

Municipal District of Willow Creek No. 26

CHINOOK INTERMUNICIPAL
SUBDIVISION & DEVELOPMENT APPEAL BOARD

May 21, 2026

10:00 a.m.

**Hearing No. Stop Order
Ptn. of SE $\frac{1}{4}$ 3-9-27 W4M**

Appellant: Stewart Busmann

LIST OF EXHIBITS

- A. Notice of Hearing and Location Sketch Map
- B. List of Persons Notified
- C. Letter of Appeal dated April 21, 2026 and Additional Correspondence dated April 24, 2026.
- D. Stop Order Ptn. of SE $\frac{1}{4}$ 3-9-27 W4M dated April 2, 2026
- E. Enclosure to Stop Order - Photos
- F. Enclosure to Stop Order - Excerpts from MD of Willow Creek Land Use Bylaw No. 2025

MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

NOTICE OF CHINOOK INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

Stop Order - Ptn. of SE $\frac{1}{4}$ 3-9-27 W4M

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 the Municipal District of Willow Creek No. 26
with respect to the issuance of a Stop Order

APPELLANT: Stewart Busmann

LANDOWNER: 2033279 Alberta Ltd.

LEGAL DESCRIPTION: SE $\frac{1}{4}$ Sec. 3, Twp. 9, Rge. 27, W4M, containing 64.7 hectares (SUBJECT PROPERTY) (160 acres), more or less; Excepting thereout: Subdivision Plan 2310923 (30.52 Hectares; 75.416 Acres), more or less;

MATTER OF APPEAL: Appeal of a Stop Order issued to Landowner regarding two (2) recreational vehicles on the subject property being used for habitation, which is a prohibited use in the Rural General Land Use District.

PLACE OF HEARING: **Municipal District of Willow Creek No. 26 – Municipal Administration Building**
#273129 Secondary Highway 520 West
(Claresholm Industrial Airport)

DATE OF HEARING: Thursday, May 21, 2026

TIME OF HEARING: 10:00 a.m.

PROCEDURES PRIOR TO THE HEARING FOR STOP ORDER:

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. May 19, 2026.**

EMAIL: bonniebrunner@orrsc.com

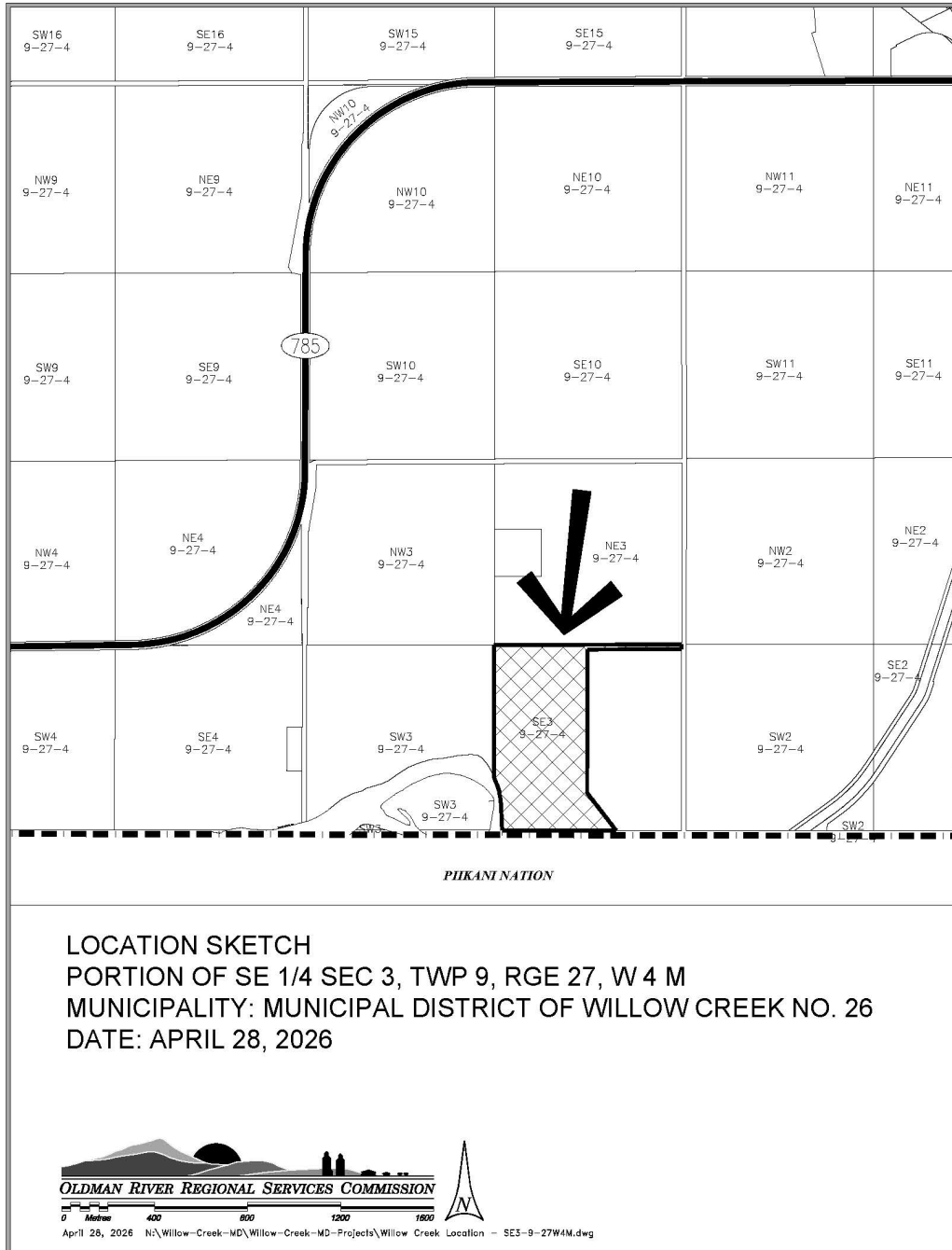
MAIL: **Bonnie Brunner, Board Clerk**
Oldman River Regional Services Commission
3105 – 16th Avenue N., Lethbridge, Alberta T1H 5E8

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.**

MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
CHINOOK INTERMUNICIPAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD

Land Subject of Appeal
Ptn. of SE¹/₄ 3-9-27 W4M



DATE: April 29, 2026

Bonnie Brunner, Clerk
Subdivision & Development Appeal Board

Municipal District of Willow Creek No. 26
CHINOOK INTERMUNICIPAL SUBDIVISION &
DEVELOPMENT APPEAL BOARD

STOP ORDER Ptn. of SE¼ 3-9-27 W4M

APPELLANT: Stewart Busmann

MD of Willow Creek No. 26 CAO
MD of Willow Creek No. 26 Director of
Planning & Development

ORRSC Planner, Ryan Dyck

SDAB Members:

Gentry Hall
Rod Kettles
Howard Paulsen
Evert Vandenberg
Michael Varey

Appellant:

Stewart Busmann

Landowner:

2033279 Alberta Ltd.

April 21, 2026

**MD of Willow Creek No. 26
c/o Chief Administrative Officer
273129 Sec Hwy 520 West
Box 550
Claresholm, AB T0L 0T0**

Hand Delivered

Attention: Ms. Cindy Chisholm

Dear Madam:

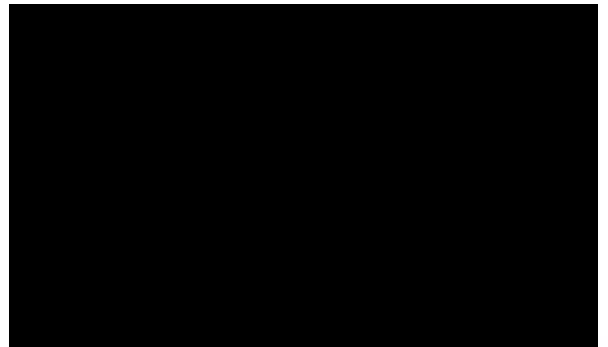
RE: Appeal of Stop Order

Regarding your Stop Order issued on April 2nd, 2026, I am writing to request an appeal of that Order to the Subdivision and Development Appeal Board.

We are leasing the named property, SE 3 - 9- 27 - W4 from 2033279 Alberta Ltd. until 2027. In the interim, we are working towards the purchase of these lands under Agreement with 2033279 Alberta Ltd.

Yours truly,


Stewart Busmann



RECEIVED
APR 21 2026
by C. Chisholm

APRIL 24/2026

OLD MAN RIVER REGIONAL SERVICES COMMISSION
3105 16 AVE N.
LETHBRIDGE AB

DEVELOPMENT APPEAL BOARD.
ATTENTION: BONNIE

IN REFERENCE TO MD OF WILLOW CREEK
STOP ORDER OF APRIL 2, 2026. I WOULD LIKE
TO APPEAL THIS ORDER FOR THE FOLLOWING REASONS.

THE PROPERTY IN QUESTION SE 3-9-27 W4.
WAS PURCHASED BY MY FAMILY IN FALL OF 2013.

I MOVED MY CITATION RU TO THE LANDS IN
DECEMBER 2013 AND HAVE LIVED THERE SINCE.

IN JUNE 2018 A HOUSE WAS MOVED ONTO A
FULL BASEMENT IN ACCORDANCE WITH ALL PERMITS.

SHORTLY THEREAFTER MY DAUGHTER AND HER
HUSBAND SEPARATED AND BEGAN DIVORCE PROCEEDINGS.

THE LAND WAS IN THE NAME OF THEIR WELDING
COMPANY, AT THE TIME.

I STARTED INVESTIGATING A GRAVEL MINING
OPPORTUNITY IN 2019 AND IN 2021 NEGOTIATED WITH
MITCH ARSENAULT AT TOLLESTROP CONSTRUCTION LTD.

IN THE INTERIM MY DAUGHTERS DIVORCE PROCEEDED AND THE COURT OF QUEEN BENCH ORDERED HER TO PAY HER X 190,000⁰⁰ AS A PART OF SETTLEMENT.

THE LAND SE 3-9-27 W4 WAS SOLD TO 2033279 ALBERTA LTD WITH THE OPTION TO REPURCHASE THE LAND BY EARLY 2027 FOR THE PRICE 2033279 PAID IN 2022.

MYSELF, MY DAUGHTER AND GRANDDAUGHTER OPERATE A HEREFORD CATTLE SEEDSTOCK FARM ON THE LAND UNDER A LEASE FROM 2033279 AB. LTD.

WE ARE NEGOTIATING THE FUNDING TO REPURCHASE THE PROPERTY AND SUBSEQUENTLY APPLY FOR RENEWED DEVELOPMENT PERMITS.

IT IS MY INTENTION TO HAVE THIS HOUSE TO LIVING CONDITION BEFORE WINTER 2026.

WE ARE ALL LOOKING FORWARD TO LIVING IN A HOUSE. I PERSONALLY HAVE LIVED IN AN RV SINCE APRIL 2009 YEAR ROUND.

I UNDERSTAND THAT WE ARE IN CONTRAVENTION OF M.D. REGULATIONS AND HAVE BEEN ALL ALONG.

YOUR CONSIDERATION IN ALLOWING US TO CONTINUE LIVING HERE IN THE RVS' UNTIL WINTER 2026 WILL BE GREATFULLY APPRECIATED.

MY DAUGHTER JENN MOVED AN RU ONTO THE PROPERTY IN SEPTEMBER 2018 AS MY GRANDDAUGHTER SOPHIA ENROLLED IN GRADE 8 AT W T WALSH HIGH SCHOOL.

JENN IS MARKETING MANAGER FOR 50 WINERIES IN THE SOUTH OKANAGAN B.C. AND COMMUTES BACK AND FORTH. SHE HAS ALSO TAKEN A POSITION WITH B.C. MEATS.

HERE IN ALBERTA SHE IS PRESIDENT OF THE ALBERTA HEREFORD ASSN AND MANAGES THE ALBERTA HEREFORD SHOWCASE CATTLE SHOW EACH FALL.

THE SHOWCASE ITSELF IS ALMOST A FULL TIME JOB, THESE ALBERTA POSITIONS ARE PRESENTLY UNPAID.

THANK YOU FOR YOUR CONSIDERATION OF OUR CURRENT SITUATION.

SINCERELY.

STEWART BUSMANN

Stewart Busmann

P.S. I ALSO PROVIDE SURVEILLANCE ALONG WITH OUR GUARD DOG OVER AS MANY AS 4 PIECES OF HEAVY EQUIPMENT FOR TOLLESTRUP CONSTRUCTION.



Municipal District of Willow Creek

Office of the Administrator

www.mdwillowcreek.com
#26, Highway 520 West,
Claresholm Industrial Area
Box 550, Claresholm Alberta T0L 0T0

Office: (403) 625-3351
Fax: (403) 625-3886
Shop: (403) 625-3030
Toll Free: 888-337-3351

STOP ORDER

Pursuant to Section 645
Municipal Government Act
R.S.A. 2000, Chapter M-26, as amended

April 2, 2026

METHOD OF DELIVERY

- HAND DELIVERED
- REGULAR MAIL April 2, 2026
- REGISTERED MAIL April 2, 2026
- EMAIL: April 2, 2026
- OTHER: _____

Registered Landowner:

2033279 Alberta Ltd.
Box 474
Lethbridge, AB
T1J 3Z1

(the "Landowner")

Of Property Legal Description:

MERIDIAN 4 RANGE 27 TOWNSHIP 9
SECTION 3
QUARTER SOUTH EAST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:
PLAN NUMBER HECTARES (ACRES) MORE OR LESS
SUBDIVISION 2310923 30.52 75.416
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

(the "Lands")

In my capacity as a Development Officer for the Municipal District of Willow Creek (the "MD") No. 26, I hereby issue a Stop Order pursuant to Section 645 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, as amended (the "MGA") and Section 58 of the Land Use Bylaw, No. 2025 (the "Land Use Bylaw") in respect of the aforementioned Lands.

Land Use Bylaw states:

Section 58 Stop Orders

58.1 As set forth in the MGA, the Development Authority is authorized to issue an Order under section 645 of the MGA if a development, land use or use of building is not in

accordance with the MGA, the Subdivision and Development Regulation, a development permit or subdivision approval, or this Bylaw.

Administrative definitions

Prohibited Use means one or more uses of land or buildings that are either described in a land use district as prohibited uses or are not listed as either permitted or discretionary uses and are not deemed to be similar in nature to either a permitted use or discretionary use within a particular land use district.

Schedule 7 Use and use related definitions

Dwelling means a building designed and used exclusively for human habitation which is or has been constructed in compliance with provincial building codes for year round occupancy and located upon an acceptable foundation, and is intended to be used as a residence for one or more individuals and contains cooking, sleeping and sanitary facilities, but does not include Park Model Trailers, Recreational Vehicles, Motel/Hotel, or other building and structures deemed not to be suitable as a dwelling by the Development Authority.

Recreational Vehicle means a vehicle, trailer or other vehicle similar unit designed for and intended to provide temporary accommodation for travel and recreational purposes, which either has its own motor power or is mounted onto or drawn by another vehicle. Examples include but are not limited to motor homes, campers, holiday trailers, fifth wheel trailers, tent trailers, park model trailers, sleeping quarters or living quarters mounted on trailers, and any other vehicle, trailer, or unit determined to be a Recreational Vehicle by the Development Authority.

Further, Part 17 of the MGA also allows for the issuance of a Stop Order where a development or use of the land or buildings does not comply with the Act, the Land Use Bylaw, or a development permit or subdivision approval.

At present, the Lands are in contravention of the Land Use Bylaw, as follows:

1. Two (2) recreational vehicles have been confirmed to be located on the land being used for habitation as in attached photos.
2. As per the definition within the Land Use Bylaw No. 2025 and Schedule 2 Rural General land use district regulations, the use is prohibited as the use is not listed in permitted or discretionary uses.

Accordingly, you are hereby ordered to stop all unauthorized development and use of the aforementioned land as described above and comply with the Land Use Bylaw by:

1. Cease and assist all habitation of the two (2) recreational vehicles on the lands by May 29, 2026.
2. Remove all recreational vehicles, all items, materials and structures associated to the use of the recreational vehicles from the lands by May 29, 2026.
3. Comply with all the requirements of the Municipal Land Use Bylaw No. 2025, immediately.

Thereafter, any and all development (including new uses of the Lands) must not commence prior to obtaining issuance of an approved development permit from the Municipal District of Willow Creek No. 26.

Please be advised that pursuant to Sections 646 of the MGA, the MD has the authority, in the event that any requirements of this Stop Order are not complied with, pursuant to Section 542 of the MGA, enter the Lands and take whatever actions are determined by the

MD to carry out the Stop Order, including seeking an injunction or other relief from the Court of King's Bench of Alberta pursuant to Section 554 of the MGA. The MD may also take legal action under the MGA, in which case, the MD will seek to recover its legal costs as against you. Please be advised that pursuant to Section 553 of the MGA, the MD has the authority to charge the costs and expenses for carrying out this Stop Order to the tax roll for the lands.

You are hereby advised under Section 687 of the MGA, that you have the right to appeal this Stop Order to the Subdivision and Development Appeal Board. If you wish to exercise this right, then written notice of appeal must be received by the Chief Administrative Officer of the Municipal District of Willow Creek within twenty-one (21) days after the date on which the Stop Order is made.

Requests for an appeal must be sent to:

Municipal District of Willow Creek No. 26
c/o Chief Administrative Officer
273129 Sec Hwy 520 West
Box 550
Claresholm, Alberta
TOL 0T0

Should you require additional information concerning this matter, please do not hesitate to contact the undersigned at (403) 625-3351, extension 235.

THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

Per:



Cindy Chisholm
Director of Planning and Development/
Development Officer
MD of Willow Creek No. 26

Enclosures:

- Land Use Bylaw No. 2025:
 - Administration Section
 - Schedule 2 Rural General land use district
 - Schedule 7 Use and use related definitions



FEB 18, 2026
photo by Emergency Services





*Arc GIS aerial photo (2024)
printed April 2, 2026*

- 56.6 Any decisions made by Council with respect to a Direct Control district are not subject to appeal to the Subdivision and Development Appeal Board pursuant to section 685(4) of the MGA.

SECTION 57 NOTICE OF VIOLATION

- 57.1 Where the Development Authority finds that a development or use of land or buildings is not in accordance with the MGA, the Subdivision and Development Regulation, a development permit or subdivision approval, or this Bylaw, the Development Officer may, prior to issuing a Stop Order, issue a notice of violation to the registered owner or the person in possession of the land or buildings or to the person responsible for the contravention.
- 57.2 Such notice shall state the following:
- (a) nature of the violation;
 - (b) corrective measures required to comply; and
 - (c) time period within which such corrective measures must be performed.

SECTION 58 STOP ORDERS

- 58.1 As set forth in the MGA, the Development Authority is authorized to issue an Order under section 645 of the MGA if a development, land use or use of a building is not in accordance with the MGA, the Subdivision and Development Regulation, a development permit or subdivision approval, or this Bylaw.
- 58.2 A person who receives a Stop Order under Section 58.1 may appeal the order to the Subdivision and Development Appeal Board within 21 days after the date on which the order is made.

SECTION 59 ENFORCEMENT OF STOP ORDERS

- 59.1 Pursuant to section 646 of the MGA, if a person fails or refuses to comply with an order directed to the person under section 645 or an order of a Subdivision and Development Appeal Board under section 687, the designated officer may, in accordance with section 542, enter on the land or building and take any action necessary to carry out the order.
- 59.2 The Municipal District may register a caveat under the Land Titles Act in respect of an order referred to in Section 56.1 against the certificate of title for the land that is the subject of an order.
- 59.3 If a caveat is registered under Section 59.2, the Municipal District must discharge the caveat when the order has been complied with.
- 59.4 If compliance with a stop order is not voluntarily affected, the Municipal District may undertake legal action, including but not limited to, seeking injunctive relief from the Alberta Court of King's Bench pursuant to section 554 of the MGA. In accordance with section 553 of the MGA, the expenses and costs of carrying out an order under section 646 of the MGA may be added to the tax roll of the parcel of land.

SECTION 60 PENALTIES AND RIGHT OF ENTRY

- 60.1 Any person who contravenes any provision of this Bylaw is guilty of an offence in accordance with the applicable provincial legislation.
- 60.2 In accordance with section 542 of the MGA, a designated officer may, after giving reasonable notice to and obtaining consent from the owner or occupier of land upon which this Bylaw or MGA authorizes anything to be inspected, remedied or enforced or done by a municipality:
- (a) enter on that land at a reasonable time and carry out inspection, enforcement, or action authorized or required by the enactment or bylaw;
 - (b) request anything to be produced to assist in the inspection, remedy, enforcement or action; and

PRINCIPAL BUILDING means a building which:

- (a) occupies the major or central portion of a lot;
- (b) is the chief or main building on a lot; or
- (c) constitutes, by reason of its use, the primary purpose for which the lot is used.

PRINCIPAL USE means the primary purpose for which a lot, parcel, or building is used or intended to be used in the opinion of the Development Authority.

PRIOR TO RELEASE means a provision where a development permit condition must be completed prior to a development permit becoming effective.

PRIVATE SEWAGE DISPOSAL SYSTEM means the whole or any part of a system for the management, treatment and disposal of sewage on the site where the sewage is generated but does not include anything excluded by the regulations.

PRIVATE SEWAGE INSTALLER means a person who holds a private sewage installer certificate of competency issued pursuant to the *Safety Codes Act*.

PROHIBITED USE means one or more uses of land or buildings that are either described in a land use district as prohibited uses or are not listed as either permitted or discretionary uses and are not deemed to be similar in nature to either a permitted or discretionary use within a particular land use district.

PROPERTY LINE means any boundary of a parcel.

PROPERTY LINE, FRONT means the property line adjacent to:

- (a) the public roadway other than a lane, and, in the case of more than one property line adjacent to the public roadway, the front property line shall be the side that gains access to the property; and
- (b) the internal subdivision road when the parcel abuts an internal subdivision road.

PROPERTY LINE, REAR means the property line furthest and from opposite the front property line.

PROPERTY LINE, SIDE means a property line other than a front or rear property line.

PROVINCIAL OR FEDERAL REGULATION AUTHORITY means any provincial or federal regulatory body which may have guidelines, permit requirements, and/or restrictions on land and/or development.

PUBLIC ACCESS means a parcel of land, easement, or other method that is used by the public to enter or exit a parcel, subdivision or other feature.

PUBLIC OPEN SPACE means land, which is not in private ownership and is open to use by the public.

Q

QUALIFIED PROFESSIONAL means a professional educated in their field of practice or study and who can demonstrate appropriate knowledge, expertise and abilities and one who practices the principle of professional accountability (architect, landscape architect, land use planner, municipal planner, biologist, civil engineer, geotechnical engineer, municipal engineer, Alberta Land Surveyor, agrologist, geoscientist, hydrologist). A qualified professional can be described as an expert with specialized knowledge in the field which one is practicing professionally and practices a high standard of professional ethics, behaviour and work activities while carrying out one's profession.

QUARTER SECTION means a titled parcel of land approximately 64.8 ha (160 acres) in size and originally established by the Dominion Land Survey.

LAND USE DISTRICT REGULATIONS

RURAL GENERAL – RG

INTENT

The general purpose and intent of the Rural General District is to protect the agricultural land base of the municipality while allowing non-agricultural development which complement and enhance the local economy.

SECTION 1 LAND USES

(e) means “Exempt” and development will not require a development permit if it meets all the provisions of the Bylaw but shall be required to complete and submit the Farm Building Exemption form. For additional guidance please refer to Schedule 3: Development not Requiring a Permit.

The **Flood Hazard Protection Overlay District** and **Reservoir Vicinity Overlay District** apply to the lands designated Rural General District and if there is a conflict between the overlay and the underlying district, the provisions and regulations of the overlay shall take precedence and effect.

1.1 Permitted Use

Use	Use Specific Standards
Accessory buildings, structures and uses to an approved use	Section 8 of this district
Additions to existing buildings	
Agricultural building and structures <i>(e)</i>	Section 9 of this district – Farm building exemption form
Agricultural operation <i>(e)</i>	
Campground, Family <i>(e)</i>	Schedule 3 - No permit required & Schedule 6, Section 11
Day home <i>(e)</i>	Schedule 3 - No permit required & Schedule 6, Section 13
Dugout <i>(e)</i>	Schedule 3 - No permit required & Schedule 6, Section 15
Dwelling, primary: Single-detached stick-built Prefabricated Second Dwelling	Schedule 6, Section 29 Section 4 of this district
Extensive agriculture and grazing <i>(e)</i>	Schedule 3 - No permit required
Fabric building or covered storage structure	
Feed or grain mill, Class A	
Home based business	Schedule 6, Section 19
Isolated rural commercial / industrial, Class A	Schedule 6, Section 22
Residential addition	
Shipping container for agricultural storage use <i>(e)</i>	Schedule 3 - No permit required & Schedule 6, Section 37
Sign, Class A <i>(e)</i>	Schedule 6, Section 36
Solar energy system, individual (roof, wall or ground mounted)	Schedule 6, Section 36
Swimming pools (temporary) and hot tubs <i>(e)</i>	Schedule 3 - No permit required & Schedule 6, Section 43
Wind Energy Conversion System (WECS), individual	Schedule 6, Section 44

1.2 **Discretionary Use – Development Officer**

Use	Use Specific Standards
Aeronautical uses, private	
Cemetery	
Moved-in building - residential	Schedule 6, Section 25
Moved-in building - non - residential	Schedule 6, Section 26
Public or private utility	
Secondary Suite / Multigenerational housing	Schedule 6, Section 34
Shipping container	Schedule 6, Section 37
Shop house / Shouse	Schedule 6, Section 38
Sign, Class B or C	Schedule 6, Section 36
Tourist home / Bed and breakfast	

1.3 **Discretionary Use – Municipal Planning Commission**

Use	Use Specific Standards
Additional dwelling units (3 or more)	
Agricultural labour housing	
Agricultural water reservoir	Schedule 6, Section 15
Agritourism	
Alternative energy, Class A	Schedule 6, Section 4
Animal (household pet) boarding, day care or training	Schedule 6, Section 3
Concrete batch plant, permanent	
Intensive horticultural operation, Class A	Schedule 6, Section 20
Intensive livestock operation	Schedule 6, Section 21
Isolated rural commercial / industrial, Class B	Schedule 6, Section 22
Multi-unit dwelling	
Private or public gun range	Schedule 6, Section 27
Public and institutional use	
Religious assembly	Schedule 6, Section 32
Work Camp	Schedule 6, Section 45
Work or Lay Down Yard	

1.4 **Prohibited Uses**

Any use not found in Permitted or Discretionary, and not considered a similar use, shall be prohibited, unless the lands are redesignated to accommodate the development.

SECTION 2 PARCEL SIZE FOR DEVELOPMENT

2.1 A minimum lot size of 1.21 ha (3 acre) is recommended for any permitted or discretionary use. This may be varied by the Municipal Planning Commission to reasonably accommodate the proposed use.

SECTION 3 DENSITY

3.1 The maximum number of parcels allowed on an unsubdivided quarter section of land will be limited to two (2).

3.2 Notwithstanding Subsection 3.1 above, an additional parcel may be allowed for a total of three (3) parcels in the quarter section if the quarter section meets the requirements of section 11.10 “Subdivision of Existing Small Titles”, or section 11.11 “Cut-off or Fragmented Agricultural Parcels”.

SECTION 4 NUMBER OF DWELLING UNITS ON A PARCEL

- 4.1 Not more than one dwelling unit, with a minimum floor area of 55.7 m² (600 ft²), may be located on a parcel or title except as provided for in Sections 4.2 through 4.5 below.
- 4.2 More than one dwelling unit may be allowed on a parcel if:
- (a) the dwelling unit is contained in a building which is designed for or divided into two or more dwelling units;
 - (b) if the second unit was established prior to this bylaw, it may be deemed to comply at the discretion of the Municipal Planning Commission should the parcel be subdivided.
- 4.3 Additional dwelling units may be located on a parcel provided that:
- (a) the proposed dwelling unit meets the definition of a developed residence as follows:
 - (i) is habitable,
 - (ii) has developed legal access,
 - (iii) has electrical and gas utilities available to the site,
 - (iv) has a supply of potable water and a functional sewage disposal system,
 - (v) is situated on a permanent foundation;
 - (b) no more than one (1) additional dwelling unit shall be permitted on any parcel 4.0 ha (10 acres) or less in area provided:
 - (i) the parcel must be a minimum of 2.4 ha (6 acres) in size;
 - (ii) a second detached dwelling unit may only be permitted on a parcel on which there is already built one (1) single detached dwelling unit (main residence) and the additional dwelling unit is located on a minimum of 1.2 ha (3 acres);
 - (iii) at the time of application, the main residence shall be occupied by the owner of the property and is considered the owner's primary residence;
 - (iv) the second dwelling unit shall be subject to the same minimum required setbacks for front, side and rear yards as the principal dwelling on the parcel;
 - (v) the applicant shall have a professional soil test/analysis done at their expense to ensure that the soil characteristics are capable of supporting multiple septic fields. The analysis must include identifying and confirming the depth to water table to meet provincial requirements. Analyses of the test must be performed and approved by an engineer or approved agency under Alberta Municipal Affairs, with a copy of the report submitted with the development permit application; and
 - (vi) joint access may be required as a condition of approval.
 - (c) additional dwelling units may be permitted on any parcel greater than 4.0 ha (10 acres) in area provided:
 - (i) at the time of application, the main residence shall be occupied by the owner of the property and is considered the owner's primary residence; and
 - (ii) the additional dwelling units shall be placed in such a manner so that the dwellings do not utilize an area greater than 4.0 ha (10 acres). The configuration of the 4.0 ha (10 acre) area must strive to be compact in nature and must be acceptable to the Development Officer or Municipal Planning Commission; and
 - (iii) the applicant shall have a professional soil test/analysis done at their expense to ensure that the soil characteristics are capable of supporting multiple septic fields with a copy of the report submitted with the development permit application; and
 - (iv) joint access may be required as a condition of approval.
- 4.4 For the purpose of this section, if a parcel contained more than one dwelling unit on the date that this bylaw was adopted, all the dwellings on that parcel are deemed to conform.

4.5 If a Certificate of Title describes a parcel containing two or more quarter sections or portions thereof, each one of the quarter sections will be considered a parcel for the purposes of the provisions under this section.

SECTION 5 MINIMUM SETBACK REQUIREMENTS

- 5.1 All buildings, structures and development other than cultivation or grazing shall be setback from lot or parcel boundaries at least:
- (a) 22.9 m (75 ft.) from the right-of-way of any developed or undeveloped roadway not designated as a highway in the Memorandum of Agreement between Alberta Transportation and the Municipal District of Willow Creek No. 26;
 - (b) 30 m (100 ft.) from the property line or 50 m (165 ft) from the centre of a designated Minor Highway and 40 m (131 ft) from the property line or 70 m (230 ft) from the centre of a designated Major Highway in accordance with the Memorandum of Agreement between Alberta Transportation and the Municipal District of Willow Creek No. 26;
 - (c) any greater distance that may be required by the Development Officer or the Municipal Planning Commission in order to facilitate future road widening, service road dedication, to reduce potential snow drifting, or vision restrictions;
 - (d) at least 20 ft. (6.1 m) from adjacent property lines.
- 5.2 The Municipal Planning Commission may establish a minimum setback from any existing residence where a proposed discretionary use may be incompatible with the residential use.
- 5.3 All buildings, structures and development other than extensive cultivation or grazing on parcels having frontage on a highway may have special requirements for setback, access and service roadways imposed as a condition of approval by the Municipal Planning Commission in accordance with the requirements of Alberta Transportation and Economic Corridors and the Highways Development and Protection Regulation. Any applications for development adjacent to a highway should be referred to Alberta Transportation and Economic Corridors for a Roadside Development Permit.
- 5.4 All buildings, structures and development that is to be located in close proximity to an escarpment, coulee break, riverbank or other geographical feature may have special requirements for setback as determined by the Municipal Planning Commission upon due consideration of any geotechnical or slope stability analysis report requested by the municipality.
- 5.5 Vehicle access points and buildings, fences, trees or similar obstructions more than 3 ft. above a rural road grade may be restricted by the municipality within 90 m (300 ft.) or such greater distance from an intersection with another rural road or a provincial highway as required by Alberta Transportation and Economic Corridors.
- 5.6 Development may also be subject to additional setback requirements as prescribed within:
- (a) Land Suitability and Servicing Requirements: Schedule 4
 - (b) Standards of Development: Schedule 5
 - (c) Use Specific Standards of Development: Schedule 6

SECTION 6 SITE COVERAGE

- 6.1 Unless specified elsewhere in this bylaw or established otherwise in an adopted Area Structure Plan or Intermunicipal Development Plan, the maximum site coverage percentage of buildings and structures on the parcel shall be as determined by the Development Officer for permitted use and the Municipal Planning Commission for discretionary uses.

SECTION 7 ACCESS

- 7.1 The municipality may, at the time of subdivision or development, require the developer to enter into an agreement for the construction of any approach(s) necessary to serve the development area in accordance with the Municipal District of Willow Creek design requirements.
- 7.2 To ensure proper emergency access, all developments shall have direct legal and physical access to a public roadway. If the development is within 800 m (2625 ft.) of a provincial highway, direct legal and physical access to a public roadway shall be to the satisfaction of Alberta Transportation and Economic Corridors.
- 7.3 Access points adjacent to blind corners, hills, ridges, railway crossings and any other obstructions shall be positioned so as to provide a reasonably unobstructed view in either direction of 100 m (328 ft.) on a local road.
- 7.4 The requirement of a service road or subdivision street to provide access may be imposed as a condition of approval for any new development other than those deemed approved. Construction and survey costs for a service road shall be the responsibility of the applicant.
- 7.5 Any undeveloped road allowance that is proposed to be utilized for access to a development shall be required to be constructed to Municipal District standards and policies and the construction and survey costs shall be the responsibility of the applicant.

SECTION 8 ACCESSORY BUILDING, ASSOCIATED WITH AN APPROVED USE

- 8.1 An accessory building shall not be used as a permanent dwelling and shall only be constructed after the principal building has been constructed. In the case where a dwelling unit is proposed to be constructed in a portion of an accessory building (ie Shop House, secondary suite), the accessory building will be considered a dwelling unit.
- 8.2 An accessory building shall not be located in the required setback from a public road or on an easement.
- 8.3 A residential accessory building shall be setback a minimum 3.0 m (10 ft.) from the principal dwelling and from all other structures on the same parcel.
- 8.4 Where a structure is attached to the principal building by a roof, an open or enclosed structure, a floor or foundation, it is to be considered a part of the principal building and is not an accessory building.

SECTION 9 AGRICULTURAL BUILDINGS, FENCES AND SHELTERBELTS

- 9.1 Agricultural buildings and structures, as defined, are not required to obtain a development permit if all requirements of this bylaw are met but are required to complete and submit the **Farm Building Exemption** form.
- 9.2 Agricultural fences constructed of rails, stakes, strung wire, or similar material with more than 85 percent of their surface area open for free passage of light and air may be located along the property boundaries of any agricultural parcel and are not subject to the 22.9 m (75 ft.) setback from municipal roads.
- 9.3 Fences used as an enclosure, barrier, boundary, means of protection, privacy screening or confinement constructed of any allowable material (wood, stone/brick, metal, or plastic) with less than 85 percent of their surface area open for free passage of light must be located outside the required setbacks for the land use district including:
- (a) 22.9 m (75 ft.) from the right-of-way of any roadway maintained by the municipality;
 - (b) 60.9 m (200 ft.) from a naturally occurring water body or outside the 1:100 flood elevation, whichever distance is greater;
 - (c) 60.9 m (200 ft.) from any water reservoir measured from the water's edge at full supply level (FSL) or 30.5 m (100 ft.) from the registered reservoir right-of-way, whichever is greater.
- 9.4 In rural areas along local roads, the construction or erection of a fence, farm gate sign, hedge or shelterbelt shall comply with the following:
- (a) no fence, hedge or shelterbelt shall be erected which would unduly restrict the vision of approaching traffic;

- (b) farm gate signs may be placed on the property line and shall be erected in a manner which would not unduly restrict the vision of approaching traffic; and
- (b) no hedge or shelterbelt shall be erected closer than 9.1 m (30 ft.) of the right-of-way of a public road.

9.5 Solar energy systems, individual that are used as an accessory use to an agricultural operation must be located outside the required setbacks for the land use district including:

- (a) 22.9 m (75 ft.) from the right-of-way of any roadway maintained by the municipality;
- (b) 60.9 m (200 ft.) from a naturally occurring water body or outside the 1:100 flood elevation, whichever distance is greater unless an engineering assessment is submitted which ensures development can be accommodated outside of the flood hazard;
- (c) 60.9 m (200 ft.) from any water reservoir measured from the water's edge at full supply level (FSL) or 30.5 m (100 ft.) from the registered reservoir right-of-way, whichever is greater.

SECTION 10 MINIMUM SETBACKS FOR USES INVOLVING LIVESTOCK OR ANIMALS

- 10.1 All corrals, feeders, shelters or other structures for the feeding of animals as outlined in the Agricultural Operations and Practices Amendment Act 2001 and Regulations (AOPA) shall not be located closer to a neighbouring property boundary, right-of-way an irrigation district canal, creek, stream, river, lake shore or water body than 30.5 metres (100 ft.) and a minimum of 22.86 metres (75 ft.) from a municipal developed or undeveloped road allowance.
- 10.2 All corrals, feeders, shelters or other structures for the feeding of animals associated with Intensive Livestock Operations (ILO) as defined in Schedule 6, section 21 shall not be located closer to a neighbouring property boundary, right-of-way an irrigation district canal, creek, stream, river, lake shore or water body than 30.5 metres (100 ft.) and a minimum of 22.86 metres (75 ft.) from a municipal developed or undeveloped road allowance.
- 10.3 A large animal veterinary clinic (e.g. cattle, horses, pigs, sheep and goat) shall not be located within 152.4 metres (500 ft.) of a neighbouring residential building.
- 10.4 An animal (household pet) boarding, day care or training use, or livestock sales yard or abattoir shall not be located within 304.8 metres (1,000 ft.) of a neighbouring residential building.
- 10.5 A confined feeding or intensive livestock operation shall be sited in consideration of prohibited areas and be able to meet required development setbacks in accordance with the Municipal District's Municipal Development Plan or in any adopted Intermunicipal Development Plan.

SECTION 11 SUBDIVISION POLICIES IN RURAL GENERAL DISTRICT

General

- 11.1 The Municipal Planning Commission may only approve one separately titled subdivision on an unsubdivided quarter section or a title containing 160 acres (64.8 ha). The Municipal Planning Commission may consider a quarter section to be unsubdivided if previous subdivisions were for the purpose of public or quasi-public use.
- 11.2 In accordance with Section 11.10 (Cut-off or Fragmented Agricultural Parcel) additional parcels may be approved for subdivision by the Municipal Planning Commission.

Agricultural Uses

- 11.3 The minimum agricultural parcel size shall be 56.66 ha (140 acres) unless waived by the Municipal Planning Commission, the Subdivision and Development Appeal Board, or the Land and Property Rights Tribunal.
- 11.4 A subdivision of a parcel containing an intensive horticultural use may be treated as an agricultural use and may be permitted as the one allowable subdivision from a quarter section.

- 11.5 The Municipal Planning Commission shall not approve an application for subdivision of a parcel on which an existing or proposed confined feeding operation (CFO) is located.
- 11.6 A subdivision which proposes to subdivide a quarter section or title containing 64.38 ha (160 acres) into two 32.38 ha (80 acre) parcels shall be prohibited.

Existing Agricultural Parcels – Property Line Realignment

- 11.7 The enlargement, reduction or realignment of an existing separate parcel may be approved provided that:
- (a) the additional lands required are to accommodate existing or related improvements; or
 - (b) the proposal is to rectify or rationalize existing habitation, occupancy, cultivation or settlement patterns; and
 - (c) no additional parcels are created over and above those presently in existence; and
 - (d) the proposed new lot and the proposed residual lot will continue to have direct legal and physical access to a public roadway, adequate development setbacks, and a suitable building site; and
 - (e) the size, location and configuration of the proposed lot will not significantly affect any irrigation or transportation system in the area nor the urban expansion strategies of neighbouring municipalities.

Subdivision of a Single Lot Developed Farmstead Parcel

- 11.8 A proposed subdivision for a single lot (isolated) developed farmstead containing a developed residence may be approved provided:
- (a) it is located on an unsubdivided quarter section or title containing 160 acres of land in consideration of parcel sizes outlined in section 11.1 or meets the criteria for subdivision for a Cut-off or Fragmented Parcel; and
 - (b) the proposed parcel to be created is no less than 1.21 ha (3 acres) and no greater than 4.05 ha (10 acres) and contains a permanent habitable dwelling unit; and
 - (c) the area of the proposed parcel shall be limited by the location and extent of related buildings, structures and improvements, including septic systems, on the developed residence; and
 - (d) the proposed lot on which the dwelling is located and the proposed residual parcel both have direct legal and/or physical access to a public roadway; and
 - (e) the proposed access is satisfactory to Alberta Transportation and Economic Corridors where the access may affect a primary highway; and
 - (f) the size and location of the proposed lot will not significantly affect an irrigation system in the area; and
 - (g) the residual parcel being created is at least 56.66 ha (140 acres) in size.

Subdivision of a Single Vacant Parcel for Residential Use

- 11.9 A subdivision which proposes to subdivide a parcel of land on which a non-habitable dwelling or a former farmstead parcel significant improvements (power, well, gas, farm building) without a habitable dwelling or to create a single (isolated) vacant bare land country residential lot as the first parcel out of a quarter section or title containing 160 acres of land may be approved provided that:
- (a) the proposed parcel to be created is a minimum of 1.2 ha (3.0 acres) and a maximum of 2.0 ha (5.0 acres) in size; and
 - (b) the proposed lot contains, in the opinion of the Municipal Planning Commission, a buildable site; and
 - (c) the proposed single residential lot can be serviced to the satisfaction of the Municipal Planning Commission (see Schedule 4) including an approved water source and wastewater disposal system (soils analysis must be submitted); and
 - (d) the proposed lot and the residual parcel both have direct legal and physical access to a public roadway to the satisfaction of the Municipal Planning Commission; and
 - (e) that the proposed access is able to accommodate the development of a residence not associated with agriculture and is constructed and maintained to a level of service for the use; and

- (f) the development on the proposed single residential lot will not, in the opinion of the Municipal Planning Commission, inhibit public access to or otherwise have a detrimental effect on agriculture or the recreational use of a river valley, water body, environmentally sensitive area or special scenic location; and
- (g) the size and location of the proposed parcel will not significantly affect any irrigation system in the area; and
- (h) the residual parcel being created is at least 58.68 ha (145 acres) in size.

Cut-off or Fragmented Parcels

- 11.10 A subdivision application which proposed to create one or more cut-off or fragmented parcels may be approved if:
- (a) the existing parcel is severed by a developed roadway within a registered road right-of-way, a railway right-of-way with rails, the Oldman River, or Pine Coulee Reservoir; and
 - (b) the proposed parcel being created and the residual parcel shall have direct legal and physical access to a public roadway or another legal means of access acceptable to the Municipal Planning Commission; and
 - (c) such fragmentation would not significantly affect an irrigation system in the area; and
 - (d) the fragmented parcel and/or the residual parcel must be a minimum of 1.21 ha (3 acres)
- 11.11 At the discretion of the Municipal Planning Commission, a quarter section which has been subdivided pursuant to the provisions of section 11.11 may be eligible for the subdivision of an existing developed farmstead or a vacant parcel from the greater half of the fragmented quarter section provided the proposal is consistent with the requirements established for a Single Developed Farmstead Parcel outlined in section 11.8.

Public and Institutional Uses

- 11.12 A subdivision application for public or institutional uses may be recommended for approval if:
- (a) the Municipal Planning Commission is satisfied that suitable, existing alternative parcels are not reasonably available in another land use district;
 - (b) the use was functioning, the application should encompass the developed site only;
 - (c) the legal and physical access, including access to the residual agricultural parcel, can be accommodated; and
 - (d) the Municipal Planning Commission is satisfied that the use is primary, suitable, serviceable and will be developed as proposed.
- 11.13 The conversion of small parcels established for public or institutional purposes to other uses should be limited to those developments which, in the opinion of the Municipal Planning Commission, are considered appropriate and compatible with surrounding uses.

SECTION 12 DEVELOPMENT NOT REQUIRING A PERMIT (Refer to Schedule 3)

- 12.1 Schedule 3 contains land use and development standards which specifies when specific developments may be exempt from requiring a development permit including:
- (a) the development must conform to the uses in the land use district in which the development is proposed; and
 - (b) must otherwise comply with all provisions of this bylaw, and
 - (c) the development must meet or exceed the applicable development standards including but not limited to setbacks from property lines, height, and site coverage as stated in the applicable land use district
- 12.2 All development must comply with any additional standards that may be contained in an adopted area structure plan or design scheme.

SECTION 13 LAND SUITABILITY AND SERVICING REQUIREMENTS (Refer to Schedule 4)

- 13.1 Schedule 4 contains land use and development standards that will or may be required and stipulated as a condition of a subdivision or development approval.
- 13.2 All development must comply with any additional standards that may be contained in an adopted area structure plan or design scheme.

SECTION 14 STANDARDS OF DEVELOPMENT (Refer to Schedule 5)

- 14.1 Schedule 5 contains land use and development standards that will or may be required and stipulated as a condition of a subdivision or development approval.
- 14.2 All development must comply with any additional standards that may be contained in an adopted area structure plan or design scheme.

SECTION 15 USE SPECIFIC STANDARDS OF DEVELOPMENT (Refer to Schedule 6)

- 15.1 Schedule 6 contains land use and development standards that will or may be required and stipulated as a condition of a subdivision or development approval.
- 15.2 All development must comply with any additional standards that may be contained in an adopted area structure plan or design scheme.

SECTION 16 USE SPECIFIC DEFINITIONS (Refer to Schedule 7)



Schedule 7
USE AND USE RELATED DEFINITIONS
F12

USE AND USE RELATED DEFINITIONS

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

A

ACCESSORY BUILDING means a building that is physically separate from the principal building on the parcel on which both are located, and which is subordinate and incidental to that of the principal building; a typical accessory building is a private garage or shed. A typical accessory building has both a roof and walls and a means of access (door) and the use of which is subordinate and incidental to that of the principal use of the site on which it is located. No accessory building shall be used for human habitation.

ACCESSORY STRUCTURE means a structure that is detached from the principal building. It is ancillary, incidental, and subordinate to the principal building or use. A typical accessory structure may have a roof and no walls (gazebo) or walls and no roof (pergola) and can also include, but is not limited, to flagpoles, swimming pools, and storage tanks. When a structure is attached to the principal building by a roof, a floor, a wall, or a foundation, either above or below grade, it is considered part of the principal building. No accessory structure shall be used for human habitation.

ACCESSORY USE means a use of a building, structure or part of a parcel which is ancillary, subordinate, and incidental to the principal use of the building or site and is located on the same parcel as the principal use or building.

ADDITION means construction that increases the footprint of an existing building or structure on the parcel of land. Typically, there will be a common connection from the existing building to the addition that includes a foundation of some type beneath the addition.

ADDITIONAL DWELLING UNIT means a residential dwelling unit located on the same parcel as an approved dwelling unit, either within the same building as the existing dwelling unit or in a detached building. Additional dwelling units shall be developed in accordance with the standards set forth in this bylaw and only in those land use districts where the use is listed.

AERONAUTICAL USES, PRIVATE means the private operation of any activity that involves, makes possible, or is required for the operation of aircraft or that contributes to or is required for the safety of such operations. This includes but is not limited to private airstrips, helipads, and heliports.

AGGREGATE EXTRACTION OPERATION means a use involving on-site extraction of surface or subsurface mineral products or natural resources and the storage of the same. Typical uses are quarries, borrow pits, sand and gravel operation, mining, and soil mining.

AGGREGATE STOCKPILING means the temporary storage of materials, on or off a hard surface, of aggregate materials.

AGRICULTURAL BUILDING means a building associated with and generally essential to an agricultural operation. Such structures or facilities may include but are not limited to the following: machine sheds, shops, storage sheds, granaries and other ancillary farm building associated with the farming operation. Feed mills are a separate use.

AGRICULTURAL LABOUR HOUSING means one or more dwelling units for the purposes of occupancy by a person who is employed in an agricultural pursuit and their relations. See also **EMPLOYEE HOUSING**.

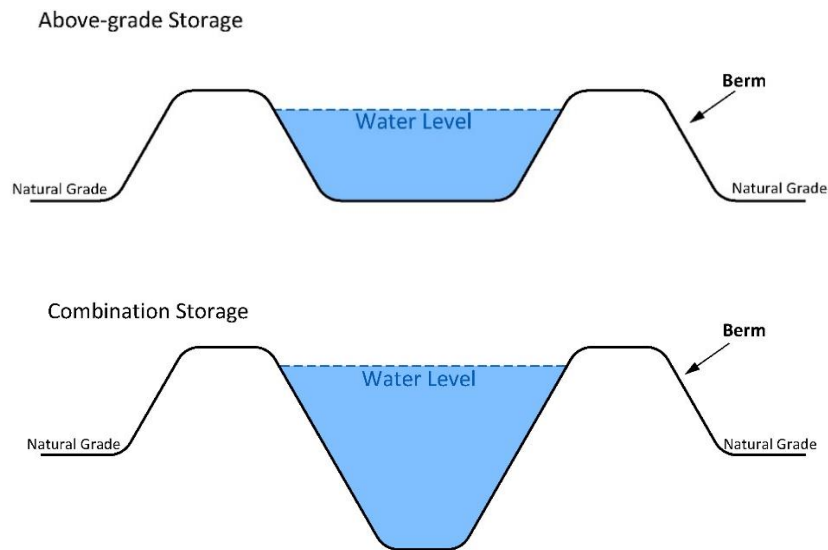
AGRICULTURAL OPERATION means a parcel or parcels of land whether contiguous or non-contiguous for the purposes of using the agricultural land for gain or reward or in the hope or expectation of gain or reward including: the cultivation of land and the production of agricultural field crops; the raising of livestock, but excluding 'Confined Feeding Operations' as defined by the *Agricultural Operations and*

Practices Act (AOPA); and the operation of agricultural machinery and equipment including irrigation pumps and the application of fertilizers, manure, insecticides, pesticides, fungicides, and herbicides, including application by ground and aerial spraying for agricultural purposes.

AGRIGULTURAL PROCESSING means a development principally associated with processing of agricultural products. This use does not include Cannabis Processing Facility. Note: Agricultural Processing is listed both as an exclusive use in certain districts and a use within Rural Industrial Class B.

AGRICULTURAL STRUCTURE means a structure associated with and generally essential to an agricultural operation. Such structures or facilities may include but are not limited to the following: grain bins, silos, animal feeding facilities, corrals, pens, and other ancillary farm structures. Feed mills are a separate use.

AGRICULTURAL WATER RESERVIOR means a development specifically constructed for the purpose of containment and storage of a water supply for non-public use that exceeds 1 acre (0.40 ha) in size, including any associated berms, stockpile and fencing and/or includes any portion of water storage above the natural grade of the surrounding lands.



AGRIGULTURAL PROCESSING means a development principally associated with processing of agricultural products. This use does not include Cannabis Processing Facility. Note: Agricultural Processing is listed both as an exclusive use in certain districts and a use within Rural Industrial Class B.

AGRITOURISM means a development for a tourist-oriented activity, event, service and/or facility that is part of an agricultural operation that promotes the products grown, raised and/or processed on that agricultural operation. Agritourism may include guest ranch, petting zoo, corn maze, winery, micro-distillery, or microbrewery.

AIRPORT AND RELATED USES means any area designed, prepared, equipped or set aside for the arrival, departure, movement or servicing of commercial or private aircraft; and includes any associated buildings, installations, open space, runways and equipment for landing/take-off and flight control. Such an operation will include all the facilities required for the housing, administration, management and maintenance of aircraft.

ALTERNATIVE/RENEWABLE ENERGY, CLASS A means energy that is renewable or sustainable that is generally derived from natural sources, such as but not limited to, geo-exchange, micro-hydro, carbon capture and storage, geothermal, micro-hydro, waste-to-energy, anaerobic digesters, biodiesel, biofuel or fuel cells, and is for the sole use and consumption of the landowner, resident or occupant but does not include individual wind or solar energy systems.

ALTERNATIVE/RENEWABLE ENERGY, CLASS B means those commercial/industrial renewable energy projects whose primary intent and purpose is to sell and/or export energy (or any other by-product of a particular process) off-site using any of the following energy productions, such as but not limited to, geo-exchange, micro-hydro, carbon capture and storage, geothermal, micro-hydro, waste-to-energy, anaerobic digesters, biodiesel, biofuel or fuel cells but does not include industrial scale wind and solar energy systems.

ANTENNA, TELECOMMUNICATION, RADIOCOMMUNICATION OR BROADCASTING means a device regulated pursuant to the Radiocommunication Act requiring approval by the federal government, which is used to receive and/or transmit radio-frequency signals, microwave signals or other communications energy transmitted from or to be received.

ANIMAL (HOUSEHOLD PET) BREEDING, BOARDING, DAYCARE OR TRAINING means a facility where pets are housed, fed, and cared for, excluding veterinary clinic, for a period of time on a temporary basis, either for part of a day or overnight. This use also includes the breeding of small domestic animals, normally considered household pets such as dogs or cats, excluding livestock, and also includes the boarding, caring and training. In addition, the use can also include the training, exercising, and socializing of small domestic animals.

ARCHERY RANGE means a building, structure or outdoor area or space used to carry on the sport of archery. This may include a retail space for the sale of archery related goods only.

ASPHALT BATCH PLANT, TEMPORARY means the processing, manufacturing, recycling, and sales of asphalt and the accessory manufacture and sales of products made from asphalt for a specific period of time, usually to support construction projects.

ASPHALT BATCH PLANT, PERMANENT means the processing, manufacturing, recycling, and sales of asphalt and the accessory manufacture and sales of products made from asphalt.

AUCTION FACILITY means the use of land or buildings for the auctioning or sale and related temporary storage of primarily livestock, but may also include household effects, personal goods and equipment, and vehicles. This use includes livestock sales yards but does not include on-site slaughtering such as an abattoir or one-time on-site estate auction sales.

AUTOMOTIVE SALES AND SERVICE mean a building or facility where motor vehicles and/or parts are displayed for sale. The business may include new and/or used automobile sales, and may also include auto repairs, but not body work and painting. Outdoor storage and display areas may also be included, as well as an office component.

B

BUILDING SUPPLY CENTRE means a commercial retail store where building materials and related goods are stored, offered or kept for sale and may include outdoor storage and may include the assembly of products for sale to the public.

BULK FUEL STORAGE AND SALES mean a facility used to store bulk fuel for sale and distribution. Such a facility may include an administrative office, outdoor work area(s) and storage area(s).

C

CAMPGROUND, COMMERCIAL means a development owned and operated by a private entity which has been designed with distinct sites to be used for short-term camping purposes. The use of the land is intended for seasonal or year-round occupancy by camping-related equipment. The campground may also include supplementary facilities such as an administrative office, washrooms, cooking and eating shelters, convenience retail operations, laundry facilities and a living area for the owner/operator.

CAMPGROUND, FAMILY means a development for seasonal private family recreation which is used or intended to be used where no fee or charge is paid and may include the use of recreational units, including any licensed recreation vehicle similar recreational non-permanent accommodation, as a part of the recreational use.

CAMPGROUND, PUBLIC means a development owned and operated by a level of government, fraternal organization or society which has been designed with distinct sites to be used by the general public for short-term camping purposes. The use of the land is intended for

seasonal by camping-related equipment. The campground may also include supplementary facilities such as an administrative office, washrooms, cooking and eating shelters, convenience retail operations, laundry facilities and a living area for an on-site supervisor.

CANNABIS PRODUCTION FACILITY means a building or use where federally approved medical or non-medical (recreational) cannabis plants are grown, processed, packaged, tested, destroyed, stored or loaded for shipping, and that meets all federal or provincial requirements and that meets all requirements of this bylaw, as amended from time to time.

CAR WASH means a user pay facility, whether automated or manual, used to clean the exterior and/or interior of personal motor vehicles. This type of facility is not intended for commercial vehicles, oilfield vehicles, cattle liners, farm equipment, or other similar vehicles.

CEMETERY means a development for the entombment of the dead, including crematoriums, cinerariums, columbariums, mausoleums, memorial parks, burial grounds, gardens of remembrance, maintenance facilities, and other similar development. Note: Cemetery is listed both as an exclusive use in certain districts and a use within Public and Institutional.

CHILDCARE FACILITY means the use of a building or facility (or part) for the care and supervision of children during the day by person(s) typically unrelated to the children. Examples of such a facility include day-care centres or nurseries.

COMMERCIAL OPERATION means the use of land and/or building for the purpose of display, storage, and sale of goods and/or services to the general public. Any on-site manufacturing, processing or refining of goods shall be incidental to the sales operation. Outdoor storage or display maybe included as part of the development.

COMMERCIAL PRIVATE RECREATION means the use of land, building or facility for recreational purposes, but where the public is admitted by payment of a fee, or where admission is by membership to a club, organization or association. Facilities associated with the operation may include eating facilities, administrative offices and retail operations, provided that any such operation is accessory and clearly incidental to the principal recreational use.

COMMERCIAL STORAGE means a self-contained building or group of buildings containing lockers available for rent for the storage of personal goods or a facility used exclusively to store bulk goods of a non-hazardous nature; it excludes dangerous or hazardous material, derelict vehicles or parts thereof, or any waste material.

CONCRETE BATCH PLANT, PERMANET means the processing, manufacturing, recycling, and sales of concrete and the accessory manufacture and sales of products made from concrete.

CONCRETE BATCH PLANT, TEMPORARY means the processing, manufacturing, recycling, and sales of concrete and the accessory manufacture and sales of products made from concrete.

CONCRETE MANUFACTURING / CONCRETE PLANT means the manufacturing or mixing of concrete, cement, and concrete and cement products.

CONTRACTOR, GENERAL means development used for industrial service support and construction. Typical uses include cleaning and maintenance contractors, building construction, landscaping, concrete, electrical, excavation, drilling heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require on-site storage space for materials, construction equipment or vehicles normally associated with the contractor service. Any sales, display, office or technical support service areas shall be accessory to the principal general contractor use. Note: Contractor, General is listed both as an exclusive use in certain districts and a use within Rural Industrial Class B.

CONTRACTOR, LIMITED means a development used for the provision of electrical, plumbing, heating, painting, catering and similar contractor services primarily to individual household and the accessory sales of goods normally associated with the contractor services where all material are kept within an enclosed building, and there are no accessory manufacture activities or fleet storage of more than five vehicles. Note: Contractor, Limited is listed both as an exclusive use in certain districts and a use within Rural Industrial Class A.

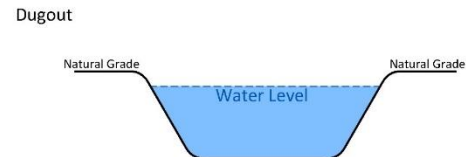
CRUSHING OR WASHING ASSOCIATED WITH AN APPROVED EXTRACTION OPERATION means act of crushing larger boulders by man-made machinery and techniques into medium and coarse size material which is produced by rather than occurring naturally and washing the stone to remove dirt.

D

DATA PROCESSING OPERATION means the process by which new digital or virtual currencies, bitcoins or altcoins are entered into circulation and is also the way the network confirms new transactions and is a critical component of the blockchain ledger's maintenance and development. "Mining" is performed using sophisticated hardware that solves an extremely complex computational math problem and involves using multiple powerful computers and dozens of cooling fans.

DAYHOME means a development to provide care, education and supervision to children or elderly persons, but does not include overnight accommodation.

DUGOUT means an excavation specifically sited and constructed for the purpose of catching and storing water below the natural grade of the surrounding lands. Depending on the circumstances, the dugout may be intended for either seasonal use or permanent use. A dugout that includes storage above grade is classified as a "**AGRICULTURAL WATER RESERVOIRS**" and are a separate use.



DWELLING means a building designed and used exclusively for human habitation which is or has been constructed in compliance with provincial building codes for year round occupancy and located upon an acceptable foundation, and is intended to be used as a residence for one or more individuals and contains cooking, sleeping and sanitary facilities, but **does not include Park Model Trailers, Recreational Vehicles, Motel/Hotel, or other buildings and structures deemed not to be suitable as a dwelling by the Development Authority.**

DWELLING, PRIMARY means the first (primary) single-detached dwelling located on a parcel or title designed and used exclusively for human habitation which is or has been constructed in compliance with provincial building codes for year-round occupancy and located upon an acceptable foundation, and is intended to be used as a residence and can include:

SITE BUILT means a dwelling that is constructed from individual parts and materials into a whole and complete formation on the lot on which it is intended and does not include prefabricated parts other than floor joists and roof trusses. This does not include panelized dwellings which are classified as a Prefabricated Dwellings

PREFABRICATED means a dwelling that is built at an off-site manufacturing facility or location other than the lot intended for occupancy. The units are built in conformance with CSA standards and/or Alberta Safety Codes. Prefabricated dwellings include Ready-to-Move, Panelized, Modular, and Manufactured dwellings but does not include Workforce Relocatable Trailers and Mobile Office Trailers.

DWELLING GROUP means a group of two or more dwelling units which area either single unit, two-unit, or multi-unit dwellings occupying a parcel of land in one ownership and having a yard or court in common but not including motels.

DWELLING UNIT means a self-contained living premise, designed to be occupied by an individual or household group. The dwelling unit must contain facilities for cooking (including a stove not hot plate), sanitation (including a toilet, sink and bathing facilities) attached and accessed within the contained premises, and a sleeping area.

DUPLEX OR SEMI-DETACHED means a building containing two separate dwelling units connected by a common wall or floor. The two dwellings could be legally subdivided along the common wall, and a fee simple title can be created. Separate titles are not possible for units connected by a common floor.

MULTI-GENERATIONAL means a dwelling containing a household in which at least two generations of a family live under the same roof which may have more than one kitchen but is not separated into dwelling units as defined by Alberta Safety Codes.

MULTI-UNIT means a building containing three or more separate dwelling units with each unit and each having a separate front and rear entrance.

SECONDARY SUITE a self-contained living premise, designed to be occupied by an individual or household group. The secondary dwelling unit must contain facilities for cooking (including a stove not hot plate), sanitation (including a toilet, sink and bathing facilities) attached and accessed within the contained premises, and a sleeping area located within a residence or accessory building.

SECOND DWELLING UNIT means the second (secondary) dwelling located on a parcel or title.

ADDITIONAL DWELLINGS means the third and subsequent single detached dwellings/dwelling units located on a parcel or located within a residential building.

E

EATING ESTABLISHMENT means a commercial development where food and beverages are prepared and served. The development may include supplementary alcoholic beverage service and catering services. This term will include restaurants, cafes, diners, lunch and tea rooms, ice cream parlours, banquet facilities, take-out restaurants and such other uses as the Municipal Planning Commission considers similar in character and nature to any one of these uses.

EDUCATIONAL AND INTERPRETIVE USE means the use of low-intensity facilities for the education and explanation to the public regarding the environment, a historic or cultural resource, or an explanation of an industry. The use may include boards, exhibit shelters, and interpretive signs.

EMPLOYEE HOUSING means one or more dwelling units used exclusively for the residence of employees and members of their family which can be associated with commercial / industrial uses.

ENTERTAINMENT ESTABLISHMENT means a development for the purpose of providing indoor and/or outdoor entertainment and amusement to patrons. Examples include but are not limited to miniature golf, go-cart tracks, bumper boats, batting cages, amusement/theme parks, video game arcade, waterparks, game rooms, arcades, bowling alleys, and other similar uses and may include minor retail sales and services customarily associated with and accessory to such facilities.

EQUIPMENT SALES, RENTAL AND SERVICE means development for the retail sale, wholesale distribution, rental and/or service of hand tools, small construction, farming, gardening and automotive equipment, small machinery parts and office machinery and equipment. Note: Equipment Sales, Rental and Service is listed both as an exclusive use in certain districts and a use within Rural Industrial Class A.

EXTENSIVE AGRICULTURE AND GRAZING means the production of crops and/or livestock by the extensive cultivation or open grazing of existing titles or proposed parcels usually greater than 160 acres (64.8 ha) on dryland or 80 acres (32.4 ha) on irrigated land.

F

FABRIC BUILDING/COVERED STORAGE STRUCTURE means a structure, truss or tube-frame building system, which is covered with fabric, generally of canvas, vinyl, plastic, or cotton material, which is typically used as an accessory building or for storage. For use purposes these may be considered as an Accessory building.

FARMSTEAD means a part of a parcel:

- (a) that is presently used as the site for a dwelling as part of an **AGRICULTURAL OPERATION**;
- (b) that typically includes agricultural buildings such as quonsets, grain bins, sheds, and ancillary structures such as corrals, dugouts, storage areas for farm machinery, equipment and products;
- (c) that is relatively compact and well defined by topography, shelterbelts or other physical characteristics;
- (d) that does not include any cultivated farmland, pastureland or lands unsuitable for agricultural production unless included within the shelter belt and/or physically defined area. Fencing alone shall not constitute a physically defined area if it encompasses agricultural land or other lands that are not necessary for habitation, unless it is proven to be impractical to do so.

FARM/INDUSTRIAL MACHINERY SALES, RENTAL AND SERVICE means the use of land or buildings for the sale, service and/or rental of agricultural implements and heavy machinery used in the operation, construction or maintenance of buildings, roadways, pipelines, oil fields, mining, or forestry operations, and in freight hauling operations. Cleaning, repairing and sale of parts and accessories may be allowed as part of the principal use. Note: Farm/Industrial Machinery Sales, Rental and Service is listed both as an exclusive use in certain districts and a use within Isolated Rural Commercial / Industrial Class B.

FARM SUPPLIES AND SERVICE means a commercial operation established for the sale, storage and distribution of agricultural products, including grain and other crop products (including elevators), livestock feed and supplements, fertilizers and chemicals. Such a facility may include an administrative office, ancillary structures, outdoor work areas, parking, and outdoor storage areas.

FEED OR GRAIN MILL, CLASS A means a facility for the collection, grading, processing, storage, and shipping and receiving of grain crops for use by a single agricultural owner/operation only.

FEED OR GRAIN MILL, CLASS B means a facility for the collection, grading, processing, storage, and shipping and receiving of grain crops for shared or industrial use.

FINANCIAL INSTITUTION means a development primarily for providing the service of banking, financial investments or lending money, such as a bank, savings and loan institution, or credit union.

FREIGHT TERMINAL means a commercial facility used for the storage and distribution of freight or cargo that is intended to be shipped by air, rail or highway transportation. Such a facility may include an administrative office, outdoor work area, outdoor and indoor storage areas and parking.

G

GARAGE, RESIDENTIAL means an accessory building or part of the principal building, designed and used primarily for the storage of motor vehicles.

GOLF COURSE / DRIVING RANGE means an outdoor commercial recreational facility where the land is developed to accommodate the game of golf. Such a facility will typically include a club house, pro shop, driving range, parking, food service or restaurant, and ancillary structures associated with a golf course. The facility may be privately owned (requiring club membership) or publicly owned and available by paying a fee.

GRAIN HANDLING FACILITY means a development for the collection, grading, processing, storage, and shipping and receiving of crops.

H

HANGAR means a building or structure designed and used for the shelter of an aircraft.

HEAVY INDUSTRY means a large-scale industrial manufacturing or processing activity. Without restricting the generality of the foregoing, heavy industry would include plants for the manufacturing of petroleum products, pulp and paper products, stone, clay and glass products, cement and lime products, fertilizers, animal by-products; plants engaged in the primary metal industry, including metal processing; and the processing of natural gas or its derivatives. Heavy industrial uses may have some negative effect on the safety, use, amenity and enjoyment of adjacent or nearby sites due to the appearance, noise, odour, emission of contaminants, fire or explosive hazards, or dangerous goods.

HOME BASED BUSINESS means the use of a dwelling and its accessory buildings or lands by the occupant for the purpose of setting up a business, trade, or craft to provide goods or services to the general public. The home occupation use must be secondary to the residential use of the parcel, and the applicant(s) must be a permanent resident(s) of the dwelling and the sole owner of the business.

HOTEL / MOTEL means a development that primarily provides temporary sleeping accommodation for the transient public in rooms or suites. Typically, this use contains an office with a public register and has one or more attendants on duty at all times. Eating, drinking, and office facilities shall be considered part of a hotel operation, but entertainment, convention, sports, recreation, personal service, and retail facilities associated with this use shall be considered accessory uses.

I

INCINERATION FACILITY means a building in which a that involves the [combustion](#) of substances contained in waste materials occurs. The incineration of waste materials converts the waste into [ash](#), [gas](#) and heat.

INTENSIVE HORTICULTURAL OPERATION, CLASS A means use of land or buildings for the commercial production and sale of specialty crops grown by high yield and high-density techniques. Examples include but are not limited to the following types of development: small scale greenhouses, nurseries, pick your own or market gardens, or tree farms. The use is normally carried out on a small scale with limited employees, traffic and water consumption. **CANNABIS PRODUCTION FACILITY** is a separate use.

INTENSIVE HORTICULTURAL OPERATION, CLASS B means use of land or buildings for the commercial production and sale of specialty crops grown by high yield and high-density techniques. The use is normally carried out on a large scale which require parking and loading areas due to human activity and likely generates high volumes of traffic and high-water demands. **CANNABIS PRODUCTION FACILITY** is a separate use.

INTENSIVE LIVESTOCK OPERATION means any land enclosed by buildings, shelters, fences, corrals or other structures which, in the opinion of the Municipal Planning Commission, is capable of confining, rearing, feeding, dairying or auctioning livestock, but excepting out wintering of a basic breeding herd of livestock in accordance with the Land Use Bylaw.

ISOLATED RURAL COMMERCIAL / INDUSTRIAL, CLASS A means development located on parcels of land not adjacent to land designated for commercial or industrial uses development. The use is for the purpose of small scale, single owner/family operations focused on manufacturing, fabricating, processing, assembly, production or packaging of goods or products, as well as administrative offices, warehousing and wholesale distribution, retail sales which are accessory to the above provided that the use does not generate any detrimental impact, potential health or safety hazard or any nuisance beyond the boundaries of the site upon which it is situated and can be compatibly located with surrounding uses and involve:

- (a) manufacturing and assembly of predominantly previously prepared materials, finished products or parts, including packaging and incidental storage of the product; or
- (b) agricultural, industrial, and construction support services, or
- (c) a non-labour-intensive storage or warehousing use requiring a relatively large area of land but minimal on-site improvements, or
- (d) retail sale of goods to the public.

Examples include but are not necessarily limited to: contractors, welders, mechanical repair, water hauling, equipment sale and service, household repair service, and other such uses determined by the Development Authority to be similar in nature.

ISOLATED RURAL COMMERCIAL / INDUSTRIAL, CLASS B means development located on parcels of land not adjacent land designated for commercial or industrial uses. This use is for the purpose of large-scale manufacturing, fabricating, processing, assembly, warehousing, or production or packaging of goods or products, as well as administrative offices, warehousing and wholesale distribution uses which are accessory to the above. These uses can generate potential detrimental impacts or nuisances including but not limited to smell, noise, vibration, road use and traffic volume and can be compatibly located with surrounding uses and involve:

- (a) manufacturing and assembly of predominantly previously prepared materials, finished products or parts, including packaging and incidental storage of the product; or
- (b) agricultural, industrial, and construction support services, or
- (c) a non-labour-intensive storage or warehousing use requiring a relatively large area of land but minimal on-site improvements and public amenities, which is hazardous, noxious, unsightly or offensive.

Examples include but are not necessarily limited to: anhydrous ammonia storage, abattoirs and animal processing plants, livestock sales yards, asphalt plants, alfalfa dehydrating plants, fertilizer plants, hay plants, seed cleaning plants, food processing and chemical processing, salvage/wrecking yards, manufacturing and processing industries, outdoor storage, data warehousing (cryptocurrency mining) and other such uses determined by the Development Authority to be similar in nature.

J

K

F20

L

M

MACHINERY EQUIPMENT SALES SERVICE AND RENTAL means development for the commercial sale, rental, and/or repair of new or used machinery and/or equipment. This use may also include the sale of parts and accessories. Note: **MACHINERY EQUIPMENT SALES SERVICE AND RENTAL** is listed both as an exclusive use in certain districts and a use within Isolated Rural Commercial / Industrial Class B.

MANUFACTURED OR MODULAR HOME COMMUNITY means a comprehensively planned development for the placement and occupancy of new or previously occupied manufactured dwellings as residences which is managed by an operator and may include amenity areas and accessory facilities for the use and maintenance of the residents.

MANUFACTURED HOME means a completely self-contained dwelling unit, designed and constructed entirely within a factory setting. Typically, it is transported to a site in not more than one piece on its own chassis and wheel system or on a flatbed truck. For the purposes of this bylaw, a manufactured home does not include a “modular home” or “ready-to-move home”. **SEE PREFABRICATED DWELLING**

MANUFACTURING AND FABRICATION means development used for manufacturing, fabricating, processing, assembly, production or packaging of goods or products, as well as administrative offices, warehousing and wholesale distribution uses which are accessory to the above provided that the use does not generate any detrimental impact, potential health or safety hazard or any nuisance beyond the boundaries of the site upon which it is situated. Such a facility may include an administrative office, ancillary structures, outdoor work areas, parking, and outdoor storage areas. Note: **MANUFACTURING AND FABRICATION** is listed both as an exclusive use in certain districts and a use within Isolated Rural Commercial / Industrial Class A or B.

MARINA AND ANCILLARY USES means any facility for the mooring, berthing, storing, docking or securing of watercraft, but not including community piers and other non-commercial boat docking and storage facilities. A marina may include boat sales, boat fuel sales, boat construction, boat repair, marine equipment sales, or promotional events, boat and jet ski rental, and other uses clearly incidental to watercraft activities.

MIXED COMMERCIAL USE INCLUDING RESIDENTIAL means a building used partly for residential use and partly for commercial use all of which are physically separated.

MODULAR HOME means a dwelling unit built at an off-site manufacturing facility in conformance with CSA standards designed in two or more modules or sections. The dwelling is transported by transport trailer in sections and delivered to the site where it is assembled and placed on a permanent foundation. **SEE PREFABRICATED DWELLING**

MODULAR OR MANUFACTURED HOME SALES means a commercial operation where the land and buildings are used in the sale, rental and storage of new and used manufactured homes. Such an operation may include an administrative office, outdoor work and storage areas, parking, supplementary maintenance services and the sale of parts and accessories.

MOTOCROSS/MOTOR SPORTS PARK means a development or facility to allow a form of motorcycle racing held on enclosed off-road circuits or open courses consisting of trails, lanes, or racetracks, and also may consist of artificially made dirt tracks consisting of steep jumps and obstacles. Accessory uses to a motocross/motor sports park may include a pit/paddock, test track, mechanics area, concession or food sales, bleachers/viewing areas and public washroom facilities.

MOVED-IN BUILDING means a previously used or existing non-residential building which is removed from a site and then transported and re-established on another site.

MOVED-IN DWELLING means a previously existing, established and occupied dwelling, which is removed from one site and then transported and re-established on another site. For the purposes of this bylaw, a moved-in dwelling does not include a “manufactured home”, “modular home”, “ready-to-move home”, motor home, travel trailer, workforce relocatable trailers, mobile office trailers. recreation vehicle

and any similar vehicles that are neither intended for permanent residential habitation nor subject to the current provincial building requirements.

MULTI-UNIT DWELLING means a residential building that contains three or more dwelling units where each unit is provided with its own separate primary access to the outside.

N

NOXIOUS INDUSTRY means a use or development, usually industrial or commercial in nature, where the use may be detrimental to public health, safety or welfare beyond the boundaries of the site or parcel upon which it is situated, often by reason of emissions (i.e., air, water or noise) created as a result of the use. The use may be incompatible with residential or other development because of toxic gases, noxious smells, wastes, noise, dust or smoke emissions or other detrimental substance which are not confined to the site or parcel upon which the use is situated. This use typically includes types of manufacturing, fabricating, processing, assembly, storage, production or packaging of goods, materials, or products, such as abattoirs, slaughterhouses and rendering plants, alfalfa processing plants anhydrous ammonia storage facilities, fertilizer manufacturing plants, gas processing plants, petrochemical industries or refineries, and metal industries, which are involved in the concentration, refining, smelting, or re-smelting of ores or metals.

O

OFFICE means an enclosed building or set of buildings to house the administrative activities of an operation. This does not generally include manufacturing or sales aspects of the operation however; an office may also include the professional facilities service entities where the sale of services occurs.

OUTDOOR STORAGE means the use of land with or without attendant buildings for the open, outdoor storage of equipment, materials or vehicles, or processed or unprocessed resources or materials. For the purposes of this bylaw, this definition is limited to those uses that require minimal on-site improvements, service and public amenities or facilities and does not include those goods or materials which are hazardous.

P

PARKS AND PLAYGROUNDS means land developed for public recreational activities that does not require major buildings or facilities, and may include open grassed areas, picnic areas, playgrounds, pedestrian and bicycle paths, landscaped areas and associated public washrooms. This definition may also be applied to public open space which is not in private ownership and is open to use by the public.

PARKING AREA means an area of land or building which is provided and maintained on the same lot as the principal use for the purpose of storing motor vehicles. This use does not include campgrounds or RV parks.

PERSONAL SERVICE BUSINESS means development providing services for personal care and appearance, services for cleaning, servicing, altering and maintenance of personal effects and accessories. This use includes barbershops, beauty salons, tailors, fitness facility, diet centres, shoe repair shops, dry cleaners, upholstery and rug cleaners, and laundromats.

PERSONAL WORKSHOP means a building or use associated with a rural parcel, acreage or yard, which is to be used, or intended to be used, for the private non-commercial, non-industrial personal storage or shop use of the property owner. The primary purpose is to provide private shop or storage space to store personal belongings which typically may include equipment, tools, goods, antiques, furniture, artisan materials or crafts, private contractor materials, or vehicles of the property owner with the workshop space allowing for limited small-scale associated hobby work, crafting, repair, assembly, and personal auto care type uses that are non-commercial in nature.

PREFABRICATED DWELLING means a that is built at an off-site manufacturing facility or location other than the lot intended for occupancy. The units are built in conformance with CSA standards and/or Alberta Safety Codes. Prefabricated dwellings include Ready-to-Move, Panelized, Modular, and Manufactured dwellings but does not include Workforce Relocatable Trailers and Mobile Office Trailers.

PRIVATE OR PUBLIC GUN RANGE means the private operation of any building or premises where there are facilities of any sort for the firing of handguns, rifles, or other firearms.

PROFESSIONAL SERVICE USE means an occupation involving the dispensation of a service or advice that requires a specific skill or knowledge and/or registration with a professional administrative/regulatory body that awards a professional designation, for a profit (i.e. lawyers, accountants, engineers, financial planners, pharmacists, medical and dental offices, health clinics, counselling services, and chiropractor offices etc.), and which may include the accessory sale of goods.

PUBLIC AND INSTITUTIONAL USE means public or quasi-public uses, areas or facilities such as, but not necessarily limited to: churches, schools, community halls, cemeteries, weigh scales, government agricultural research stations, public utility facilities and structures, designated federal, provincial or municipal parks, recreation and camping areas.

PUBLIC AND PRIVATE UTILITY means any one or more of the following:

- (a) systems for the distribution of gas, whether artificial or natural;
- (b) waterworks systems (facilities for the storage, transmission, treatment, distribution or supply of water);
- (c) sewage systems (facilities for the collection, treatment, movement or disposal of sanitary sewage);
- (d) storm sewage drainage facilities;
- (e) telecommunications systems;
- (f) systems for the distribution of artificial light or electric power;
- (g) facilities used for the storage of telephone, cable, remote weather stations or internet infrastructure; and
- (h) any other things prescribed by the Lieutenant Governor in Council by regulation;

but does not include those systems or facilities referred to in subclause (a) through (g) that are exempted by the Lieutenant Governor in Council by regulation.

Within the context of this definition, **PUBLIC UTILITY** means a utility that is owned or operated by some level of government, and **PRIVATE UTILITY** means the utility is owned or operated by a non-government entity, private company, individual or publicly traded company or utility agency.

Q

R

READY-TO-MOVE DWELLING MEANS a previously unoccupied dwelling constructed at a place other than its permanent location (off-site) which is built to current Alberta Safety Codes Standards and is transported in whole or in parts, complete with paint, cabinets, floor covering, lighting and plumbing fixtures, to a site and placed on a permanent wood or concrete basement foundation. **SEE PREFABRICATED DWELLING.**

RECREATIONAL VEHICLE means a vehicle, trailer or other similar unit designed for and intended to provide temporary accommodation for travel and recreational purposes, which either has its own motor power or is mounted onto or drawn by another vehicle. Examples include but are not limited to motor homes, campers, holiday trailers, travel trailers, fifth wheel trailers, tent trailers, park model trailers, sleeping quarters or living quarters mounted on trailers, and any other vehicle, trailer, or unit determined to be a Recreational Vehicle by the Development Authority.

RECREATION VEHICLE SALES, SERVICE AND STORAGE mean the retail sales and repair of recreational vehicles as well as the storage, outdoors or inside a permanent structure, of recreational vehicles as defined in this Bylaw, and other recreational or off-road vehicles including, but not limited to, boats, trikes, quads, personal watercraft, snowmobiles and trailers used to transport recreational vehicles.

RELIGIOUS ASSEMBLY means development owned by a religious organization used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms, classrooms, dormitories and other buildings. Typical facilities would include churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries.

RESIDENTIAL ACCESSORY BUILDING means any structure that is physically separate from the principal dwelling on the lot on which both are located, and which is subordinate and incidental to that of the principal dwelling. A typical accessory building is a private garage or shed. No accessory building shall be used for human habitation.

RESIDENTIAL ACCOMMODATION SECONDARY TO AN APPROVED USE means the construction or placement of a dwelling unit which is incidental or accessory in nature to the principal use or activity on the subject lands.

RESIDENTIAL ACCOMMODATION IN AN APPROVED HANGER means the construction or placement of a dwelling unit which is incidental or accessory in nature of an approved hanger on the subject lands.

RESIDENTIAL ADDITION means any construction that increases the size of a dwelling in terms of site coverage, height, length, width, or gross floor area.

RESIDENTIAL GARAGE/WORKSHOP means an accessory building on a residential property used for the parking/storage of vehicles and/or to provide private shop or storage space to store personal belongings and/or for workshop space allowing for limited small-scale hobby work, all of which is non-commercial in nature.

RESORT means a building or series of buildings under common ownership which provide interrelated visitor and vacation services and are intended to serve the community and the travel needs of people traveling through the area. Typical uses include but are not limited to: overnight accommodations, meeting rooms, convention and banquet facilities, administrative facilities, maintenance and storage facilities, resort recreation facilities, and restaurant and retail uses which are customarily appurtenant to such uses.

RETAIL means a commercial premise where goods, merchandise, substances, articles, and other materials, are offered for sale to the general public and includes limited on-site storage or limited seasonal outdoor sales to support that store's operations. Typical uses include but are not limited to grocery, bakery, hardware, pharmaceutical, appliance, clothing, and sporting goods stores and such other uses as the Municipal Planning Commission considers similar in character and nature to any one of these uses. Minor government services, such as postal services, are permitted within general retail stores.

RODEO OR EXHIBITION GROUNDS means an agricultural-recreation oriented facility where livestock, animal husbandry and exhibitions of the speed, breeding and management are exhibited and showcased. Typically, the site will also include the associated facilities such as an arena, chutes and corrals, stables, concession booths, grandstands and parking to carry out such purpose. The facility may be managed by civic, private or non-profit organizations.

S

SCHOOL means a place of instruction and may include a private or public school (operated with public funds through a recognized school district), trade school, post-secondary educational facility or early childhood services program in accordance with the *School Act* and *Secondary School Act*.

SECURITY SUITE means a dwelling unit or portion of a building used to provide accommodation for security personnel and in commercial, airport, or industrial districts shall contain no more than one (1) bedroom and be no larger than 55.7 m² (600 ft²).

SENIOR CITIZEN HOUSING means development, including lodges, which is used as a residence for elderly individuals not requiring constant or intensive medical care.

SERVICE STATION means the use of land or buildings for the retail sale of motor vehicle accessories, gasoline or other fuels and the supply of minor repair services for motor vehicles. Electric vehicle charging stations can be accessory to an existing service station or be a primary use or accessory to uses determined to be suitable by the Municipal Planning Commission,

SHIPPING CONTAINER means any container that is or was used for transport of goods by means of rail, truck or by sea. These are generally referred to as a C-Container, sea cargo container, sea can or cargo container. Such containers are typically rectangular in shape and are generally made of metal. For the purposes of this bylaw, when such a container is used for any purpose other than transporting freight, it will be considered as a structure, must conform to these regulations and may require a permit.

SHIPPING CONTAINER FOR AGRICULTURAL STORAGE USE means any container that is or was used for transport of goods by means of rail, truck or by sea. These are generally referred to as a C-Container, sea cargo container, sea can or cargo container. Such containers are typically rectangular in shape and are generally made of metal. For the purposes of this bylaw, when such a container is used in association with an agricultural operation or extensive agriculture or grazing will be subject to the regulations found in this bylaw.

SHOP HOUSE / SHOUSE means a purpose-built structure that combines living quarters and a working or storage area. The living area is considered a dwelling unit under this bylaw.

SIGN, CLASS A means an object or device intended for the purpose of advertising or calling attention to any person, matter, thing or event. Sign typology consists of the following election, identification, directional, parking (circulation or restrictions) or real estate.

SIGN, CLASS B means an object or device intended for the purpose of advertising or calling attention to any person, matter, thing or event. Sign typology may consist of the following: awning /canopy, fascia, freestanding, wall, roof or projecting.

SIGN, CLASS C means a portable object or device intended for the purpose of advertising or calling attention to any person, matter, thing or event mounted on a standard, column or A-frame and capable of being moved manually.

SOLAR ENERGY SYSTEM, INDIVIDUAL ROOF OR WALL MOUNT means a photovoltaic system using solar panels to collect solar energy from the sun and convert it to electrical, mechanical, thermal, or chemical energy that is primarily intended for consumption on-site by the landowner, resident or occupant. This use includes panels either roof-mounted or wall-mounted systems which may or may not be connected to the interconnected electric system.

SOLAR ENERGY SYSTEM, INDIVIDUAL GROUND MOUNT means a photovoltaic system using solar panels to collect solar energy from the sun and convert it to electrical, mechanical, thermal, or chemical energy that is primarily intended for use and consumption on-site by the landowner, resident or occupant. This use includes panels ground-mounted which may or may not be connected to the interconnected electric system and small micro-generation in accordance with the Micro-Generation Regulation connected to the interconnected electric system.

SOLAR ENERGY SYSTEM, INDUSTRIAL means a large-scale system using solar technology to collect energy from the sun and convert it to energy that is directed into the provincial electrical grid transmission or distribution system for off-site consumption or commercial sale, or a solar energy system that does not meet the definition a solar energy system, individual.

SPORTS CLUB means a use of land and/or buildings for a private organization, association, society, or private individual for public or private use, including but not limited to, a drift track, the sport of drifting, tuning cars, BMX track, go-kart track, skate park or such other uses.

STUDENT HOUSING means a building intended or used principally for sleeping accommodations where such a building is related to an educational facility or school.

T

TOURIST HOME / BED AND BREAKFAST means a dwelling unit operated as an accommodation unit, occupied by a guest or guests for a period of less than 28 days.

TRAIL means a thoroughfare or track across land used for recreational purposes such as pedestrian activities, bicycling or use of other human-powered activities.

TRUCK STOP means a commercial operation where a business, service or industry involved in the maintenance, servicing, temporary parking or storage, or report of commercial vehicles is conducted or rendered including the dispensing or fuel products, the sale of accessories and/or equipment for trucks and similar commercial vehicles. A truck stop may also include convenience stores, washrooms and restaurant facilities, and may include showers or overnight accommodation facilities

TRUCK TRANSPORT DISPATCH/DEPOT means a facility for the purpose of storing and/or dispatching trucks, buses, fleet vehicles, and transport vehicles and may include towing operations. The use may also involve the transfer of goods primarily involving the loading and unloading of freight-carrying trucks.

TRUCK WASH means the use of a building, structure or area providing for the washing and cleaning of trucks and associated transport trailers and may be a private or a commercial operation.

W

WAREHOUSE means a development for the indoor storage of goods and merchandise and may include offices related to the administration of the warehouse facility and/or the retail sale of goods stored in the warehouse.

WASTE MANAGEMENT FACILITY MAJOR means a development primarily for the storage, processing, treatment, burial, and disposal of solid and/or liquid wastes, and/or hazardous materials. Typical uses include sanitary landfills, landfarming (bioremediation), incinerators, wastewater treatment plants, and similar uses.

WASTE MANAGEMENT FACILITY MINOR means a development for the storage, disposal and filling of clean clay, waste concrete and paving materials, non-noxious scrap building materials, aggregate, and similar non-hazardous wastes. This use includes dry-waste sites, Waste Transfer Stations, and Recycling Depots.

WASTE TRANSFER STATION means a development where nonhazardous solid waste materials are taken from a collection vehicle, temporarily stored or stockpiled, and ultimately placed in a transportation unit for movement to another facility.

WASTEWATER TREATMENT FACILITY means a Wastewater Treatment Plant as defined in the *Matters Related to Subdivision and Development Regulation*.

WATER TREATMENT PLANT means any facility used in the collection, treatment, testing, storage, pumping, or distribution of water for public water system.

WIND ENERGY CONVERSION SYSTEM (WECS) – INDIVIDUAL means a rotating machine which converts the kinetic energy in wind into mechanical energy with the capacity to generate electricity only for the property owner's use on the site it is located.

WIND ENERGY CONVERSION SYSTEM (WECS), INDUSTRIAL means a rotating machine which converts the kinetic energy in wind into mechanical energy. If the mechanical energy is used directly by machinery, such as a pump or grinding stones, the machine is usually called a windmill. If the mechanical energy is then converted to electricity, the machine is called a wind generator, wind turbine, wind power unit (WPU) or wind energy conversion system (WECS).

WORK CAMP means a development for the temporary accommodation of construction or resource industry workers. The site may include on-site buildings, trailers or other acceptable means of accommodation used to house and feed workers and/or store project construction materials, and/or provide office space for contractors and sub-contractors.

WORK OR LAY DOWN YARD means an area associated with a construction site which needs an area to provide temporary industrial storage for a specific time frame.

WORKFORCE RELOCATABLE TRAILERS AND MOBILE OFFICE TRAILERS means a relocatable building built in conformance with CSA A277 or a prior standard, for the temporary use as a dwelling, office, lunchroom, storage room, workshop, or other such use deemed to be compatible by the Development Authority. Manufactured Home is a separate use (See Dwelling, Prefabricated, Manufactured).

WORKSHOP ACCESSORY TO RETAIL STORE means a building or use associated with a retail establishment which is to be used, or intended to be used, by the operator of the retail store. The primary purpose is to provide shop or storage space to store equipment, tools, goods, antiques, furniture, artisan materials or crafts for limited small-scale associated work, crafting, repair, or assembly associated with the retail store and may not be used by individuals not engaged in the retail store.