdiction Development Plan, then mapping and impacts of this plan on adjacent areas under consideration must be included. The Development Authority will determine the extension of the Immediate and Extended Impact Areas taken under consideration
  - ☐ Number of dwelling unit(s) and type(s)
  - ☐ Does this project require Redesignation? If yes, please explain
  - ☐ Parcels shall be identified either as subdivided or divided under condominium structure
- ☐ ***Statutory Plans Amendment Summary***
- ☐ ***Development Impact Assessment:***
  - ☐ Proposed build-out density
  - ☐ Proposed build-out horizon
  - ☐ Proposed build-out servicing required

SUSTAINABLE P&D REQUIREMENTS (PD 007) - Checklist

☐ ***Geology/Soils:***

- ☐ Attach preliminary grading plan
- ☐ Attach soils/geologic report
- ☐ Slopes that exist on site *prior* to grading map
- ☐ Does the project propose to encroach into slope? If yes, include a Slope Stability Report where:
  - ☐ Any slope across the property is fifteen (15%) per cent or greater; and/or
  - ☐ The development is to be located within a zone where an imaginary line, drawn from the toe of the top of an embankment, exceeds a slope of one in three; and/or
  - ☐ If required by Municipal Engineer
- ☐ Is the site on filled land? If yes, explain
- ☐ Are there existing erosion problems or geologic hazards on the site such as: landslides, mudslides, ground failures, flood plans, or similar hazards? If yes, describe. Include map
- ☐ Will a grading permit be required? If yes, have you attached a preliminary grading plan? Describe the proposed site grading, including:
  - ☐ How many cubic yards of soil will be imported, exported or moved on site?
  - ☐ Maximum proposed length and slope of any excavation and the type
  - ☐ Grading material sources or disposal site
  - ☐ Transportation methods and haul routes
  - ☐ The location and height of any proposed or required retaining walls, if any

☐ ***Water Quality:***

- ☐ Describe any waterbodies on, or adjacent to the property, including any lakes; rivers; seasonal and/or perennial watercourses; irrigation ditches; or drainage swales
- ☐ Is there a floodplain on or within 100 feet of the project site? If yes, is it identified on the Alberta Environment and Sustainable Resource Development (ESRD) maps? Include a copy of that map
- ☐ For development projects, describe impervious surfacing created by this project:

	EXISTING		PROPOSED
Lot Coverage		%	%
Building Coverage		%	%
Surfaced Areas		%	%
Landscaped Areas		%	%
Permanent Open Space		%	%(excluding required landscaping)
TOTAL	**100%**		**100%**

- ☐ Describe any discharge to surface waters that will result from this project, including any wastewaters other than stormwater runoff that may be present in the discharge
- ☐ Identify the waterbody or feature that receives runoff waters, describing proposed methods for treating and controlling runoff before it enters the drainage or watercourse
- ☐ Are there any wetlands or riparian areas on the site? Will the proposed project affect any wetlands? Describe the proposed mitigation or reclamation measures
- ☐ Does this project propose to encroach into the required buffer from any perennial or seasonal waterbodies or riparian areas?

- ☐ Water Well Tests for a one-mile radius no older than **3** years old, in addition to any older tests that are available for comparison purposes with a commitment to do more extensive testing at the subdivision stage

☐ ***Air Quality:***

- ☐ Describe any air pollutants (i.e., dust, smoke, fumes or odors which this project may generate) both during and after construction (short- and long-term impacts)

☐ ***Recreation:***

- ☐ Describe any public recreational facilities existing or proposed on the project site, including trails. Describe any known historic or public use of the site

☐ ***Signage:***

- ☐ All signage will require a separate Development Permit Application
- ☐ All signage shall comply with the County of Vermilion River Land Use Bylaw, Section 6.19

☐ ***Noise:***

- ☐ Describe any noise that the project will generate, both during and after construction, identifying the noise generating use, including any outdoor activity areas (i.e., storage yards, outdoor music, playgrounds, animal pens)
- ☐ Describe any noise-related land uses (homes, schools, hospitals, churches, libraries, nursing homes) within a half-mile of the project site
- ☐ Where a residential development is adjacent to a highway, major road, railway, or any other transportation and/or utility corridor, providing information confirming the provision for sound attenuation may be required

☐ ***Roads:***

- ☐ Is the access road servicing the site a dead-end road? If yes, what is the distance to the nearest through road?
- ☐ Who provides the road maintenance for each road accessing your project(s)?
- ☐ What road improvements are proposed?
- ☐ Future road widening requirements resulting in functional studies, future highways where applicable
- ☐ Traffic Impact Assessment (TIA) that includes a traffic safety conditions assessment and mitigation measures

☐ ***Utilities and Services:***

- ☐ List agencies providing the following services to your project site: Fire Protection, Water, Sewage, Garbage, Road Maintenance, other special districts
- ☐ List the utilities that are available to serve the project site and the entities that provide service: Telephone, Electricity, Gas (propane or natural gas), high-speed internet service
- ☐ Will this project require the extension of service for any energy source? If yes, describe
- ☐ Will this project require the recording of a new utility easement? If yes, the proposed easement must be shown on the site plan
- ☐ As a result of this project, will there be significant amounts of solid waste generated, including stumps or inert matter?
- ☐ Will this project result in the need for additional services including: fire, police, water, sewage disposal or recreation, including annexation to another district?
- ☐ What type of sewage disposal system is proposed for this project (public sewer, individual septic systems, community system, or centralized system?

SUSTAINABLE P&D REQUIREMENTS (PD 007) - Checklist

- ☐ ***Aesthetics:***
  - ☐ Is this project visible from a vista point, scenic corridor, large population center, or public recreation area? If yes, describe
  - ☐ Will this project require the installation of new overhead utility lines visible from public roadways or adjacent properties?
  - ☐ Comprehensive Lighting Plan describing existing and proposed lighting; the number and type of fixtures (i.e., compact-fluorescent, metal-halide, incandescent); the location: wall mounted; pole and type of shielding to prevent off-site light spill
- ☐ ***Mitigation Measures:***
  - ☐ Describe all mitigation measures identified during Environmental or similar assessment(s) to the satisfaction of the Development Authority of the County of Vermilion River. A noise, smell and access mitigation plan if the Oil & Gas Industry has production sites (including any disposal wells) in the ASP area: include proof of acceptance of the plan by the Oil & Gas Industry
    - ☐ Hauling details: Provide information on access and hauling activities including number of trucks, tonnage, hours of hauling, methods of preventing/controlling/reducing erosion or dust, etc.
- ☐ ***Emergency Management Plan***
- ☐ ***Business Plan*** including a Risk Management Plan *(indicate the project build-out timeline and the municipality's financial, economic and infrastructure risk impact and mitigation)*
- ☐ ***Acknowledgement Statement*** (to the effect that all attachments and supporting information (i.e., engineering studies) are part of the ASP statutory document)
- ☐ ***Maps*** (include legible maps representing the land use ½ mile adjacent to the quarter section of the proposed development for the following)
  - ☐ Vicinity map showing the general project location (1:2000 scale) in relation to the surrounding area and the mileage from the nearest County Road
  - ☐ Land Use, identifying existing and proposed land uses
  - ☐ Aerial for the parcel, the adjacent parcel(s)/road(s), and the division
  - ☐ Development constraints: the location of any pipeline or other utility rights-of-way as well as any Oil & Gas Industry sites existing or historical, whether or not they have been reclaimed, with setback areas indicated
  - ☐ School district (Residential only)
  - ☐ Emergency Services Districts
  - ☐ Soil type and parcel-specific on quality of land from assessment file
  - ☐ Topography: existing and proposed contour increments to show drainage pre- and post-development
  - ☐ Phasing of development. If portions of the proposed development are to be occupied prior to the completion of the entire development, include a phasing plan showing the sequence of the phases and the area that each phase encompasses, as well as surface treatment of remaining areas
- ☐ ***Schematic Plan Drawings*** *(all drawings shall be fully dimensioned, accurately figured, explicit and drawn according to the County's GMSS, Section B)*. **Two (2) copies of each drawing set MUST BE submitted to the County in digital and printed format**
  - ☐ General information requirements for all plan drawings:
    - ☐ Project proposal (Application for…)
    - ☐ Municipal Address and Legal Description
    - ☐ Property owner/applicant name(s)

- ☐ Applicants' representative
- ☐ Date of plan preparation
- ☐ North arrow and the scale to which the plan is drawn

☐ Site Plan Drawings showing:

- ☐ The legal lot size. Property lines and dimensions should be shown and labelled
- ☐ Utility rights-of-way. Easements should be shown and labelled
- ☐ Location and names of all abutting roads including rights-of-way boundaries, road centerlines and width of travelled way
- ☐ Delineate any and all environmentally sensitive areas, including but not limited to: important agricultural lands, steep slopes, any cultural/archaeological findings located on site (per LUB Section 6.11), and any biological resources identified and mapped in your Biological inventory (i.e., streams, wetlands, riparian areas containing special status species, or similar)

☐ Roads & Access Plan Drawings showing:

- ☐ Indicate surfacing types and grades
- ☐ Show radius of all curves on existing and proposed roads. Fire lanes are at least 6 meters wide with a minimum 12 meter centerline radius
- ☐ Provide a typical cross-section of proposed roads, showing any improvements proposed in the road right-of-way
- ☐ Show all other road improvements (i.e., sidewalks, gutters, ditches, crosswalks, etc.)
- ☐ Provide either two (2) access roads to an existing roadway or 4-lane access, if physical barriers exist that prevent the use of two (2) access points
- ☐ An access road provision to at least one (1) adjacent parcel
- ☐ Any Alberta Transportation requirements (include a copy of correspondence)
- ☐ RESIDENTIAL ONLY: widening of a road to allow for safe school bus pick up location(s) determined by the number of parcels and design
- ☐ Proposed road surfacing as per County GMSS
- ☐ All existing and proposed approaches, as per Policy PD 002 and County GMSS

☐ Site Servicing Plan Drawings showing:

- ☐ Location of all proposed and/or existing shallow and deep utilities (e.g., water, sanitary, sewer, stormwater, gas, electrical, cable, telephone; either underground or overhead as per County GMSS)
- ☐ The proposed water supply and method of sewage disposal
- ☐ Location of all catch basins, utility poles, hydrants (fire ponds), on or adjacent to site
- ☐ Location of garbage collection facilities, indicating material, colors and dimensions. The applicant should also indicate if private or Waste Commission collection will provide the service

☐ Drainage & Sewage Plan Drawings showing:

- ☐ Topography with sufficient detail for proper study of building site, drainage, sewage disposal and road improvements
- ☐ Location of and size of existing culverts on and abutting the property
- ☐ Proposed direction of surface drainage with arrows
- ☐ Any drainage channels through or adjacent to the property

- ☐ Outlet controls
- ☐ Location of sewage disposal systems, wells, and their required setbacks
- ☐ Private treatment sewage systems for wastewater, as outlined by County of Vermilion River policy

☐ Stormwater Management Plan Drawings showing:

- ☐ The overall watershed and the development in relation to it
- ☐ Location and details of sanitary and stormwater pre-treatment devices as required
- ☐ Description of all natural storage and drainage, including bodies of water (wetlands) that may be subject to Provincial ownership or jurisdiction, and which may or may not be impacted by a proposed development
  - ☐ Site stormwater storage areas including:
    - ☐ Extent of ponding area
    - ☐ Depth of ponding
    - ☐ Volume of ponding
    - ☐ Outlet controls
- ☐ Elevation of top of ponding for the 1:100 year critical event. Areas greater than 0.80 ha may require onsite detention that accommodates 1:100 critical events

☐ Grading Plans showing:

- ☐ Existing and proposed geodetic grades, contours and any special topographic features or site conditions (e.g., escarpments, break-of-slope, and any unstable areas)
- ☐ Site drainage calculations including:
  - ☐ Allowable release rate
  - ☐ Drainage areas and associated runoff coefficients
  - ☐ Storage requirements (the County requests the use of the Modified Rational Method as outlined in the GMSS)
  - ☐ Runoff control structure release calculations

☐ Landscape Plan Drawings showing:

- ☐ In addition to LUB section 6.10 requirements, indicate total area devoted to:
  - ☐ Interior parking lot landscaping
  - ☐ Area devoted to buffer-yard landscaping
  - ☐ Area required for street buffer-yard landscaping
  - ☐ Designate the type of perimeter landscape curb or border. Include curb details to separate landscaping
  - ☐ Location of buffers or shelterbelts
- ☐ Development within Environmentally Sensitive Areas (ESA) shall include the following information:
  - ☐ Trees, shrubs and significant vegetation indicating what is to be added, removed and retained. All species must be drought resistant. Any and/or all screening or buffers shall be mature vegetation. A minimum age of species may be required
  - ☐ Phase I Environmental Site Assessment Report showing summarized results and a copy of the whole report submitted for the file including a Biological inventory

- ☐ Surface treatment for all areas including parking, sidewalks and soft landscaped areas (e.g., grass, shrubs, mulch). Indicate type of surfacing and direction of surface runoff. Indicate method of irrigation and maintenance plan for all soft landscaped areas
- ☐ Location of loading docks and service points
- ☐ Location of visitor, loading, and recreational vehicle parking, indicating how they will be marked

☐ Layout of existing and proposed location of parking areas and their capacity, including:

- ☐ Dimensioned depth, width, angle, and number of parking stalls (as per County GMSS and LUB Section 6.13)
- ☐ All off-street parking, driveway access points, the internal circulation pattern and maneuvering areas, Land Use Bylaw regulations
- ☐ Handicapped accessible stalls, access ramps, drop curbs for wheelchair accessibility, indicating how they will be marked

☐ Existing and proposed pedestrian walkways, and if required, pedestrian loading areas. Delineate pedestrian trails, sidewalks, or other pathways that link the site to adjacent properties and that provide clear pedestrian access from parking areas (see LUB for district-specific regulations)

☐ Existing and proposed exterior lighting for site and buildings, indicating light standards

☐ Location and height of all existing and proposed freestanding signs, fencing and retaining walls, dimensioned in metric units from geodetic grade

☐ ***Adjacent Areas***: Identify impact of the proposed development on the adjacent and surrounding areas and infrastructure (e.g., parking density, landscaping, loading, stormwater). Take into consideration as well the impacts form adjacent development on the proposed site

- ☐ If proposed development is to be phased (e.g., portions are to be occupied prior to the completion of the entire development):
  - ☐ Include a phasing plan showing the sequence of the phases and the area that each phase encompasses, as well as surface treatment or remaining areas
  - ☐ Projected timing and/or downstream impacts
- ☐ Potential offsite and/or downstream impacts
- ☐ Any unique challenges or approaches anticipated or proposed

☐ ***Reserves***: (see LUB Section 6.20, MGA Sections 661-670) shall consider addressing the following:

- ☐ Provide Environmental Reserve along with any main water channel (even if it is dry for most of the year), or otherwise sensitive area
- ☐ Public Utility Lot for Waste Management Site (for residential development only/with screening) or access to a stormwater management area
- ☐ Municipal Reserve for allocated green area, if needed, around and Environmental Reserve if cash-in-lieu or a combination of land and cash-in-lieu is <u>not</u> going to be required

☐ ***Building Drawings***: Must include *site* and *floor* plans showing size of building, number of floors, *elevations* indicating building height and cross-section

- ☐ Location of all existing, proposed, and to-be-removed structures on the property; show their setbacks from property lines and label their use
- ☐ Size (gross square footage by floor)

☐ ***Approach Application***

☐ ***Manufactured Building Form***

☐ ***Alberta Transportation Approval***

SUSTAINABLE P&D REQUIREMENTS (PD 007) - Checklist

- ☐ ***Alberta Environment and Parks Approval***
- ☐ ***Certified Geotechnical Report***
- ☐ ***Business Registration***
- ☐ ***Variance Request Form***
- ☐ ***Development Agreement***
- ☐ ***Public Consultation***
- ☐ ***General Considerations***:
  - ☐ ***Hierarchy and Consistency of Plans***: The updated MGA (December 6, 2016) amends the hierarchy of plans and requires that all plans be consistent with one another
  - ☐ ***Spelling, Grammar & Punctuation***: Ensure consistency throughout the document. Correct any discrepancies before ASP approval. Check for:
    - ☐ Hyphenation (e.g., cash-in-lieu, long-term costs, etc.)
    - ☐ Agency names (e.g., Alberta Environment is now Alberta Environment and Parks)
    - ☐ Capitalization of reports/plans/documents names (e.g., Stormwater)
    - ☐ Split adverbs or prepositions (e.g., "with in" instead of "within")
    - ☐ Commas (after introductory: clauses, phrases, words that come before the main clause or last item on a list)
- ☐ ***Other:***

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