

LETHBRIDGE COUNTY

CHINOOK INTERMUNICIPAL SUBDIVISION & DEVELOPMENT APPEAL BOARD

May 13, 2025

10:00 am

Hearing No. DPA 2025-056

Appellant / Applicant: Christopher and Kristen Veenendaal

LIST OF EXHIBITS

- A. Notice of Hearing and Location Sketch Map
- B. List of Persons Notified
- C. Letter of Appeal
- D. Notice of Decision DPA 2025-056
- E. Application Deemed Complete Email and Correspondence
- F. Development Permit Application 2025-056
- G. Circulation Response Letters
- H. Excerpts from Lethbridge County Land Use Bylaw 24-007

LETHBRIDGE COUNTY
CHINOOK INTERMUNICIPAL SUBDIVISION AND
DEVELOPMENT APPEAL BOARD

NOTICE OF SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING
Development Permit No. DP 2025-056

THIS IS TO NOTIFY YOU THAT IN ACCORDANCE WITH SECTION 686 OF THE MUNICIPAL GOVERNMENT ACT, REVISED STATUTES OF ALBERTA, 2000, CHAPTER M-26, AS AMENDED, A PANEL OF THE INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD WILL HEAR AN APPEAL OF A DECISION BY THE:

Development Authority of Lethbridge County
with respect to Development Permit Application DP 2025-056

APPELLANT/APPLICANT: Christopher and Kristen Veenendaal

LEGAL DESCRIPTION: Lot 1. Block 1, Plan 1113229 within the NW26 8-20 W4M
(SUBJECT PROPERTY) (84077 HWY 845, Lethbridge County)

PROPOSAL: Accessory Building (Detached Garage - 1200 sq. ft.) with Setback Waiver

DECISION: Refused with reasons

PLACE OF HEARING: **Lethbridge County Administration Office**
Council Chambers
#100, 905 4th Avenue, Lethbridge

DATE OF HEARING: Tuesday, May 13, 2025

TIME OF HEARING: 10:00 A.M.

PROCEDURES PRIOR TO THE HEARING:

1. **Provide Written Submissions** - The Appeal Board encourages all hearing participants to submit presentations, letters, and comments to the Board prior to the hearing. It is preferred that written material is emailed to the Board Clerk, ideally in a PDF format, in 1 file. Please contact the Clerk with your written submissions, which will be accepted until **12:00 pm (Noon) on May 9, 2025.**

EMAIL: gavinscott@orrsc.com

MAIL: **Gavin Scott, Board Clerk**
Oldman River Regional Services Commission
3105 – 16th Avenue N., Lethbridge, Alberta T1H 5E8

If you are bringing information to the hearing for submission, you are required to supply 12 copies.

2. **Exhibit Viewing** - The initial appeal exhibit package will be posted on the ORRSC website at **www.orrsc.com**. Any additional submissions submitted up to May 9, 2025, will be posted to the website prior to the hearing.

DATE: May 1, 2025

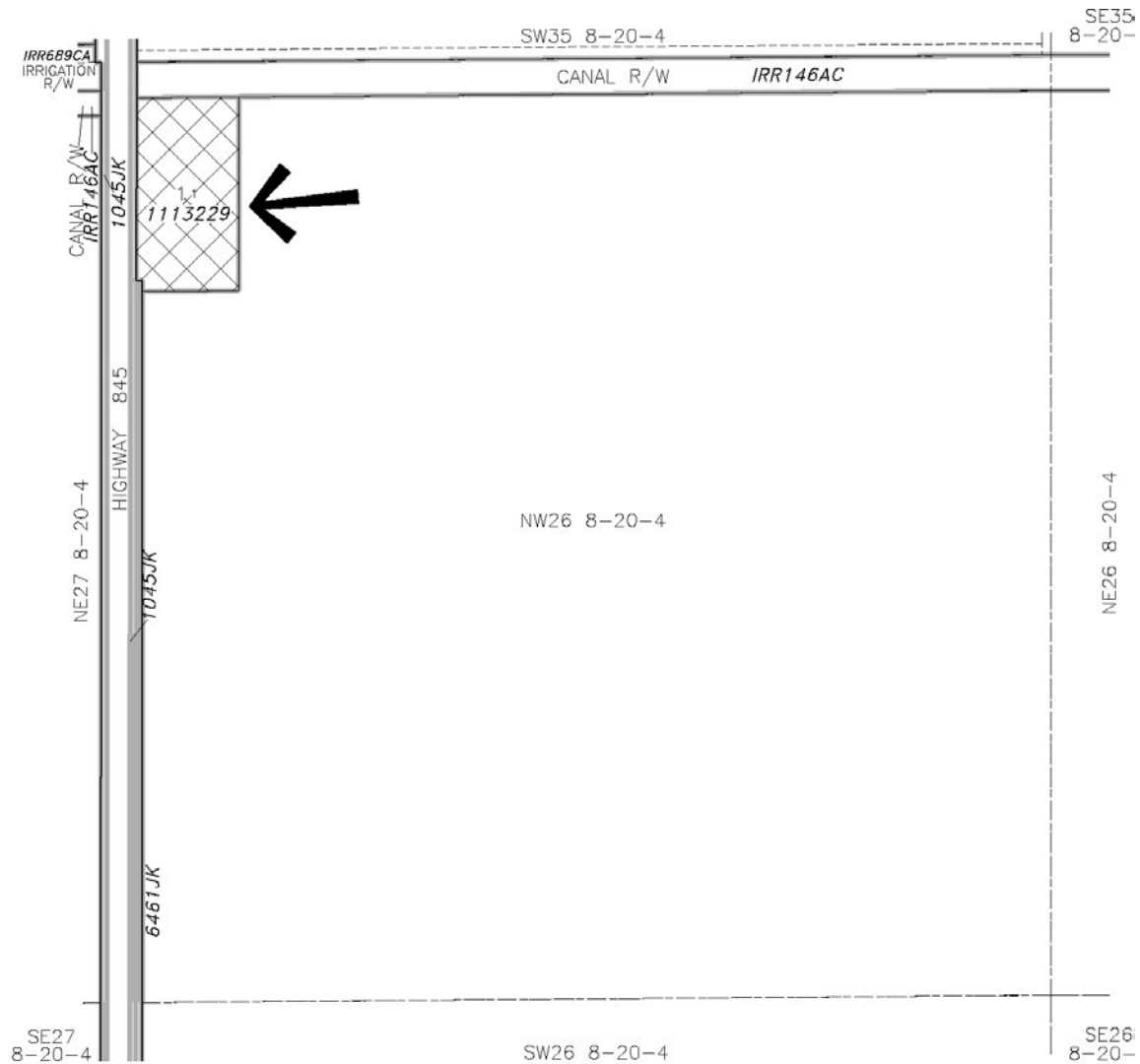


Gavin Scott, Clerk
Subdivision & Development Appeal Board

LETHBRIDGE COUNTY

CHINOOK INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD Land Subject of Appeal DP 2025-056

Lot 1, Block 1, Plan 1113229
(84077 HWY 845, Lethbridge County)



LOCATION SKETCH

LOT 1, BLOCK 1, PLAN 1113229 WITHIN
NW 1/4 SEC 26, TWP 8, RGE 20, W 4 M
MUNICIPALITY: LETHBRIDGE COUNTY
DATE: APRIL 29, 2025

LETHBRIDGE COUNTY
SUBDIVISION & DEVELOPMENT APPEAL BOARD

Development Permit No. DPA 2025-056

List of Persons Notified

Municipality:

Lethbridge County CAO
Lethbridge County Supervisor of Planning
and Development
Lethbridge County Development Officer
ORRSC Planner, Steve Harty

SDAB Members:

Karla Mather-Cocks
Kim Jensen
Evert Van Essen

Appellant/Applicant:

Christopher and Kristen Veenendaal

Other Persons Notified:

750909 Alberta Ltd
Bezco Farming Inc
Duchess Bethel Mennonite Church



LETTER OF APPEAL

DELIVER, FAX, MAIL OR EMAIL TO:

The Secretary
Lethbridge County Subdivision & Development Appeal Board
#100, 905 – 4 Ave. South, Lethbridge, Alberta, T1J 4E4
Fax: 403-328-5602
Email: mailbox@lethcounty.ca

=====

APPELLANT: (please print)

Christopher and Kristen Veenendaal

APPLICATION BEING APPEALED: (please include the Development or Subdivision Application Number)



Development Application No. 2025-056



Subdivision Application No. _____

I / WE DO HEREBY APPEAL THE FOLLOWING DECISION / ORDER:

set back waiver of 8 feet vs 20 feet refused.

THE GROUNDS FOR THE APPEAL ARE AS FOLLOWS:

(The Appellant must state reason(s) for the appeal)

- need access to septic clean out in yard - see map
- house has built up front yard. moving location of proposed garage by 12 feet does not work due to how house was built. House was built with a "hill" in front of it - see map

Date: April 23, 2025

Signature of Appellant: [Signature]

FOR OFFICE USE ONLY

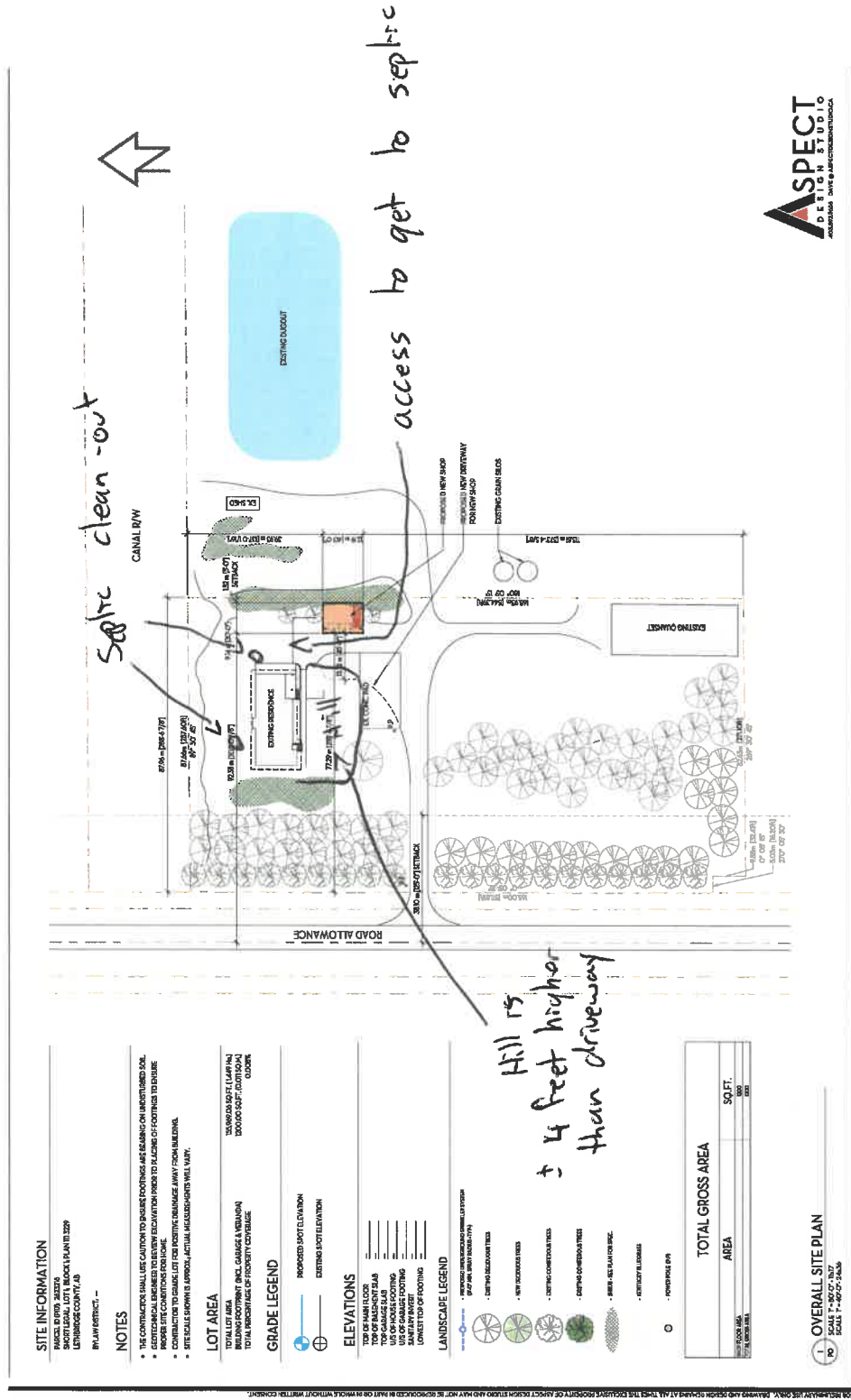
Ad Expired:

Appeal Number:

Applicant / Appellant Notified:

Hearing Date:

C1





Christopher and Kristen Veenendaal
PO BOX 1183 STN Main
Coaldale ALBERTA T1M 1M9

NOTICE OF DECISION

DEVELOPMENT PERMIT APPLICATION: 2025-056

APPLICANT: Christopher and Kristen Veenendaal

LOCATION: L:1 B:1 P:1113229 Q:NW S:26 T:8 R:20 M:W4 (84077 Highway 845)

PROPOSED DEVELOPMENT: Accessory Building (Detached Garage - 1200 sq. ft.)

DECISION

It is the decision of the Development Authority to APPROVE your Development Permit application, with conditions. Your enclosed permit will take effect after 21 days - May 13, 2025.

Please read all the conditions of the permit carefully as you will be required to comply with all of them. Note, this is **not** a building permit; you will need to contact Park Enterprises Ltd at 403-329-3747 or contact@parkenterprises.ca for any applicable Safety Code Permits required (building, electrical, plumbing, gas, private sewage).

Jessica Potack

Digitally signed by: Jessica Potack

Planning and Development Department

Enclosures

#100, 905 4 Avenue South
Lethbridge, Alberta T1J 4E4
P: 403.328.5525 Toll-free: 855.728.5602
E: mailbox@lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

lethcounty.ca






Development Permit Permit: 204204-25-D0050

From permitting@safetycodes.ab.ca <permitting@safetycodes.ab.ca>

Date Wed 4/2/2025 9:33 AM

To [REDACTED]

Cc Jessica Potack <jpotack@lethcounty.ca>

 1 attachment (497 KB)

204204-25-D0050-Notice of Complete Application.pdf;

Good morning Chris,

Please see attached for an update relating to your Development Permit Application.

Should you have any questions, please **reply-all** to this email. **Failure to select reply-all will result in your email not being received or processed by Lethbridge County.**

Thank you,



Jessica Potack
Coordinator, Planning and Development

P: 403.317.6053 C: 403.915.6143 E: jpotack@lethcounty.ca
www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

Confidentiality Notice: This e-mail may contain confidential and privileged material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply e-mail or telephone and delete all copies of this message.

E1



Notice of Complete Application

Date: Apr 2, 2025

RE: Development Permit Application 2025-056

Accessory Building (Detached Garage - 1200 sq. ft.) with Setback Waiver

Location: Part of L:1 B:1 P:1113229 Q:NW S:26 T:8 R:20 M:W4 (84077 Highway 845)

Our preliminary review of your application has been concluded and your application has been deemed complete. Please accept this email as confirmation. **Your application number is 2025-056.**

This is not an approval of a Development Permit. This email is solely to inform you that the Development Authority has determined that your application is complete, and that the application is now under formal consideration.

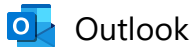
Note that the County has up to 40 days to review and issue a decision on the application as submitted.

Thank you,

Jessica Potack

Digitally signed by: Jessica Potack

Planning and Development Department



Development Permit Permit: 204204-25-D0050

From permitting@safetycodes.ab.ca <permitting@safetycodes.ab.ca>

Date Wed 3/26/2025 3:41 PM

To [REDACTED]

Cc Jessica Potack <jpotack@lethcounty.ca>

 1 attachment (464 KB)

204204-25-D0050-Additional Information Required.pdf;

Good afternoon Chris,

Pursuant to our request for additional information sent March 18, 2025, we have not received a response. Please see attached for a list of additionally required documentation for your development permit application. Please submit this information no later than end of day April 2, 2025.

Should you require additional time to submit the required documentation, you must contact the County to make alternative arrangements before the deadline. Failure to provide the required documentation or make alternative arrangements with Lethbridge County may result in your application being deemed incomplete and refused.

Please **reply-all** to this email when submitting documentation. **Failure to select reply-all will result in your email not being received or processed by Lethbridge County.**



Jessica Potack
Coordinator, Planning and Development

P: 403.317.6053 C: 403.915.6143 E:jpotack@lethcounty.ca
www.lethcounty.ca

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E3

Mar 26, 2025

Christopher and Kristen Veenendaal
[REDACTED]

Additional Information Required

REFERENCE NUMBER: 204204-25-D0050

APPLICANT: Christopher and Kristen Veenendaal

LOCATION: L:1 B:1 P:1113229 Q:NW S:26 T:8 R:20 M:W4 (84077 Highway 845)

In order to continue processing your application, we require the following information:

- The submitted plans show a 5' setback to the east property line. Please provide reasoning for this request, as this is what will be considered when determining whether the County will allow the required 20' setback to 5'.
- The site plan indicates an existing dugout, existing shed, and existing grain silos to the east. These things are all outside of your property line. It does appear that you have a driveway going to the adjacent parcel. Are you aware that this parcel does not belong to you? Do you have an agreement with the neighbours or a subdivision application in process that should be noted on file?

Please submit this information within seven (7) days by **replying-all** to this email or submitting them directly to development@lethcounty.ca using your reference number above. Failure to select *reply-all* will result in your email not being received or processed by Lethbridge County.

Should you require additional time to submit the required documentation, you must contact the County to make alternative arrangements before the deadline. Failure to provide the required documentation or make alternative arrangements with Lethbridge County may result in your application being deemed incomplete and refused. Please note that applications refused as a result of being deemed incomplete are not eligible for a refund.

Jessica Potack

Digitally signed by: Jessica Potack

Planning and Development Department




Development Permit Permit: 204204-25-D0050

From permitting@safetycodes.ab.ca <permitting@safetycodes.ab.ca>

Date Tue 3/18/2025 11:57 AM

To [REDACTED]

Cc Jessica Potack <jpotack@lethcounty.ca>

 1 attachment (464 KB)

204204-25-D0050-Additional Information Required.pdf;

Good afternoon Chris,

Please see attached for a list of additionally required documentation for your development permit application. Please submit this information no later than end of day Tuesday April 1, 2025.

Should you require additional time to submit the required documentation, you must contact the County to make alternative arrangements before the deadline. Failure to provide the required documentation or make alternative arrangements with Lethbridge County will result in your application being deemed incomplete and refused.

Please **reply-all** to this email when submitting documentation. **Failure to select reply-all will result in your email not being received or processed by Lethbridge County.**



Jessica Potack
Coordinator, Planning and Development

P: 403.317.6053 C: 403.915.6143 E:jpotack@lethcounty.ca
www.lethcounty.ca

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E5

Mar 18, 2025

Christopher and Kristen Veenendaal


Additional Information Required

REFERENCE NUMBER: 204204-25-D0050

APPLICANT: Christopher and Kristen Veenendaal

LOCATION: L:1 B:1 P:1113229 Q:NW S:26 T:8 R:20 M:W4 (84077 Highway 845)

In order to continue processing your application, we require the following information:

- The submitted plans show a 5' setback to the east property line. Please provide reasoning for this request, as this is what will be considered when determining whether the County will allow the required 20' setback to 5'.
- The site plan indicates an existing dugout, existing shed, and existing grain silos to the east. These things are all outside of your property line. It does appear that you have a driveway going to the adjacent parcel. Are you aware that this parcel does not belong to you? Do you have an agreement with the neighbours or a subdivision application in process that should be noted on file?

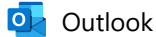
Please submit this information within 14 days by **replying-all** to this email or submitting them directly to development@lethcounty.ca using your reference number above. Failure to select *reply-all* will result in your email not being received or processed by Lethbridge County.

Should you require additional time to submit the required documentation, you must contact the County to make alternative arrangements before the deadline. Failure to provide the required documentation or make alternative arrangements with Lethbridge County will result in your application being deemed incomplete and refused.

Jessica Potack

Digitally signed by: Jessica Potack

Planning and Development Department



Outlook

Development Permit Permit: 204204-25-D0050

From permitting@safetycodes.ab.ca <permitting@safetycodes.ab.ca>**Date** Thu 3/13/2025 11:55 AM**To** [REDACTED]**Cc** Jessica Potack <jpotack@lethcounty.ca>

1 attachment (463 KB)

204204-25-D0050-Additional Information Required.pdf;

Good afternoon Chris,

Please see attached for a list of additionally required documentation for your development permit application. Please submit this information no later than end of day Thursday March 27, 2025.

Should you require additional time to submit the required documentation, you must contact the County to make alternative arrangements before the deadline. Failure to provide the required documentation or make alternative arrangements with Lethbridge County will result in your application being deemed incomplete and refused.

Please **reply-all** to this email when submitting documentation. **Failure to select reply-all will result in your email not being received or processed by Lethbridge County.**

Jessica Potack
Coordinator, Planning and DevelopmentP: 403.317.6053 C: 403.915.6143 E: jpotack@lethcounty.ca
www.lethcounty.ca

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E7



Mar 13, 2025

Christopher and Kristen Veenendaal


Additional Information Required

REFERENCE NUMBER: 204204-25-D0050

APPLICANT: Christopher and Kristen Veenendaal

LOCATION: L:1 B:1 P:1113229 Q:NW S:26 T:8 R:20 M:W4 (84077 Highway 845)

In order to continue processing your application, we require the following information:

- Please provide copy of Certificate of Title (within 30 days) - Can be obtained online through Alberta Land Titles
- Please provide copies of digital plans, if available, as those submitted or not entirely legible
- Please specify your reasoning for a setback waiver request. Additionally, please confirm that you are indeed still requesting a waiver for an 8 foot rear setback, as my imagery appears to show this would be in the tree line.

Please submit this information within 14 days by **replying-all** to this email or submitting them directly to development@lethcounty.ca using your reference number above. Failure to select *reply-all* will result in your email not being received or processed by Lethbridge County.

Should you require additional time to submit the required documentation, you must contact the County to make alternative arrangements before the deadline. Failure to provide the required documentation or make alternative arrangements with Lethbridge County will result in your application being deemed incomplete and refused.

Jessica Potack

Digitally signed by: Jessica Potack

Planning and Development Department

Form A: Development Permit Application

Pursuant to Land Use Bylaw No. 24-007

Office Use		
Application No: 2025-056	Roll No: 17680100	Use: <input type="checkbox"/> Permitted <input checked="" type="checkbox"/> Discretionary <input type="checkbox"/> Similar <input type="checkbox"/> Prohibited
Application Fee: \$ 350.00	Date Paid: Mar 31/25	Land Use District: <input checked="" type="checkbox"/> Rural Agriculture <input type="checkbox"/> Urban Fringe <input type="checkbox"/> Grouped Country Residential <input type="checkbox"/> Rural General Industrial <input type="checkbox"/> Business Light Industrial <input type="checkbox"/> Rural Commercial <input type="checkbox"/> Rural Recreational <input type="checkbox"/> Hamlet Residential <input type="checkbox"/> Hamlet Commercial <input type="checkbox"/> Hamlet Industrial <input type="checkbox"/> Hamlet Public/Institutional <input type="checkbox"/> Hamlet Direct Control <input type="checkbox"/> Hamlet Transitional/Agricultural <input type="checkbox"/> Direct Control
Application Received/Complete: Mar 12/25 // Apr 2/25		
Notification or Advertised Date:	Effective Date:	
Municipal Address Application Submitted: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not Required		
Approach Application Submitted: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not Required		
AER Abandoned well information provided: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Accessory Building (Detached Garage - 1200 sq. ft.) with Setback Waiver
Site Plans or drawings Submitted: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Site Visit Conducted: <input type="checkbox"/> No <input type="checkbox"/> Yes Date:

1. Applicant Information

Applicant's Name: **Chris Veenendaal**

Phone/Cell Phone: [REDACTED] Email: [REDACTED]

Mailing Address: [REDACTED]

Registered Owner's Name: **Chris + Kristen Veenendaal**

Phone/Cell Phone: [REDACTED] Email: [REDACTED]

Mailing Address: [REDACTED]

Applicant's interest in the proposed development if not the registered owner:

☐ Agent ☐ Contractor ☐ Tenant ☐ Other: _____

2. Land Information

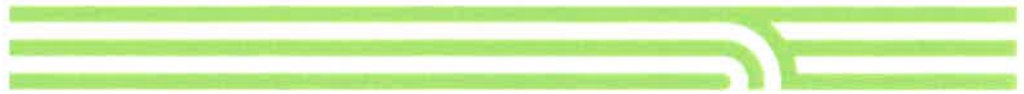
Quarter: **NW** Section: **26** Township: **8** Range: **20** W4M

Lot(s): **1** Block: **1** Plan: **1113229**

Municipal/Street address: **84077 HWY 845**

* Subject to Municipal Address Bylaw 1315, if there is currently not a municipal address on the parcel a municipal address application must be submitted.

Area of Parcel: **+/-3.5** Acres _____ Hectares Land Use District: **Rural**



Form A: Development Permit Application

Pursuant to Land Use Bylaw No. 24-007

3. Development Information

(a) Existing Development

Please list the existing buildings, structures and use(s) on the land. (Please indicate if any are to be removed or relocated.)

House and Quonset

(b) Proposed Development

Please describe the proposed development including uses, buildings, structures, and any planned renovations and additions that are to be constructed on the lot.

Triple car detached garage

For Residential development please check the applicable box below:

☐ Single-detached dwelling

☐ Site Built

☐ Ready to Move

☐ Moved-In (Previously Occupied)

☐ Manufactured Home 1 (New)

☐ Manufactured Home 2 (Used)

Year of Build: _____

☐ Ground Mount Solar Array

☐ Semi-detached dwelling

☒ Accessory Building/Structure (e.g.: deck/garage/shop)

☐ Addition

☐ Other Dwelling Type: _____

Does dwelling application include an attached garage

☐ Yes ☐ No

For Non-Residential development please check the applicable box below if the proposed development is for one of the following AND complete the supplementary form:

☐ Home Occupation
(Form A1)

☐ Commercial/Industrial
(Form A2)

☐ Sign(s)
(Form A3)

☐ Demolition
(Form A4)

☐ Change of Use
Original Use: _____

For Agricultural/Farm development please provide the following information

(a) What is the nature of the Agricultural/Farm Operation?

(b) What is the Building Occupancy? (ie. Housing of Livestock, Equipment Storage, Processing, etc.):

(c) What is the total occupant load? (# of persons occupying structure at any given time): _____

Form A: Development Permit Application

Pursuant to Land Use Bylaw No. 24-007

4. Building Details

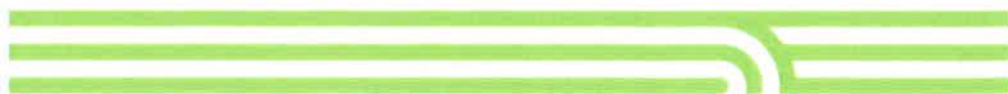
If constructing more than one structure, please indicate what each structure is below (ie. House, Addition, Shop, Deck, etc.):

Size/ Dimensions		Office Use	
Structure: 30' x 40' garage	Structure: _____		
Building or Addition <input type="checkbox"/> m ² <input checked="" type="checkbox"/> ft ² Size: 1200	Building or Addition <input type="checkbox"/> m ² <input type="checkbox"/> ft ² Size: _____		
Building Height <input type="checkbox"/> m <input checked="" type="checkbox"/> ft (grade to peak) +/- 19	Building Height (grade to peak) <input type="checkbox"/> m <input type="checkbox"/> ft		
Estimated Cost of Development: \$ \$75,000	Estimated Cost of Development: \$ _____		

Proposed Setbacks from Property Lines		Office Use	
Structure: garage	Structure: _____		
Front <input type="checkbox"/> m <input checked="" type="checkbox"/> ft 151	Front <input type="checkbox"/> m <input type="checkbox"/> ft		
Rear <input type="checkbox"/> m <input checked="" type="checkbox"/> ft 8	Rear <input type="checkbox"/> m <input type="checkbox"/> ft		
Side <input type="checkbox"/> m <input checked="" type="checkbox"/> ft 131	Side <input type="checkbox"/> m <input type="checkbox"/> ft		
Side <input type="checkbox"/> m <input checked="" type="checkbox"/> ft 554	Side <input type="checkbox"/> m <input type="checkbox"/> ft		

Parcel Details		
Lot Type <input checked="" type="checkbox"/> Interior Lot <input checked="" type="checkbox"/> Corner Lot	New Approach or Driveway Required? <input type="checkbox"/> Yes – Submit Approach Application <input type="checkbox"/> New Driveway, No New Approach <input checked="" type="checkbox"/> No	New Municipal Address or Unit Number (ie. 2 nd Dwelling) Required <input type="checkbox"/> Yes – Submit Municipal Address Application <input checked="" type="checkbox"/> No

Services		
Water Supply: <input type="checkbox"/> Cistern <input type="checkbox"/> Water well <input type="checkbox"/> Dugout <input checked="" type="checkbox"/> Municipal/Co-op <input type="checkbox"/> Other (specify): _____	Sewer System: <input type="checkbox"/> New Private Septic <input checked="" type="checkbox"/> Existing Private Septic <input type="checkbox"/> Municipal <input type="checkbox"/> Communal	Installation of Subtrade Works (Check all that apply): <input checked="" type="checkbox"/> Electrical <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Plumbing
<input type="checkbox"/> There are no services applicable to this development		



Form A: Development Permit Application

Pursuant to Land Use Bylaw No. 24-007

5. Exterior Finish, Fencing, and Landscaping

☐ Not applicable to this development

☒ Describe generally the types, colors, and materials, as applicable, of:

Exterior finishes of the proposed building(s): brick and siding

Proposed fencing and height: _____

Proposed landscaping: gravel and grass

Describe any proposed improvements to the exterior of the dwelling where application is for a previously occupied dwelling (moved-in or manufactured home): _____

6. Details of Vehicle Parking and Access (For Commercial/Industrial Proposals, submit Form A2)

Describe the number _____ and size _____ of all existing and proposed parking spaces _____, and driveways _____ on site (or N/A if not applicable).

(Indicate locations of same on a scaled SITE PLAN.)

7. Waiver Request(s)

Is a waiver (variance) to one or more standards in the Land Use Bylaw being requested? ☐ No ☒ Yes

If yes, please specify (setback, height, etc.): setback from property line

8. Other – for parcels outside of Hamlet Districts (Please indicate to the best of your knowledge)

(a) Are any of the following within a 1-mile (1.6 km) of the proposed development?

- ☒ Provincial Highway ☐ Confined Feeding Operation ☐ Sour gas well or pipeline
☐ Sewage treatment plant ☐ Waste transfer station or landfill

(b) Is the proposed development to be situated within 500 metres (1,640 ft.) of an established anhydrous ammonia bulk storage facility? ☐ Yes ☒ No ☐ Don't Know

(c) Is the development located in proximity of a coulee bank/break/slope? ☐ Yes ☒ No

If "yes", please provide details on the building sites' setback distance from the front edge of the valley or coulee break (escarpment rim).

Estimated Commencement Date: May 2025

Estimated Completion Date: Oct 2025



Form A: Development Permit Application

Pursuant to Land Use Bylaw No. 24-007

9. Declaration of Applicant

I/We have read and understand the terms noted below and hereby apply for a development permit to carry out the development described within this application including any attached supplementary forms, plans, and documents. I/We hereby certify that the registered owner of the land is aware of, and in agreement with this application.

*Further I/We hereby give my/our consent to allow authorized persons the **right to enter** upon the subject land and/or building(s) for the purpose of an inspection with respect to this application only.*

1. The Development Authority may deem a development permit application incomplete if any of the application requirements are incomplete or the quality of the information is deemed inadequate to properly evaluate the application.
2. Site plans and building drawings, in sufficient detail to enable adequate consideration of the application, must be submitted with this application, together with a plan sufficient to identify the land. It is desirable that the plans and drawings should be on a scale appropriate to the development. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared.
3. Although the Development Officer is in a position to advise applicants of the process and requirements of the development application, such advice must not be taken as official consent, and is without prejudice to the decision in connection with the formal application.
4. Any development started before the issuance of a development permit and expiration of the appeal period is at the applicant's own risk.
5. **If a decision is not made within 40 days** from the date the application is deemed complete, or within such longer period as the applicant may approve in writing, **the applicant may deem the application to be refused** and the applicant may exercise his right of appeal as though he had been mailed a refusal at the end of the 40-day period.
6. A development permit does not constitute a building permit or approval from any provincial or federal department. Construction undertaken after approval of this development permit application may be regulated by the **Alberta Safety Codes**. The applicant/owner/developer assumes all responsibilities pertaining to construction plan submissions, approval and inspections as may be required by the appropriate provincial body. The applicant is responsible for determining and obtaining any other applicable provincial and federal approvals prior to commencement.

*FOIP STATEMENT: Personal information on this form is collected under the authority of section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act. The information collected here will be used to by Lethbridge County for the purposes of reviewing the Development Permit application. **This form is a public record that is available to anyone.** All information contained on this form (including personal information) is disclosed by Lethbridge County to anyone requesting a copy in accordance with Lethbridge County Policy No. 173 (Freedom of Information and Protection of Privacy (FOIP)). For further information about the collection and use of this information please contact the Lethbridge County FOIP Coordinator at foip@lethcounty.ca or call (403) 328-5525 or come into the office #100, 905 4 Avenue South, Lethbridge Alberta, T1J 4E4.*

Date: March 12, 2025

Applicant's Signature: _____

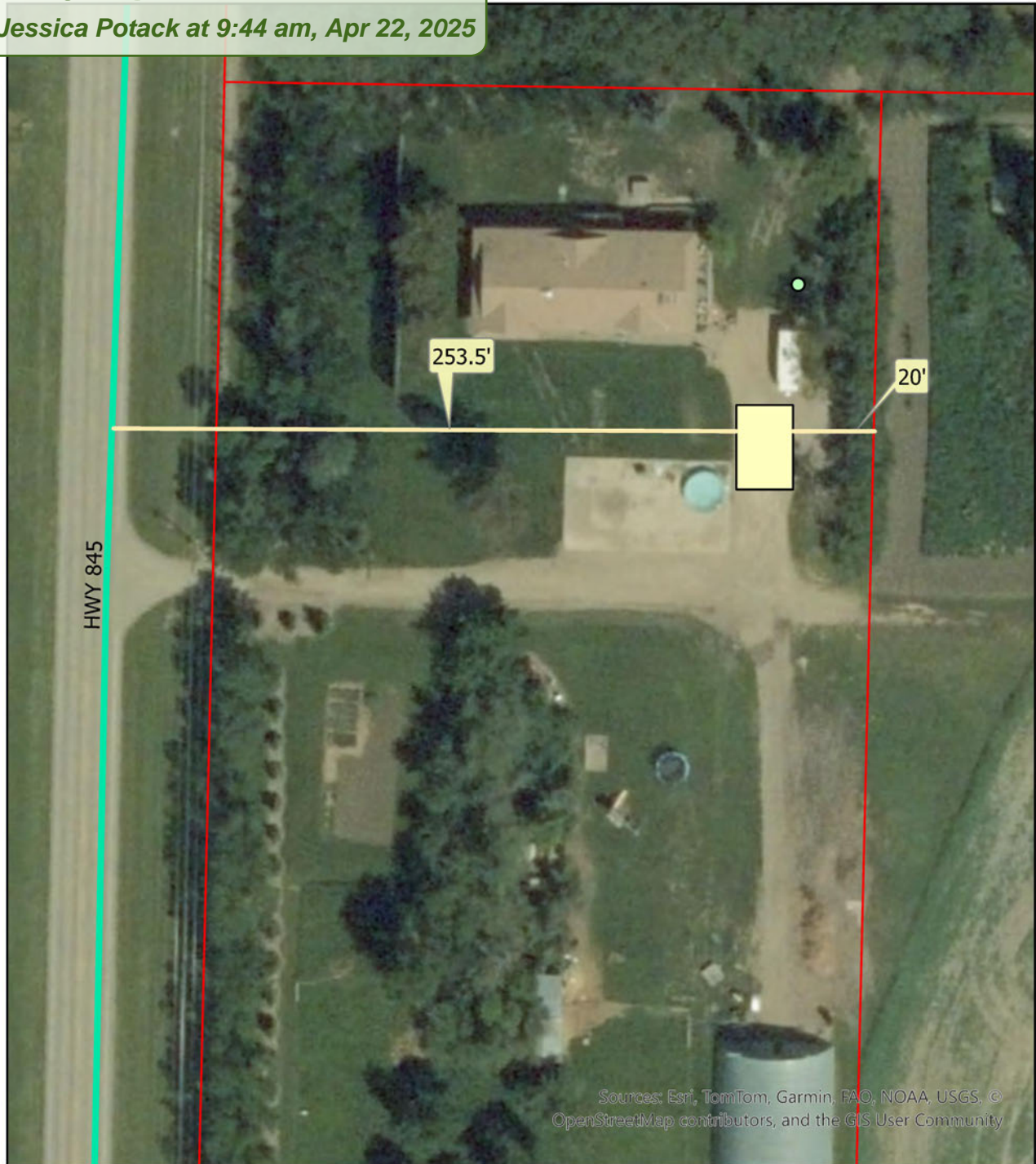
Registered Owner's Signature: _____

(Required, if different from applicant)

2025-056

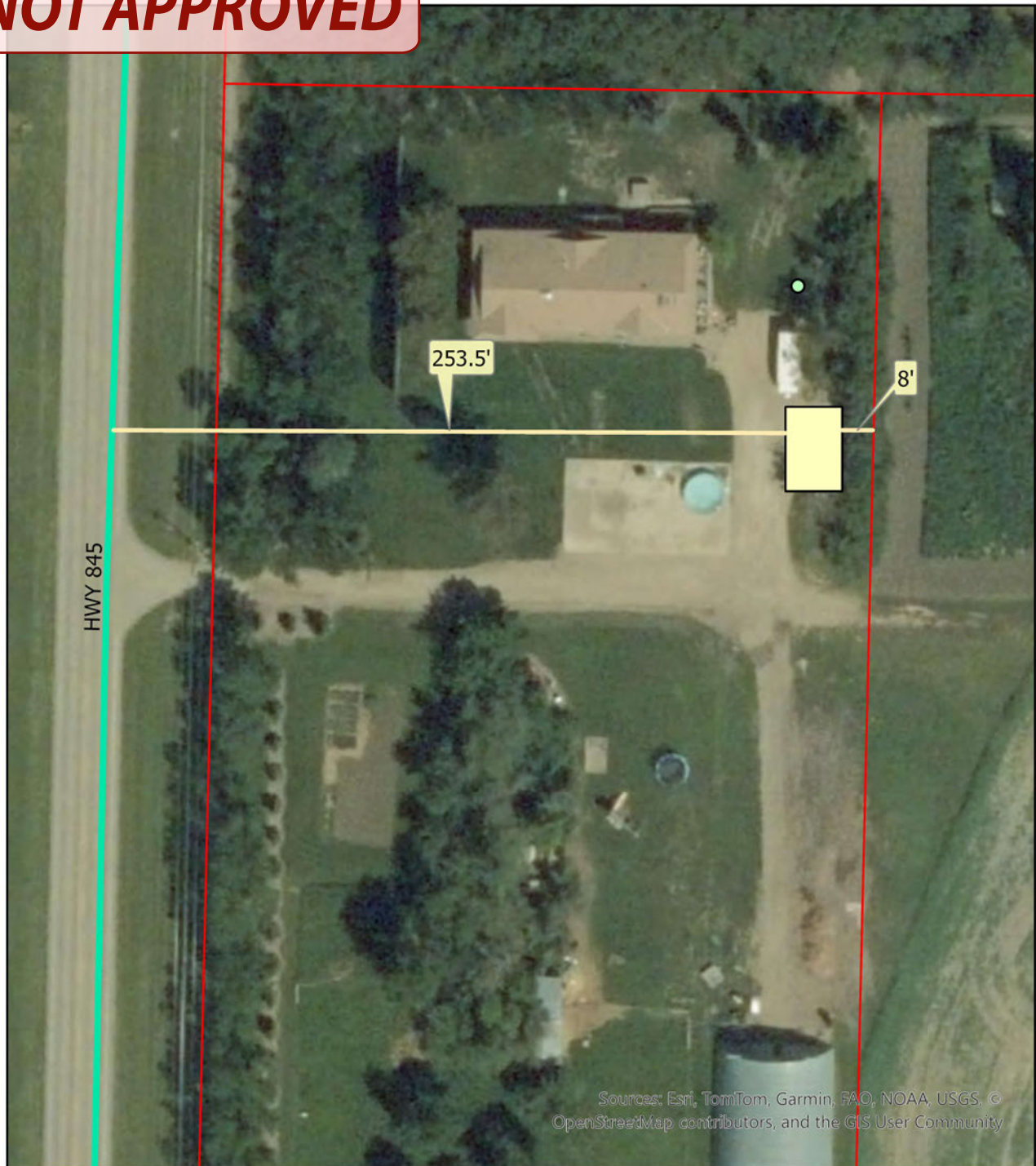
APPROVED

By Jessica Potack at 9:44 am, Apr 22, 2025



2025-056

NOT APPROVED



FOR PRELIMINARY USE ONLY. DRAWING AND DESIGN REMAINS AT ALL TIMES THE EXCLUSIVE PROPERTY OF ASPECT DESIGN STUDIO AND MAY NOT BE REPRODUCED IN PART OR IN WHOLE WITHOUT WRITTEN CONSENT.

SITE INFORMATION

PARCEL ID (PID): 2623216
SHORT LEGAL: LOT 1; BLOCK 1; PLAN 111 3229
LETHBRIDGE COUNTY, AB

BYLAW DISTRICT: ---

NOTES

- THE CONTRACTOR SHALL USE CAUTION TO ENSURE FOOTINGS ARE BEARING ON UNDISTURBED SOIL.
- GEOTECHNICAL ENGINEER TO REVIEW EXCAVATION PRIOR TO PLACING OF FOOTINGS TO ENSURE PROPER SITE CONDITIONS FOR HOME.
- CONTRACTOR TO GRADE LOT FOR POSITIVE DRAINAGE AWAY FROM BUILDING.
- SITE SCALE SHOWN IS APPROX.; ACTUAL MEASUREMENTS WILL VARY.

LOT AREA

TOTAL LOT AREA	155,969.06 SQ.FT. (1.449 Ha.)
BUILDING FOOTPRINT (INCL. GARAGE & VERANDA)	1200.00 SQ.FT. (0.011 SQ.M.)
TOTAL PERCENTAGE OF PROPERTY COVERAGE	0.008%

GRADE LEGEND

- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION

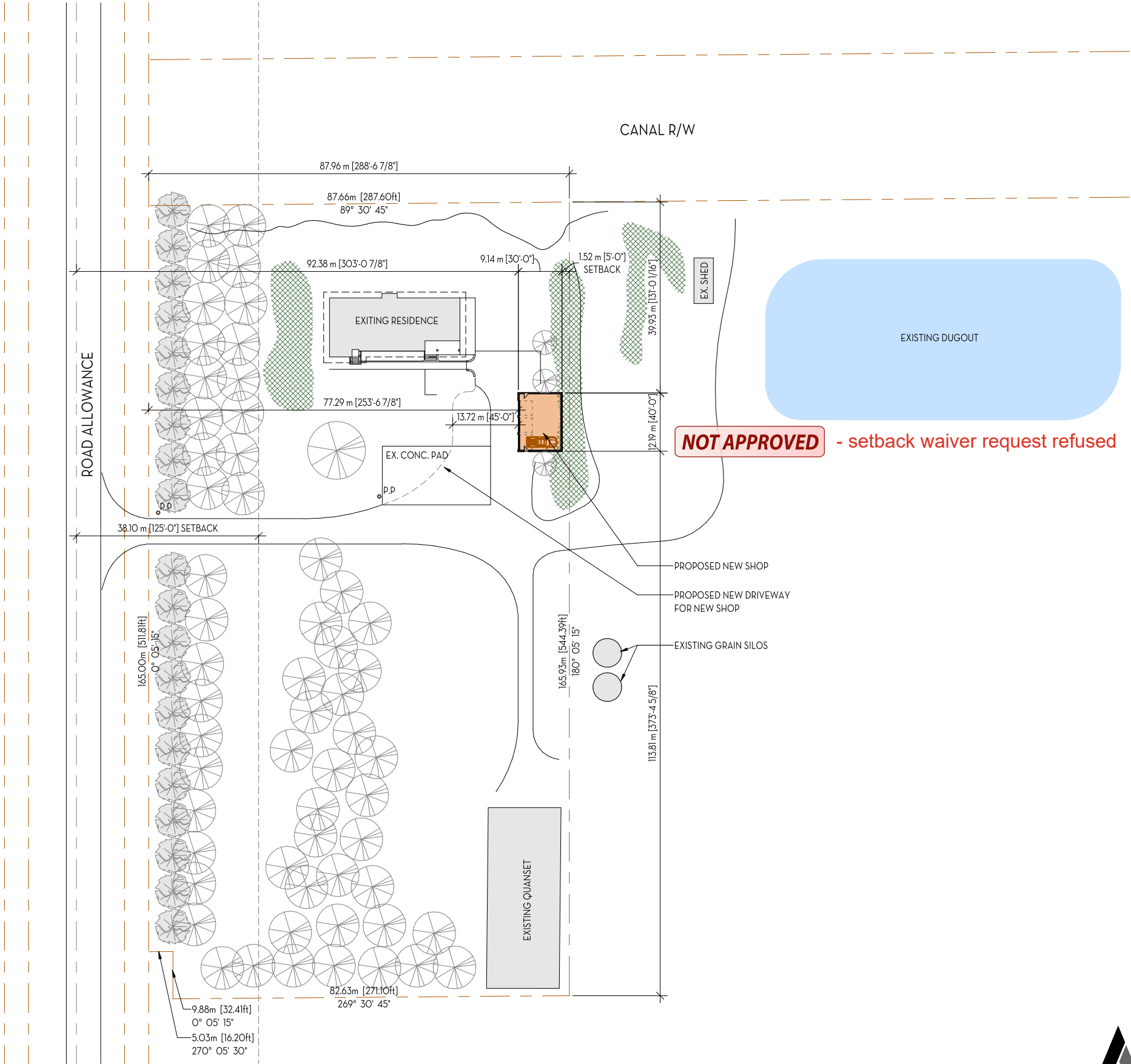
ELEVATIONS

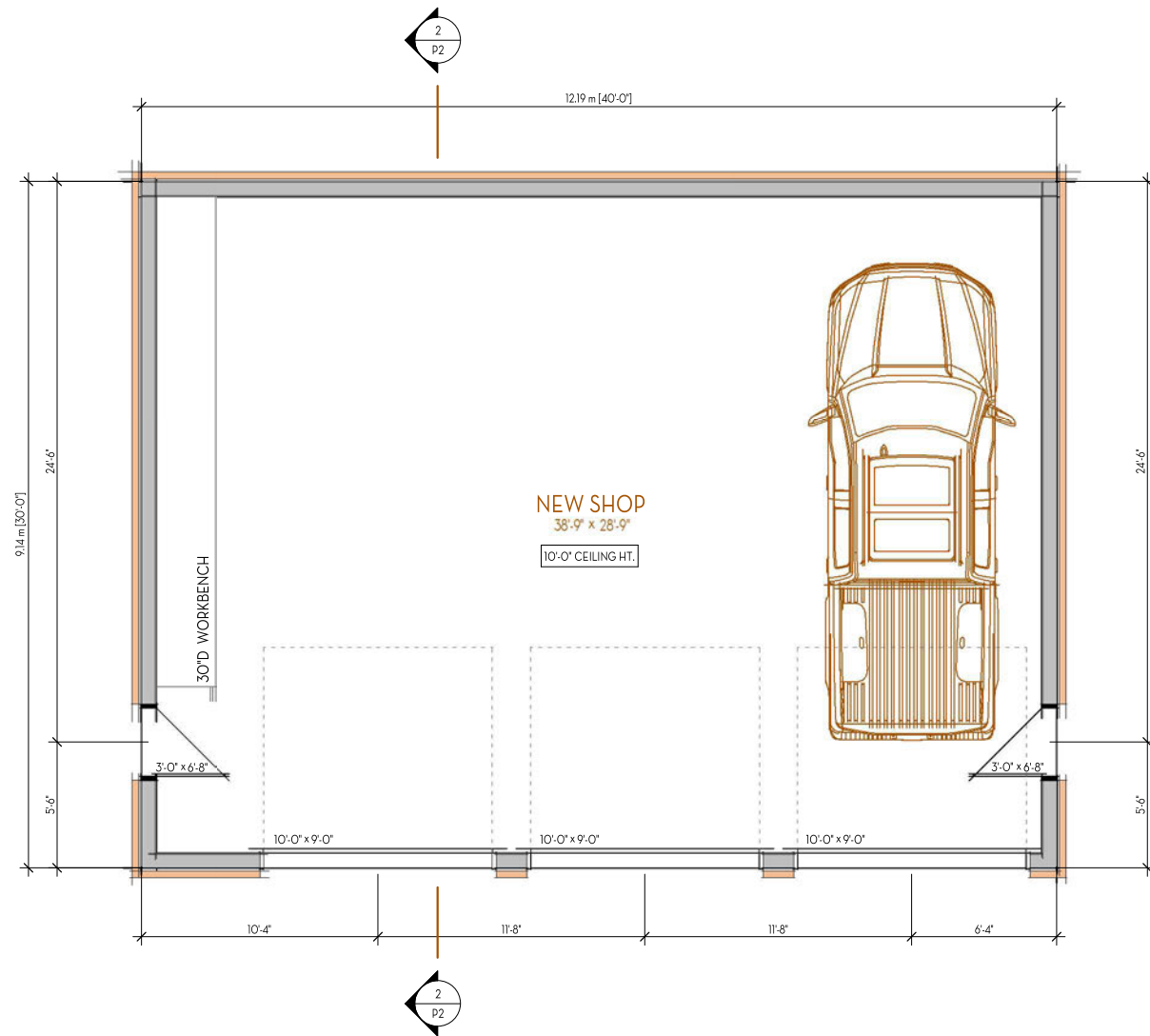
TOP OF MAIN FLOOR	---
TOP OF BASEMENT SLAB	---
TOP GARAGE SLAB	---
U/S OF HOUSE FOOTING	---
U/S OF GARAGE FOOTING	---
SANITARY INVERT	---
LOWEST TOP OF FOOTING	---

LANDSCAPE LEGEND

- PROPOSED UNDERGROUND SPRINKLER SYSTEM (11'-0" MIN. SPRAY RADIUS - TYP.)
- EXISTING DECIDUOUS TREES
- NEW DECIDUOUS TREES
- EXISTING CONIFEROUS TREES
- EXISTING CONIFEROUS TREES
- SHRUB - SEE PLAN FOR SPEC.
- KENTUCKY BLUEGRASS
- POWER POLE (P.P.)

TOTAL GROSS AREA	
AREA	SQ.FT.
SHOP FLOOR AREA	1200
TOTAL GROSS AREA	1200

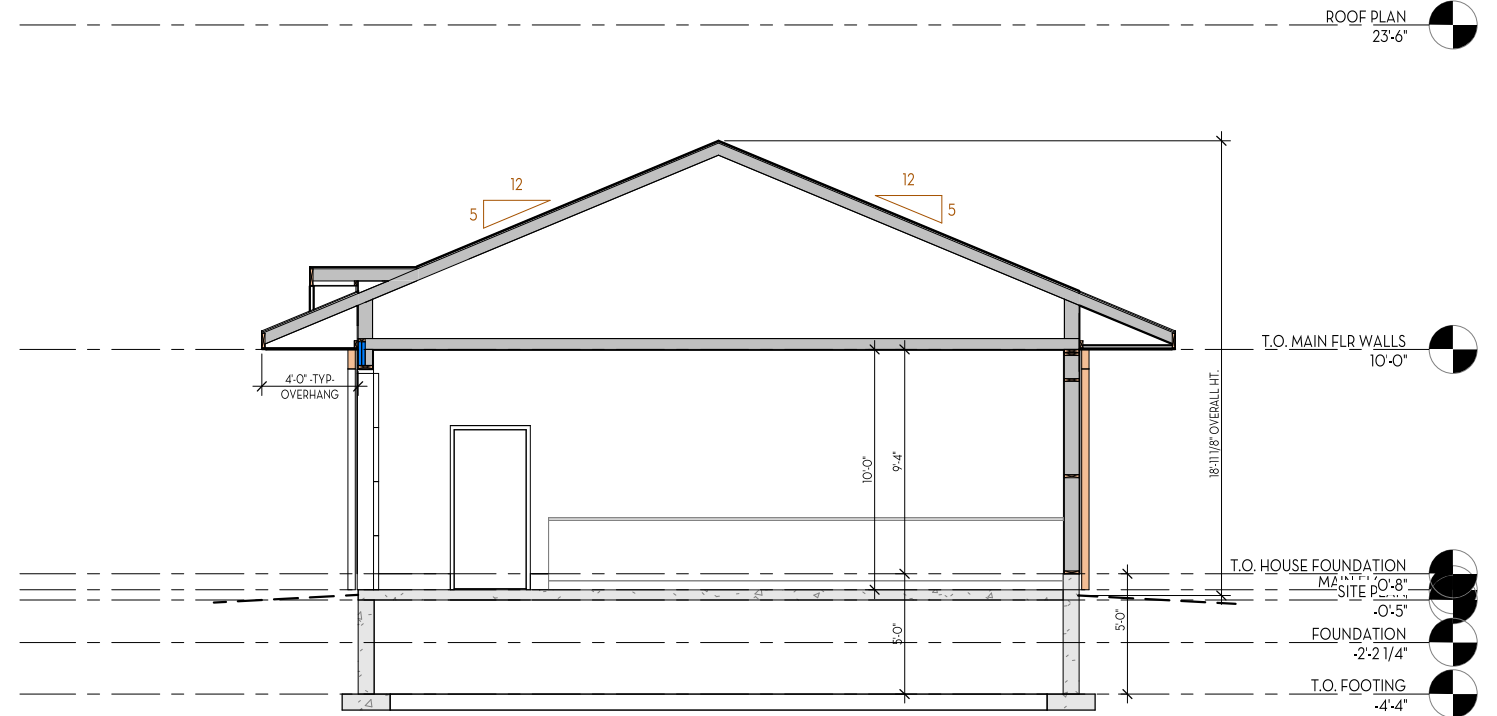




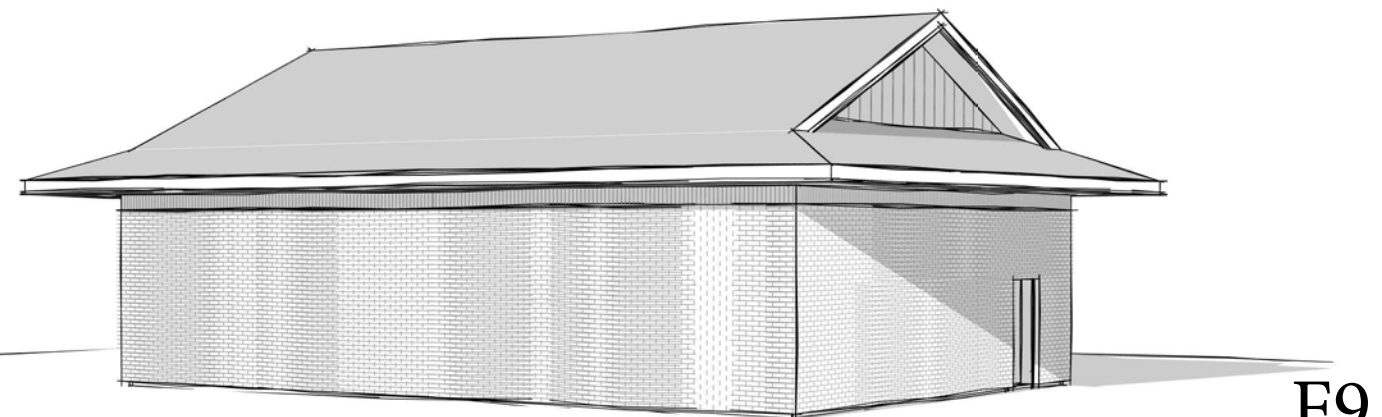
1 MAIN FLOOR - PROPOSED
P2 SCALE 1/8" = 1'-0" - 11x17
SCALE 1/4" = 1'-0" - 24x36



3 SW VIEW
P2 SCALE - 11x17

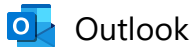


2 SECTION - GENERAL
P2 SCALE 1/8" = 1'-0" - 11x17



4 NE VIEW
P2 SCALE - 11x17

F9



Fwd: Development Permit Permit: 204204-25-D0050

From Chris Veenendaal [REDACTED]
Date Wed 3/26/2025 4:01 PM
To Jessica Potack <jpotack@lethcounty.ca>

----- Forwarded message -----

From: **Chris Veenendaal** [REDACTED]
Date: Wed, Mar 19, 2025 at 9:28 PM
Subject: Re: Development Permit Permit: 204204-25-D0050
To: <permitting@safetycodes.ab.ca>

I am fully aware that the adjacent property does not belong to me. I have an agreement with the neighbour that they are allowed to drive through my yard to access that part of their property.

I am asking for 8' set back not 5' as the diagram suggests. That was the site plan that I had someone draw up for me.

The reason for the request is the flow of the yard and driveway. This is the best design and works best for flow of vehicles and the overall look and landscape for the yard. To the east of the property line is a garden area and is not commercially farmed like the rest of the adjacent field. This acreage was also approved with only a 5' setback from the east and south boundary lines for the existing quonset on the property.

Any more questions or concerns please let me know,

Regards

Chris Veenendaal

On Tue, Mar 18, 2025 at 11:56 AM <permitting@safetycodes.ab.ca> wrote:

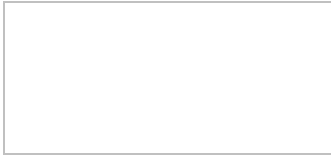
Good afternoon Chris,

Please see attached for a list of additionally required documentation for your development permit application. Please submit this information no later than end of day Tuesday April 1, 2025.

Should you require additional time to submit the required documentation, you must contact the County to make alternative arrangements before the deadline. Failure to provide the required documentation or make alternative arrangements with Lethbridge County will result in your application being deemed incomplete and refused.

Please **reply-all** to this email when submitting documentation. **Failure to select reply-all will result in your email not being received or processed by Lethbridge County.**

F10



Jessica Potack
Coordinator, Planning and Development

P: 403.317.6053 C: 403.915.6143 E:jpotack@lethcounty.ca
www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

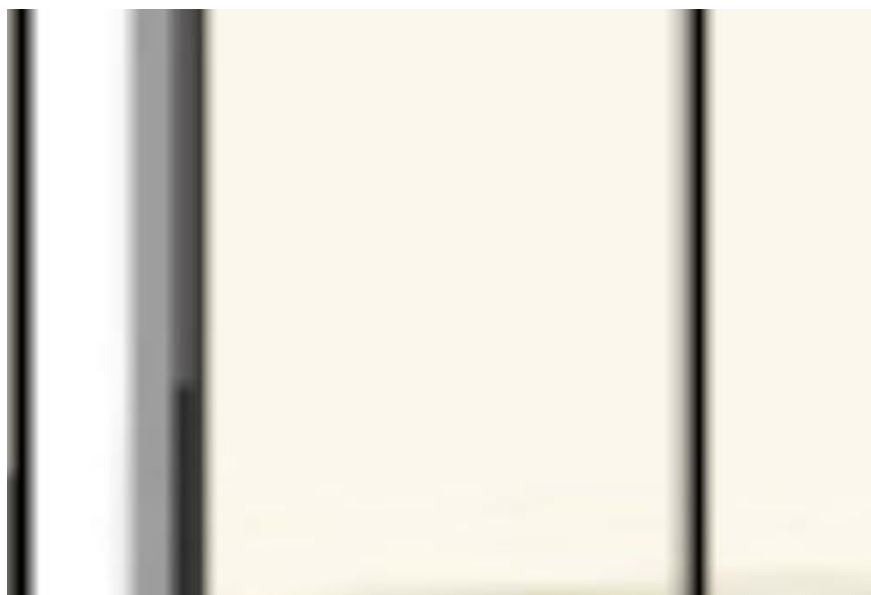
Confidentiality Notice: This e-mail may contain confidential and privileged material for the sole use of the intended recipient(s). Any review, use, distribution or disclosure by others is strictly prohibited. If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply e-mail or telephone and delete all copies of this message.

F11

Transportation and Economic Corridors Notice of Referral Decision

Municipal Development in Proximity of a Provincial Highway

Municipality File Number:	2025-056	Highway(s):	512, 845
Legal Land Location:	QS-NW SEC-26 TWP-008 RGE-20 MER-4	Municipality:	Lethbridge County
Decision By:	Leah Olsen	Issuing Office:	Southern Region / Lethbridge
Issued Date:	April 2, 2025	AT Reference #:	RPATH0050000
Description of Development:	<p>Lethbridge County has received an application for a Detached Garage on a parcel in the Rural Agricultural District. The proposed structure is a Permitted Use and meets all required setbacks of the Rural Agricultural District. This parcel is located approximately 1 mile south of the Hwy 845, Hwy 512 junction. The applicant has requested that the 20' setback to the rear property line is waived to 8'. He confirmed this to be accurate even though his submitted plans state a 5' setback. When I requested reasoning for the setback waiver, he stated, "The reason for the request is the flow of the yard and driveway. This is the best design and works best for flow of vehicles and the overall look and landscape for the yard. To the east of the property line is a garden area and is not commercially farmed like the rest of the adjacent field. This acreage was also approved with only a 5' setback from the east and south boundary lines for the existing quonset on the property". I took a look into the land file and was unable to locate a development permit for the quonset, although I was able to confirm it was constructed prior to 2006 based on aerial imagery. Based on the submitted site plan, it does not appear that a waiver would be necessary for anything other than convenience, especially given that it appears that they will be removing the concrete pad in order to accommodate the driveway. With this in mind, I am not inclined to approve this waiver, but would appreciate additional opinions. The submitted site plan also indicates an existing dugout and existing shed on the east side of the property. It should be noted that these items are located on the adjacent property. When I inquired about the situation with the applicant, he stated that he and his neighbour have an agreement on sharing these things.</p>		



This will acknowledge receipt of your circulation regarding the above noted proposal. Transportation and Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in proximity to the proposed development(s).

Transportation and Economic Corridors offers the following comments and observations with respect to the proposed development(s):

In reviewing the application, the proposed development falls within the permit area of a provincial highway as outlined in the Highways Development and Protection Act/Regulation. The proposed development, however, will not cause any concern for ongoing highway operation or future highway expansion. Transportation and Economic Corridors, therefore, issues an exemption from the permit requirements for the development listed above pursuant to Section 25 of the Highways Development and Protection Regulation.

- Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable
- Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information



Issued by **Leah Olsen, Development and Planning Tech**, on **April 2, 2025** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation Delegation of Authority*



RE: Hi Jessica,

From Hilary Janzen <hjanzen@lethcounty.ca>

Date Wed 4/16/2025 3:03 PM

To [REDACTED] development <development@lethcounty.ca>

Cc Jessica Potack <jpotack@lethcounty.ca>

Robert,

A discretionary use in this case pertains the waiver request. Any waiver automatically requires that notices be circulated to the adjacent landowners. The County can determine if the request is reasonable and with merit or not and take into consideration comments from the adjacent landowners.

The dimension of the building is noted as 30'x40' on the application.

The setback requested would be from the wall of the building/foundation to the property line.

If the building was not appropriately sited, the County would proceed with enforcement.

Regards,



Hilary Janzen, RPP, MCIP

Manager, Planning and Development

P: 403.380.1580 C: 403.331-5036 E: hjanzen@lethcounty.ca

www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

From: Robert Bodie <rsbodie88@gmail.com>

Sent: Wednesday, April 16, 2025 2:15 PM

To: development <development@lethcounty.ca>

Cc: Robert and Susan Bodie <rsbodie88@gmail.com>

Subject: Hi Jessica,

Hi Jessica,

We have received a letter from the County- Development permit application 2025-056. (Letter dated April 2, 2025)

Can you please explain 'discretionary use' in regards to this application.

We are also interested to know what the dimensions of this garage would be (LxWxH).By looking at the picture provided with the application it is hard to imagine a 1200 sq ft garage in this space. I see a 8 foot space between garage and property line. Is this the space from the foundation or the roof eve. Who enforces the setback waiver if is incorrect.

G3

Kind regards,
Robert Bodie

Sent from my iPad

G4



RE: Development Permit Application 2025-056 Internal Circulation

From Hilary Janzen <hjanzen@lethcounty.ca>

Date Wed 4/2/2025 3:45 PM

To Jessica Potack <jpotack@lethcounty.ca>

There appears to be more than enough space to accommodate this accessory building on the property. I do not see a restriction that would require the waiver.



Hilary Janzen, RPP, MCIP
Manager, Planning and Development
P: 403.380.1580 C: 403.331-5036 E: hjanzen@lethcounty.ca
www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

From: Jessica Potack <jpotack@lethcounty.ca>

Sent: Wednesday, April 02, 2025 10:00 AM

To: Hannah Laberge <hlaberge@lethcounty.ca>; Hilary Janzen <hjanzen@lethcounty.ca>; Devon Thiele <dthiele@lethcounty.ca>; Graham White <gwhite@lethcounty.ca>; Ryan Thomson <rthomson@lethcounty.ca>

Subject: Development Permit Application 2025-056 Internal Circulation

Good morning,

Please see the attached circulation and supplements for a permitted use application. Should you have any comments or concerns, please submit them by April 9, 2025.

Thank you,



Jessica Potack
Coordinator, Planning and Development

P: 403.317.6053 C: 403.915.6143 E: jpotack@lethcounty.ca

www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

G5



Outlook

RE: Development Permit Application 2025-056 External Circulation

From Phyllis Monks <pmonks@smrid.com>
Date Tue 4/15/2025 2:48 PM
To Jessica Potack <jpotack@lethcounty.ca>

Good afternoon Jessica, SMRID has no concerns with this application.

Phyllis Monks

Central Land Administrator

ST. MARY RIVER IRRIGATION DISTRICT

From: Jessica Potack <jpotack@lethcounty.ca>
Sent: April 2, 2025 9:59 AM
To: Phyllis Monks <pmonks@smrid.com>
Subject: Development Permit Application 2025-056 External Circulation

CAUTION: This email originated from outside of SMRID. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Please see the attached circulation and supplements for a discretionary use application. Should you have any comments or concerns, please submit them by April 16, 2025.

Thank you,



Jessica Potack

Coordinator, Planning and Development

P: 403.317.6053 C: 403.915.6143 E: jpotack@lethcounty.ca

www.lethcounty.ca

In the true spirit of reconciliation, we acknowledge all those who call this land home now and for thousands of years in the past. May we respect each other and find understanding together and recognize the benefits that this land provides to all of us.

G6



LAND USE BYLAW

No. 24-007

April 2024

(Consolidated to Bylaw No. 24-021, January 2025)

- (9) If the required documents and information under subsection (7) have not been submitted to the Development Authority within the timeframe prescribed in the notice issued under subsection (7), the Development Officer shall return the application to the applicant accompanied by a written Notice of Refusal stating the application is deemed refused and the reasons for refusal.
- (10) Despite issuance of a Notice of Completeness under subsection (6) or (8), the Development Authority in the course of reviewing the application may request additional information or documentation from the applicant that the Development Authority considers necessary to review the application.

27. FAILURE TO MAKE A DECISION – DEEMED REFUSAL

- (1) In accordance with section 684 of the *Municipal Government Act*, an application for a development permit shall, at the option of the applicant, be deemed to be refused and may be appealed when the decision of the Development Authority is not made within 40 days of receipt of the completed application.
- (2) Notwithstanding Section 27(1), the applicant and Development Authority may agree and sign a time extension agreement in accordance with section 684 of the *MGA* to extend the 40-day decision time period.

28. PROCESSING PERMITTED USE APPLICATIONS - see Part 1, Section 30(4) for reference to here

- (1) Upon receipt of a completed application for a development permit for a permitted use, the Development Authority shall, if the application otherwise conforms to this bylaw, issue a development permit with or without conditions.
- (2) Notwithstanding that a use of land may be permitted in a land use district, the Development Authority may place any or all of the following conditions to ensure any concerns over the suitability of the land and development are satisfied:
 - (a) requirement for applicant to enter into a development agreement pursuant to the *Municipal Government Act*;
 - (b) payment of any applicable off-site levy or redevelopment levy;
 - (c) the provision of a professional geotechnical investigation/test and report to ensure the site is suitable in terms of topography, stability, soil characteristics, flooding subsidence, erosion and sanitary sewerage servicing;
 - (d) require access to be provided so the site will be legally and physically accessible to a developed municipal road or if within 300 metres (984 ft.) of a provincial highway will meet the requirements of Alberta Transportation;
 - (e) stipulate the alteration of structure or building sizes or locations to ensure any setback requirements of this land use bylaw or the Subdivision and Development Regulation can be met;
 - (f) provision of easements and/or encroachment agreements;
 - (g) any reasonable measures to ensure compliance with the requirements of this land use bylaw or any other statutory plan adopted by Lethbridge County;

- (h) any measures to ensure compliance with applicable federal, provincial and/or other municipal legislation and approvals;
- (i) any measures to adequately ensure applicable provincial legislation such as the *Safety Codes Act* is complied with or not compromised, and the requirement to submit documentation of such to the County;
- (j) the provision of a surveyor's sketch or plan from an engineer illustrating improvements and existing and/or proposed lot grades and surface drainage;
- (k) the filing of pertinent engineering reports prior to construction commencing.

29. PROCESSING DISCRETIONARY USE APPLICATIONS

- (1) Upon receipt of a completed application for a development permit for a discretionary use, the Development Authority may issue a development permit with or without conditions.
- (2) Prior to making a decision on a development permit for a discretionary use, the Development Authority shall notify and consider the comments of an adjacent municipality, if the proposed location is:
 - (c) within the boundary area of land subject to an intermunicipal development plan adopted by the County and the affected adjacent municipality, in which case, the relevant referral and comments policies stipulated in that plan must be followed.
- (3) Prior to making a decision on a development permit for a discretionary use, the Development Authority shall notify or cause to be notified any persons likely to be affected in accordance with Section 33.
- (4) Upon the issuance of a development permit, the Development Authority shall immediately cause a notice to be published in a newspaper circulating in the area stating the location of the property for which the application has been made and the use approved.
- (5) The Development Authority may place any or all of the conditions outlined in Section 28(2) on a development permit for a discretionary use in any land use district to ensure that any concerns over the suitability of the development are satisfied, in addition to any other reasonable planning conditions to ensure the quality of a development and its compatibility with other existing and approved uses in the area.

30. APPLICATIONS REQUESTING WAIVERS OF BYLAW PROVISIONS

- (1) The Development Authority is authorized to decide upon an application for a development permit notwithstanding that the proposed development does not comply with this bylaw if, in the opinion of the Development Authority:
 - (a) the proposed development would not:
 - (i) unduly interfere with the amenities of the neighbourhood; or
 - (ii) materially interfere with or affect the use or enjoyment or value of neighbouring properties; and

H3

- (b) the proposed development conforms with the use prescribed for that land or building in Part 2.
- (2) Upon receipt of a completed application for a development that does not comply with this bylaw, but in respect of which the Development Authority is requested by the applicant to exercise its discretion under Section 30(1), the Development Authority shall evaluate the application and may issue a development permit with or without conditions.
- (3) For any request for a waiver of the bylaw provisions that exceed 10%, the Development Authority shall notify or cause to be notified any persons likely to be affected in accordance with Section 32.
- (4) For a permitted use requesting a waiver or variance of bylaw standards the Development Authority may, in addition to imposing any of the conditions in Section 28(2), stipulate other conditions to ensure the compatibility of the development and limit negative impacts to adjacent land uses as determined necessary by the Development Authority.
- (5) The Development Authority, or the Subdivision and Development Appeal Board on an appeal, do not have the authority to waive or vary an applicable standard of the bylaw, if a section or policy specifically states that the standard is not to be waived or varied.

31. SIMILAR USES

- (1) Where an application is made for any proposed use which is not specifically listed in any land use district but which may be similar in character and purpose to other uses listed in the land use district in which such use is proposed, the Development Authority shall, at the request of the applicant:
 - (a) notify or cause to notify the affected persons pursuant to Section 33.
 - (b) rule whether or not that the proposed use is similar to either a permitted or discretionary use in the land use district in which it is proposed; and
 - (c) if the use is deemed similar to a permitted or discretionary use listed in the land use district in which it is proposed, the application shall be reviewed as a discretionary use and a development permit may be issued with or without conditions after consideration of any responses to the notifications of persons likely to be affected by the development.
- (2) If the use is not deemed similar to a permitted or discretionary use listed in the land use district in which it is proposed, the development permit shall be refused.

32. CHANGE OF USE

- (1) Where, in the opinion of the Development Authority, a proposed new land use is deemed to be a change of use from existing development the applicant or developer shall be required to apply for a development permit for a change of use of the buildings or land. In such situations, the following shall apply:
 - (a) A change of use is applicable where a developer is proposing to change a previously approved development to a different use that is materially different, is defined separately

RURAL AGRICULTURE - RA

1. PURPOSE

To allow agriculture to continue as an important land use in the County and ensure that it can continue to operate unencumbered by conflicting land uses, while giving the County the flexibility to allow isolated non-agriculture uses in certain locations as a support to the agricultural base. The terms of the *Agricultural Operations Protection Act* apply in Lethbridge County and must be respected by both agricultural operators and non-agricultural land users.

2. PERMITTED, DISCRETIONARY AND PROHIBITED USES

(1) Permitted Uses

Accessory Buildings, Structures and Uses to an Approved Permitted Use

Additions to Existing Buildings

Agricultural Buildings and Structures (see Part 2 - No permit required)

Alternative or Renewable Energy Facilities, Individual (see Part 7)

Day Homes (see Part 2 - No permit required and Part 5, Section 17)

Dwellings:

Single-detached Site-built

Single-detached Manufactured Home 1 (see Part 5, Section 24)

Single-detached Manufactured Home 2 (see Part 5, Section 24)

Single-detached Ready-to-move (see Part 5, Section 24)

Single-detached Moved-in (see Part 5, Section 24)

Extensive Agriculture and Grazing (see Part 2 - No permit required)

Home Occupations 1 and 2 (see Part 5, Section 22)

Secondary Suites (contained within a single-detached dwelling) (see Part 5, Section 34)

Secondary Suites (detached garage) (see Part 5, Section 36)

Shipping Containers (see Part 2 - No permit required and Part 5, Section 36)

Signs Type 1 (in accordance with Part 6)

Signs Type 2 (in accordance with Part 6)

Small Wind Energy Conversion Systems (see Part 7, Section 3)

Solar Collectors, Individual (roof, wall mount) (see Part 2 - No Permit Required and Part 7, Section 2)

(2) Discretionary Uses

Abattoir (see Part 5, Section 1)

Accessory Buildings, Structures and Uses to an Approved Discretionary Use

Agricultural Services

Airstrips

Alternative or Renewable Energy Commercial/Industrial Facilities (see Part 7)

Anhydrous Ammonia Storage (see Section 15 of this district and Part 5, Section 5)

Auction Markets (see Section 6 of this district)

Bed and Breakfasts (see Part 5, Section 9)

H5

Boarding Stables (see Section 6 of this district)
Breeding Facilities (see Section 6 of this district)
Cannabis Cultivation (see Part 5, Section 11)
Cannabis Nursery (see Part 5, Section 11)
Confined Feeding Operations (see Part 2 - No municipal permit required, but NRCB provincial approval needed)
Cryptocurrency (bitcoin) mining (see Part 5, Section 15)
Day Care (see Part 5, Section 16)
Dwellings:
 Semi-detached
 Multiple-unit
 Second or Additional Residence*
Dog Training Facilities (see Section 6 of this district, and Part 5, Section 23)
Farm Stands
Feed Mills / Grain Elevators
Hay Plants (see Part 5, Section 20)
Heliport Sites
Home Occupations 3 (see Part 5, Section 22)
Horticulture, including commercial intensive agriculture and commercial greenhouses
Intensive Livestock Operations (see Part 5 - municipal permit required for non NRCB jurisdiction animal confinement as outlined in Part 5 standards)
Isolated commercial or industrial uses, pre-existing (see notation below***)
Isolated Country Residential
Kennels (see Section 6 of this district, and Part 5, Section 23)
Market Gardens and Nurseries
Meteorological Towers (see Part 7)
Moved-in Buildings (see Part 5, Section 27)
Personal Workshop and Storage (on vacant parcels) (see Part 5, Section 29)
Public or Private Utilities
Public/Institutional Uses including Cemeteries
Railway and Railway Related Uses
Recreation, Minor
Resource Extraction and Associated Works (see Section 14 of this district, and Part 5, Section 30)
Riding Arena (personal use)
Rodeo Grounds
Seed Processing Facility
Shipping Containers (more than 2) (see Part 5, Section 36)
Signs Type 3 (in accordance with Part 6)
Solar Collectors, Individual (ground mount) (see Part 7, Section 2)
Specialty Manufacturing/Cottage Industry
Stockpiles (inside the distances in Section 5 of this district)
Telecommunications Facilities (see Part 5, Section 40)
Tourist Homes/Short Term Rentals (see Part 5, Section 41)
Veterinary Clinics, Large and Small Animal (see Section 6(3) of this district)
Wind Energy Conversion Systems (see Part 7)

H6

Work Camps (see Part 5, Section 43)

Any other uses determined by the Development Authority to be similar in nature to any permitted or discretionary use

(3) Prohibited Uses

Grouped Country Residences – *Non-designated***

Grouped Industrial Development – *Non-designated***

Hazardous/Noxious Uses

Stripping and Sale of Topsoil

♦ *Any use which is not listed as either a Permitted or Discretionary Use, or is not ruled to be similar to a Permitted or Discretionary Use in accordance with Part 1, Section 34, is a Prohibited Use.*

* May be allowed with compliance to Part 1, Section 18 of this bylaw.

** “Non-designated” means a cluster or grouping of such uses that has not been designated as such in the land use bylaw.

*** Pre-existing isolated commercial or industrial uses means uses that are presently operating and have an approved development permit issued prior to October 2013 and the adoption of Land Use Bylaw No. 1404.

3. MINIMUM PARCEL AND LOT SIZES

(1) Extensive Agriculture

- (a) existing parcels;
- (b) quarter sections or parcels subdivided in accordance with Part 8 – Subdivision Criteria;
- (c) cut-off parcels at the discretion of the Subdivision Authority;
- (d) all other parcels shall be a minimum of 0.8 ha (2 acres) of developable land.

(2) Farmsteads or Isolated Country Residential

- (a) existing parcels;
- (b) minimum of 0.8 ha (2 acres) of developable land.

(3) Confined Feeding Operations (Intensive Livestock Operations)

- (a) minimum of 32.35 ha (80 acres); or
- (b) on less than 32.35 ha (80 acre) sized parcels, the parcel size shall remain the same size for which the development approval was originally issued.

(4) All Other Uses

The minimum lot size (the area recorded on the Certificate of Title) shall be 0.8 ha (2 acres) or greater as is reasonably required to support the proposed use as determined by the Development Authority or Subdivision Authority after consideration of comments from relevant agencies and in accordance with, but not limited to, the *Municipal Government Act*, a regional

H7

plan, the Subdivision and Development Regulation, this Land Use Bylaw, the Municipal Development Plan and any other applicable legislation or regulations.

4. MINIMUM SETBACK REQUIREMENTS

(1) Side Yard

No building, structure (excluding fencing) or dugout banks shall be within 6.1 metres (20 ft.) of a property line not fronting on or adjacent to a municipal roadway. For setbacks adjacent to or fronting roadways, the following Section 5 stipulations shall apply.

(2) Special Setback Requirements

- (a) All buildings, structures and development other than extensive cultivation or grazing on parcels having frontage on a provincial highway may have special requirements for setback, access and service roadways imposed as a condition of approval by the Development Authority in accordance with the requirements of Alberta Transportation and the *Highways Development Protection Regulation*.
- (b) As determined by the Development Authority, all buildings, structures and development that are to be located in the vicinity of an escarpment, coulee break, river bank or other geographical feature may have special requirements for setbacks upon due consideration of any geotechnical or slope stability analysis reports requested by the municipality.

5. MINIMUM SETBACKS FROM ROADWAYS

(1) No part of a building, structure or development shall be located within:

- (a) 38.1 metres (125 ft.) of the centre line of any of any developed or undeveloped municipal road allowance or public roadway which is not designated as a provincial highway under the *Highways Development Protection Regulation*;
- (b) 70.0 metres (230 ft.) of the centre line or 40.0 metres (131 ft.) from the right-of-way boundary, whichever is greater, of roads designated as provincial highways under the *Highways Development Protection Regulation*;
- (c) for any development adjacent to provincial roadways classified as a four-lane divided highway or freeways/expressways, the required setback distances and accesses will be reviewed on a highway-by-highway/development-by-development basis and shall be as prescribed by Alberta Transportation;
- (d) any greater distance that may be required by the Development Authority in order to facilitate future road widening, service road dedication, to reduce potential snow drifting, or vision restrictions.

(2) Where any parcel or part of a parcel has frontage on a provincial highway, special standards for setbacks, access, and service roadways may be required by Alberta Transportation under the *Highways Development Protection Regulation*.