

CARDSTON COUNTY  
CHINOOK INTERMUNICIPAL SUBDIVISION & DEVELOPMENT APPEAL BOARD

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**September 3, 2025**

**10:00 AM**

**Hearing No. DP 42.2025**

**Appellant/Applicant: Steve Scott**

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LIST OF EXHIBITS

- A. Notice of Hearing and Location Sketch Map
- B. List of Persons Notified
- C. Letter of Appeal
- D. Notice of Decision DP 42.2025
- E. Development Permit Application
- F. Notice of Development Application 42.2025
- G. Report to Municipal Planning Commission, June 23, 2025
- H. Report to Municipal Planning Commission, July 14, 2025
- I. Adjacent Landowner Comments
- J. Minutes of June 23, 2025 Municipal Planning Commission Meeting Approved
- K. Minutes of July 14, 2025 Municipal Planning Commission Meeting Unapproved
- L. Excerpts from Cardston County Land Use Bylaw No. 762.2021

# CARDSTON COUNTY

## NOTICE OF CHINOOK INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING NO. DP 42.2025

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 CHINOOK INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD WILL HEAR AN APPEAL OF A DECISION BY THE:

**Development Authority of Cardston County  
with respect to Development Permit Application DP 42.2025**

**APPELLANT/APPLICANT:** Steve Scott

**LEGAL DESCRIPTION:** Lots 1-4, Block 12, Plan 5035L (18 Webb Avenue N, Hamlet of Mountain View)

**PROPOSAL:** To develop 5 small cabins

**DECISION:** REFUSED WITH REASONS

**PLACE OF HEARING:** **Council Chambers  
Cardston County Administration Building  
(1050 Main Street)  
Cardston, AB**

**DATE OF HEARING:** **Wednesday, September 3, 2025**

**TIME OF HEARING:** **10:00 am**

### PROCEDURES PRIOR TO THE HEARING FOR DP 42.2025:

1. **Provide Written Submissions** - The Appeal Board is encouraging 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. Please contact the Clerk with your written submissions which will be accepted until **12:00 p.m. (noon) Thursday August 28, 2025**.

EMAIL: [dianehorvath@orrsc.com](mailto:dianehorvath@orrsc.com)

MAIL: **Diane Horvath, Board Clerk  
Oldman River Regional Services Commission  
3105 – 16<sup>th</sup> 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](http://www.orrsc.com). Copies of any additional submissions will be provided at the hearing.

DATE: August 8, 2025

  
\_\_\_\_\_

**Diane Horvath, Board Clerk**

**A1**



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**CARDSTON COUNTY  
CHINOOK INTERMUNICIPAL SUBDIVISION & DEVELOPMENT  
APPEAL BOARD**

Appeal Hearing DP 42.2025

List of Persons Notified

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**Municipality:**

Cardston County CAO  
Cardston County Development Officer  
Cardston County Development Authority  
ORRSC Planner, Mike Burla

**SDAB Members:**

Alex Campbell  
Kim Jensen  
Sandy Lybbert

**Appellant / Applicant:**

Steve Scott

**Adjacent Landowners Notified:**

829628 Alberta Ltd.  
Bar FX Ranches  
Meadow Springs Ranch Ltd.  
Philip & Colleen Perrett  
Charmayne Scanlon  
Thomas & Jayme Fox  
William & Nancy Hinch  
LL Michel Holdings Ltd.  
Cheryl Stuber  
Harold & Coralee Watson  
Jeffrey & Debra Watson  
Douglas Weber  
Mary Webster Scott  
Lawrence West

**Agencies Notified (Via Email):**

AB Transportation and Economic Corridors – L. Olsen  
AB Environment and Protected Areas – J. Gutsell

**Steve Scott**

Box 52

Mountain View, AB T0K 1N0

Aug 4th 2025

**Cardston County Subdivision and Development Appeal Board**

Cardston County Office

**Re: Appeal of Development Permit Refusal – Application No. 42.2025**

Dear Members of the Appeal Board,

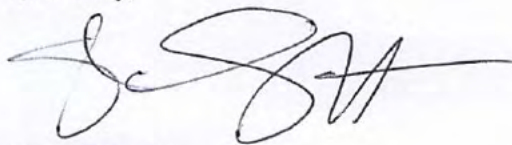
I am writing to formally appeal the decision dated **July 14, 2025**, which denied my development application for the property located at **18 Webb Ave N, Plan 5035L; Block 12; Lot 1-4**.

The refusal was based on the assertion that *"the development's commercial well use does not comply with the Water Act and the approval for additional cabins will make the matter worse."*

I respectfully submit my application to appeal this decision and request that the Subdivision and Development Appeal Board review the decision and consider approving my development application, potentially with reasonable conditions that ensure compliance with the Water Act and sustainable water usage.

Thank you for your time and consideration of my appeal. I am committed to working with the County and all relevant authorities to find a solution that benefits both the community and the environment.

Sincerely,



**Steve Scott**





## NOTICE OF DECISION

FORM C

APPLICATION NO. 42.2025

NAME: Steve Scott

ADDRESS: Box 52 Mountain View AB T0K 1N0

In the matter of development of property located at 18 Webb Ave N  
Plan 5035L; Block 12; Lot 1-4

The development as specified in Application No. 42.2025 has been:

APPROVED

APPROVED subject to the following conditions:

REFUSED for the following reasons:

That the developments commercial Well use does not comply with the Water Act and the approval for additional cabins will make the matter worse.

DATE OF DECISION: July 14, 2025

~~Development Permit issued on the \_\_\_\_\_ day of \_\_\_\_\_,~~

A development permit will be issued in accordance with this notice but not be valid until twenty one (21) days after the date that this decision has been mailed to adjacent assessed land owners, or posted on the site, or published in a newspaper, unless an appeal is lodged pursuant to section 686(1) of the *Municipal Government Act*. If an appeal is lodged, then a permit will not be issued until the Subdivision and Development Appeal Board has determined that appeal and this notice of decision may be modified, confirmed, or nullified thereby. An appeal may be left at Cardston County with the \$500 appeal fee, to be forwarded to the SDAB or LPRT.

DATE: July 14, 2025

SIGNED: \_\_\_\_\_

*Joe Thomas*  
Development Officer

**IMPORTANT:** Notice of approval in no way removes the need to obtain any permit or approval required by any federal, provincial, or municipal legislation, and/or regulations pertaining to the development approved.

\* Intention to appeal must be received within 21 days after the date which the written decision was given.

**D1**



# APPLICATION FOR A DEVELOPMENT PERMIT \*

APPLICATION NO. 1

## FORM A

APPLICANT (Please print): Steve Scott TELEPHONE: [REDACTED]  
 ADDRESS: Box 52, Mountain View EMAIL: [REDACTED]  
 REGISTERED OWNER: Steve, Chelsea & Mary Scott  
 ADDRESS: 15 Webb Ave, Mountain View  
 Applicant's interest if not the registered owner: \_\_\_\_\_ (option - lease - other)

LEGAL DESCRIPTION OF LAND: Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_  
 Quarter \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_  
 Street Address (if applicable) \_\_\_\_\_

EXISTING USE: \_\_\_\_\_ PROPOSED USE: 5 micro cabins  
 If development or land use is temporary, state for what period: \_\_\_\_\_

LOT DIMENSIONS: Width \_\_\_\_\_ Length \_\_\_\_\_ Area \_\_\_\_\_

MAIN BUILDING: Floor Area 10x12, 120 sq ft (each) Percentage of lot occupied \_\_\_\_\_  
 Setback: Front yard \_\_\_\_\_ Rear yard \_\_\_\_\_ Side yards \_\_\_\_\_ and \_\_\_\_\_

ANCILLARY BUILDINGS: Total Floor Area \_\_\_\_\_ Percentage of lot occupied \_\_\_\_\_  
 Setback: Rear yard \_\_\_\_\_ Side yards \_\_\_\_\_ and \_\_\_\_\_

DETAILS OF PROPOSED DEVELOPMENT:  
 OFF-STREET PARKING SPACES: Size \_\_\_\_\_ Number \_\_\_\_\_  
 OFF-STREET LOADING SPACES: Size \_\_\_\_\_ Number \_\_\_\_\_  
 FOUNDATION: concrete EXTERIOR FINISH: Wood  
 SERVICING:  WATER  SEWER  SEPTIC FIELD

LANDSCAPING DETAILS: \_\_\_\_\_

OTHER DETAILS: \_\_\_\_\_

Estimated Commencement Date: July 1 2025 Estimated Completion Date: Oct 1 2025

*I have read and understand the terms noted on the reverse side of this form and hereby apply for permission to carry out the development described above and/or on the attached plans and specifications. I further certify that the registered owner of the land described above is aware of this application.*

Date of Application: June 4 2025 Signature of Applicant: [REDACTED]

E1

\* All measurements must be metric.

IMPORTANT - See notes over

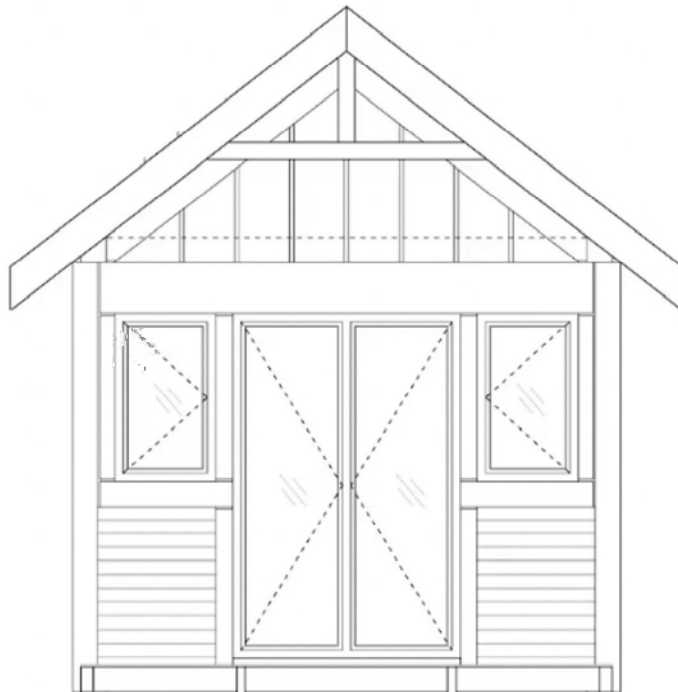
# 10 x12 Micro Cabin

Building Dimensions: 10 x 12

Cement Foundation

Utilities: Electrical Only, NO Plumbing

Exterior Wood Finish



# 18 WEBB AVE, MOUNTAIN VIEW SITE PLAN





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P.O Box 580, Cardston, AB T0K 0K0  
1050 Main Street Cardston, AB T0K 0K0  
Ph. 403-653-4977 Fax 403-653-1126

June 3, 2025

**CARDSTON COUNTY**  
**PUBLIC NOTICE OF DEVELOPMENT APPLICATION**  
**PROPERTY OWNERS OF WHOM IT MAY CONCERN**

Notice is hereby given that an application has been made to the Cardston County Council for a Development Permit with regard to the following:

**DEVELOPMENT APPLICATION:**      **No. 42.2025**  
**Proposed Development:** 5 small Cabins  
**Land Use District:** Hamlet (H)  
**Discretionary Use:** Cabins  
**Variance:**

**ADDRESS:**                                      **Plan 5035L; Block 12; Lot 1-4**

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Dear Sir or Madam:

Pursuant to the provision of Section 19 of the Cardston County Land Use Bylaw No. 762.2021, notice is hereby given that on **Monday, June 23, 2025, at 9:00 AM, at the Cardston County Council Chambers**, the Municipal Planning Committee (MPC) will consider the above application.

This property falls within the Hamlet (H) Land Use District. Within this district, the Use of five (5) small Cabins is a discretionary Use within the Hamlet (H) land use district. Therefore, this application is for the decision of the MPC, and notification must be given to all adjacent landowners or affected parties of the development. There are already three cabins located on this property; this development would bring the total to eight (8) cabins.

Any person(s) affected by the proposed amendment has the right to present a written brief before the meeting and to be present and heard at the meeting. If time permits, the MPC may listen to oral arguments.

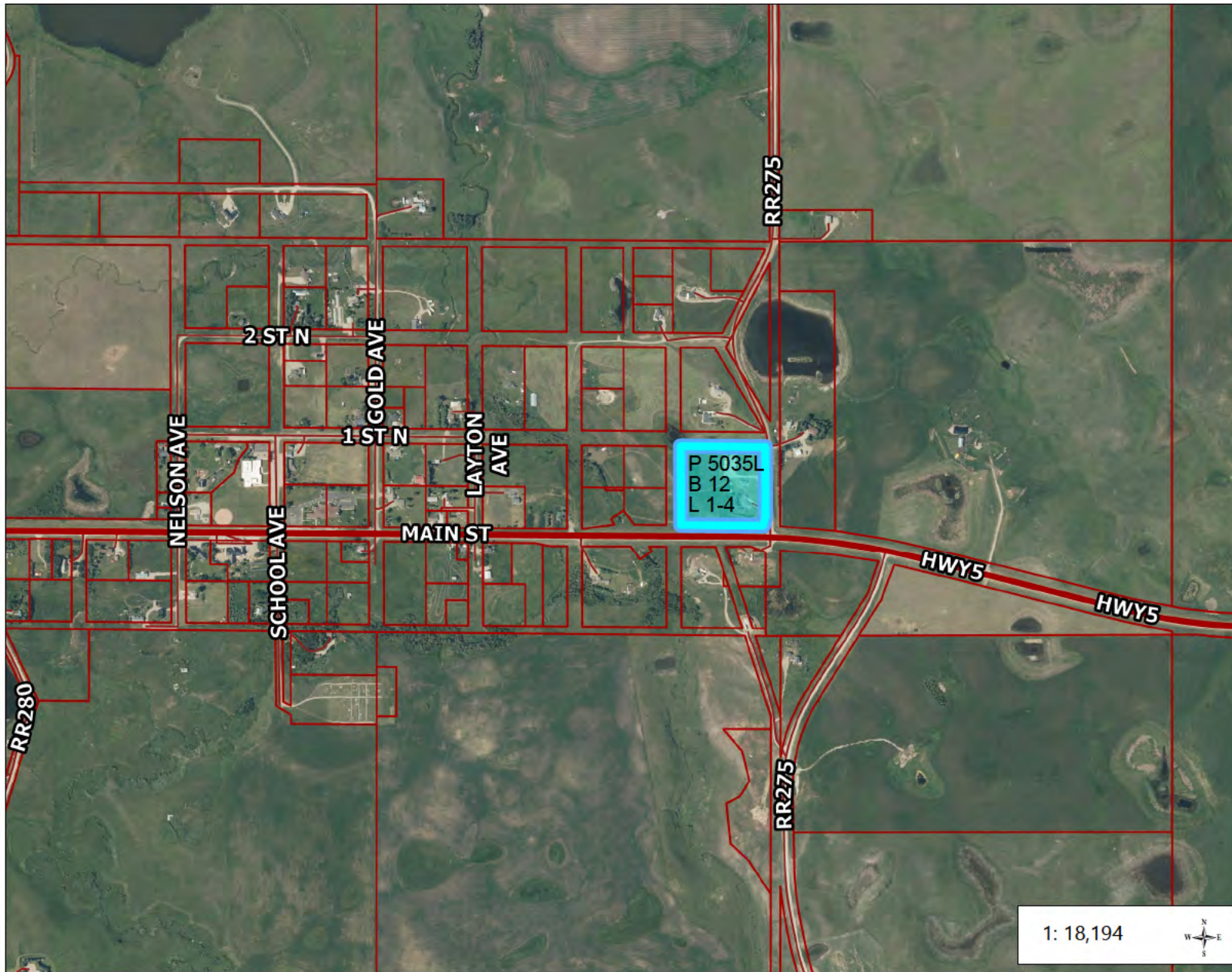
Persons requesting to be heard at the meeting shall submit comments to the Development Officer no later than **Friday, May 20, 2025, at 4:30 p.m.** Comments may be dropped off, mailed, or emailed to Cardston County, directed to Joe Thomas, Project Manager / Development Officer, at [development@cardstoncounty.com](mailto:development@cardstoncounty.com) or 403-653-4977.

Please contact the undersigned if you have any questions concerning the development.  
Thank you,

*Joe Thomas*

Joe Thomas, P.Tech (Eng)  
Project Manager / Development Officer

# DP42.2025 Cabins



### Legend

- Highway
- AMDSP Roads
- Crown Reservation - Alberta P
- Parcels

1: 18,194



0.9 0 0.46 0.9 Kilometers

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

E2

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

Plan 5035L; Block 12; Lot 1-4



<b>File Number: DP 42.2025</b>	<b>Location: Plan 5035L; Block 12; Lot 1-4</b>	
<b>Owner: Steve Scott</b>	<b>Applicant: Same</b>	
<b>Purpose: 5 additional Cabins</b>	<b>Date of Completed Application: June 4, 2025</b>	
<b>Existing Land Use District: Hamlet (H)</b>	<b>Proposed Land Use District: Same</b>	
<b>Parcel Size: 6.87 Acres</b>		<b>Division: 1</b>
<b>Report Prepared By: Development Officer</b>		
<b>Date of Report: June 17, 2025</b>	<b>Date of MPC: June 23, 2025</b>	

**1.0 SUMMARY**

The applicant is proposing to build 5 additional 120 sqft cabins on a 6.87 acre parcel of land zoned as Hamlet (H). Within this zone, cabins are considered discretionary use and therefore need a decision from the MPC. This property currently has 3 existing cabins approved around 7 years ago. A couple of weeks ago a Development Permit was approved for an accessory building (bathroom/shower) as it was a permitted use. These 5 cabins will be a sleeping area only and the patrons would use the new bathroom/shower building.

Notifications were sent to all neighbors, and there were two comments provided that were against the expansion and provided additional concerns.

To try and address some of these concerns brought up in the letters some additional conditions were considered on the approval, if given.

**2.0 REVIEW OF REGULATIONS**

A review of Land Use Bylaw 762.2021 indicates the following:

**3.0 ATTACHMENTS**

1. Application
2. MPC Report
3. Site Plan
4. DWG
5. Notification
6. Letters of Concern

## 4.0 DECISION OPTIONS FOR MPC

### Approval

If considering approval suggested conditions may include:

### CONDITIONS OF DEVELOPMENT PERMIT 42.2025

This development permit is subject to the following:

#### A. Site Use and Limitations of Permit

This permit is being granted for the Use of 5 - 120 sqft Cabins, to be approved on the 6.87-acre parcel of land legally known as Plan 5035L; Block 12; Lot 1-4.

#### B. Information for the Developer

The proposed development must comply with the following:

- (a) All Federal, Provincial and Municipal statutes, regulations, codes and standards.
- (b) The provisions of Land Use Bylaw No. 762.2021, and amendments thereto, pertaining to the Hamlet (H) land use district.
- (c) All Alberta Building Codes, where applicable.
- (d) Alberta First Call (1-800-242-3447) be contacted at least 3 days prior to construction for utility locates.
- (e) That all Permits and development are subject to review by Alberta Safety Services

#### C. Conditions of Development:

- (a) That this development is located as indicated on the development application submitted on June 4, 2025. Any changes to that plan shall require the written approval of the Development Officer.
- (b) The development must comply with the Hamlet (H) Land Use District, Schedule 4, Standards of Development of Land Use Bylaw No. 762.2021.
- (c) No other structure shall be put on the lot without specific written approval from Cardston County.
- (d) That approval is given by Alberta Transportation through the RPath system.  
<https://www.alberta.ca/roadside-planning-and-application-tracking-hub-rpath>
- (e) At a minimum, the Applicant shall ensure the following rules are adhered to by users of the Cabins:
  - i. There shall be no trespassing onto neighboring lands;
  - ii. Quite hours for the Cabin development are from 10:30pm to 6:30am.
- (f) That prior to any construction, any permits (electrical, plumbing, gas, heating & ventilation, and/or private sewage disposal) that are required in accordance with this application must be obtained from The Inspections Group ([south@inspectionsgroup.com](mailto:south@inspectionsgroup.com)) (587-787-4143).



<b>File Number: DP 42.2025</b>	<b>Location: Plan 5035L; Block 12; Lot 1-4</b>	
<b>Owner: Steve Scott</b>	<b>Applicant: Same</b>	
<b>Purpose: 5 additional Cabins</b>	<b>Date of Completed Application: June 4, 2025</b>	
<b>Existing Land Use District: Hamlet (H)</b>	<b>Proposed Land Use District: Same</b>	
<b>Parcel Size: 6.87 Acres</b>	<b>Division: 1</b>	
<b>Report Prepared By: Development Officer</b>		
<b>Date of Report: July 7, 2025</b>	<b>Date of MPC: July 14, 2025</b>	

**1.0 SUMMARY**

The applicant is proposing to build 5 additional 120 sqft cabins on a 6.87 acre parcel of land zoned as Hamlet (H). Within this zone, cabins are considered discretionary use and therefore need a decision from the MPC. This property currently has 3 existing cabins approved around 7 years ago. A couple of weeks ago a Development Permit was approved for an accessory building (bathroom/shower) as it was a permitted use. These 5 cabins will be a sleeping area only and the patrons would use the new bathroom/shower building.

During the June 23, 2025 MPC meeting, the MPC motioned to table the decision on this Development Permit to bring back at this MPC meeting. The following proposed approval includes the conditions discussed in the last MPC meeting.

Notifications were sent to all neighbors, and there were two comments provided that were against the expansion and provided additional concerns.

To try and address some of these concerns brought up in the letters some additional conditions were considered on the approval, if given.

**2.0 REVIEW OF REGULATIONS**

A review of Land Use Bylaw 762.2021 indicates the following:

**3.0 ATTACHMENTS**

1. Application
2. MPC Report
3. Site Plan
4. DWG
5. Notification

6. Letters of Concern

**4.0 DECISION OPTIONS FOR MPC**

**Approval**

If considering approval suggested conditions may include:

**CONDITIONS OF DEVELOPMENT PERMIT 42.2025**

**This development permit is subject to the following:**

**A. Site Use and Limitations of Permit**

This permit is being granted for the Use of 5 - 120 sqft Cabins, to be approved on the 6.87-acre parcel of land legally known as Plan 5035L; Block 12; Lot 1-4.

**B. Information for the Developer**

The proposed development must comply with the following:

- (a) All Federal, Provincial and Municipal statutes, regulations, codes and standards.
- (b) The provisions of Land Use Bylaw No. 762.2021, and amendments thereto, pertaining to the Hamlet (H) land use district.
- (c) All Alberta Building Codes, where applicable.
- (d) Alberta First Call (1-800-242-3447) be contacted at least 3 days prior to construction for utility locates.
- (e) That all Permits and development are subject to review by Alberta Safety Services

**C. Conditions of Development:**

- (a) That this development is located as indicated on the development application submitted on June 4, 2025. Any changes to that plan shall require the written approval of the Development Officer.
- (b) The development must comply with the Hamlet (H) Land Use District, Schedule 4, Standards of Development of Land Use Bylaw No. 762.2021.
- (c) No other structure shall be put on the lot without specific written approval from Cardston County.
- (d) That approval is given by Alberta Transportation through the RPath system.  
<https://www.alberta.ca/roadside-planning-and-application-tracking-hub-rpath>
- (e) To ensure adequate services, the developer must provide an update and get approval from Alberta Health.
- (f) The developer must ensure that the septic field system is sized to accommodate the increase in usage at the site.
- (g) The developer must install a sign (with light) at the development entrance to ensure patrons enter the correct driveway.
- (h) Fire pits must follow the approved Cardston County standard.
- (i) All garbage cans shall be bear-proof approved canisters.

- (j) At a minimum, the Applicant shall ensure the following rules are adhered to by users of the Cabins:
  - i. There shall be no trespassing onto neighboring lands;
  - ii. Quiet hours for the Cabin development are from 10:30 pm to 6:30 am.
  - iii. Absolutely No fireworks.
- (k) That prior to any construction, any permits (electrical, plumbing, gas, heating & ventilation, and/or private sewage disposal) that are required in accordance with this application must be obtained from The Inspections Group ([south@inspectionsgroup.com](mailto:south@inspectionsgroup.com)) (587-787-4143).

June 16, 2025

Phil & Colleen Perrett  
Box 14  
Mountain View, Ab  
T0K 1N0

Attention: Joe Thomas, Municipal Planning

Re: Development Application No 42.2025

We are writing to formally state our opposition to Development Application No. 42.2025 currently under consideration by Cardston County. Our concerns are based on the following significant issues:

**1. IMPROPER LAND USE & MISREPRESENTATION OF ORIGINAL DEVELOPMENT**

The original application for this property indicated that three cabins would be constructed for personal family use. Contrary to that representation, the cabins were immediately developed and began operating as a commercial business under the name "Mountain Haven Cabins. The cabins are advertised for public rental and function more like a motel than a private residence. This transformation deviates substantially from the purpose initially stated in the approved development and per discussions with land owner Dennis Scott. Had the original intent been clearly disclosed, we, and likely others in the community, would have voiced opposition from the outset. The current application seeks to expand this use by adding five additional cabins which intensifies our concerns. This property is not zoned for commercial use, nor does it have the proper infrastructure to support the existing development, let alone the proposed expansion. We believe this situation warrants a thorough investigation into whether the proper permits, environmental and site assessments, and community notices were ever issued. Failure in these areas would constitute negligence, either on the part of the applicant or the County, and would leave the County vulnerable to liability.

**2. ENVIRONMENTAL RISK AND IMPACT ON LOCAL WATERWAYS**

The original development plans as to us discussed with the Scott;s and County representative , stated the cabins would contain self-contained septic system requiring vacuum truck servicing. However, a septic field was constructed instead, with drainage flowing westward toward Mami Creek, an essential water source that runs through our property. This creek supports local flora and fauna and provides drinking water for our livestock and other downstream users.

The leaching of wastewater into this natura drainage system presents a real and immediate contamination risk, noy only to the creek ecosystem but also to nearby drinking wells, including our own. We are extremely concerned that the environmental study oversight to date has been inadequate and that and that further development will only exacerbate the existing risk factor

**3. PUBLIC SAFETY AND INCREASES TRESPASSING**

The current commercial use of the property has led to a noticeable and concerning increase in transient visitors to the area. On multiple occasions, , these individuals have crossed onto our private property, entered our farm buildings, and loitered near our machinery. As working

ranchers we frequently rotate livestock through the affected areas, and these uninvited incursions create both a trespass concern and a legitimate public safety hazard.

Farm equipment and large animals pose serious risks to individuals unfamiliar with rural environments. Expanding the development by five more rental cabins would significantly increase traffic and heighten the chances of injury, property damage and liability, not only to us, but also to the guests themselves.

For these reasons, we strongly urge Cardston County to reject Development Application No. 42.2025. we ask that the County prioritize responsible land use planning, environmental stewardship, and the safety and rights of neighboring landowners.

We appreciate your attention to our concerns and trust that this application will be given the careful scrutiny it demands.

Sincerely,

A handwritten signature in black ink, appearing to read "Phil & Colleen Perrett", is written over a solid black rectangular redaction box.

Phil & Colleen Perrett

Tom and Jayme Fox  
108 Webb Ave  
Mountain View, AB  
T0K 1N0

June 16, 2025

Attention: Joe Thomas, Municipal Planning Committee

Re: Development Application No 42.2025

We are writing to express our concern and strong objection to Development Application No. 42.2025 where 5 more cabins are to be developed on Plan 5053L; block 12 Lot 1-4. We are the owners of the 2 lots immediately north of the planned development and existing 3 cabins.

When the first cabins were built, we were told that they would be occupied by family members periodically. Based on this understanding at the time of the initial development, we were not opposed, as they would be for the landowner's family use. In addition, we were told verbally by the County of Cardston that each cabin would be on a dedicated closed septic system requiring pump out. Following initial construction, a septic field has been in place, putting our water well, less than 100 meters away, at risk.

Our current objection is based on three concerns:

1. Land use within the hamlet of Mountain View
2. Environmental impact to existing water sources
3. Inconvenience

#### 1. Land Use

Land use within the hamlet of Mountain View is primarily agricultural and residential. The planned development is not agricultural or residential. This development, being operated commercially, clearly falls outside of these categories and should be treated as such. The existing 3 cabins were immediately listed under various platforms. A few being Mountain Haven Cabins on the popular short term rental platform Airbnb as well as travel websites like booking.com as shown in figure 1 and figure 2 below. They also boast on their Facebook site about an award won in 2018 for Travel and Hospitality Country Retreat of the Year for Alberta.

According to the Canada Revenue Agency definitions, the existing group of cabins as it stands, and their planned addition, would classify as a motel as per Policy Statement P-099. Since the development is being used as a motel it must be built and developed as a commercial property, following all build requirements applicable for motel construction in the province of Alberta. Additionally, the Cardston County's Growth Strategy (2011) states: *“With regards to land use, the majority of the Study Area is agricultural, meaning there is primarily farmsteads and country residential developments. Higher density residential development should be directed to take place south of the Town where it will be more economical to extend existing water infrastructure and developments will have access via Highway #2 and 501. In addition, it is expected that commercial and industrial development will continue to take place near the Town of Cardston and southwards along the highways.”*

Further, Cardston County Municipal Plan Bylaw No. 488/99, Section 3.1, states: *“The municipality has incorporated the requirement to prepare an area structure plan for subdivisions or development that is of a complex or intensive nature prior to rendering a land use decision.”* Further development of the cabins would be intensive and require an area structure plan.

Figure 1

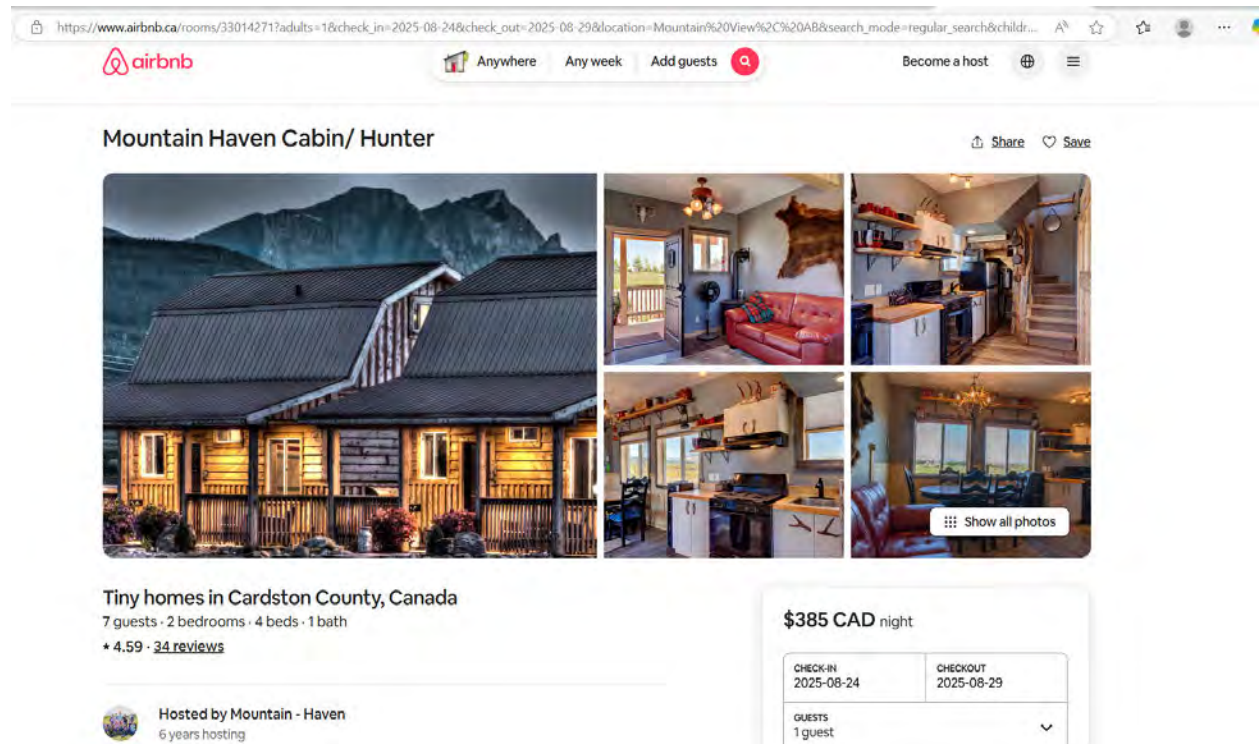
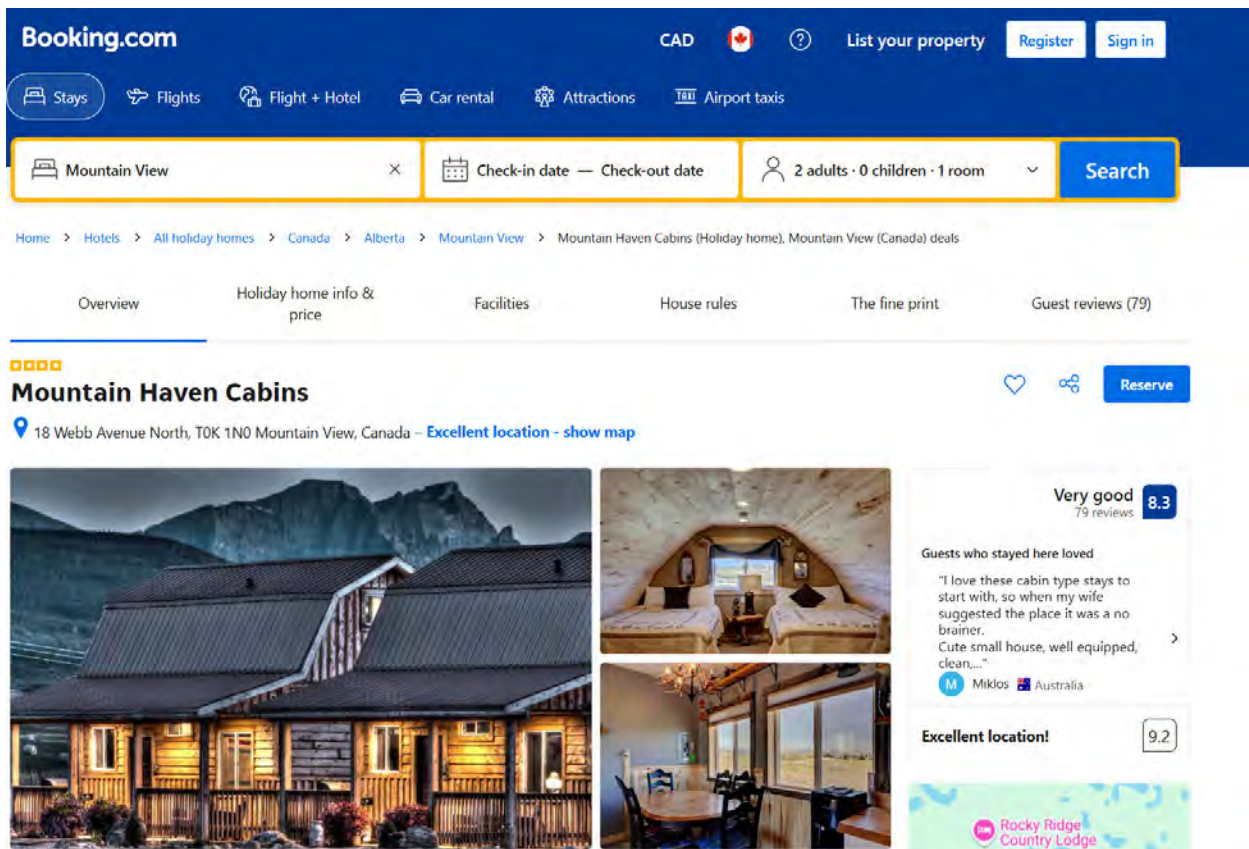


Figure 2



## 2. Environmental Concerns

As noted above, the cabin development has been constructed with 3 septic field sewer systems. These systems are all within 100 meters of our water well used for drinking. All three existing sewer systems are situated to drain toward Mami Creek, a tributary of the belly river. This poses a contamination risk to our well and to the watershed. Increasing the number of cabins on this site would put further strain on the local ecosystem including Mami Creek as well as increasing the chance of contamination of our own drinking water well. This development would also be reducing the total volume of water available to surrounding freshwater wells. Several surrounding water wells have recently gone dry. As this is motel development, a full environmental impact study should be completed and submitted to Alberta Environment, prior to issuing a development permit. The environmental impact study should include water management and wastewater management plans. The strain placed on the existing aquifer, by the development of further cabins, also puts the availability of fresh drinking water into question. Should the proposed cabin development go forward, we will be filing a formal complaint as well as

demanding an investigation with Alberta Environment and the National Resources Conservation Board, citing a lack of due diligence by Cardston County.

### 3. Inconvenience

Finally, the inconvenience of the existing cabins has been ongoing since they were constructed several years ago. They have caused multiple, ongoing disturbances:

- During cabin construction the owners worked late into the night and parked vehicles with headlights pointed directly at our bedroom windows.
- Registered guests come and go all hours of the night and park with headlights directly pointed toward our bedroom windows.
- Registered guests of the cabins frequently come in late at night and mistakenly enter our private driveway causing safety concerns for our three children.
- Registered guests have driven down our private driveway at night trying to find the entrance and ruined our landscaping and roadway turning around to find the entrance to the rented property.
- Registered guests of the cabins create excessive noise on weekdays and more on weekends.
- Registered guests of the cabins do not observe our fence line and often wander onto our property. We have found guests trespassing and entering ours and others out buildings.
- Road maintenance and road dust is increased due to the additional traffic load using Webb Ave from Alberta Highway 5 to the cabins. Each guest is in and out of the property several times throughout the day. Often at higher-than-normal rates of speed deteriorating the road surface and creating unnecessary dust.

Further development would only create additional inconveniences and issues.

In summary, we strongly object to the development of this site and the inclusion of 5 additional cabins of any size. Further due diligence is required by Cardston County to determine if a development of this scope fits the land use goals within the county limits. Ultimately, the hamlet of Mountain View cannot support developments of this type due to the lack of water and sewer services required to maintain the property as is proposed. The inconvenience caused by further development can have a detrimental impact on the physical, mental and emotional health of neighbors in the community.

We respectfully urge Cardston County to deny Development Application No. 42.2025 and require an Area Structure Plan and Environment Impact Study before considering any future proposals on this site.

Regards

Tom and Jayme Fox



**Municipal Planning Commission Meeting Minutes**

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Held at the Cardston County Administrative Building  
**On Monday, June 23, 2025, at 9:11 AM**

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**Councillors Present:**

Reeve Randy Bullock  
Deputy Reeve LeGrande Bevans  
Councillor Cam Francis  
Councillor Wayne Harris  
Councillor Roger Houghton  
Councillor Tom Nish

**Administration Present:**

Murray Millward, Chief Administrative Officer  
Joe Thomas, Development Officer  
Taylor Redford, Communications Clerk

**Also Present:**

Mike Burla, ORRSC Planner

1. **Call to Order**

1.1) Deputy Reeve Bevans called the meeting to order at 9:11 AM.

2. **Adoption of the Agenda**

2.1) Adoption of the June 23, 2025, Municipal Planning Commission Agenda.

Councillor Francis moved that MPC adopt the agenda as presented.

35.25

**Carried**

3. **Adoption of the Minutes**

3.1) Adoption of the May 26, 2025, Municipal Planning Commission Minutes.

Councillor Nish moved that the MPC adopt the minutes as presented.

36.25

**Carried**

4. **Business Arising from the Minutes**

**J1**

LTB Deputy Reeve

lw -CAO

5. **Subdivision Applications**

5.1) **Subdivision File 2024-0-023 (Beazer) Division 1**

37.25

The MPC reviewed a time extension request.

Councillor Harris moved that the MPC approve the requested time extension.

**Carried**

5.2) **Subdivision File 2025-0-081 (Johansen) Division 5**

38.25

Subdivision File 2025-0-081 is an application proposing to subdivide a 133.74-acre title to create two titles of 83.92 acres and 49.82 acres for agricultural use.

Deputy Reeve Bevans moved THAT the Agricultural subdivision of SW1/4 25-3-25-W4M (Certificate of Title No. 141 185 097), to subdivide a 133.74-acre title to create two titles of 83.92 acres and 49.82 acres for agricultural use: BE APPROVED subject to the following:

**CONDITIONS:**

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Cardston County.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with the Cardston County which shall be registered concurrently with the final plan against the title(s) being created.

**Carried**

6. **Unfinished Business**

6.1) **Subdivision Discussion**

The MPC discussed information pertaining to the Barfuss and Prince Subdivisions.

7. **Development Permit Applications**

7.1) **DP 38.2025 (Shockey) Division 6**

39.25

DP 38.2025 is an application proposing to install a 173kw Solar Energy System.

Councillor Harris moved that DP 38.2025 be approved subject to the following:

**Conditions of Development:**

**J2**

- a. That this development is located as indicated on the development application submitted on May 5, 2025. Any changes to that plan shall require the written approval of the Development Officer.
- b. The development must comply with the Agriculture (AG) Land Use District, Schedule 4, Standards of Development of Land Use Bylaw No. 762.2021.
- c. That a variance is granted to reduce the side yard setback to 0 meters from the west property line for the existing accessory building.
- d. No other structure shall be put on the lot without specific written approval from Cardston County.
- e. That approval is given by Alberta Transportation through the RPath system. <https://www.alberta.ca/roadside-planning-and-application-tracking-hub-rpath>
- f. That prior to any construction, any permits (electrical, plumbing, gas, heating & ventilation, and/or private sewage disposal) that are required in accordance with this application must be obtained from The Inspections Group ([south@inspectionsgroup.com](mailto:south@inspectionsgroup.com)) (587-787-4143).

**Carried**

7.2) **DP 40.2025 (Cahoon) Division 1**

DP 40.2025 is an application proposing to construct a 3200 sqft second residence.

*The applicant, Mr. Neil Cahoon, was present for the discussion.*

Councillor Francis moved that DP 40.2025 be approved subject to the following:


40.25

**Conditions of Development:**

- a. That this development is located as indicated on the development application submitted on May 29, 2025. Any changes to that plan shall require the written approval of the Development Officer.
- b. The development must comply with the Agriculture (AG) Land Use District, Schedule 4, Standards of Development of Land Use Bylaw No. 762.2021.
- c. No other structure shall be put on the lot without specific written approval from Cardston County.
- d. That the applicant provides proof of Alberta New Home Warranty to the County.
- e. That approval is given by Alberta Transportation through the RPath system. <https://www.alberta.ca/roadside-planning-and-application-tracking-hub-rpath>
- f. That prior to any construction, any permits (electrical, plumbing, gas, heating & ventilation, and/or private sewage disposal) that are required in accordance with this application must be obtained from The Inspections Group ([south@inspectionsgroup.com](mailto:south@inspectionsgroup.com)) (587-787-4143).

**Carried**

**J3**

 -Deputy Reeve

 -CAO

7.3) **DP 42.2024 (Scott) Division 1**

DP 42.2025 is an application proposing to construct 5 additional 120 sqft cabins.

*Mr. Steve Scott & Mr. Tom Fox were present and participated in the discussion.*

41.25

Councillor Nish moved that DP 42.2025 be deferred to the next MPC meeting.

**Carried**

7.4) **Permitted Use Approved Developments**

8. **Additional Items**

9. **Adjournment**

9.1) Adjournment of the June 23, 2025, Municipal Planning Commission Meeting.

At 11:17 AM, Deputy Reeve Bevans adjourned the MPC Meeting.



Deputy Reeve



Chief Administrative Officer



## Municipal Planning Commission Meeting Minutes

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Held at the Cardston County Administrative Building  
On Monday, July 14, 2025, at 9:13 AM

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### Councillors Present:

Reeve Randy Bullock  
Deputy Reeve LeGrande Bevans  
Councillor Cam Francis  
Councillor Wayne Harris  
Councillor Roger Houghton  
Councillor Tom Nish

### Administration Present:

Murray Millward, Chief Administrative Officer  
Joe Thomas, Development Officer  
Taylor Redford, Communications Clerk

### Also Present:

Mike Burla, ORRSC Planner

### 1. Call to Order

- 1.1) Deputy Reeve Bevans called the MPC Meeting to order at 9:13 AM.

### 2. Adoption of the Agenda

- 2.1) Adoption of the July 14, 2025, Municipal Planning Commission Meeting Agenda.

42.25 Councillor Francis moved that the MPC adopt the agenda with the following additional item:

- 8.1) Family Campgrounds

**Carried**

### 3. Adoption of the Minutes

- 3.1) Adoption of the June 23, 2025, Municipal Planning Commission Meeting Minutes.

43.25 Councillor Nish moved that the MPC adopt the minutes as presented.

**Carried**

### 4. Business Arising from the Minutes

**K1**

5. **Unfinished Business**

5.1) **DP 42.2025 (Scott) Division 1**

DP 42.2025 is an application proposing to construct 5 additional 120 sqft cabins.

*Mr. Steve Scott was present and participated in the discussion.*

44.25

Councillor Francis moved that DP 42.2025 be approved subject to the following:

**Conditions of Development:**

- a. That this development is located as indicated on the development application submitted on June 4, 2025. Any changes to that plan shall require the written approval of the Development Officer.
- b. The development must comply with the Hamlet (H) Land Use District, Schedule 4, Standards of Development of Land Use Bylaw No. 762.2021.
- c. No other structure shall be put on the lot without specific written approval from Cardston County.
- d. That approval is given by Alberta Transportation through the RPath system. <https://www.alberta.ca/roadside-planning-and-application-tracking-hub-rpath>
- e. To ensure adequate services, the developer must provide an update and get approval from Alberta Health.
- f. The developer must ensure that the septic field system is sized to accommodate the increase in usage at the site.
- g. The developer must install a sign (with light) at the development entrance to ensure patrons enter the correct driveway.
- h. Fire pits must follow the approved Cardston County standard.
- i. All garbage cans shall be bear-proof approved canisters.
- j. At a minimum, the Applicant shall ensure the following rules are adhered to by users of the Cabins:
  - i. There shall be no trespassing onto neighboring lands;
  - ii. Quiet hours for the Cabin development are from 10:30 pm to 6:30 am.
  - iii. Absolutely No fireworks.
- k. That prior to any construction, any permits (electrical, plumbing, gas, heating & ventilation, and/or private sewage disposal) that are required in accordance with this application must be obtained from The Inspections Group ([south@inspectionsgroup.com](mailto:south@inspectionsgroup.com)) (587-787-4143).

**Defeated**

6. **Subdivision Applications**

6.1) **Subdivision File 2025-0-086 (Jacobs) Division 1**

Subdivision File 2025-0-086 is an application to subdivide a vacant 5.0-acre parcel from a previously unsubdivided quarter section.

**K2**

*Reeve Bullock declared a pecuniary interest under 172.1 of the MGA and abstained from discussing and voting on this item.*

*Mr. Josh Jacobs was present and participated in the discussion.*

45.25

Councillor Nish moved that the Country Residential subdivision of SW1/4 4-3-27-W4M (Certificate of Title No. 191 240 182 +1), to subdivide a vacant 5.0-acre parcel from a previously unsubdivided quarter section; **BE APPROVED** subject to the following:

**CONDITIONS:**

- 1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Cardston County.*
- 2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with the Cardston County which shall be registered concurrently with the final plan against the title(s) being created.*
- 3. That the applicant confirms the proposed source of potable water for the 5.0 acre country residential lot prior to finalization of the subdivision. The applicant shall be responsible for obtaining any necessary approvals including a licence from Alberta Environment if applicable. Written documentation shall be submitted to the satisfaction of the Subdivision Authority prior to finalization.*

**Carried**

**6.2) Subdivision File 2025-0-087 (Jacobs) Division 1**

Subdivision File 2025-0-087 is an application to subdivide a 5.0-acre parcel from a previously unsubdivided quarter section.

*Reeve Bullock declared a pecuniary interest under 172.1 of the MGA and abstained from discussing and voting on this item.*

*Mr. Josh Jacobs was present and participated in the discussion.*

46.25

Councillor Francis moved that the Country Residential subdivision of SE1/4 4-3-27-W4M (Certificate of Title No. 191 240 182 +2) to subdivide a 5.0 acre parcel from a previously unsubdivided quarter section; **BE APPROVED** subject to the following:

**CONDITIONS:**

- 1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Cardston County.*
- 2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with the Cardston County which shall be registered concurrently with the final plan against the title(s) being created.*
- 3. That the applicant submit to the Subdivision Authority a copy of a sketch from an Alberta Land Surveyor that certifies the location and dimensions of the existing buildings and the exact dimensions of the lot to be subdivided and includes the location of the septic system (including field) to ensure that it is located entirely within the boundary of the residential lot and complies with the minimum setback from the property line as stipulated in the Private Sewage Standard of Practice.*
- 4. That one of the following shall be met prior to finalization:*

*(a) That the applicant shall obtain a water licence to divert water for household purposes from the existing water well (Well ID#1170009) located in the SW1/4 4-3-27-W4M. Prior to finalization, the applicant shall provide an easement agreement for continued access to the offsite water well and a water licence issued by Alberta Environment. Written documentation shall be submitted to the satisfaction of the Subdivision Authority prior to finalization; OR*

*(b) That the existing water well (Well ID#1170009) located in the SW1/4 4-3-27-W4M for the house is disconnected from the house plumbing. The applicant shall install a new onsite well and obtain any necessary approvals including a licence from Alberta Environment. Written documentation shall be submitted to the satisfaction of the Subdivision Authority prior to finalization; OR*

*(c) That the existing water well (Well ID#1170009) located in the SW1/4 4-3-27-W4M for the house is disconnected from the house plumbing. The applicant shall install a cistern and obtain any necessary approvals and permits. Written documentation including the source of potable water for the cistern shall be submitted to the satisfaction of the Subdivision Authority prior to finalization.*

**Carried**

7. **Public Hearing**

7.1) **Recess for Public Hearing:**

At 10:27 AM, the MPC Meeting was recessed to allow the Public Hearing for Bylaw 855.2025 to be called to order.

7.2) **Reconvening of the MPC Meeting:**

At 10:43 AM, the MPC Meeting was reconvened following the conclusion of the Public Hearing.

8. **Development Permit Applications**

8.1) **DP 48.2025 (Shiple) Division 4**

DP 48.2025 is an application proposing to develop a 172kw Solar Energy System.

*Mrs. Marylee Campbell & Mr. Ted Shiple were present for the discussion.*

Councillor Francis moved that DP 48.2025 be approved subject to the following:

47.25

**Conditions of Development:**

- a. That this development is located as indicated on the development application submitted on June 15, 2025. Any

**K4**

changes to that plan shall require the written approval of the Development Officer.

- b. The development must comply with the Rural Recreation (RR) Land Use District, Schedule 4, Standards of Development of Land Use Bylaw No. 762.2021.
- c. No other structure shall be put on the lot without specific written approval from Cardston County.
- d. That approval is given by Alberta Transportation through the RPath system. <https://www.alberta.ca/roadside-planning-and-application-tracking-hub-rpath>
- e. That prior to any construction, any permits (electrical, plumbing, gas, heating & ventilation, and/or private sewage disposal) that are required in accordance with this application must be obtained from The Inspections Group ([south@inspectionsgroup.com](mailto:south@inspectionsgroup.com)) (587-787-4143).

**Carried**

8.2) **DP 47.2025 (Stewart) Division 2**

DP 47.2025 is an application proposing to develop a Solar Energy System – Household.

48.25

Councillor Nish moved that DP 47.2025 be approved subject to the following:

**Conditions of Development:**

- a. That this development is located as indicated on the development application submitted on June 15, 2025. Any changes to that plan shall require the written approval of the Development Officer.
- b. The development must comply with the Agriculture (AG) Land Use District, Schedule 4, Standards of Development of Land Use Bylaw No. 762.2021.
- c. No other structure shall be put on the lot without specific written approval from Cardston County.
- d. That the MPC approve a variance from the typical 40m from the Centerline of the road allowance to the proposed 15m from the Centerline.
- e. That approval is given by Alberta Transportation through the RPath system. <https://www.alberta.ca/roadside-planning-and-application-tracking-hub-rpath>
- f. That prior to any construction, any permits (electrical, plumbing, gas, heating & ventilation, and/or private sewage disposal) that are required in accordance with this application must be obtained from The Inspections Group ([south@inspectionsgroup.com](mailto:south@inspectionsgroup.com)) (587-787-4143).

**Carried**

8.3) **DP 52.2025 (Spring Valley Colony) Division 6**

DP 52.2025 is an application proposing to develop a Subsequent Dwelling within Spring Valley Colony.

**K5**

49.25

Councillor Harris moved that DP 52.2025 be approved subject to the following:

**Conditions of Development:**

- a. That this development is located as indicated on the development application submitted on June 15, 2025. Any changes to that plan shall require the written approval of the Development Officer.
- b. The development must comply with the Agriculture (AG) Land Use District, Schedule 4, Standards of Development of Land Use Bylaw No. 762.2021.
- c. No other structure shall be put on the lot without specific written approval from Cardston County.
- d. That prior to any construction, any permits (electrical, plumbing, gas, heating & ventilation, and/or private sewage disposal) that are required in accordance with this application must be obtained from The Inspections Group ([south@inspectionsgroup.com](mailto:south@inspectionsgroup.com)) (587-787-4143).

**Carried**

8.4) **Permitted Use Approved Developments**

9. **Additional Items**

9.1) **Family Campgrounds**

The MPC discussed regulations pertaining to family campgrounds in the AG district.

9.2) **Landfill Setbacks**

The MPC discussed reducing the setback requirements for the landfill.

10. **Adjournment**

10.1) Adjournment of the July 14, 2025, Municipal Planning Commission Meeting.

Deputy Reeve Bevans adjourned the MPC meeting at 11:16 AM.

\_\_\_\_\_  
Deputy Reeve

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

**K6**



## HAMLET – H

### 1. INTENT

The intent of this land use district is to provide for the orderly urban expansion in a designated hamlet by ensuring that non-residential uses are compatible with the amenities of residential areas, through the regulation of following permitted, discretionary and prohibited land uses.

### 2. USES

#### (1) Permitted\*

- Accessory building and use
- Accessory structure
- Bed and breakfast
- Day care facility
- Duplex
- Home occupation, Class 2
- Modular home
- Personal care service
- Ready to move home (RTM)
- Residential addition
- Restaurant
- Service station
- Single family dwelling
- Solar energy system, household
- Structural alteration

#### (2) Discretionary

- Animal care service
- Cabin
- Campground
- Cemetery
- Church
- Community hall
- Family campground (in excess of 5 units)
- Grain terminal
- Holiday trailer park and storage
- Home occupation - Class 3
- Market garden
- Mobile home
- Moved-in building
- Multi-family dwelling
- Private recreation

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\* See Schedule 3, Development Not Requiring a Development Permit.



- Public and private utility
- Retail outlet
- Secondary suite
- Second family dwelling
- Shipping container
- Surveillance suite
- Taxidermy
- Wind energy conversion system - Category 1

**(3) Prohibited**

- Cannabis operation
- Confined feeding operation
- Noxious industry

**3. MINIMUM LOT SIZES FOR FULLY SERVICED RESIDENTIAL LOTS**

Use	Width		Length		Area	
	m	ft.	m	ft.	m <sup>2</sup>	sq. ft.
Single family dwellings	15.2	50	36.6	120	557.4	6,000
Duplex and semi-detached dwellings	18.3	60	36.6	120	1114.8	12,000
Multiple family dwellings	30.5	100	36.6	120	1114.8	12,000
Single-wide mobile homes	15.2	50	36.6	120	557.4	6,000
Double-wide mobile homes	15.2	50	36.6	120	557.4	6,000
Row or town housing						
- interior unit	6.1	20	30.5	100	278.7	3,000
- end unit	10.0	30	30.5	100	185.8	2,000
All other residential uses	As required by the Municipal Planning Commission.					

**4. MINIMUM LOT SIZES FOR UNSERVICED AND PARTIALLY-SERVICED RESIDENTIAL LOTS**

Use	Width		Length		Area	
	m	ft.	m	ft.	m <sup>2</sup>	sq. ft.
Single family dwellings with municipal sewer only	36.6	120	38.1	125	1393.5	15,000
Single family dwelling with municipal water only	36.6	120	38.1	125	1393.5	15,000
Single family dwellings with no municipal water or sewer	39.6	130	46.9	154	1858.0	20,000
All other residential uses	As required by the Municipal Planning Commission.					

**L2**



## 5. MINIMUM SETBACK REQUIREMENTS FOR RESIDENTIAL LOTS

Use	Lot Type	Front Yard		Side Yard		Rear Yard	
		m	ft.	m	ft.	m	ft.
(a) Single family detached	interior	7.6	25	1 @ 1.5 1 @ 3.0	5 10	7.6	25
	corner	7.6	25	1 @ 1.5 1 @ 7.6	5 25	7.6	25
Duplex	interior	7.6	25	1 @ 1.5 1 @ 3.0	5 10	7.6	25
	corner	7.6	25	1 @ 1.5 1 @ 7.6	5 25	7.6	25
Semi-detached	interior	7.6	25	2 @ 3.0	10	7.6	25
	corner	7.6	25	1 @ 3.0 1 @ 7.6	10	7.6	25
Multiple family	interior	9.1	30	2 @ 6.1	20	9.1	30
	corner	9.1	30	2 @ 6.1 1 @ 9.1	20 30	9.1	30
Row or townhouse	interior	7.6	25	end unit @ 4.6	15	7.6	25
	corner	7.6	25	end unit @ 7.6	25	7.6	25
Mobile homes (single- and double-wide)	interior	7.6	25	1 @ 1.5 main entrance side	5	7.6	25
	corner	7.6	25	1 @ 3.0 1 @ 1.5 1 @ 7.6	10 5 25	7.6	25

All other residential uses

As required by the Municipal Planning Commission.

## 6. MAXIMUM SITE COVERAGE FOR RESIDENTIAL LOTS

- (a) Principal building (dwelling) – 35%
- (b) Accessory buildings – 10%



**7. COMMERCIAL USES**

**(a) MINIMUM LOT SIZE (Served)**

	Width		Length		Area	
	m	ft.	m	ft.	m <sup>2</sup>	sq. ft.
Permitted uses	9.1	30	36.6	120	334.6	3,600
All other uses	As required by the MPC.					

**(b) MINIMUM LOT SIZE (Unserved or Partially Served)**

	Width		Length		Area	
	m	ft.	m	ft.	m <sup>2</sup>	sq. ft.
Municipal sewer only	22.9	75	30.5	100	696.8	7,500
Municipal water only	36.6	120	38.1	125	1393.4	15,000
No municipal sewer or water	39.6	130	46.9	154	1858.0	20,000

**(c) MINIMUM SETBACK REQUIREMENTS**

	Front Yard		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.
Permitted uses	4.6	15	3.1	10	9.1	30

**(d) MAXIMUM SITE COVERAGE**

Principal and ancillary buildings – 80%.

**8. DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT** – See Schedule 3.

**9. STANDARDS OF DEVELOPMENT** – See Schedule 4.

**10. MOVED-IN BUILDINGS** – See Schedule 5.

**11. HOME OCCUPATIONS** – See Schedule 6.

**12. SOLAR ENERGY SYSTEMS AND ALTERNATIVE/RENEWABLE ENERGY** – See Schedule 8.

**13. DEFINITIONS** – See Schedule 15



## DEFINITIONS

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In this bylaw, words used in the singular include the plural,  
and words using the masculine gender include the feminine gender.

### A

**Abattoir** means a licensed facility where animals are killed and processed into meat products for human consumption.

**Access, legal** means the registration of an easement, access right-of-way plan or a surveyed road on a Certificate of Title which provides access and/or egress for an individual or beneficiary to a specific property.

**Access, physical** means a surveyed road, used as a public road, built to a municipal standard, which provides year round access and/or egress to a specific property.

**Access, satisfactory** means a registered easement, access right-of-way plan or surveyed road, which is not built to a municipal standard, providing access and/or egress to a specific property on a year round, fair-weather or seasonal basis.

**Accessory building** means any building:

- (a) which is separate from the principal building on the lot on which both are located and the use of which the Development Officer or Municipal Planning Commission decides is normally subordinate and incidental to the principal building; or
- (b) the use of which the Development Officer or Municipal Planning Commission decides is normally subordinate and incidental to the principal use of the site on which it is located.

**Accessory development** means a building or use which is subordinate, incidental and directly related to the principal use of the premises, building, or site and which does not substantially add to the patronage, volume of traffic, or intensity of the use of the premises, building or parcel. An accessory building or use shall be located on the same parcel as the principal use and shall not precede the development of the principal building or use unless authorized by the Municipal Planning Commission.

**Accessory structure** means a building or structure detached from a principal building, normally ancillary, incidental, subordinate to the principal building or use. Typical accessory structures include flagpoles, swimming pools, propane tanks, satellite dishes, garages, and garden sheds. When a building is attached to the principal building by a roof, a floor or foundation above or below grade, it is part of the principal building.



**Boarding house** means a building (other than a hotel or motel) containing not more than 15 sleeping rooms where meals or lodging for those persons are provided for compensation pursuant to previous arrangements or agreements.

**Boat house** means an enclosed or partially enclosed structure designed for the use and storage of private watercraft, boat motors and marine equipment.

**Boat launch** means a facility for launching of boats or watercraft into a body of water.

**Buffer** means a row of trees, hedges, shrubs or berm to provide visual screening and separation between uses, buildings, sites or districts.

**Buildable area** means a portion of a lot or parcel which remains after setbacks, minimum yard dimensions and separation distances have been deducted.

**Building** has the same meaning as it has in the *Municipal Government Act*.

**Building height** means the vertical distance between grade and the highest point of a building excluding an elevator housing, a roof stairway entrance, a ventilating fan, a skylight, a steeple, a chimney, a smoke stack, a fire wall or a parapet wall and a flagpole or similar device not structurally essential to the building.

**Building inspector** means the person(s) appointed by the municipality through an accredited agency to conduct inspections in the municipality.

**Building supply center** means a commercial entity dedicated to the supply and sale of hardware, construction supplies, home improvement items and like goods to wholesalers, retailers, or the public.

**Bulk fertilizer storage and sales** means a facility or storage containers used to house and sell fertilizer products to the public.

**Bulk fuel storage and sales** means a commercial wholesale or retail outlet dedicated to the storage of fuels such as, but not limited to, diesel, gasoline, aviation fuel, propane, oil, grease and solvents and/or the sale of those products to wholesalers, retailers, agricultural entities and the public.

## C

**Cabin** means a habitable dwelling unit of not less than 27.88 m<sup>2</sup> (300 sq. ft.) nor more than 46.45 m<sup>2</sup> (500 sq. ft.) complete with sleeping, cooking and washroom facilities constructed, renovated or relocated in compliance with this bylaw and the *Safety Codes Act*.

**Campground** means an area where two or more campsites are located for seasonal occupancy by camping units (holiday or tent trailers, recreation vehicles, tents and similar equipment) by the public as temporary living quarters for recreation, education or vacation purposes. This use may include supplementary bathroom and recreational facilities, eating shelters, convenience retail, laundry facilities and dwelling accommodation for the owner/operator as part of the use or, as ancillary uses.

## L6



**Campground, basic** means a parcel of land developed into designated lots for camping and having minimum amenities, including but not limited to, potable water by means of a standpipe, well, or cistern, tables, outdoor privies and some fire pits.

**Campground, commercial** means a parcel of land which has been planned and developed into a number of identifiable lots for the placement of tents or recreational vehicles for overnight accommodation where a fee is paid by the individuals for the camping privilege based on the level of camping services provided to each site.

**Campground, family** means an area where three or more campsites are located for occupancy, cost shared between members of the landowner's family or friends.

**Campground, primitive** means a parcel of land developed for the random placement of tents and recreational vehicles and having the minimum amenities of potable water by means of a standpipe, well, or cistern, tables, outdoor privies and some fire pits.

**Campground, private** means:

- (a) a use of land or buildings for financial gain where admittance is based on the payment of a fee, or where admission is limited to members of a club, organization or association; and
- (b) a use of land or buildings intended for seasonal occupancy by holiday or tent trailers, recreation vehicles, tents and similar equipment. This use may include supplementary bathroom and recreational facilities, eating shelters, convenience retail, laundry facilities and dwelling accommodation for the owner/operator as part of the use or, as accessory uses.

**Campground, semi-serviced** means a parcel of land developed for camping and having at least 50% of the designated lots with at least partial services including, but not limited to, tap water, central service building(s) with flush toilets and wash basins, sewage disposal stations, tables, some fire pits, firewood for sale and a caretaker on premises.

**Campground, serviced** means a parcel of land developed for camping and having at least 75% of the designated lots with at least partial services including, but not limited to, tap water, central service building(s) with flush toilets, wash basins and showers, sewage disposal stations, tables, fire pits, firewood for sale, public telephone and a caretaker on premises.

**Camping** means a four-season, outdoor activity involving one or more overnight stays away from home in a shelter such as a tent, camper or recreational vehicle.

**Camping, random** means the ad hoc placement of one or more tents, campers or recreational vehicles used to sleep overnight on areas of public or private lands, free of charge, where no camping-related services exist or are provided.

**Cannabis definitions** – see Schedule 10.

**Carport** means a partially enclosed structure intended for the shelter of one or more motor vehicles.

**Car wash** means a building designed for the cleaning of motor or recreational vehicles.

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**Private** means the use of land or buildings intended for or restricted to the use of a particular person or group or class of persons which is not freely available to the general public.

**Private club** means a facility, not open to the general public, for the meeting, social or recreational activities of members of philanthropic, social services, athletic, business or service organizations, without on-site residences. Private clubs may include rooms for eating, drinking and assembly.

**Private riding arena and rodeo grounds** means infrastructure used by family and guests and is limited by invitation, whether offered free of charge or involving commercial activity amounting to no more than 50% of the annual income derived from the parcel of land.

**Private rifle range** means a rifle range used by family and guests having no commercial use or monetary charges for use and is limited by invitation.

**Private utility** means the provision, distribution, collection, transmission or disposal of water, sewage, garbage, oil, gas, power, information, telecommunications, telephone or generation of electricity provided by an entity which is not under public, provincial or municipal franchise or ownership which provides the public or business with a particular utility or service.

**Prohibited use** means one or more uses of land or buildings described in a land use district as prohibited uses.

**Property line** means any legal surveyed boundary of a parcel.

**Provincial Land Use Policies** means policies established by order of the Lieutenant Governor pursuant to section 622 of the *Municipal Government Act* in areas of the province which do not have a Regional Plan.

**Public** means the use of land or buildings belonging or open to, enjoyed and used by and/or maintained for the public generally, but not limited to a facility the control of which is wholly or partially exercised by some level of government.

**Public and private institutional use** means a use of land or buildings for an organization, individuals or society for public or social purposes and includes the following:

- (a) a school or educational facility whether public or private;
- (b) churches or places of worship;
- (c) medical facilities which provide both in-patient and out-patient services, including hospitals, nursing homes and sanatoriums;
- (d) government and municipal offices, libraries and similar developments;
- (e) protective services, including fire halls, police stations and ambulance services;
- (f) cemeteries; and
- (g) such other uses as the Municipal Planning Commission considers similar in nature and character to any one of these.

**Public and private recreation use** means a public or private park, playground, recreation area, including but not limited to hiking, biking, snow sledding, skiing, all-terrain vehicle (ATV), and/or walking trail,

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