VILLAGE OF HUSSAR AGENDA
REGULAR COUNCIL MEETING
Wednesday July 20, 2022

The regular meeting of the council of the Village of Hussar will be held in Council Chambers and via conference call on Wednesday, July 20, 2022 starting at 7:30 p.m.

1. **CALL TO ORDER**

2. **ACCEPTANCE OF AGENDA**

3. **PUBLIC HEARING – LAND USE BYLAW 543-22**

4. **DELEGATION**
   (a) Tim & Jackie Muir – Benches for the Gazebo Grant

5. **ADOPTION OF THE PREVIOUS MINUTES**
   (a) June 30, 2022 Regular Council Meeting

6. **POLICY & BYLAW REVIEW**
   (a) Bylaw Review
   - 548-22 Bylaw Enforcement Officer (S Benoit) ***NEW**
   - 538-21 Procedural Bylaw
   - 521-18 Unsightly Premises

   (b) Policy Review
   - 4.7 Statutory Holidays
   - 4.8 Mileage & Expenses Reimbursement

7. **BUSINESS**
   (a) EPCOR - Request to salvage service line
   (b) Muir complaint letter – Roads and Grass
   (c) Hussar Summer Daze request
   (d) 120 2nd Avenue East Driveway
   (e) Dundas – trees at the old school site
   (f) Large Item Pick up
   (g) Subdivisions Update
   (h) Annexation Application Approval

8. **FINANCIAL REPORTS**
   (a) June 2022 Bank Reconciliation and Cheque Listing
   (b) Q2 Budget Variance Report

9. **COMMITTEE REPORTS**

10. **CAO, PW & JG WATER SERVICES REPORTS**

11. **CORRESPONDENCE**
    a) Alberta Community Partnership (ACP) Grant
    b) Loan Application Dates and Requirements
    c) Counselling Alberta
    d) Alberta Lung for every breath
    e) Call to Action Letter to the Government of Alberta

12. **ADJOURNMENT**
    Next Meeting: Thursday August 11, 2022 (Council Chambers and via. Conference call)

VILLAGE OF HUSSAR AGENDA
PUBLIC HEARING
Wednesday, July 20, 2022

1. CALL TO ORDER

2. INTRODUCTION

3. SUBMISSIONS IN FAVOR OF THE ITEM
   a) Written
   b) In person
   c) Virtual

4. SUBMISSIONS AGAINST THE ITEM
   a) Written
   b) In person
   c) Virtual

5. APPELLANT REBUTTAL

6. ADJOURNMENT

This Public Hearing is being held to hear comments from the public on the proposed bylaw 543-22 Land Use Bylaw. Only these items will be discussed at this Public Hearing.

Professional code of conduct will be maintained at all times by participants.

VILLAGE OF HUSSAR

LAND USE BYLAW 543-22

June 27, 2022 Version

PREPARED BY:
PALLISER REGIONAL MUNICIPAL SERVICES

BYLAW PAGE

Amendments to Land Use Bylaw 543-22

Bylaw No.	Date	Description

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Part 1 Purpose & Definitions

1 PURPOSE OF LAND USE BYLAW AND DEFINITIONS

1.1 TITLE

1.1.1 The existing Bylaw shall be referred to as the Village of Hussar Land Use Bylaw.

1.2 PURPOSE

1.2.1 The purpose of the Bylaw is to regulate and control or to prohibit the uses and development of land and buildings within the Municipality to achieve fair, orderly, and economic development of land as well as to:

a) divide the Municipality into districts;

b) prescribe and regulate for each district, the intent and purpose for which land or buildings may be used;

c) establish a method of making decisions on applications for Development Permits including the issuing of Development Permits;

d) establish a method of making decisions on applications for Subdivision Approval and the issuing of a decision; and

e) prescribe the procedure to notify owners of land likely to be affected by the issuance of a Development Permit or Subdivision decision.

1.3 APPLICATION

1.3.1 This Bylaw shall apply to the whole of the Village of Hussar, being all lands contained within its boundaries.

Part 2 Interpretation

2 INTERPRETATION OF LAND USE BYLAW

2.1 RULES OF INTERPRETATION

2.1.1 Unless otherwise required by the context, words used in the present tense include the future tense; and the word person includes a corporation as well as an individual. The Alberta Interpretation Act shall be used in interpretation. Words have the same meaning whether they are capitalized or not. Gender specific terms shall be taken to mean any gender.

2.1.2 The written regulations take precedence over any diagrams if there is a perceived conflict.

2.1.3 The Land Use District Map (Found in Part 9) takes precedence over any diagram in the district regulations if there is an apparent conflict.

2.2 DISTRICT BOUNDARIES

2.2.1 Where a boundary follows a public roadway, lane, railway, pipeline, power line, utility right-of-way or easement it follows the centre line, unless otherwise clearly indicated on the Map.

2.2.2 Where a boundary is shown as approximately following the Municipal boundary, it follows the Municipal Boundary.

2.2.3 Where a boundary is shown as approximately following a property line, it follows the property line.

2.2.4 Where a boundary is shown as approximately following a topographic contour line or a top-of-bank line it follows that line. In the event of change of the topographic line, it shall move with that line.

2.2.5 Where a boundary is shown as being parallel to or as an extension of any of the features listed above, it shall be so.

2.2.6 In circumstances not covered above, the boundary shall be determined by a resolution of Council.

2.2.7 When any public roadway is closed, the roadway lands have the same district as the abutting land. When abutting lands are governed by different districts, the centre of roadway is the district boundary unless the district boundary is shown clearly following the edge of the roadway. If the roadway is consolidated with an

adjoining parcel, the parcel's district designation applies to affected portions of the roadway.

2.3 DEFINITIONS

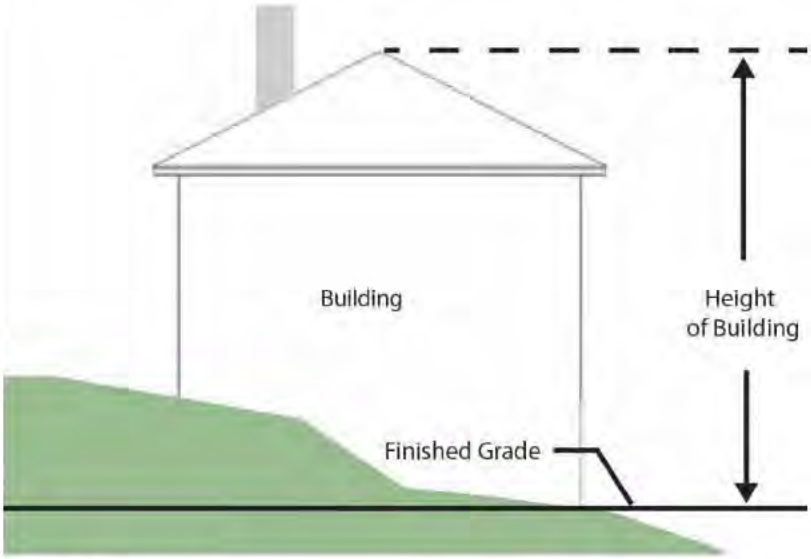
2.3.1 Words and terms used in this Bylaw shall have the same meaning as given to them in the Municipal Government Act unless otherwise defined in this section.

2.3.2 When no definition is provided in the Municipal Government Act, the Alberta Interpretation Act or this Bylaw, Webster's New Collegiate Dictionary shall be used.

2.3.3 All other words and expressions have the meanings respectively assigned to them in the Municipal Government Act Revised Statutes of Alberta 2000 Ch. M.26 as amended.

TERM	DEFINITION
A	
ABATTOIR	means the use of land or buildings as a facility for the slaughtering of animals and the processing of meat products
ABUT or ABUTTING	means immediately contiguous to, or physically touching, and when used with respect to a lot or a site, means that the lot or site physically touches another lot, site, or development, and shares a property line or boundary line with it.
ACCESSORY BUILDING OR STRUCTURE	means a building or structure, the use of which is incidental or subordinate to the use of the principal building which is located on the same parcel. A structure which is attached to the principal building by a roof, a floor or a foundation is not an accessory building, it is to be considered part of the principal building. Examples include, but are not limited to, sheds, detached garages, and gazebos.
ACCESSORY USE	means the use which, in the opinion of the Development Officer, is subordinate or incidental to the principal building or use located on the same site or the purpose and intent of the Land Use District in which the use is proposed.
ACCESSORY STRUCTURE – FABRIC COVERED	means a wood or metal framed, fabric-membrane pre-engineered structure for temporary & permanent residential applications including dwellings. All fabric covered buildings shall require the appropriate building permits to ensure all aspects of the development is in accordance with the Alberta Safety Codes including appropriate foundation construction and building anchoring.
ACT	means the Municipal Government Act, Revised Statues of Alberta 2000, Ch. M-26, as amended, and any parallel or successor legislation.
ADJACENT LAND	means land that is contiguous to the parcel of land proposed for development, subdivision or re-designation and includes land that would be contiguous if not for a highway, street, road, river, stream, Municipal Reserve or Environmental Reserve.
AGRICULTURAL SUPPLY DEPOT	means a facility for the purpose of supplying goods, materials, and/or services that support agricultural uses, whether retail, wholesale, or in bulk. This shall include such goods and services as sale and storage of seeds, feeds, fertilizers, chemical products, fuels, lubricants, parts or the rental, sale, repair and servicing of farm machinery and equipment but does not include the buying or selling of farm produce or animals.

ALTERNATIVE HEALTH CARE SERVICES	means an establishment or facility that is engaged in the furnishing of natural health care services and products which are an alternative or complementary to health care provided by surgery, hospitalization and drug treatments and are provided on an outpatient basis. Included in this use category, but not limited to, are acupuncture, herbology, homeopathic, exercise, massage, touch and mechanical therapy, counseling, and the sale of organic food and herb products.
AMUSEMENT CENTRE	means a facility or establishment that provides amusement, entertainment, or games through the use of any coin or token operated machine or device. The machine or device may be mechanical, electrical, or electronic.
APPEAL BODY	means the board hearing a subdivision or development permit appeal in accordance with the Municipal Government Act.
ART AND CRAFT STUDIOS	means development used for the purpose of small scale, on-site production of goods by hand or manufacturing primarily involving the use of hand tools. Typical uses include pottery, ceramic and sculpture studios, jewelry and toy manufacturing and artist studios.
ARTERIAL ROADWAY OR STREET	means a street intended to carry large volumes of all types of traffic moving at medium to high speeds, to serve the major traffic flows between principal areas of traffic generation and also connect to rural arterials and collectors. Arterial roadways or streets desirably have no direct access to development.
AUCTION ROOMS	means development specifically intended for the auctioning of goods and equipment, including temporary storage of such goods and equipment
AUTO BODY AND PAINT SHOP	means premises where the bodies, but not other parts, of motor vehicles are repaired and where motor vehicle bodies and other metal machine components or articles may be painted.
AUTOMOTIVE REPAIR AND SERVICE	means a use for the servicing and repair of motor vehicles within a building, excluding an auto body and paint shop, and includes such facilities as alignment shops, muffler shops, transmission repair shops, rustproofing, brake shops and other similar uses.
AUTOMOTIVE VEHICLE SALES	means a use where motor vehicles are sold or leased, where vehicles are stored or displayed and may have a building for administrative functions associated with the use.
B	
BALCONY	means a projecting platform on a building, which is enclosed by a railing and is greater than 0.6m above grade. It may be cantilevered from the building or supported from below.
BAY	means a self-contained unit of part of a building, or of the whole building, which can be sold or leased for individual occupancy.
BARELAND CONDOMINIUM	means land that is situated within a parcel and is a unit in a bareland condominium plan or a proposed bareland condominium plan. In this Bylaw a bareland condominium unit is considered to be a site area.
BASEMENT	means that portion of a building or structure which is wholly or partially below grade and has no more than 1.8m of its clear height above grade and lies below the finished level of the floor directly above. A basement does not constitute a storey for the purpose of this Bylaw.

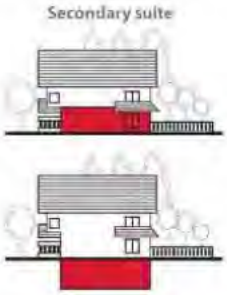
BED AND BREAKFAST	means a principal dwelling where sleeping accommodation, with or without light meals, is provided to members of the travelling public for remuneration. A Bed and Breakfast home shall not include more than two commercial accommodation units.
BILLBOARD	means a sign directing attention to a business, commodity, services, or entertainment conducted, sold, or offered elsewhere than upon the site where the sign is maintained. The advertisement copy is pasted, glued, painted, or otherwise fastened to permit its periodic replacement.
BUFFER	means a row of trees, shrubs, earth berm, or fencing to provide visual screening and separation between sites and districts.
BUILDING	means a roofed structure with solid exterior walls and which is used or intended to be used as a shelter for persons, animals, equipment, or goods and services.
BUILDING HEIGHT	means the vertical distance from the *Finished Grade* to the highest point of the roof excluding chimneys, ventilators, vent pipes, antennas, lightning rods, spires, elevator machinery and roof top heating/cooling units.  **Figure 1: Building Height**
BUILDING LINE	means a line parallel to a parcel line drawn across the parcel through the point where any portion of the building is closest to the parcel line.
BUILDING LINE, FRONT	means a line parallel to the Front Parcel Line drawn across the parcel through the point where a Building on the parcel is closest to the Front Parcel Line.
BUILDING LINE, REAR	means a line parallel to the Rear Parcel Line drawn across the parcel through the point where a Building on the parcel is closest to the Rear Parcel Line.
BUILDING LINE, INTERIOR SIDE	means a line parallel to the Interior Side Parcel Line drawn across the parcel through the point where a Building on the parcel is closest to the Interior Side Parcel Line.

BUILDING LINE, EXTERIOR SIDE	means a line parallel to the Exterior Side Parcel Line drawn across the parcel through the point where a Building on the parcel is closest to the Exterior Side Parcel Line.
BUILDING PERMIT	means a permit or document issued in writing by a designated Safety Code Officer within the building discipline pursuant to the Safety Codes Act authorizing the commencement of a use, occupancy, relocation, construction, or demolition of any building.
BUILDING SUPPLY CENTRE	means a commercial, retail store where building materials, household accessories and other related goods are stored, offered, or kept for sale and may include outside storage.
BULK FUEL STORAGE AND DISTRIBUTION	means a development for the purpose of storing natural gas and petroleum products for distribution to customers. Total water capacity for storage of liquefied petroleum gases in above ground tanks must exceed 7570 L (2000 U.S. gals).
BUS TERMINAL	means where transport vehicles load or unload passengers or goods.
C	
CAMPGROUND	means a recreational development for the purpose of providing short term or occasional accommodation for recreational vehicles or tents. A campground is not construed to mean a development for the purpose of accommodating long term (e.g. longer than twenty-one (21) consecutive days permanent occupancy. The duration does not apply to summer work crews utilizing the campground facilities.
CANOPY	means a non-retractable solid projection extending from the wall of the building intended to be used as a protection against weather, other than normal architectural features such as lintels, sills, mounding, architraves, and pediments, but includes the structure known as the theatre marquee.
CAR WASHING ESTABLISHMENT	means a facility for the washing, cleaning, or polishing of motor vehicles. Processes whereby the exterior and upholstery of the vehicles is treated to enhance and protect its cosmetic appearance may also be carried out at such a facility. This process may include, but is not limited to, undercoating, rustproofing, and protecting the paint of the vehicle against rock chips.
CEMETERY	means land that is set apart or land that is used for the burial of human or animal remains. Typical uses are memorial parks and burial grounds.
CHILD CARE FACILITIES	means those facilities used for the supervision and care of children and includes day care, kindergarten, and nursery schools.
CLINIC	means a public or private medical, surgical, physiotherapeutic, or other human health clinic regularly staffed by practicing physicians, dentists, or other qualified medical practitioners.
COLLECTOR ROADWAY or STREET	means a street or roadway that collects and distributes traffic from arterial roads and streets to other collectors and local roads and streets to serve the community. Full access to adjacent properties is generally allowed on collectors.
COMMERCIAL FLOOR AREA	means the gross floor area defined by the outside dimensions of the building for each floor of a commercial use building.

COMMUNICATION STRUCTURES OR COMMUNICATION TOWER	means a structure designed to support antennas for telecommunications and broadcasting and may include television, cellular phone, or wireless internet or radio signals. Communication towers are regulated by Industry Canada however municipal consultation is required and considerations respected.
COMMUNITY BUILDINGS and FACILITIES	means buildings and facilities which are available for the use and enjoyment to the inhabitants of the municipality and the rural area for the purposes of assembly, culture activity.
COMMUNITY RECREATIONAL FACILITY	means facility that is available to the public for sports and recreational activities conducted indoors and/or outdoors. Typical uses include indoor/outdoor swimming pools , hockey rinks, gymnasiums, sports fields, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, bowling greens, riding stables and fitness trails. These facilities may be publicly or privately owned and/or operated.
CONDOMINIUM	means a condominium plan registered in a Land Titles Office that complies with the requirement of the Alberta Condominium Property Act.
CONVENIENCE STORE	means development used for the retail sale of those goods required by area residents or employees on a day-to-day basis. Typical Uses include small food stores, drug stores, and variety stores selling confectionery, tobacco, groceries, beverages, pharmaceutical and personal care items, hardware, or printed matter.
CORNER	means the intersection of the side and front property lines.
COUNCIL	means the duly elected Council of the Village of Hussar.
COVERAGE OF SITE	means the combined area of all buildings or structures on a site, including accessory buildings or structures, measured at 0.61m above grade, including open or covered porches or verandas, covered terraces, and all other spaces within a building, excluding steps, eaves, cornices and similar projections, and unenclosed inner and outer courts which are less than 0.61m above grade. Where any building or structure projects beyond the coverage of the building or structure measured at 0.61m above grade, the coverage shall then include such projection.
CULTURAL ESTABLISHMENT	means a development which is available to the public for the purpose of assembly, instruction, cultural or community activity and include such things as a library, museum, art gallery and similar activities. Religious institutions are not included in this category.
D	
DECK	means an open-sided platform adjoining a building and the height of which is greater than 0.6m from grade.
DENSITY	means a measure of development intensity expressed as a ratio of either the number of dwelling units to lot area or number of people to lot area.
DEMOLITION	means the tearing down, wrecking, destroying, or removal of a building and is deemed to be a form of development. This can include a partial building demolition as well as reducing a building to its foundation and rebuilding. Interior residential or commercial demolitions require a building permit instead of a demolition permit.

DESIGNATED OFFICER(S)	means those persons designated by Bylaw under the Act and for the purposes of this Bylaw are the Development Officer, Subdivision Officer and/or the Chief Administrative Officer of the Village of Hussar.
DEVELOPED SITE	means, in the case of: (a) residential districts or parcels: the parcel has a habitable dwelling constructed on it (b) industrial, commercial, and recreational districts or parcels: the lot has a principal building constructed on the parcel or the parcel is occupied by its prime use as specified in the Development Permit issued for the parcel; or (c) agricultural district or parcel: the parcel is used for extensive or intensive agricultural purposes, or the parcel is occupied by its prime use as specified in the Development Permit issued for the parcel.
DEVELOPMENT	means: (a) a building or an addition to, or replacement or repair of a building and the construction or placing in, on, over or under land of any of them; (b) a change of use of land or a building or an act done in relation to land or a building that results in, or is likely to result in, a change in the use of the land or building; or (c) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in, or is likely to result in, a change in the intensity of use of the land or building.
DEVELOPMENT AUTHORITY	means a person, or persons, appointed as the Development Authority by Bylaw.
DEVELOPMENT COMMENCEMENT	means the moment construction is started on site (e.g. excavation) or the land use has begun for the purposes of the Development Permit application.
DEVELOPMENT COMPLETION	means the moment the required building and or Development Permit conditions and requirements have been met for the purposes of the Development Permit application and/or the final inspection reports have been received (if required for the project).
DEVELOPMENT IMPACT ASSESSMENT (DIA)	means a statement prepared by a professional with expertise in environmental conditions on the effect a development proposal and other major actions would significantly have on the environment.
DEVELOPMENT OFFICER	means the person designated by Bylaw as a Development Officer pursuant to this Land Use Bylaw.
DEVELOPMENT PERMIT	means a document authorizing a development, issued by a Development Officer, pursuant to this Bylaw, or any other legislation authorizing development within the Village of Hussar and includes the plans and conditions of approval.
DISCRETIONARY	means in the context of this Bylaw, that the approving authority may or may not issue a permit, order, or notice with or without conditions in consideration of the site and surrounding area characteristics and the suitability of the development in that location.
DISCRETIONARY USE	means a use of land or of a building which is listed in the section captioned "Discretionary Uses" within the applicable Land Use District for which a Development Permit may be issued, with or without conditions, by the approving authority.
DRINKING ESTABLISHMENT	means an establishment licensed by the Alberta Liquor Authority where alcoholic beverages are served for on-site consumption.

DWELLING, ACCESSORY RESIDENTIAL	means a residential dwelling unit situated above or under a commercial business in the Commercial District (C) or Industrial District (I). The residential use maintains its own access and egress and must meet the parking standards of Residential: 1 or 2 family uses identified in Section 7.5 of this bylaw.
DWELLING, APARTMENT	means a building designed and built to contain three or more dwelling units with shared services, facilities, and outside entrances.
DWELLING, ATTACHED HOUSING	means a building designed and built to contain three or more dwelling units separated from each other by a fire rated wall with each unit having separate entrances from grade level. For purposes of this Bylaw, Garden, Linked, Row and Townhouse units which meet these criteria are considered to be attached housing.
DWELLING, BACKYARD SUITE	means a dwelling unit in a building that is detached from the main residence or principal building, such as a detached garage suite or garden suite.
DWELLING, DUPLEX	means a building containing two dwelling units, one above the other or side by side.
DWELLING GROUP	means two or more buildings, each containing one or more dwelling units, located on a site or a number of adjoining sites, where all buildings, recreation areas, vehicular areas, landscaping and all other features have been planned as an integrated development.
DWELLING, MANUFACTURED HOME	means a detached dwelling built in an enclosed off-site factory environment in one or more sections and intended to be occupied in a location other than where it was manufactured. Manufactured homes include homes that are completely self-contained single section dwelling units or are incomplete multi-section modules that are placed together and completed on-site. A manufactured home is transported to the building site on dollies (wheels) or a flatbed truck and after placement, the dollies are removed from the site. A manufactured home also includes mobile homes, but does not include modular homes. Manufactured homes may be constructed to either the C.S.A. Z240 or C.S.A. A277 Standards.
DWELLING, MODULAR HOME	means a prefabricated or factory-built frame or shell which comprises the wall or siding of a proposed dwelling. More specifically, a modular home represents only a section of the dwelling, and such a unit has neither chassis, running gear, nor its own wheels, but units may be stacked side-by-side or vertically, and completed to form one or more complete dwelling unit(s) for year-round occupancy. Modular homes are not to be considered as Manufactured Homes under this Bylaw and will be congruent in appearance to existing surrounding buildings and shall meet the requirements listed in General Regulations.

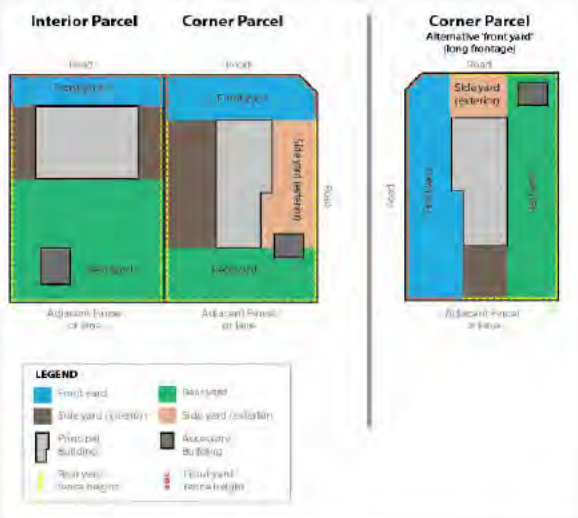
DWELLING, MOVED ON	means a single detached dwelling that has previously been lived in or used as a residence or other purpose in a previous location that has been relocated to a new parcel for use as a dwelling, and may require a foundation, as requested by Safety Codes.
DWELLING, READY-TO-MOVE (RTM)	means a newly constructed, single detached dwelling that is constructed in an off-site location in accordance with the Alberta Building Code and moved to the site to be set on a permanent foundation and is similar in function and appearance to a conventional built-on-site dwelling.
DWELLING, SECONDARY SUITE	means a self-contained dwelling unit with a separate entrance from the outside that is accessory to and located within a principal dwelling unit and may be in the form of below grade development, such as a basement suite, or above grade development such as second floor suite, attached garage suite or other similar self-contained dwelling unit within a principal dwelling unit. 
DWELLING, SINGLE DETACHED	means a building which is constructed on site in conformance with the Alberta Safety Code and contains only one dwelling unit and, except as otherwise allowed in this Bylaw, is used for no other purpose.
DWELLING UNIT	means a set or a suite or rooms operated as a house keeping unit, used or intended to be used as a domicile for one family which: a) containing cooking, b) eating, c) sleeping and sanitary facilities and; d) having a separate entrance controlled by the person occupying the unit.
E	
EASEMENT	means a right to use land generally for access to other property or as a right-of-way for a public utility in accordance with the Land Titles Act.
EATING ESTABLISHMENT	means an establishment where food and beverages are prepared and served on the premises for sale to the public and includes, but are not limited to restaurants, delicatessens, cafeterias, bakeries, cafes, and tea rooms. For purposes of clarification, the service of alcoholic beverages is classified under the separate use class of "drinking establishment".
ENVIRONMENTAL IMPACT ASSESSMENT (EIA)	means a statement prepared in accordance with the Alberta Environmental Protection Legislation on the effect of a development proposal and other major actions which significantly affect the environment.

EQUIPMENT RENTAL SHOP	means a development for the rental of tools, appliances, office machines, light construction equipment or similar items but not the rental of motor vehicles.
ESSENTIAL PUBLIC SERVICE	means a service which is essential to the health and safety of the municipality. This includes, but is not limited to, police stations, ambulance services, fire halls and hospitals.
EXISTING	in operation at the time of consideration
EXTENSIVE AGRICULTURAL	means systems of tillage and animal husbandry through which one may gain livelihood from large areas of land by the raising of crops or the rearing of livestock, either separately or in conjunction with one another in unified operations, and includes buildings and other structures incidental to the operation.
F	
FABRIC COVERED BUILDING	means a metal or wood-framed, fabric-membrane pre-engineered building for temporary or permanent industrial, commercial, and agricultural applications including warehouses, equipment storage, manufacturing facilities, barns, stables, arenas, and event centres. All fabric covered structures shall require the appropriate building permits to ensure all aspects of the development is in accordance with the Alberta Safety Codes including appropriate foundation construction and building anchoring.
FENCE	means a vertical physical barrier constructed out of typical building material to prevent visual or unauthorized access or both.
FIRE SEPARATION	means a construction assembly that acts as a barrier against the spread of fire and may be required to have a fire resistance rating.
FIRE WALL	means a type of fire separation of non-combustible construction which subdivides a building or separates adjoining buildings to resist the spread of fire, and which has a fire resistance rating.
FRAGMENTED LAND	means an area of land that is severed or separated from the lands held in title by a public roadway, railway, river, or other permanent water body shown on a registered Township plan or appears as an exception on the Certificate of Title.
G	
GAS BAR	means premises used or intended to be used for the sale of gasoline, lubrication oils and associated automotive fluids only.
GRADE	means the average elevation of the natural or finished level of the ground adjoining a building at all exterior walls.
GRADIENT	means the relationship of the vertical distance of a slope to its horizontal distance.
GRAIN ELEVATOR	means a building for elevating, storing, discharging, and sometimes processing grain. The use may also include facilities for moving the grain via a variety of transportation alternatives such as rail or trucks.
GREENHOUSE, PRIVATE	means an accessory building designed and used for growing plants for domestic rather than commercial use

GROUP CARE FACILITY	means a facility which provides resident services to seven (7) or more individuals. These individuals are handicapped, aged, or disabled and/or undergoing rehabilitation and are provided services to meet their needs. This category includes supervised uses such as group homes (all ages), halfway houses, resident schools, resident facilities and foster or boarding homes.
GROSS FLOOR AREA	means the total floor area of each floor of a building measured to the outside of surface of the exterior walls or, where the buildings are separated by fire walls, to the centre line of the common wall.
H	
HABITABLE FLOOR AREA	means any finished floor area intended primarily for human occupancy.
HEAVY MANUFACTURING	means the manufacture of products where the process of which generates fumes, gases, smoke, vapours, vibrations, noise or glare or similar nuisances that may cause adverse effects on users of adjacent land.
HEDGE	means four or more trees or shrubs four (4) metres high or less, planted 1 metre or less apart, that forms a continuous, linear screen of vegetation that provides privacy, fencing, wind breaking, and/or boundary definition.
HOME OCCUPATION, MAJOR	means an accessory use by a resident of a Dwelling Unit or Accessory Building for small-scale business activities that does not adversely affect the residential character of the property and may have limited client visits to the property. Uses do not include fabrication, manufacturing, or mechanic shops.
HOME OCCUPATION, MINOR	means an accessory use by a resident of a Dwelling Unit for small-scale business activities that are undetectable from outside the Dwelling Unit and does not adversely affect the residential character of the property, does not require the use of an Accessory Building, and may have limited client visits to the property.
HOTEL or MOTEL	means a building used primarily for sleeping accommodation and ancillary services provided in rooms, or suites of rooms, which may contain bar and/or kitchen facilities. The building may also contain commercial or other uses and may, or may not, offer such additional services as eating and drinking establishments, meeting rooms, personal service shops and managers suite/dwelling accommodation or public convention facilities.
I	
INTENSIVE VEGETATIVE OPERATION	means a system for tillage for the concentrated raising of specialty crops including, but not limited to tree farms, commercial greenhouses, plant nurseries, sod farms, and similar uses.
K	
KENNEL BOARDING & BREEDING	means an establishment in which domestic animals are boarded overnight for periods greater than 24 hours and where domestic animals could also be housed for the purpose of breeding. This use may also include facilities for the care, grooming of domestic animals

L	
LAND AND PROPERTY RIGHTS TRIBUNAL (LPRT)	Means the Land and Property Rights Tribunal as defined in the *Municipal Government Act*.
LANDSCAPED AREA	means an area designed, constructed, and laid out so as to maintain, change or modify the natural features of a site so as to make it attractive and desirable by the use of grass, trees, shrubs, ornamental planting, hedges, fencing and walks.
LAND USE DISTRICT – COMMERCIAL DISTRICT	means an area zoned for the purpose of commercial activities.
LAND USE DISTRICT – COMMUNITY SERVICE DISTRICT	means an area zoned for the purpose of community service buildings and organizations.
LAND USE DISTRICT – INDUSTRIAL GENERAL DISTRICT	means a district zoned for the purpose of industrial development.
LAND USE DISTRICT – RESIDENTIAL DISTRICT	means an area zoned for the purpose of a district where people live and is primarily occupied by private, single-family residences.
LAND USE DISTRICT – RESIDENTIAL MANUFACTURED HOME	means an area zoned for the purpose of a district where people live and is primarily occupied by manufactured homes.
LAND USE DISTRICT – URBAN RESERVE DISTRICT	means an area of protected land or water on which development is indefinitely set aside.
LAND USE MAP	means a map dividing the Municipality into certain land use districts.
LANDSCAPING	Means the modification and enhancement of a site through the use of any or all of the following elements: a) soft landscaping consisting of vegetation such as trees, shrubs, hedges, grass, and ground cover; or b) hard landscaping consisting of non-vegetative materials such as brick, stone, concrete, tile, and wood.
LANE	means a public thoroughfare with a right-of-way width of not greater than 9m (30ft) and not less than 6m (20ft) which provides a secondary means of access to a site or sites parcel or parcels.
LIGHT MANUFACTURING	means the assembly or packaging of articles from previously prepared materials but does not include uses which may be obnoxious by reason of emission of odors, dust, noise, smoke, or vibrations.
LIQUOR STORE	means a use where alcoholic beverages are sold for consumption from a retail outlet premises that has been licensed by the Alberta Gaming and Liquor Commission.
LOADING SPACE	means a space for parking a commercial vehicle while being loaded or unloaded.
LOCAL ROADWAY or STREET	means a street or roadway that provides unrestricted direct access to and connects with collectors and other local roadways.

LOT	means a lot as defined in the Municipal Government Act, Part 17, Section 616, which is defined as: (a) a quarter section, (b) a river lot shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a land titles office, (c) a settlement lot shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a land titles office, (d) a part of a parcel of land described in a certificate of title if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision, or (e) a part of a parcel of land described in a certificate of title if the boundaries of the part are described in a certificate of title by reference to a plan of subdivision. Also see the related definition Parcel
LOT COVERAGE	means that portion of lot area covered by the principal building, accessory buildings, or other similar covered structures.
LOT LINE	means a legally defined limit of any lot or parcel. "Boundary", "boundary line" and "property line" have a corresponding meaning.
M	
MANUFACTURING PROCESSING OR ASSEMBLY FACILITY	means the manufacturing or assembly of goods, products, or equipment, including food products to be consumed by human or animals and/or the processing of raw or finished materials, including the servicing, repairing, or testing of materials, goods and equipment normally associated with the manufacturing, processing, or assembly operation. It may include, but is not limited to any indoor display, office, technical or administrative support areas or any sales operation accessory to the principal use. Manufacturing, processing, or assembly facility does not include medical marijuana facilities.
MUNICIPALITY	means the Municipal Corporation of the Village of Hussar and where the context requires, means the area of land contained within the boundaries of the Municipality's corporate limits at the time of adoption of this Bylaw, or as included by any subsequent annexation.
MUNICIPAL PLANNING COMMISSION (MPC)	means the Village of Hussar Municipal Planning Commission established by Bylaw pursuant to the Act.
MUNICIPAL RESERVE PARCEL	means the land designated to be a municipal reserve by a condition of subdivision approval granted pursuant to the Municipal Government Act, or land designated and registered in Land Titles as "Municipal Reserve", "Park", "Reserve" or "Community Service Reserve" under former legislation.
N	
NATURAL RESOURCE EXTRACTIVE INDUSTRIES	means industries engaged in the extraction of natural resources such as timber, clay, sand, gravel, limestone, shale, coal, and other minerals including petroleum and natural gas which may include bringing these together with other elements such as power or water into integrated processes for the purpose of primary treatment into a marketable form of the resource being extracted.

NET FLOOR AREA	means the gross floor area defined by the outside dimensions for each floor minus the horizontal floor area on each floor used for corridors, elevators, stairways, mechanical rooms, and workrooms.
NON-CONFORMING BUILDING	means a building that is lawfully constructed or lawfully under construction at the date a Land Use Bylaw affecting the building or the land on which the building is situated becomes effective and that on the date the Land Use Bylaw becomes effective does not, or when fully constructed will not, comply with the Land Use Bylaw.
NON-CONFORMING USE	means a lawful, specific use being made of land or a building, or intended to be made of a building lawfully under construction at the date a Land Use Bylaw affecting the land or building becomes effective and that on the date the Land Use Bylaw becomes effective does not, or in the case of a building under construction will not, comply with the Land Use Bylaw.
O	
OCCUPANCY	means the utilization of a building or land for the use of which it was approved.
OCCUPANCY PERMIT	means a permit issued under the Alberta Safety Codes Act for the right to occupy or use the bay, building or structure for the use intended
OFFICES (ADMINISTRATION, BUSINESS, PROFESSIONAL)	means a facility for the provision of professional, management, administrative, consulting, and financial services such as offices for clerical, secretarial, employment, telephone answering and similar office support services, offices of lawyers or accountants, banks or other financial institutions, and offices for real estate and insurance firms. Medical clinics are not included in this category.
P	
PARAPET	means a low wall or railing to protect the edge of a roof.
PARCEL	means the aggregate of one or more lots described in a Certificate of Title or by reference to a plan filed or registered in the Land Titles Offices. 
PARCEL AREA	means the total area of land within the parcel.

PARCEL, CORNER	means a parcel that abuts two intersecting public roadways.
PARCEL LINE	means a legal boundary line of a parcel.
PARCEL LINE, FRONT	means the shortest parcel line that abuts a public roadway unless otherwise determined by the Development Authority in accordance with this Bylaw.
PARCEL LINE, EXTERIOR SIDE	means a parcel line, other than a front parcel line or rear parcel line, which abuts a public roadway.
PARCEL LINE, INTERIOR SIDE	means a parcel line other than a front parcel line or rear parcel line, which abuts another parcel or a lane and does not abut a public roadway.
PARCEL LINE, REAR	means the parcel line which is opposite to and is not connected to the front parcel line.
PARCEL WIDTH	means the average horizontal distance between two side parcel lines.
PARKING LOT	means an area of cleared land dedicated to the parking of vehicles, and usually provided with a durable or semi-durable surface.
PERMITTED	means, in the context of this Bylaw, that the approving authority must issue a permit, order or notice.
PERMITTED USE	means the use of land or a building which is listed in the section captioned "Permitted Uses" within the applicable Land Use District for which a Development Permit shall be issued by the approving authority upon the development meeting all other requirements of this Bylaw. The approving authority may impose such conditions necessary to ensure compliance with the requirements of the Bylaw.
PERSONAL SERVICE SHOP	means a development used for the provision of personal services to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects. This use class includes but is not limited to such uses as photography studios, tailors, dry cleaning establishments and hair and nail studios.
PET CARE SERVICES	means a use where small animals are washed, groomed, trained, or boarded (day care) during the day, this does not include overnight stay of pets.
PET STORE	means a store or place where animals or birds for use as pets are sold or kept for sale but does not include a shop or place for breeding or overnight boarding of pets. Pet stores follow the same setback regulations of retail stores.
PLAN OF SUBDIVISION	means plans, maps or drawings, drawn to scale, which show the divisions of a piece of land.
PRINCIPAL BUILDING	means a building that, in the opinion of the Development Officer occupies the major or the central portion of the site, is the main building on the site and constitutes by reason of its use, the primary purpose for which the site is used.
PRINCIPAL USE	means a use of a site or building which in the opinion of the Development Officer constitutes the primary purpose for which the site is used.

PUBLIC OR QUASI-PUBLIC STRUCTURES, INSTALLATIONS AND FACILITIES	means installations and facilities owned or operated by, or for, the Municipality, the Provincial Government, the Federal Government or a corporation under federal or provincial statute for the purpose of furnishing services or commodities to, or for the use of, the inhabitants of the municipality.
PUBLIC ROADWAY	means any street, avenue, service roadway, arterial, collector roadway or local roadway shown as a road allowance on a Township survey or registered in Land Titles, or secondary road as defined in the Public Highway Development Act but does not include a lane or controlled highway or expressway.
PUBLIC UTILITY	means a system or works used to provide one or more of the following for public consumption, benefit, convenience, or use: (a) waterworks; (b) sewage disposal; (c) public transportation operated by, or on behalf of, the municipality; (d) irrigation; (e) drainage; (f) fuel; (g) electric power; (h) heat; and (i) waste management; and includes the thing that is provided for public consumption, benefit, convenience, or use.
PUBLIC UTILITY BUILDING	means the building in which the proprietor of a public utility maintains its office or offices or maintains or houses any equipment used in connection with the public utility.
R	
RECREATIONAL VEHICLE	means a portable structure designed and built to be carried on a vehicle, or a unit designed and built to be transported on its own wheels, to provide temporary living accommodation for travel and recreational purpose and includes, but is not limited to, such vehicles as a motor home, camper, holiday (travel) trailer and a tent trailer, but does not include a mobile home. "Holiday trailer" or "travel trailer" have a corresponding meaning.
RENEWABLE ENERGY SYSTEM	means a use: (a) that produces electrical power to be used for the on-site consumption requirements by alternative means such as, but not limited to, active and passive solar collectors, photovoltaic solar panels and geothermal energy; (b) that may be connected or disconnected from the electrical grid in accordance with the requirements of the appropriate authority; and (c) may provide residual power to the grid but is not intended to produce power primarily for resale.

RETAIL STORE	means a building where goods, wares, merchandise, substances, articles, or things are stored, offered, or kept for sale at retail prices and includes storage on, or about, the store premises of limited quantities of such goods, wares, merchandise, substances, articles, or things sufficient to service such store but does not include any retail outlet otherwise listed or defined in this Bylaw.
S	
SCREENING	means a fence, earth berm, or hedge used to visually separate areas of function, which in the opinion of the Development Officer, detract from the urban street or neighboring land uses.
SCHOOL	means a premise that involves public assembly for education, training, or instruction purposes, and includes the administration offices required for the provision of such services on the same site. This includes but is not limited to a public school, a separate school, or a technical school, their administrative offices and school bus parking. This use may also include outdoor recreational uses typically associated with an educational facility such as a track or outdoor courts.
SENIOR CITIZEN ACCOMMODATION	means a dwelling unit or accommodation sponsored and administrated by any public agency or any nonprofit organization, either of which obtains its financial assistance from government funding, donations, or any combination thereof. Senior citizen accommodation may include lounge, dining, healthcare, and recreation facilities. Senior citizen homes, extended health care facilities for seniors and senior health care facilities have corresponding meanings.
SERVICE STATION	means premises or the portion thereof used or intended to be used for the servicing and minor repairing of motor vehicles and for the sale of gasoline, lubricating oils and minor accessories for motor vehicles.
SERVICED LOT	means a site which is connected to and serviced by the municipality's sewage and water work system.
SETBACK	means the minimum distance between a building, structure, or use, or from each of the respective parcel lines, or from a natural boundary or other reference line.
SHOPPING CENTRE	means a group of commercial establishments planned, developed, owned, and managed as a unit with off-street parking provided.
SIGN	means anything that serves to indicate the presence or the existence of something including, but not limited to, a lettered board, structure or trademark displayed, erected, or otherwise developed and used, or intending to identify, advertise or give direction.
SIGN, ADVERTISING	means a sign which refers only to goods or services produced, offered for sale or obtainable at the premises on which the sign is displayed.
SIGN, AWNING	means a retractable, cloth-like, or light weight metal shelter projecting from a building.
SIGN, CANOPY	means any sign attached to, or constructed in or on canopy.
SIGN, COPY AREA	means the area of the smallest geometric figure which will enclose the actual copy of a sign.

SIGN, DIRECTIONAL	means a sign that contains no advertising and directs the public or denotes the name of any thoroughfare, route, educational institution, public building or facility or a sign that directs and regulates traffic.
SIGN, FASCIA	means a flat sign, plain or illuminated, running parallel for its whole length to the face of the building to which it is attached.
SIGN, FREESTANDING	means a sign supported independently of a building, wall, or structure. It is supported by one or more columns, uprights, or braces in, or upon, grade.
SIGN, IDENTIFICATION	means a sign which contains no advertising, is limited to the name, address and number of a building, institution or the occupation of person and is placed on the premises which it identifies.
SIGN, PORTABLE	means any sign not permanently attached to the ground or other permanent structure or a sign designed to be transported including, but not limited to, a sign designed to be moved on wheels, signs converted to A or T-frames, sandwich boards, balloons or inflatable devices used as signs and signs attached to, or painted, on vehicles parked and visible from a public roadway unless said vehicles are used in the normal day to day operation of that business.
SIGN, PROJECTING	means a sign other than a canopy or awning sign which projects from a structure or a building face or wall.
SIGN, REAL ESTATE	means a temporary sign identifying real estate that is for sale, lease, rent or sold.
SIGN, ROOF	means any sign erected upon, against or above a roof or a parapet of a building.
SIGN, TEMPORARY	means a sign which is in place for a predetermined period of time as specified in the Development Permit decision.
SIGN, WALL	means any sign attached to a wall of a building in such a manner that its leading edge is 0.2m or less from the supporting wall and includes menu display boxes.
SIGN, WINDOW	means any sign, either painted on, attached to, or placed inside a window for the purpose of viewing from outside the premises.
SITE	means a quarter section, a river lot or settlement lot shown on an official plan referred to in Section 32 of the Surveys Act that is filed or lodged in the Land Titles Office, a part of a parcel where the boundaries of the part are separately described in a Certificate of Title other than by reference to a legal subdivision or a part of a parcel where the boundaries of the part are described in a Certificate of Title by reference to a plan of subdivision.
SITE AREA	means for purposes of development or subdivision, the total horizontal area of a site contained within an existing or proposed boundary of a lot. A bareland condominium unit is considered to be a site for purposes of this Bylaw.
SITE PLAN	means a plan, drawn to scale, showing the boundaries of the site, the location of all existing and proposed building upon that site, the use, or the intended use of the portions of the site on which no buildings are situated and showing fencing, screening, grassed areas and the location and species of all existing and proposed shrubs and trees within the development.
SITE, WIDTH OF	means the average horizontal distance between the side boundaries of a site.

STORAGE STRUCTURE	means a structure that does not meet the definition of an accessory building and is used for the storage of goods or equipment. A storage structure may be in the form of a shipping container, trailer, or other structure.
STORAGE YARD	Means a site: (a) where goods, motor vehicles or equipment are stored when they are not being used and may include long term storage where a fee is paid; (b) where the vehicles and equipment stored may also be serviced, cleaned or repaired; (c) that may involve the storage of construction materials; and (d) that does not involve the storage of any derelict vehicles or derelict equipment; (e) that does not involve the production or sale of goods as part of the use; and (f) that may have a building for the administrative functions associated with the use.
STOREY	means the space between the top of any floor and the top of the next floor above it, and if there is no floor above it, the portion between the top of the floor and the ceiling above it.
STOREY, FIRST	means the storey with its floor closest to grade and having its ceiling more than 1.8m (6ft) above grade.
STOREY, SECOND	means the storey located immediately above the first storey.
STREET	means a public thoroughfare, including a bridge, affording the principal means of access to abutting sites and includes the sidewalks and the land on each side of, and contiguous, to, the prepared surface of the thoroughfare.
STREET, LOCAL OR RESIDENTIAL	means an undivided roadway where all intersections are at grade, having direct access permitted from adjacent properties and is designed to permit low speed travel within a neighbourhood.
STRUCTURE	means anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground.
SUBDIVISION	means the division of a parcel by an instrument and the word "subdivide" has corresponding meaning.
SWIMMING POOL	means an artificial body of water, excluding ponds, of more than 10m2 in area, to be used for swimming, bathing, or diving.
T	
TEMPORARY USE	means a proposed land use or development where the intent is to operate the land use or structure for a specified period of time, not to exceed one (1) year, unless otherwise approved by the Development Authority in consideration of a land use that is temporary but has longer term requirements due to the specific use or project. Any temporary development permit application will state a date on which the development will cease. Temporary Uses shall be considered a discretionary use in all Land Use Districts.

TRADESMAN'S SHOP	means an establishment for the operation of a trade including, but not limited to, a painter, electrician, upholsterer, printer, and appliance repair shop but does not include establishments which may be obnoxious by reason of emission of odours, dust, smoke, noise, or vibration.
U	
USE, CHANGE OF	means the conversion of land or a building, or portion thereof, from one land use activity to another in accordance with the permitted or discretionary use as listed in each Land Use District.
V	
VEHICLE SALES AND SERVICE	means an establishment where a person may purchase a new or used automobile, truck, motorcycle, or RV (recreational vehicle) and/or vehicle maintenance and servicing.
VETERINARY CLINIC	means a facility for the medical care and treatment of animals, and includes provision for the overnight accommodation. The use of the facility for overnight boarding shall be limited to short time boarding while the animals are awaiting treatment or are recovering from treatment and shall be incidental to the hospital use.
VILLAGE	means the Village of Hussar in the Province of Alberta.
W	
WALKWAY	means a public right-of-way for pedestrian use on which no motor vehicles are allowed.
WAREHOUSE or WAREHOUSING	means the use of a building for the storage of materials, products, goods, or merchandise.
WORKS	means any fence, landscaping, landscape vegetation, sidewalks, pathways, roads or other public or private utilities associated with and required for a development
WORSHIP FACILITY	means any facility used for the purpose of spiritual worship. Examples may be, but are not limited to, churches, temples, mosques, and synagogues
Y	
YARD	means any open space on a site, occupied and unobstructed and generally is the distance between the property or lot boundary to the foundation of the principal structure and the exterior finishing materials of accessory buildings as prescribed in the Land Use District yard setback distance.
YARD, FRONT	means the area of a parcel located between the front parcel line and the Front Building Line.
YARD, REAR	means the area of a parcel located between the Rear Parcel Line and the Rear Building Line
YARD, INTERIOR SIDE	means the area of a parcel located between the Interior Side Parcel Line and the Interior Side Building Line.

YARD, EXTERIOR SIDE	means the area of a parcel located between the Exterior Side Parcel Line and the Exterior Side Building Line.

Part 3 Administrative Agencies

3 Administration Agencies established by this bylaw

3.1 DEVELOPMENT AUTHORITY

The Development Authority shall exercise development powers and perform duties on behalf of the Municipality in accordance with Part 17, Division 3 of the Municipal Government Act and may include:

3.1.1 **Development Officer:**

(a) the office of the Development Officer is hereby established to act on behalf of Council in those matters delegated by this Bylaw and in such matters as it may instruct from time to time;

(b) the Development Officer must make available for inspection, during office hours, all applications and decisions for Development Permits, subject to any legislation in force restricting availability;

(c) the Development Officer shall perform duties as are specified in Section 4.4 of this Bylaw; and

(d) the Development Officer is the Chief Administrative Officer.

3.1.2 **Municipal Planning Commission:**

The Municipal Planning Commission, established by Bylaw in accordance with the Municipal Government Act, shall perform such duties as are specified in Section 4.4 of this Bylaw. The Municipal Planning Commission is the duly elected Council for the Village.

3.1.3 **Intermunicipal Subdivision and Development Appeal Board:**

The Intermunicipal Subdivision and Development Appeal Board, established by a separate Bylaw in accordance with the Municipal Government Act, shall perform such duties as are specified in Part 5 of this Bylaw.

3.1.4 **Subdivision Authority:**

The Subdivision Authority, as established by Council, shall perform duties on behalf of the Municipality in accordance with the Municipal Government Act, the Land Use Bylaw, and all relevant Village of Hussar planning documents. The Subdivision Authority is the duly elected Council of the Village and Palliser Municipal Services.

3.2 DEVELOPMENT AUTHORITY – POWERS AND DUTIES

3.2.1 The Development Authority must administer this Bylaw and decide upon all Development Permit applications.

3.2.2 The types of Development Permit applications a Development Authority may consider in accordance with Part 4 are Development Permits for:

(a) a permitted use that complies with all requirements of this Bylaw;

(b) a permitted use that does not comply with all requirements of this Bylaw;

(c) a discretionary use that complies with all requirements of this Bylaw; or

(d) a discretionary use that does not comply with all requirements of this Bylaw.

3.2.3 Unless otherwise referenced in Part 4, the Development Authority must not approve a Development Permit for an addition or structural alteration to a non-conforming building.

3.2.4 The Development Authority may refuse to accept a Development Permit application where:

(a) the information required by Part 4 is not provided;

(b) the quality of the information provided is inadequate to properly evaluate the application; or

(c) the fee for a Development Permit application has not been paid.

3.3 SUBDIVISION AUTHORITY – POWERS AND DUTIES

3.3.1 The Subdivision Authority shall:

(a) keep and maintain for the inspection of the public, copies of all decisions and ensure that copies of same are available to the public at a reasonable charge;

(b) keep a register of all applications for subdivision, including the decisions therein and the reasons therefore;

(c) receive all complete applications for subdivision including the required application fees and decide upon all applications in accordance with the Subdivision and Development Regulation and Land Use Bylaw with consideration of all comments received through circulation and the recommendations of the Municipal Planning Commission;

(d) on receipt of an application for subdivision, review to ensure sufficient information is provided to adequately evaluate the application in accordance with Part 1 of the Subdivision and Development Regulation;

(e) excepting subdivision applications not requiring circulation under the Municipal Government Act, to circulate applications for subdivision for comments to those authorities and agencies as prescribed within the Subdivision and Development Regulation and this Land Use Bylaw and all comments to be added to the subdivision report;

(f) excepting subdivision applications not requiring circulation under the Municipal Government Act, to circulate applications for subdivision for comments to Wheatland County when the original parcel boundaries are adjacent to the municipal boundary or where an inter-municipal development plan, such as the Village of Hussar & Wheatland County Intermunicipal Development Plan (Bylaw No. 525-20) requires or, at the discretion of the Subdivision Authority, where a subdivision application is not adjacent to the municipal boundary but has potential for land use impacts within Wheatland County;

(g) excepting subdivision applications not requiring circulation under the Municipal Government Act, the Subdivision Authority may proceed with processing of the application after thirty (30) days from the date of referral to authorities, agencies or landowners whether or not comments have been received;

(h) prepare a subdivision report including all relevant information to the application, recommendations and any comments received from circulated agencies and review with the Municipal Planning Commission for municipal recommendations;

(i) prepare, sign and transmit all notices of decision to the relevant agencies in accordance with the Subdivision and Development Regulation;

(j) ensure all conditions are complied with prior to endorsement to the satisfaction of the municipality;

(k) endorse Land Titles instruments to effect the registration of the subdivision of land;

(l) advise the Council, Municipal Planning Commission and Intermunicipal Subdivision and Development Appeal Board on matters relating to the subdivision of land; and

(m) appear before the Intermunicipal Subdivision and Development Appeal Board or Land and Property Rights Tribunal (formerly Municipal Government Board) where appeals are made on subdivision application decisions.

Part 4 Development

4 Regulations for Development

4.1 DEVELOPMENT PERMITS REQUIRED

4.1.1 No development other than those designated in Section 4.2 below shall be undertaken within the Municipality unless an application for it has been approved and a Development Permit has been issued.

4.2 DEVELOPMENT PERMITS NOT REQUIRED

4.2.1 The Development Permit is not required in respect of the following developments, but such developments shall comply with all relevant provisions of this Bylaw:

(a) works of maintenance, repair, or alternation, on a structure, both internal and external, if in the opinion the Development Officer, such work:

(i) does not include structural alterations;

(ii) does not change the use or intensity of the use of the structure; and

(iii) is performed in accordance with obligatory legislation or other government regulations

(b) the completion of a building which was lawfully under construction at the date this Bylaw comes into full force and effect, provided that:

(i) the building is completed in accordance with the terms of any permit granted by the Municipality, subject to the conditions of that permit; and

(ii) the building, whether or not a permit was granted in respect of it, is completed within a period of twelve (12) months from the date this Bylaw comes into full force and effect;

(c) the use of any building referred to in **Section 4.2.1 (b)** for the purpose for which construction was commenced;

(d) the erection or installation of machinery needed in connection with operations for which a Development Permit has been issued, for the period of the construction;

(e) the construction and maintenance of that part of a public utility placed in or upon a public thoroughfare or public utility easement;

(f) the use by the Municipality of land which the Municipality is the legal or equitable

owner for a purpose approved by a simple majority vote of Council in connection with any public building, facility or installation by the Municipality;

(g) the use of a building or part thereof as a temporary polling station for a Federal, Provincial or Municipal election or referendum or plebiscite;

(h) one temporary, on-site freestanding or fascia sign which does not exceed 1m2 in area nor 1m in height and is intended for;

  (i) advertising the sale or lease of a dwelling unit, or property for which a Development Permit has been issued for the development on the said property;

  (ii) identifying a construction or demolition project for which a Development Permit has been issued for such a project;

  (iii) identifying a political campaign: such a sign may be displayed in accordance with elections regulations; or

  (iv) advertising a campaign or drive which has been approved by Council: such a sign may be posted for a maximum period of fourteen (14) days;

(i) Municipal signs used to indicate street names and traffic control;

(j) the construction, maintenance and repair of private walkways, private pathways, private driveways and similar works;

(k) the construction or installation of public roadways, walkway, utilities or grading of the site or removal, or stockpiling of soil, when a development agreement has been signed as a condition of subdivision approval, and the undertaking of any or all of the aforementioned works have been authorized by Council;

(l) Telecommunication antenna systems that are regulated by Industry Canada;

(m) the erection, construction or replacement of one (1) garden/tool shed per site, which does not exceed 13.5m^2 (145 sq ft) in floor area and 2.5m (8.2ft) in height within residential parcels;

(n) the erection, construction or replacement of one (1) private greenhouse shed per site, which does not exceed 13.5m^2 (145 sq ft) floor area and 2.5m (8.2ft) in height within residential parcels;

(o) the erection or construction of gates, walls or other means of enclosure (other than on corner parcels/lots or where abutting a road used by vehicular traffic) less than 1.2m (4ft) in height in front yards and less than 2m (6.56ft) for side and rear yards, and the maintenance, improvement and other alterations of any gates, fences, or walls or other means or enclosure;

(p) one on-site fascia sign which does not exceed 0.185m2 (2ft2) in area for any of the following buildings: single detached dwelling, semidetached or duplex, row house, apartment or townhouse and states no more than:

(i) the name and address of the building; or

(ii) the name of the person(s) occupying the building.

4.3 APPLICATION REQUIREMENTS

4.3.1 An application for a Development Permit for new construction or an addition or change of use of an existing structure shall be made to the Development Officer using the prescribed form, signed by the owner or his/her agent, and accompanied by:

(a) two (2) copies of the application form and site plan, preferably drawn to scale, which show the following

i) legal description of the site with north arrow;

ii) area and dimensions of the land to be developed including the front, rear and side yards if any;

iii) floor plans, elevation and exterior finishing materials;

iv) locations and distances of on-site existing or proposed water and sewer connections, septic tanks, disposal fields, water, wells, culverts and crossings;

v) site drainage, finished lot grades, the grades of the roads, streets and sewers servicing the property;

vi) the height, dimensions, and relationship to property lines of all existing and proposed buildings and structures including retaining walls, trees, landscaping and other physical features;

vii) information on the method to be used for the supply of potable water and disposal of wastes along with supporting documentation; and

viii) existing and proposed access and egress to and from the site;

(b) where applicable, the cutting down or removal of trees;

(c) on applications for signs, a replica of the proposed sign drawn to scale;

(d) the estimated commencement and completion dates;

(e) a statement of ownership of the land and interest of the applicant therein; and

(f) the Development Permit fee as prescribed by Council.

4.3.2 In addition to the information required under Section 4.3.1, the following information is required on applications for:

a) multi-family, commercial, industrial, recreational, and institutional uses:

i) loading and parking provisions;

ii) garbage and storage areas and the fencing and screening proposed for same;

iii) location and approximate dimensions of all existing and proposed trees, shrubs, parks, playgrounds etc.; and

iv) a development impact assessment statement clearly describing how the potential impacts of the proposed development on adjacent lands will be dealt with and how the proposed facilities have been designed to minimize such disturbances.

4.3.3 The Development Officer may require additional information or additional copies of the plan and specifications as is deemed necessary

4.3.4 The application shall be deemed not to have been in its complete and final form until all required details have been submitted to the satisfaction of the Development Officer.

4.3.5 The Development Authority shall issue a notice of "complete" or "incomplete" on an application within 20 days of the application submission in accordance with the requirements of the Act.

4.4 DECIDING ON A DEVELOPMENT PERMIT APPLICATION

4.4.1 The Development Officer shall:

(a) Receive, consider and decide on an application for a Development Permit for those uses listed as a Permitted Use for the relevant Land Use District and comply with the minimum standards for that district;

(b) refer, at his or her discretion, a Development Permit application for an industrial development for comments to those authorities (provincial and regional) where interest or jurisdiction may be affected;

(c) refer, with his or her recommendations, to the Municipal Planning Commission for its consideration and decision, applications for a Development Permit for those uses which constitute discretionary uses and which have been assigned to it for consideration and decision;

(d) refer to the Municipal Planning Commission, at his or her discretion any application which in his/her opinion should be decided by the Commission; and

(e) the Development Officer must collect fees according to the scale approved by resolution of Council.

4.4.2 The Municipal Planning Commission shall:

(a) decide on applications for Development Permits for those Discretionary Uses referred by the Development Officer in the relevant Land Use District;

(b) approve the application unconditionally or impose conditions considered appropriate, either permanently or for a limited period of time, or refuse the application; and

(c) when making a decision on a Development Permit application for a Discretionary Use, the Municipal Planning Commission must take into account:

(i) any plans and policies affecting the parcel;

(ii) the purpose statements in the applicable Land Use District;

(iii) the appropriateness of the location and parcel for the proposed development;

(iv) the compatibility and impact of the proposed development with respect to adjacent development and the neighbourhood;

(v) the merits of the proposed development;

(vi) utility and servicing requirements;

(vii) access and transportation requirements;

(viii) vehicle and pedestrian circulation within the parcel; and

(ix) sound planning principles.

4.4.3 An application may be approved where the proposed development does not comply with the minimum or maximum requirements of any district in this Bylaw if, in the opinion of the Municipal Planning Commission, the proposed development would not unduly interfere with the amenities of the neighbourhood, materially interfere with, or affect the use, enjoyment or value of the neighboring properties and the amount of variance does not exceed 20% of the requirements in any district.

4.4.4 In addition to Section 4.4.2 (c), the Development Authority, with respect to a Discretionary Use, may impose such conditions as deemed appropriate, having regard to the regulations of this Bylaw and the provisions of any statutory plan including, but not limited to, the following conditions:

(a) limiting hours of operation;

(b) limiting number of patrons;

(c) establishing landscaping requirements;

(d) requiring noise attenuation;

(e) requiring special provisions be made for parking;

(f) regarding the location, character and appearance of a building;

(g) regarding the grading of a site or such other procedures as is necessary to protect the site from other developments or to protect other developments from the site;

(h) establishing the period of time during which a development may continue; and

(i) ensuring the development is compatible with surrounding development.

4.4.5 In the case where a proposed specific use of land or a building is not provided for in any Land Use District in the Bylaw, the Municipal Planning Commission may determine such a use is similar in character and purpose to another use of land or building that is included in the list of Permitted or Discretionary Uses prescribed for that Land Use District.

4.4.6 The Municipal Planning Commission may require, as a condition of issuing a Development Permit, the applicant to enter into an agreement to construct or pay for the construction of public roadways or parking facilities, to install or pay for the installation of utilities and/or to pay an off-site levy or redevelopment levy imposed by Bylaw.

4.4.7 If a Development Permit application is refused, the Development Officer need not accept another application for the same or similar use on the same parcel for twelve (12) months after the refusal.

4.4.8 If a decision is not made on a Development Permit application within 40 days after its receipt by the Development Officer, the applicant may deem it to be refused at the end of the 40-day period unless an applicant for a Development Permit enters into an agreement with the Development Officer to extend the 40 day time period.

4.4.9 The Development Officer or Municipal Planning Commission may issue a temporary Development Permit, for a period not exceeding one (1) year, unless a longer term is required, in consideration of a specific use or project that is temporary but requires a longer time frame.

4.5 DEVELOPMENT PERMIT APPLICATION REFERRALS AND NOTICES

4.5.1 Upon receipt of a complete application for development for a use listed as a discretionary use or that requires a relaxation, the Development Authority may at their discretion, provide written notice to all adjacent landowners or a greater circulation area if potential for conflict is deemed to be probable.

4.5.2 Refer at the Development Authority's discretion, a Development Permit application for comments to any officer, individual, group, department, agency (provincial and regional) or adjacent municipality whose intent or jurisdiction may be affected.

4.5.3 The notice shall indicate the location and nature of the development proposal, the time and date a decision will be rendered on the application, copies of relevant drawings, contact information and a final date to submit comments.

4.5.4 After a minimum fourteen (14) days from the date of referral to any department or

individual and/or to any other provincial, federal, or external agency the Development Officer may present the application to the Municipal Planning Commission, whether or not comments or recommendations have been received.

4.5.5 The Development Officer shall disclose to the Municipal Planning Commission whether a circulation was performed in regard to a Development Permit application for a discretionary use or an application that requires a relaxation and the extent of the circulation area.

4.5.6 In cases where the Development Officer has rendered a decision, this decision shall be circulated to the Municipal Planning Commission for their information.

4.6 DEVELOPMENT PERMIT NOTIFICATION OF DECISION

4.6.1 A Development Permit granted pursuant to this Bylaw does not come into effect until it is determined that no notice of appeal has been served on the Appeal Body within the twenty-one (21) day appeal period for a discretionary use or a permitted use where a relaxation of Bylaw requirements has been applied. The appeal period is deemed to be an additional five (5) days if the decision is mailed. Any development proceeded with by the applicant prior to the expiry of this period is done solely at the risk of the applicant.

4.6.2 A development permit granted for a permitted use with no conditions pursuant to this Bylaw comes into effect on the date the decision is made.

4.6.3 A Development Permit granted pursuant to this Bylaw for a permitted use, where the provisions of this Bylaw have not been relaxed or varied, comes into effect on the date that the decision is made.

4.6.4 Where an appeal is made pursuant to Part 5.1 of this Bylaw, a Development Permit which has been granted shall not come into effect until the appeal has been determined. The Appeal Body may approve or refuse the permit application in accordance with the Municipal Government Act and this Bylaw.

4.6.5 When a Development Permit decision has been made, the following notification procedures shall be followed:

a) in the case of a permit issued for a permitted use where the provisions of this Bylaw have not been relaxed or varied, the Development Officer is not required to notify adjacent or affected landowners. However, the Development officer may post decisions on permitted uses on the Village website for information purposes;

b) for all Home Occupation permit applications, a notice in writing shall be immediately mailed to all adjacent landowners who, in the opinion of the Development Officer, may be affected;

c) in all other circumstances, a notice shall immediately be posted conspicuously on the property for which the Development Permit application has been made and in the Village Office and Post Office;

d) a notice, in writing, shall be mailed to all adjacent landowners and to all registered owners of land whom, in the opinion of the Development Officer, may be affected; and/or

e) a notice shall be immediately published in a newspaper or newsletter circulating in the Municipality stating the location of the property for which the application has been made and the use approved.

4.6.6 A decision by the Development Authority on an application for a Development Permit shall be given in writing and a copy of it sent to the applicant.

4.6.7 When the Development Authority refuses an application for a Development Permit, the decision shall contain the reasons for the refusal.

4.6.8 If after the issuance of a Development Permit it becomes known to the Development Authority that:

a) the application for a Development Permit contains a misrepresentation;

b) relevant facts which should have been disclosed at the time of consideration of the application for the Development Permit were not mentioned;

c) the Development Permit was issued in error;

d) the requirements or conditions of the Development Permit have not been complied with; or

e) the applicant requests, by way of written notice to the Development Authority, the cancellation of the Development Permit, provided that commencement of the use, development or construction has not occurred; the Development Permit may be suspended or cancelled by notice in writing, issued by the Development Authority to the applicant at the address given in the Development Permit application. Upon receipt of the written notice of suspension or cancellation, the applicant must cease all development and activities to which the Development Permit relates.

4.7 DEVELOPMENT PERMIT COMMENCEMENT AND COMPLETION

4.7.1 If the development authorized by a permit is not commenced within twelve (12) months from the date of its issue, the permit is deemed to be void, unless an extension to this period has previously been granted by the Development Authority. Development completion shall be determined by the completion date referenced on the Development Permit application or a completion date may be added as a Development Permit condition.

Part 5 Appeals

5 Appeal Procedures

5.1 SUBDIVISION APPEAL PROCEDURES

5.1.1 An appeal with respect to a decision on a subdivision application is governed by the MGA.

5.1.2 An appeal may be made to the appropriate Appeal Body in accordance with the MGA.

5.1.3 If the decision of the Subdivision Authority to refuse a subdivision application is reversed by the Appeal Body, the Subdivision Authority must endorse the subdivision application in accordance with the decision of the Appeal Body.

5.1.4 If the decision of the Subdivision Authority to approve a subdivision application is reversed by the Appeal Body, the subdivision application is null and void.

5.1.5 If a decision of the Subdivision Authority to approve a subdivision application is upheld by the Appeal Body, the Subdivision Authority must approve the development permit.

5.1.6 If any decision of the Subdivision Authority is varied by the Appeal Body, the Subdivision Authority must endorse a subdivision reflecting the decision of the Appeal Body and act in accordance with that decision.

5.2 DEVELOPMENT APPEAL PROCEDURES

5.2.1 An appeal with respect to a decision on a development permit application is governed by the MGA.

5.2.2 An appeal may be made to the appropriate Appeal Body in accordance with the MGA.

5.2.3 Where a Development Permit is issued within a Direct Control District the appeal may be limited in accordance with the MGA.

5.2.4 If the decision of the Development Authority to refuse a development permit is reversed by the Appeal Body, the Development Authority must endorse the development permit in accordance with the decision of the Appeal Body.

5.2.5 If the decision of the Development Authority to approve a development permit application is reversed by the Appeal Body, the development permit is null and void.

5.2.6 If a decision of the Development Authority to approve a development permit is upheld by the Appeal Body, the Development Authority must approve the development

permit.

5.2.7 If any decision of the Development Authority is varied by the Appeal Body, the Development Authority must endorse a development reflecting the decision of the Appeal Body and act in accordance with that decision.

5.3 ISDAB – PUBLIC HEARING PROCESS

5.3.1 In accordance with the MGA, within thirty (30) days of receipt of a notice of appeal, the Intermunicipal Subdivision and Development Appeal Board (ISDAB) shall hold an appeal hearing respecting the appeal.

5.3.2 The ISDAB shall give at least 5 days notice in writing of the appeal hearing to:

a) the appellant or any person acting on his/her behalf;

b) the Development Authority from whose order, decision or development permit the appeal is made;

c) those registered owners of land in the municipality who are affected and any other person who in the opinion of the Intermunicipal Subdivision and Development Appeal Board, is affected by the order, decision or permit;

d) Palliser Regional Municipal Services;

e) such other persons as the ISDAB specifies.

5.3.3 The ISDAB shall make available for public inspection before the commencement of the public hearing all relevant documents and materials respecting the appeal, as they become available, subject to the Act, including:

a) the application for the development permit, the decision, and the appeal therefrom; or

b) the order of the Development Authority, as the case may be; or

c) the application for subdivision, the decision, and the appeal therefrom.

5.3.4 The ISDAB shall give a written decision together with reasons for the decision within 15 days of the conclusion of the hearing.

5.3.5 A decision made under this part of the Bylaw is final and binding on all parties and all persons subject only to an appeal upon a question of jurisdiction or law pursuant to the Municipal Government Act. An application for leave to appeal to the Court of Appeal shall be made:

a) to a judge of the Court of Appeal; and

b) within 30 days after the issue of the order, decision, permit, or approval sought to be appealed.

5.4 LAND AND PROPERTY RIGHTS TRIBUNAL

5.4.1 In appeal to the Land and Property Rights Tribunal (LPRT) will follow the legislated process required for the LPRT, including (but not limited to):

a) Timeframe to hold a hearing;

b) Minimum notice of the hearing date;

c) Information available for inspection;

d) Timeline to issue a decision;

Part 6 Conditions, Enforcement & Administration

6 Conditions, Enforcement & Administration

6.1 CONDITIONS OF APPROVAL

6.1.1 In their decision to approve an application for subdivision or development, the Subdivision or Development Authority may apply any or all of the following conditions to ensure the application conforms to this Bylaw, Act or other legislation:

a) conditions to ensure compliance with the Act, any applicable statutory plan and this bylaw;

b) conditions requiring the applicant to enter into a service agreement or make satisfactory arrangements for the supply of gas, water, electric power, telephone, sewer service, vehicular, and pedestrian access any other utility service, or facility, including payment of installation or construction costs by the applicant;

c) a condition that the applicant enter into an agreement with the Municipality for any of the following:

i) to construct or pay for the construction or improvement of a public roadway required to give access to the development or subdivision;

ii) to construct or pay for the construction of a pedestrian walkway system to serve the development; or a pedestrian walkway that will connect the pedestrian walkway system serving the development or subdivision with a pedestrian walkway system that serves or is proposed to serve an adjacent system or subdivision, or both;

iii) to specify the location, standard, and number of vehicular and pedestrian access locations to a site from public roadways;

iv) to install or pay for the installation of utilities to municipal standards necessary to serve the development or subdivision;

v) to construct or pay for the utilities, roadways, and improvements with an excess capacity;

vi) to construct or pay for the construction of off-street or other parking facilities, and garbage, recycling, loading, and unloading facilities; and

vii) to pay an off-site levy or redevelopment levy, or both, imposed by a Bylaw adopted pursuant to the Act.

d) a condition requiring the applicant to repair or reinstate, or to pay for the repair or reinstatement, to original condition any roads, municipal signage, curbing, sidewalk, boulevard landscaping and tree planting which may be damaged, destroyed, or otherwise harmed during construction of the development or subdivision;

e) a condition requiring security in the form of a letter of credit, performance bond, or cash deposit to carry out the terms of an agreement or any works associated with the installation and construction of streets, utilities, and landscaping or replacement of same for the development of the lot and adjacent public roadways during and after its development for the amount of 125% of the total value of the work which is based upon an independent quotation of the value of the work covered by the agreement or such other amount as the Development Officer, Subdivision Approval Authority or Council may determine. The security is to be paid to the Municipality for its use in completing the terms of the agreement or works in the event of default by the applicant;

f) conditions requiring the applicant to provide a Letter of Credit in the amount of 125% of the estimated dollar amount required to complete any renovations as set out as a condition of approval of a Development Permit for the relocation of a building either on the same site or from another site;

g) conditions respecting the time within which a development or subdivision or any part of it is to be completed; and

h) conditions limiting the length of time that a Development Permit may continue in effect;

i) the phasing of development or subdivision;

j) the maximum density of dwelling units, persons or animals that may be allowed to occupy the site;

k) the placement of objects, buildings or structures, material or any other chattel, mechanism or device used in, for or the operation of the development.

6.1.2 The Municipality may register a caveat in respect of a Development or Service Agreement under Section 6.1.1(b) or (c) against the parcel that is subject of the Development Permit or Subdivision Application. The caveat shall be discharged when the agreement has been complied with.

6.2 COMPLIANCE WITH OTHER BYLAWS AND REGULATIONS

6.2.1 Compliance with the requirements of this Bylaw or the issuance of a Development Permit or an approval of a subdivision pursuant to the Bylaw does not afford relief

from compliance with the Act or other Federal or Provincial Government legislation or other Bylaws and regulations affecting the development or subdivision in question. It is the applicant's responsibility to ensure that all required permits, including any building permits required under Safety Codes Act, licenses and authorizations from affected authorities are in place prior to the commencement of the development.

6.3 RIGHT OF ENTRY

6.3.1 Compliance Right of Entry procedures are governed by the Act and must be consulted for full details. The following extract of Section 541 from the Municipal Government Act is provided for information purposes only:

"542(1) If this or any other enactment or a bylaw authorizes or requires anything to be inspected, remedied, enforced or done by a municipality, a designated officer of the municipality may, after giving reasonable notice to the owner or occupier of land or the structure to be entered to carry out the inspection, remedy, enforcement or action,

a) Enter such land or structure at any reasonable time, and carry out the inspection, enforcement or action authorized or required by the enactment or bylaw,

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

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

"542(2) The designated officer must display or produce on request identification showing that the person is authorized to make the entry:

542(3) In an emergency or in extraordinary circumstances the designated officer need not give reasonable notice or enter at a reasonable hour and may do the things in subsection(1)(a) and (c) without the consent of the owner or occupant."

6.3.2 The Development Officer, Subdivision Officer or such other designated person, is the "designated person" for the purposes of **Section 6.3.**

6.4 BYLAW CONTRAVENTION

6.4.1 Orders and municipal actions to remedy contraventions are governed by the Act and must be consulted for full details. The following extracts of **Section 645 and Section 646** of the Municipal Government Act are provided for information and continuity purposes.

"645(1) Despite section 545, if a development authority finds that a development, land use or use of a building is not in accordance with:

(a) this Part or a land use bylaw or regulations under this Part, or

(b) a development permit or subdivision approval,

the development authority may act under subsection (2).

(2) If subsection (1) applies, the development authority may, by written notice, order the owner, the person in possession of the land or building or the person responsible for the contravention, or any or all of them, to

(a) stop the development or use of the land or building in whole or in part as directed by the notice,

(b) demolish, remove or replace the development, or

(c) carry out any other actions required by the notice so that the development or use of the land or building complies with this Part, the land use bylaw or regulations under this Part, a development permit or a subdivision approval,

within the time set out in the notice.

(2.1) A notice referred to in subsection (2) must specify the date on which the order was made, must contain any other information required by the regulations and must be given or sent to the person or persons referred to in subsection (2) on the same day the decision is made.

(3) A person who receives a notice referred to in subsection (2) may appeal to the subdivision and development appeal board in accordance with section 685.

646(1) 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 municipality may, in accordance with section 542, enter on the land or building and take any action necessary to carry out the order.

(2) A municipality may register a caveat under the Land Titles Act in respect of an order referred to in subsection (1) against the certificate of title for the land that is the subject of the order.

(3) If a municipality registers a caveat under subsection (2), the municipality must discharge the caveat when the order has been complied with."

6.4.2 A person who receives an order referred to in Section 6.4.1 may appeal to the appropriate Appeal Body.

6.4.3 Whenever it appears to the Development Officer that a Development Permit has been obtained by fraud or misrepresentation or has been issued in error, the Development Officer may suspend or cancel the Development Permit.

6.5 OFFENCES AND PENALTIES

6.5.1 The authority regarding offenses and penalties of this Bylaw are governed by **Part 13, Division 4 and Division 5** of the Act and should be consulted.

6.6 FORMS, NOTICES AND FEES

6.6.1 For the purpose of administering the provisions of this Bylaw, Council, by resolution, may authorize the preparation and the use of such forms, notices and fee schedules as in its discretion it may deem necessary. Any such forms, notices or fees are deemed to have the full force and effect of this Bylaw in execution of the purpose for which they were designed, authorized, and issued.

6.6.2 The forms, notices, and fee schedules authorized by Council pursuant to this Bylaw may be posted, issued, mailed, served, or delivered in the course of the Development Officer's or Subdivision Officer's duties.

6.7 AMENDMENTS TO THE LAND USE BYLAW

6.7.1 Any person may apply to have this Bylaw amended.

6.7.2 The Council may initiate amendments by its own resolution.

6.7.3 All applications for amendments of this Bylaw shall be made using the approved form, accompanied by:

a) the fee determined by the Council;

b) a statement of the applicant's interest in the land;

c) any drawings, plans or maps required by the Development Officer; and

d) any documents as required by the Development Officer.

6.7.4 All amendments of this Bylaw shall be made by Council by Bylaw in conformity with the Act and the regulations.

6.7.5 The Council in considering an application for an amendment to this Land Use Bylaw shall refer a copy of the proposed amendment to:

a) Palliser Regional Municipal Services;

b) Wheatland County, if the proposed amendment affects land on a boundary with Wheatland County, or may otherwise have an effect within Wheatland County, as per the Village of Hussar & Wheatland County Intermunicipal Development Plan (Bylaw No. 525-20); and

c) such other persons or agencies as it considers necessary for comment.

6.7.6 If an application for an amendment to this Bylaw has been refused by Council, then Council need not accept an application for an amendment for the same use on the same parcel for a period of twelve (12) months from the date of refusal.

6.7.7 Prior to third reading of the proposed Bylaw amendment, Council may require the applicant to apply for a Development Permit and negotiate a development agreement in respect of the proposal which initiated the application for amendment.

Part 7 General Land Use Regulations

7 General Land Use Regulations

7.1 SITE DEVELOPMENT

7.1.1 No permit shall be issued for any development on a site, the area of width of which is less than the minimum prescribed for the district in which the site is located, except that a lot of separate record in the Land Titles Office containing less than the required minimum area or width may be used subject to the discretion of the Development Office if all other requirements of this Bylaw and amendments hereto are observed.

7.2 SPECIAL SETBACK REQUIREMENTS

7.2.1 A sign which is separate from a building must be located so as to comply with the front yard setback requirements applicable to the principal building unless otherwise provided.

7.2.2 The minimum distance required for yards do not apply to:

a) exterior finishing materials applied to principal buildings provided the material does not encroach more than ten (10) centimeters into any yard;

b) construction wholly beneath the surface of the ground; or

c) decks less than 0.6m (2ft) in height from grade.

7.2.3 Projections may be allowed to encroach into a yard as follows:

a) <u>Front Yards:</u>

Eaves, balconies, bay windows, canopies, chimneys, unenclosed decks, fire escapes and porches may project a maximum of 0.6m (2ft) over or onto a required front yard.

b) <u>Side Yards:</u>

Eaves, balconies, bay window, canopies, chimneys unenclosed decks, fire escapes and porches may project a maximum of 0.6m (2ft) over or onto a required site yard except that only eaves may project:

(i) into a 3m (10ft) side yard required in a lane-less subdivision where no provision is made for a garage or carport to the front or side of a dwelling; or

(ii) into a 3m (10ft) side yard required for vehicular access to the rear of the property.

7.2.4 In addition to those features listed in Section 7.2.3(a) and (b), a projection into any designated yard may be allowed for a building feature such as cantilevered bays and sun windows, dining room alcoves and similar elements, provided the feature does not encroach more than 0.6m (2ft) into any yard and the projecting façade does not exceed:

a) 30% to a maximum of 3.6m (12ft) in width, whichever is greater, of the exterior surface wall area exposed to the yard in which the feature is located for internal sites; or

b) 40% to a maximum of 4.5m (14.7ft) in width, whichever is greater, of the exterior surface wall area exposed to the yard facing a street and in which the feature is located;

And such encroachment complies with the Alberta Safety Code Regulations.

7.2.5 Where the site is to be developed for a dwelling - duplex or row housing, the following exceptions apply:

a) where each half of a dwelling-duplex is to be contained on a separate parcel or title, no side yard shall be required on the side of the dwelling unit which abuts the adjacent dwelling unit by means of a fire separation;

b) where the dwelling units of a row house building are to be contained on separate parcels or titles, no side yards shall be required on either side. In the case of an internal dwelling unit. No side yard shall be required on the interior side of the end dwelling unit; and

c) such encroachment complies with the Alberta Safety Code Regulations

7.2.6 Setbacks in excess of the minimum requirements may be required when deemed necessary by the Development Officer.

7.3 HEIGHT OF BUILDINGS

7.3.1 The base from which to measure the height of a building shall be the average elevation of the finished ground level adjoining all exterior walls of a building.

7.3.2 The height of buildings as specified in the General Land Use Rules of this Bylaw does not apply to antenna structures, communication towers and utility poles.

7.4 UTILITIES

7.4.1 A development shall not be permitted if the development is not served by the public sewer or a provincially approved private system.

7.4.2 A development shall not be permitted until satisfactory arrangements have been made for the supply of water, electric power, sewerage, and street access to the

development including payments of costs for installing or constructing any such utility or facility by the developer.

7.5 PARKING AND LOADING FACILITIES

7.5.1 Parking and loading spaces shall be calculated on the basis of gross floor area, and unless otherwise stated, the required number of spaces shall be rounded up to the next whole number when a fractional number of 0.5 or greater occurs and rounded down when a fractional number of 0.49 or less occurs.

7.5.2 Where eating and drinking establishments are proposed, the gross floor area, excluding food and beverage preparation, washroom and storage areas shall be used for purposes of calculating parking requirements as follows:

a) a requirement of one space per 7m2 (75.34 sq ft) based on this adjusted or net floor area.

7.5.3 Parking and loading spaces shall be provided on site in accordance with the following table:

Use of Building	**Minimum Parking Spaces**
Financial Institution	1 space/37m^2 (398.2sq ft)
Building Supply Centre/ Lumber Yards	5 space/ha 2 space/ac of site plus 1 space/37m^2 (398.2sq ft)
Child Care Facility, Pet Care Facility	1 space/employee plus 1 space for owner's vehicle
Drinking Establishment	See 7.5.2
Eating Establishment	See 7.5.2
Hotel/ Motel	1 space /sleeping unit plus 1 space/employee
Industrial Service Shop	1 spaces/ 46m^2 (495.1sq ft)
Intensive Vegetative Operation	1 spaces/ 30m^2 (322.9sq ft)
Libraries	1 spaces/ 37m^2 (398.2sq ft)
Medical Clinic	1 space/37m^2 (398.2sq ft)
Manufacturing Plants	1 space/56m^2 (602.7sq ft)
Office	1 space/37m^2 (398.2sq ft)
Private Clubs, Lodges and Fraternal Orders	1 space/37m^2 (398.2sq ft)
Public and Quasi-Public Buildings	1 space/28m^2 (301.3sq ft) plus 1 space/employee
Recreation Facilities Recreation Facilities with Seating	1 space/37m^2 (398.2sq ft) 1 space/5 seats
Worship Facilities	1 space/8 patrons
Residential: 1 or 2 family	1 space/dwelling unit

Retail Stores and Service/ Repair Shops	1 space/37m^2 (398.2sq ft)
Schools-Elementary Junior High Senior High	1 space/class 4 spaces/class 8 spaces/class
Senior Citizens Accommodation	1 space/46m^2 (495.1sq ft)
Service Station	1 space/46m^2 (496.1sq ft) total building are plus 3 spaces/repair bay
Warehouses	1 space/93m^2 (1,001sq ft) plus 1 loading bay/1,858m^2 (19,999.3sq ft) minimum of 1

7.5.4 Notwithstanding Section 7.5.3, the Development Officer may require the developer to provide the required off-street parking on land other than that to be developed provided that:

a) the alternate parking site is within an acceptable distance to the site where the principal building is located or where the approved use is carried on and is within the same district;

b) the alternate parking site is under the absolute control of the developer, or his successor, to the principal development for a term of years equal to the life of the approved principal development and that the said alternate parking site will be maintained and made available at all times in a like manner to an on-site parking space; and

c) the absolute control is established to the satisfaction of the Council when the developer or his successor is authorized by the Village to provide one or more alternative parking site, he shall enter into an agreement under seal with the Village detailing these and such other relevant things as the Village may require and the said agreement shall be in such form as may be registered and maintained on the title or titles to such lands in the Land Titles Office.

7.5.5 A parking space shall be located on the same site or a site within a distance acceptable to the Development Officer of the building or the use for which it is required and shall be designed, located, and constructed to the Village's standards so that:

a) it is easily accessible to the vehicle intended to be accommodated there;

b) it is in conformity with the requirements as outlined in Section 7.5.12 and the stall width, angle, and depth, along with the aisle width, are indicated on the site plan; and

c) it is satisfactory to the Development Officer in size, shape, location, grading, and construction.

7.5.6 A loading space shall have an area of not less than 28m2 (301.3sq ft), 3.5 (11.4ft) in width, and 3.5m (11.4ft) overhead clearance.

7.5.7 Any parking space or any loading space provided shall be developed and surfaced to

Village standards.

7.5.8 When a building is enlarged, altered or a change in the use occurs in such a manner as to cause a more intensive use of that building, provision shall be made for the additional parking spaces required under the parking provisions of this By-law. The calculation shall be based on the number of additional parking spaces required as a result of the enlargement, alterations or change in the use of the building.

7.5.9 Adequate curbs or concrete bumpers or fences shall be provided to the satisfaction of the Development Officer.

7.5.10 The on-site parking shall be provided in the manner shown on the approved site plan, with the entire area to be graded and surfaced so as to ensure that drainage will be confined to the site, and disposed of in a manner satisfactory to the Development Officer.

7.5.11 Parking spaces shall not be less than 2.5m (8.2ft) in width, 6m (19.6ft) in length, and 15m2 (161.4 sq ft) in area.

7.5.12 Parking spaces shall be designed and provided in accordance with the following table and diagram.

WIDTH OF STALL m (ft)	ANGLE OF PARKING, DEG	WIDTH OF AISLE m (ft)	DEPTH OF STALL PERPENDICULAR TO AISLE m (ft)
2.5 (8.2)	30	3.5 (11.48)	5.1 (16.73)
2.5 (8.2)	45	3.5 (11.48)	6.0 (19.66)
2.5 (8.2)	60	5 (16.4)	6.4 (20.9)

7.5.13 Parking spaces shall not be located in the front yard of a site in any residential district unless otherwise allowed by the Development Officer.

7.6 ACCESSORY BUILDING

7.6.1 All accessory buildings shall be located at least 2m (6.5ft) from any principal building.

7.6.2 When a building used or proposed to be used as an accessory building is located or proposed to be located closer than 2m (6.5ft) to a dwelling unit, it shall be connected to that principal building by a structural element including, but not limited to, a common foundation, a common roof, or a common wall.

7.6.3 For the purpose of calculating yard setbacks and site coverage requirements, when an accessory building is to be attached to the principal building it shall be deemed to be part of the principal building.

7.6.4 An accessory building erected on a site in any residential district shall not be used as a

dwelling unless otherwise approved, in accordance with this Bylaw.

7.6.5 When a residential site abuts a lane less than 6.1m (20ft) in width, the Development Officer may require a rear yard setback greater than the prescribed minimum.

7.6.6 No side yard is required for an accessory building in any district provided that:

a) the wall of the structure nearest the property line is a fire rated wall, the exterior finish of the wall does not require maintenance and there will not be any eave overhang and footing or foundation encroachment onto the adjoining property; and

b) all roof drainage is directed by means of eaves, troughs, drain spouts, or such other suitable means, onto the property where the accessory building is located.

7.6.7 On sites without lanes, a rear yard for an accessory building is not required provided that the provisions of Section 7.6.6 are adhered to, and it will not interfere with any utility rights-of-way or overhead electrical transmission lines.

7.6.8 Accessory Buildings – Fabric Covered shall be considered a discretionary use in Residential Land Use Districts and shall adhere to the following requirements:

a) not to exceed 20.4m2. (219.5sq ft) in area;

b) shall be a minimum 3m (9.8ft) from flammable material (e.g. burning barrels, fire pits or other open flame accessories) and vegetation;

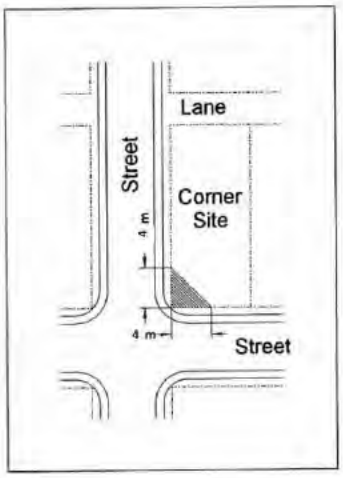
c) shall be kept in good condition to the satisfaction of the Development Authority; and

d) shall not cause or create a nuisance by way of noise, vibration, etc. and the privacy and enjoyment of adjacent properties shall be preserved, and the amenities of the neighbourhood maintained

7.7 LANDSCAPING, FENCING AND CORNER PARCELS

7.7.1 Any area required to be landscaped may, at the discretion of the Development Officer, be left in its natural state or be loamed and planted with grass, trees, shrubs, and/or flowers or similar materials or a combination thereof which enhances the appearance of the site and which complements the development thereon.

7.7.2 Notwithstanding any other provision contained in this Bylaw, no person shall place or maintain any object, structure, fence, hedge, shrub, or tree over 0.9m (2.9 ft) in or on that part of corner site located within an Urban Reserve, Industrial, or Residential District which lies within a triangle formed by a straight line drawn between two points on the exterior boundaries of said site, 4m (13.1 ft) from the point where they intersect as indicated on the following diagram



7.7.3 Except as hereinafter provided, a person shall not construct a fence in any district which is higher than:

a) 1.2m (3.9ft) in the front yard; or

b) 2m (6.5ft) in the side or rear yard.

7.7.4 Notwithstanding the definition of front parcel line in Section 2.3 Definitions of this Bylaw, the Development Authority may exercise discretion in the determination of the front parcel line for a corner parcel and determine that the front parcel line is not the shortest parcel line abutting a street but rather the longest parcel line that abuts a street.

7.7.5 In making a determination in Section 7.7.4 the Development Authority should consider the following:

a) Alignment with the general street or neighbourhood pattern of homes and setbacks;

b) Unique site conditions, including the geometry and size of the subject parcel;

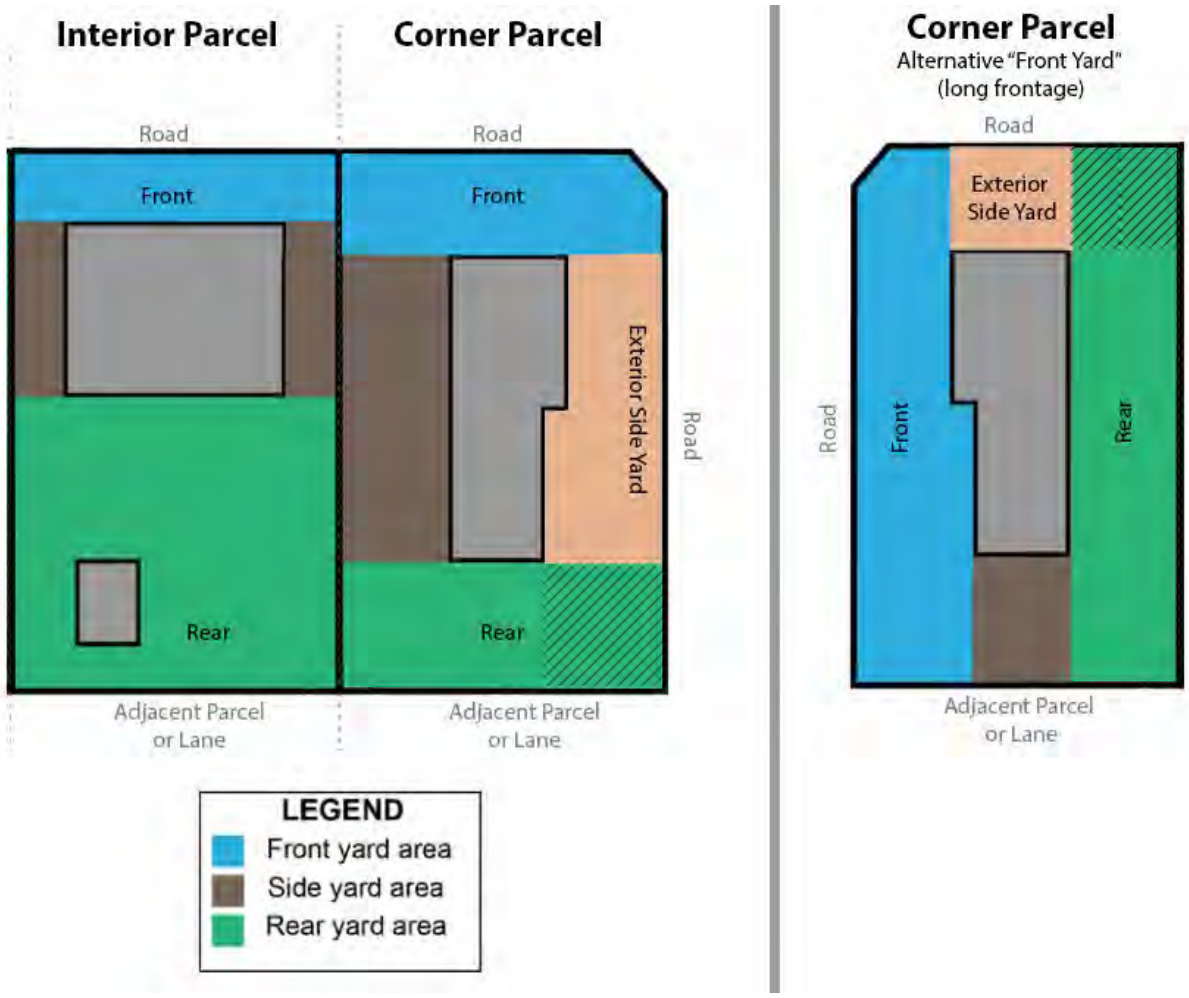
c) The impact to adjacent properties in terms of privacy, streetscape, and aesthetics; and

d) General neighbourhood safety, including potential impact of the determination as it pertains to the construction of front yard, side yard and rear yard fences of varying heights on the property.

7.7.6 In all residential districts the following **fence** regulations apply:

	Location	Maximum height from grade:
	Rear or side yard (interior)	2m (6.5 ft.)
	Front yard	1.2m (3.9 ft.)

	Side yard (exterior)	1.2m (4 ft.)



7.7.7 In a residential district, a fence or hedge located within a corner parcel shall not exceed 1 m (3.2 feet) in height from the building facing the streets.

7.7.8 Materials used to construct fences may be wood, brick, stone, concrete, or metal and shall be aesthetically acceptable and in general conformity with adjacent properties.

7.7.9 In all districts, hedges and trees shall be planted and trimmed to ensure public safety and/or good visibility for traffic and pedestrian purposes, and the maximum height within the sight triangle shall not exceed 0.9m (2.9 ft).

7.7.10 In the case of commercial and quasi-public uses the Development Officer may require fencing and or screening to mitigate negative impacts against adjacent uses. The fence type will be at the discretion of the Development Officer and will be dependent upon the need for the mitigation.

7.7.11 Swimming pools shall be fenced in accordance with Alberta Safety Codes Requirements.

7.7.12 Notwithstanding Section 7.7.3, the height of a fence in a Non-Residential District shall be determined by the Development Officer.

7.7.13 No fence shall be of barbed wire construction within Village boundaries.

7.8 SCREENING, OUTSIDE STORAGE AREAS AND GARBAGE STORAGE

7.8.1 Garbage shall be stored in weatherproof and animal proof containers, screened from adjacent sites and public thoroughfares and be in a location easily accessible for pick up.

7.8.2 Outside storage areas shall be screened from adjacent sites and thoroughfares to the satisfaction of the Development Authority.

7.9 BED AND BREAKFAST

7.9.1 Bed and Breakfast accommodation shall not interfere with the rights of other residents to quiet enjoyment of a residential neighbourhood. Bed and Breakfast accommodation shall be an incidental and subordinate use to the principal residential use, shall be restricted to the dwelling unit and shall not:

a) require any alterations to the principal building unless the alterations are approved by the Development Officer;

b) create a nuisance by way of noise, parking or traffic generation;

c) occupy more than twenty five percent (25%) of the dwelling unit or provide for more than two (2) guest rooms in addition to the family of the owner, whichever is less;

d) display any form of advertising relating to the Bed and Breakfast operation on site;

e) sell meals or alcoholic beverages to non-overnight guests;

f) include a kitchen in any room rented; and

g) shall provide one (1) onsite parking space per guest room.

7.9.2 In granting a Development Permit for a Bed and Breakfast, the Development Officer shall restrict the use to a specified time limit after which an application must be made to continue the use. In no case shall a Development Permit be issued for a period that exceeds two (2) years, after which time a new application must be made to continue the use.

7.10 HOME OCCUPATIONS

7.10.1 Where the applicant for the Home Occupation is not the registered owner of the dwelling unit proposed to be used for a Home Occupation, the applicant shall provide to the Development Authority written authorization from the registered owner(s).

7.10.2 A Home Occupation shall not occupy more than 20% of the gross floor area or 30m^2 of a Dwelling Unit.

7.10.3 Storage of hazardous or dangerous materials that would increase the risk of fire as determined by a qualified fire official shall not be permitted on site. Home Occupations shall not involve any Industrial Activity.

7.10.4 A Home Occupation shall not operate at a time of day or night that is likely to disturb other residents or properties in the area.

7.10.5 A Home Occupation shall not be permitted if, in the opinion of the Development Authority, such use would be more appropriately located in a Commercial or Industrial Land Use District having regard for the overall compatibility with the residential character of the area.

7.10.6 A Home Occupation shall not include any use or operation which will cause or create a nuisance by way of noise, electrical interference, dust, smell, smoke, or traffic generation.

7.10.7 No vehicle related to a Home Occupation that, in the opinion of the Development Authority, detracts from the residential character of the area shall be permitted to park in the vicinity of the Home Occupation. This may be due to size, gross vehicle weight, noise, etc.

7.10.8 A Home Occupation – Minor shall comply with the following:

a) Shall not employ any person not residing in the Dwelling Unit

b) Shall be contained within the principal building, accessory building or accessory structure;

c) Outdoor storage of materials, commodities, or finished products related to the use is prohibited; and

d) Window Signs are the only permitted sign type for a Home Occupation-Minor

7.10.9 A Home Occupation – Major shall comply with the following:

a) An applicant shall provide a description of the business, and any other relevant information that the Development Authority may deem necessary

b) An applicant shall provide a detailed parking plan indicating proposed resident, client and employee parking;

c) May be permitted to employ up to a maximum of 4 employees at the discretion of the Development Authority;

d) Shall be contained within the principal building or an accessory building;

e) a development permit may be revoked at any time if, in the opinion of the Development Authority, the operator of the Home Occupation- Major has violated any provisions of the Bylaw and/or the conditions of the Development Permit.

7.11 PET CARE SERVICES

7.11.1 Rules that apply to all Pet Care Services:

a) Animals shall not be boarded overnight;

b) May have the incidental sale of products relating to the services provided by the use; and

7.11.2 The Development Authority may, when issuing a development permit, determine the maximum number of animals that may be kept at any one time by the operator of a Pet Care Service.

7.11.3 Pet Care Services shall be operated in accordance with health regulations and, in particular, excrement and similar waste shall be disposed of in a manner acceptable to Alberta Health Services.

7.12 KENNELS, BOARDING & BREEDING

7.12.1 An application for a Development Permit for a Kennel shall include, among other requirements stated in this Bylaw, the following:

a) A site plan indicating the size and location of all kennel buildings and facilities (e.g. outdoor areas, waste (feces) management areas, parking areas, signs);

b) Floor plans illustrating the number, size and location of animal pens inside and outside the building(s);

c) For breeding kennels, a business plan with information on the number of dogs, type of facility proposed, waste management, type (breed), ratio of females to males and anticipated litters; and

d) For breeding and boarding services, a detailed description of how the facility will meet the Canadian Veterinary Medical Association Code of Practice for Canadian Kennel Operations latest publicly available edition.

7.12.2 Kennels do not include a Veterinary Clinic.

7.12.3 Pet Care Services shall be operated in accordance with health regulations and, in particular, excrement and similar waste shall be disposed of in a manner acceptable to Alberta Health Services.

7.12.4 Kennels may provide for the incidental sale of products relating to the services provided by the use.

7.12.5 Kennels may include enclosures, pens, runs or exercise areas

7.12.6 No buildings or exterior exercise area(s) to be used to accommodate dogs shall be allowed within 50 m (164 ft.) of any dwelling located on adjacent parcels and a diagram indicating the distances shall be submitted with the development permit application.

7.12.7 All dog facilities, including buildings and exterior exercise areas, shall be located to the rear of the principal building, and shall be constructed to the following standards:

a) Interior walls and ceilings shall be constructed of washable building material;

b) Exterior walls should be fire-resistant and impervious to moisture;

c) Doors, window frames and window sashes should be impervious to moisture and rodent resistant;

d) Insulation shall be required, taking into consideration the breed, age, and overall health of the dogs; and

e) All facilities must have adequate ventilation and light.

7.12.8 The Development Authority may, when issuing a development permit, determine the maximum number of adult dogs that may be kept at any one time by the operator of a kennel.

7.12.9 All pens, rooms, exercise runs, and holding stalls shall be soundproofed if deemed necessary by the Development Authority, which shall base its decision on the number of animals to be kept at the kennel, the proximity of the use to other uses and/or other kennels, and possibility the noise from the use may adversely affect the amenities of the area.

7.12.10 In addition to soundproofing requirements, the times at which the animals are allowed outdoors may be regulated. In particular, all dogs at a kennel, including pups, are required to be kept indoors between the hours of 10:00 p.m. and 7:00 a.m.

7.12.11 All kennel facilities shall be screened by both a visual and sound barrier, by fences and/or landscaping, from existing dwellings on adjacent parcels to the satisfaction of the Development Authority.

7.12.12 Kennels shall be operated in accordance with health regulations and, in particular, excrement and similar waste shall be disposed of in a manner acceptable to Alberta Health Services.

7.12.13 Application for a development permit for a new or existing boarding or breeding kennel operation shall take into consideration the following (where applicable):

a) Mandatory inspection report by a Doctor of Veterinary Medicine submitted with a Development Permit Application;

b) Any previous complaints or comments from adjacent landowners;

c) Complaints filed to the Alberta Society for the Prevention of Cruelty to Animals (SPCA);

d) Compliance with the latest publicly available edition of the Canadian Veterinary Medical Association Code of Practice for Canadian Kennel Operations.

7.12.14 As a condition of approval, the Development Authority shall require the applicant submit an inspection report, prepared by a Doctor of Veterinary Medicine, on the

anniversary date of the permit. In addition, at the discretion of the Development Authority, the applicant may be required to submit yearly inspection reports as a condition of approval or renewal.

7.13 PHYSICAL ENVIRONMENT

7.13.1 The Development Authority may consider the environmental impact of any proposed development. The Development Authority may refer the proposal to a relevant provincial department for comments on the nature of the environmental concern.

7.13.2 Where a development is considered to have a significant environmental impact, the Development Authority may request the developer to have an environmental evaluation prepared and submitted by an appropriate professional, or undertake its own environmental evaluation regarding the proposed development.

7.13.3 All costs associated with an environmental evaluation as requested in Section 7.13.2 are the responsibility of the developer.

7.14 RELOCATION OF BUILDINGS

7.14.1 Where a Development Permit has been granted for the relocation of a building on the same site or from another site, the Development Authority may require the applicant to provide a Performance Bond or a letter of credit in the minimum amount to ensure completion of any renovations set out as a condition of approval of the permit and for repair or replacement of any damaged curb stops, valve boxes, manhole cover, catch-basins, culverts, pipelines, sidewalks, curbs and gutters, lanes, roads and any surface or underground improvement on or abutting the land which is affected by the construction or demolition activity. The deposit may be waived if, in the opinion of the Development Officer, there are no improvements abutting the property that could sustain damage during construction or improvements required to the relocated building.

7.14.2 All renovations to a relocated building are to be completed within one (1) year of the issuance of the Development Permit.

7.14.3 Prior to approving a Development Permit for a moved in building, the Development Authority may obtain the views in writing of the adjacent registered property owners.

7.14.4 The Development Officer may request that an application to relocate a building or structure be accompanied by recent photographs of the building or structure, and wherever possible the Development Officer may inspect the building or structure. If the relocated building is not in compliance with the photographs provided, MPC may require the building to be removed.

7.14.5 The design, external finish and architectural appearance of any relocated building or structure shall be similar to and complement the existing structures on the parcels adjacent to the parcel onto which the building or structure is to be located.

It is the owner's or agent's responsibility to ensure, prior to commencement of construction or demolition, that there is no previous damage as listed in Section

7.14.1. If there is existing damage, it shall be reported to the Development Officer before the work commences.

7.14.6 Rough landscaping (spreading of topsoil) must be completed before the damage deposit is refunded.

7.14.7 The property owner or agent is responsible to have the necessary improvement cleared and visible for the initial and final inspection by the Village.

7.14.8 The property owner or agent shall apply to the Development Officer for the refund of the bond or deposit.

7.14.9 7.12.10 When an application for a refund of the bond or deposit is made, the Development Officer shall inspect the site for damage.

7.14.10 If no damage has occurred, the deposit shall be refunded in full.

7.14.11 If damage has occurred, the deposit shall be used to cover the cost of any repairs needed and any outstanding amount shall be directed to the property owner.

7.14.12 The bond or deposit cannot be transferred to another property.

7.15 DEMOLITION

7.15.1 A development permit shall be required for the demolition of a building with an area of 54m^2 (581.2 sq. ft) or greater.

7.15.2 Where a development permit has been granted for the demolition of a building, the Development Authority may require the applicant to provide a letter of Credit (or similar suitable security) in the amount of $1,000.00 to cover the cost of rehabilitating the site and $5,000.00 for any damage caused to the Village's street or utilities as a result of a demolition work.

7.15.3 Whenever a demolition or removal of a building is carried out the person causing the same to be made, shall, at his or her own expense, protect from displacement any wall, sidewalk, or roadway liable to be affected by such demolition and shall sustain, protect and underpin the same so that they will remain in the same condition as before the demolition or removal was commenced and ensure that adequate measures shall be taken by way of fencing and screening to ensure the general public's safety.

7.15.4 Whenever a development permit is issued for the demolition or removal of a building it shall be a condition of the permit that the site shall be properly cleaned, with all debris removed, and left in a graded condition.

7.15.5 The demolition of a building must be carried out so as to create a minimum of dust or other nuisance, and the property shall be reclaimed to a satisfactory state.

7.16 RESIDENTIAL BUILDINGS ON THE SAME SITE

7.16.1 No person shall erect more than one (1) principal building on a site in any Residential Land Use District unless otherwise permitted in this Bylaw (e.g. secondary suite or backyard suite).

7.16.2 No person shall erect or maintain a residential building on a site on which another residential building is already located unless the building site is designed for multiple unit development.

7.17 SIGN CONTROL

7.17.1 Excepting traffic control signs and those temporary signs outlined in Section 4.2.1(h), all signs shall comply with the provisions set out for the district in which the sign is to be located.

7.17.2 No sign shall be erected so as to obstruct free and clear vision of vehicular traffic, or be located, or display a light intensity or colour where it may interfere with, or be confused with, any authorized traffic sign, signal, or device, and in so doing, create a traffic hazard.

7.17.3 Signs other than fascia signs which overhang any abutting Municipal, Provincial, or Federal property are prohibited.

7.17.4 Within a Residential District, one identification sign per site may be permitted as follows:

a) a fascia sign which does not exceed 864in^2 (0.56m^2 or 6 ft^2.) in area to identify home occupation – major and must be constructed of durable material and properly secured or anchored; or

b) A window sign for a home occupation- minor; or

c) a free standing or fascia sign when used to identify an apartment building, church, day care centre, nursery school, or manufactured home park which does not:

i. exceed 1.5m2 (16.1 sq ft) in area,

ii. project back 0.6m (1.9ft) from the property line, or

iii. exceed 3.6m (11.8ft) in height.

7.17.5 Within a Commercial or Industrial District, advertising, identification, or directional signs may be allowed as follows:

a) free standing signs provided that:

i. exceed 1.5m2 (16.1 sq ft) in area,

ii. the total sign area for each face shall not exceed 1.5m^2 (16.1sq ft); and

iii. the sign shall not project within 600mm (1.97ft) back from a

property line.

b) fascia signs provided that the total copy area of a sign or signs shall not exceed 20% of the face of the building or bay to which the sign is attached;

c) projecting signs provided that:

i. the maximum area shall be 9m2 (96.8sq ft);

ii. a sign shall not rise more than 300mm (11.8in) above a parapet;

iii. a sign shall not project within 600mm (23.6in) back from the property line;

iv. a minimum of 3m (9.8ft) shall be provided between the bottom of a sign and a private sidewalk or walkway; and

v. the structural supports and anchors have been approved by a professional structural engineer.

d) projecting signs provided that:

i. a sign shall appear as an architectural blade with no visible support structures;

ii. no portion of a sign shall overhang the roof on which it is located; and

iii. the maximum area of a sign shall be 9m2 (96.8sq ft).

7.17.6 Within an Urban Reserve District, identification or directional signs may be allowed as follows:

a) one free standing directional sign per site which does not exceed $1m^2$ (10.7sq ft) in area nor 6m (19.6ft) in height to identify the permissible use in the district.

7.17.7 Billboards may be allowed in an Urban Reserve, Commercial or Industrial District provided that:

a) the maximum dimensions shall not be larger than 3m (9.8ft) by 12m (39.3ft);

b) the billboard does not block natural light to the windows of the building behind it;

c) the lighting of the billboard does not adversely affect neighbouring residential sites and/or traffic lights;

d) the billboard is not located on the Village's boulevards;

e) the billboard is a minimum of 305m (1000.6ft) from any other billboard, and does not materially obscure the view of the landscape; and

f) the location of the billboard shall comply with setbacks applicable to free standing signs.

7.17.8 In considering a development application for a sign, the Development Officer shall have due regard to the amenities of the District in which the sign is located and the design of

the proposed sign.

7.18 NON-CONFORMING USES AND NON-CONFORMING BUILDINGS

7.18.1 The authority for Section 7.18.2 to Section 7.18.7 inclusive, are provided for in Section 643 of the Municipal Government Act and should be consulted.

7.18.2 A non-conforming use of land or a building may be continued but if that use is discontinued for a period of 6 consecutive months or more, any future use of the land or building must conform with the land use bylaw then in effect.

7.18.3 A non-conforming use of part of a building may be extended throughout the building but the building, whether or not it is a non-conforming building, may not be enlarged or added to and no structural alterations may be made to it or in it.

7.18.4 A non-conforming use of part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot while the non-conforming use continues.

7.18.5 A non-conforming building may continue to be used but the building may not be enlarged, added to, rebuilt, or structurally altered except:

a) to make it a conforming building;

b) as may be deemed necessary by the Development Officer for the routine maintenance of the building; or

c) in accordance with this Bylaw that provides minor variance powers to the Development Officer

7.18.6 If a non-conforming building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building may not be repaired or rebuilt except in accordance with the land use bylaw.

7.18.7 The land use or the use of a building is not affected by a change of ownership or tenancy of the land or building.

7.18.8 When a building is a non-conforming building solely by reason of its encroachment into a required front, side, or rear yard, or inadequate parking, the Development Officer at his/her discretion may allow an extension of, or an addition to, the building if such extension or addition will not in itself constitute an encroachment into any required yard, and if such extension or addition complies with the provisions of this Bylaw.

7.18.9 A building that encroaches into a required front, side, or rear yard by reason of conversion from imperial units of measurement to metric units of measurement as contained within this Bylaw is considered to be a conforming building.

7.19 LAND NEAR WATER OR SUBJECT TO FLOODING OR SUBSIDENCE

7.19.1 Development on land that is subject to flooding, subsidence, is marshy or unstable shall be discouraged, but when such development is allowed the developer shall hold the Municipality harmless from any damage to, or loss of, the development caused by flooding, subsidence, or other similar causes

7.20 DRAINAGE

7.20.1 Any area requiring landscaping or topographic reconstruction shall be landscaped or reconstructed so that the finished surface contours do not direct surface drainage onto an adjoining site.

7.21 CONTROLLED APPEARANCE

7.21.1 The design, character, and appearance of any building, structure, or sign proposed to be erected or located in any District, must be acceptable to the Development Authority, having due regard to the amenities and the character of existing development in the District, as well as to its effect on adjacent Districts.

7.22 STORAGE STRUCTURES

7.22.1 A storage structure shall meet the setback requirements for an accessory building in the appropriate district.

7.22.2 A storage structure shall be screened from view as required by the Municipal Planning Commission and/or may require exterior finishing to be in general conformance with the principal building or surrounding development.

7.22.3 A storage structure shall not be permitted in residential areas or on parcels where the primary land use is residential.

7.22.4 A storage structure shall not be used as a sign.

7.22.5 A storage structure may be approved on a temporary basis during construction within any Land Use District

7.23 SECONDARY SUITES & BACKYARD SUITES

7.23.1 Development of a “Dwelling, Secondary Suite” or “Dwelling, Backyard Suite” shall adhere to the Alberta Building Code and Alberta Fire Code as a condition of approval

7.23.2 An application for a “Dwelling, Secondary Suite” or “Dwelling, Backyard Suite” shall include a detailed parking plan outlining:

a) Proposed off-street parking in line with the parking requirements outlined in Section 7.5.4, and

b) On-street parking available in the area

7.23.3 All required off-street parking stalls for a “Dwelling, Secondary Suite” or “Dwelling, Backyard Suite” shall be hard surfaced (e.g. cement, pavement/asphalt, etc.).

7.23.4 A “Dwelling, Secondary Suite” and a “Dwelling, Backyard Suite” cannot be located on the same property.

Secondary Suites Regulations

7.23.5 A “Dwelling, Secondary Suite” shall only be developed within the principal dwelling and shall not be developed within a detached garage and/or accessory structure.

7.23.6 The minimum floor area for a “Dwelling, Secondary Suite” shall be not less than 30 m2 (322.92 sq. ft.).

“Dwelling, Secondary Suite” shall be developed in such a manner that the exterior of the principal dwelling containing the “Dwelling, Secondary Suite” shall appear as a single-detached dwelling.

7.23.7 Only one Dwelling, Secondary Suite may be developed in conjunction with a principal dwelling.

7.23.8 A “Dwelling, Secondary Suite” shall not be separated from the principal dwelling through a condominium conversion or subdivision.

Backyard Suites Regulations

7.23.9 Development of a “Dwelling, Backyard Suite” shall comply with the following:

a) Must be located in a detached building located behind the front façade of the principal Dwelling Unit.

b) May be attached to or on the second storey of an Accessory Building

c) A maximum of one (1) “Dwelling, Backyard Suite” is permitted on a parcel.

d) Must comply with all development standards for accessory Buildings in the Land Use District that the property falls within.

e) The exterior colour and materials, roof pitch, and window door styles of a “Dwelling” Backyard Suite must, at the discretion of the Development Authority, match or complement the principal Dwelling Unit.

7.24 SUBDIVISION OF LAND

7.24.1 A development requiring subdivision of land shall not be issued a development permit until such time as the subdivision approval has been received from the Subdivision approval authority, or upon appeal, the Subdivision and Development Appeal Board.

7.25 UNDERMINING OR SUBSIDENCE CONDITIONS

7.25.1 Where development is proposed for land which has potential undermining or subsidence conditions, no Development Permit shall be granted unless the Development Authority is satisfied that hazards and other problems will not adversely affect the development as proposed. Valid engineering tests may be required.

7.26 MANUFACTURED HOMES

7.26.1 A permanent foundation shall be provided on the stand of each manufactured home lot capable of supporting the maximum anticipated load of the manufactured home at all seasons without settlement or other movement.

7.26.2 The undercarriage of each manufactured home shall be completely screened from view by the foundation or by skirting within thirty (30) days of placement of the manufactured home.

7.26.3 All accessory structures such as steps, patios, porches, additions, skirting and storage facilities shall be factory prefabricated units or of a quality equivalent thereto, so that the design and construction will complement the manufactured home. Additions to a manufactured home shall have a foundation and skirting equivalent to that of the manufactured home. All manufactured homes shall be provided with steps and landings to all entrances within thirty (30) days of their placement.

7.26.4 Each manufactured home shall be connected to and be serviced by electrical power, natural gas and the Village's sanitary sewer and water supply.

7.26.5 All manufactured home units shall have Canadian Standards Association (CSA) Certification.

7.26.6 Manufactured homes constructed more than eight (8) years before the date of application for a Development Permit shall not be approved. The Municipal Planning Commission in the performance of its duties in discretionary approval of Development Permits may relax this condition where it is satisfied that the manufactured home meets the standards of manufactured homes constructed within the last eight (8) years.

7.27 BULK FUEL, LIQUEFIED PETROLEUM GASES AND CHEMICAL STORAGE AND DISTRIBUTION FACILITIES

7.27.1 Development for the purpose of storing natural gas, petroleum products or hazardous chemicals for distribution shall conform to the setback requirements of applicable Provincial and Federal legislation and regulations.

7.28 TEMPORARY BUILDINGS

7.28.1 The Development Authority may conditionally approve a temporary building to be constructed or located in any Land Use District subject to the owner agreeing to remove said building in accordance with the terms and conditions affixed by the Development Authority.

7.28.2 A temporary building shall not exceed one storey in height and shall not have a

basement or a cellar or any below grade foundation.

7.28.3 A temporary building shall be maintained at all times

7.28.4 No temporary building shall be serviced by Village sewage or water supply systems. Notwithstanding the foregoing however, when a temporary use is established in a building or on a site with existing municipal water or sewer services or both, those services may be temporarily used in accordance with the terms and conditions affixed by the Development Authority.

7.28.5 The Development Authority may require skirting around the base of a temporary building.

7.28.6 An application to extend the duration of a temporary permit shall be dealt with as a new application. There shall be no obligation to approve it on the basis that the previous permit had been issued.

7.29 MODULAR HOMES

7.29.1 Modular homes are not to be considered as manufactured homes under this Bylaw and will be consistent in appearance to surrounding buildings. Modular homes will feature the following design features:

a) a minimum roof pitch of 6cm of vertical rise for every 24cm of horizontal run (3:12 pitch);

b) have a roof surface of wood or asphalt shingles, clay or concrete tile, slate shingles, sheet metal shingles or hand split shakes;

c) have a minimum roof overhang or eaves of 30cm (11.8in) from the primary surface of each facade;

d) the depth shall not exceed 2.5 times the width of the dwelling; and

e) be placed on a permanent perimeter foundation or basement.

7.30 RENEWABLE ENERGY SYSTEMS

7.30.1 Renewable energy systems such as, but not limited to, active and passive solar, photovoltaic solar panels, heat exchange systems and generators are encouraged as a method to reduce greenhouse gas emissions and to promote sustainability objectives within the Village. Alternative Energy Systems shall require a Development Permit to ensure there are no nuisance effects that extend beyond the site and shall have consideration for the following requirements:

a) Renewable Energy Systems that are part of, or attached to, the principal building shall follow the requirements for that use (e.g. Solar panels on a roof);

b) Renewable Energy Systems shall follow the minimum requirements for accessory

buildings and uses in the appropriate Land Use District where they are separate and subordinate to the principal building or use of the property; and

c) Renewable Energy Systems shall be considered a discretionary use in all Land Use Districts.

Part 8 Districts

8 Districts

8.1 ESTABLISHMENT OF LAND USE DISTRICTS

8.1.1 For the purpose of this Bylaw, the land within the boundaries of the Municipality shall be divided into one or more of the Districts as established in Section 8.2.

8.1.2 Throughout this Bylaw and amendments thereto a District may be referred to either by its full name or its abbreviation as set out in Section 8.2.

8.2 DISTRICTS

8.2.1 The Districts in the Village are:

Short Title	District Name
a) R	Residential District
b) R-MH	Residential – Manufactured Home District
c) C	Commercial District
d) I	Industrial General District
e) UR	Urban Reserve District
f) CS	Community Service District

8.3 DISTRICT BOUNDARIES

8.3.1 The boundaries of the districts listed in above are as delineated on the Land Use District Map in **Part 9.**

8.3.2 Where uncertainty exists as to the boundaries of districts as shown on the Land Use District Map, the following rules shall apply:

(a) **RULE 1**. Where a boundary is shown as following a street, lane, stream or canal it shall be deemed to follow the centre line thereof;

(b) **RULE 2**. Where a boundary is shown as approximately following a lot line, it shall be deemed to follow the lot line.

(c) **RULE 3**. In circumstances not covered by Rules 1 and 2 the location of the district boundary shall be determined:

(a) using any dimensions given on the map, or

(b) where no dimensions are given, measurement using the scale shown on the map.

8.3.3 Where the exact location of the boundary of a Land Use District cannot be determined, using the rules in subsection **8.3.2** above, the Council, on its own motion or on a written request, shall fix the location:

(a) in a manner consistent with the provisions of this Bylaw; and
(b) with the appropriate degree of detail required.

8.3.4 In the case of the water bodies, streams, rivers or other cases, the municipal boundary shall be as determined in accordance with the *Municipal Government Act*.

8.3.5 The location of a district boundary, once fixed, shall not be altered except by an amendment of this Bylaw.

8.3.6 The Council shall keep a list of its decisions fixing the locations of district boundaries.

8.4 RESIDENTIAL DISTRICT (R) LAND USE RULES

8.4.1 Purpose:

The purpose and intent of this District is to provide for residential neighbourhoods composed of predominantly single-family dwellings with integration of some two-family development.

8.4.2 Permitted Uses:

List of Permitted Uses:

(a)	Dwelling, Single Detached (all types excluding Manufactured Homes and Moved-On)
(b)	Greenhouse, Private (accessory to the principal residential use)
(c)	Home Occupation; Minor
(d)	Community Recreational Facility; and
(e)	Signs

8.4.3 Discretionary Uses

List of Discretionary uses:

(a)	Accessory Building or Structure	(k)	Dwelling, Secondary Suite
(b)	Accessory Structure – Fabric Covered	(l)	Group Care Facility
(c)	Accessory Use	(m)	Home Occupation; Major
(d)	Child Care Facility	(n)	Public Utility Building
(e)	Demolition	(o)	Renewable Energy Systems
(f)	Dwelling, Apartment	(p)	Senior Citizen Accommodation
(g)	Dwelling, Attached Housing	(q)	Signs
(h)	Dwelling, Backyard Suite	(r)	Swimming Pool
(i)	Dwelling, Duplex	(s)	Worship Facility
(j)	Dwelling, Moved On		

8.4.4 In addition to the general land use provisions contained in Section 7, the following provisions as contained within Section 8.4.5 to Section 8.4.12 shall apply to every development in the District.

8.4.5 The minimum requirements of the area of a site in a Residential District are:

(a) Dwelling, Single Detached: 464m2 (4,994.4sq ft);

(b) Dwelling, Semi-Detached and Attached: 279m2 (3,003.1sq ft) for each dwelling or 326m2 (3,509sq ft) for each dwelling unit with a side yard abutting a street; or

(c) Dwelling, Duplex: 464m2 (4,994.4sq ft).

8.4.6 The minimum requirements of the width of site in a Residential District

(a) Dwelling, Single Detached: 15m (49.2ft);

(b) Dwelling, Attached: 9m (29.5ft) for each dwelling or 10.5m (34.45ft) for each dwelling unit with a side abutting a street; or

(c) Dwelling, Duplex: 15m (49.2ft).

8.4.7 All front yards shall be a minimum of 6.1m (20ft.).

8.4.8 The minimum requirements for a side yard in a Residential District are:

(a) Principal Buildings

i. Street side of corner site, 3m (9.8 ft);

ii. Principle building with lane access, 1.5m (4.2 ft)

iii. Principle Building with front access, 3.0m (9.8 ft)

(b) Accessory Buildings:

i. 1m (3.2ft)

8.4.9 The minimum requirements for a side yard in a Residential District are:

(a) Principal Buildings: 7.6m (24.9ft); and

(b) Accessory Buildings: 1m (3.2ft).

8.4.10 The minimum requirements for habitable floor area per unit in a Residential District are:

(a) Dwelling, Single Detached: 74m2 (796.5sq ft); or

(b) Dwelling, Duplex and Attached: 65m2 (699.6sq ft).

8.4.11 The maximum limits of the coverage of a site in a Residential District are:

(a) All buildings including accessory buildings not more than 40% of the area of the site; and

(b) All accessory buildings not more than 15% of the area of the site.

8.4.12 The maximum limits of the height of buildings in a Residential District are:

(a) Principal Building: 9m (29.5ft); and

(b) Accessory Building: 5m (16.4ft)

8.5 RESIDENTIAL DISTRICT – MANUFACTURED HOME (R-MH) LAND USE RULES

8.5.1 Purpose:

The purpose and intent of this District is to provide for a Residential Manufactured Home neighbourhood in which manufactured homes are accommodated on an individual site basis with permanent foundations and individual service connections.

8.5.2 Permitted Uses:

List of Permitted Uses

(a)	Dwelling, Manufactured Home
(b)	Greenhouse, Private
(c)	Home Occupation; Minor

8.5.3 Discretionary Uses:

List of discretionary uses:

(a)	Accessory Building or Structure	(g)	Dwelling – Moved On
(b)	Accessory Structure – Fabric Covered	(h)	Home Occupation; Major
(c)	Backyard Suite	(i)	Public Utility Building
(d)	Child Care Facility	(j)	Renewable Energy Systems
(e)	Demolition	(k)	Signs
(f)	Dwelling – Modular Home	(l)	Swimming pools

8.5.4 In addition to the General Land Use Provisions contained in Section 7, the following provisions as contained within Section 8.5.5 to Section 8.5.12 shall apply to every development in the District.

8.5.5 The minimum requirement for the area of a site in a Residential – Manufactured Home District is 464m2 (4,994.4 sq ft).

8.5.6 The minimum requirement for the width of a site in a Residential – Manufactured Home District is 15m (49.2ft).

8.5.7 The minimum requirement for the front yard in a Residential – Manufactured Home District is 4.5m (14.7ft) and the front yard setbacks of principal buildings may be varied in order to maximize the visual amenity of the district.

8.5.8 The minimum requirements for side yards in a Residential – Manufactured Home District are:

(a) <u>Principal Buildings</u>

i. Street side of a corner site: 3m (9.8ft);

ii. on the side or end wall of the home containing the main entrance door, or window to a living room, a minimum side yard of 4.5m (14.7ft) shall be provided, and the other side yard shall be 1.5m (4.9ft); and

iii. notwithstanding Subsection (ii) above, where an addition is proposed to a mobile home, one side yard shall be 3m (9.8ft) and the other side yard shall be 1.5m (4.9ft).

(b) Accessory Buildings:
i. Street side of a corner site: 3m (9.8ft); and
ii. all other sides: 1.5m (4.9ft) except where no side yard is required as per Part 7 in this Bylaw.

8.5.9 The minimum requirements for rear yards in a Residential – Manufactured Home District are:

(a) Principal Buildings: 4.5m (14.7ft); and

(b) Accessory Buildings: 1m (3.2ft) except when no rear yard is required as per Part 7 of this Bylaw.

8.5.10 The minimum requirement of the habitable floor area per unit in a Residential – Manufactured Home District is 55m2 (592sq ft).

8.5.11 The maximum limits of the height of buildings in a Residential – Manufactured Home District are:

(a) Manufactured Homes: 5m (16.4ft);

(b) Other Dwelling Types: 9m (29.5ft); and

(c) Accessory Buildings: 5m (16.4ft).

8.5.12 The maximum limits of the coverage of a site in a Residential – Manufactured Home District are:

(a) All building together, including accessory buildings: 40% of the site; and

(b) All accessory buildings: 15% of the site.

8.5.13 All Manufactured Homes shall be in accordance with the Manufactured Home requirements listed in Section 7.26.

8.5.14 Each dwelling in a Residential – Manufactured Home District shall be located on a lot registered in the Land Titles Office.

8.6 COMMERCIAL DISTRICT (C) LAND USE RULES

8.6.1 Purpose:

The purpose and intent of this District is to provide for commercial and retail developments serving the Village and the surrounding rural areas.

8.6.2 Permitted Uses:

List of permitted uses:

(a)	Bus Terminal	(j)	Personal Service Shop
(b)	Clinic	(k)	Pet Care Service
(c)	Community Recreational Facility	(l)	Pet Store
(d)	Convenience Store	(m)	Public or Quasi- Public Structures, Installation and Facilities
(e)	Cultural Establishment	(n)	Public Utility Building
(f)	Eating Establishment	(o)	Recreational Vehicle
(g)	Essential Public Service	(p)	Retail Store
(h)	Hotel/Motel	(q)	Shopping Centre
(i)	Parking Lot	(r)	Worship facility

8.6.3 Discretionary Uses:

List of discretionary uses:

(a)	Accessory Building	(l)	Drinking Establishment
(b)	Alternative Health Care Services	(m)	Dwelling, Accessory Residential
(c)	Amusement Centre	(n)	Kennel Boarding & Breeding
(d)	Auto Body & Paint Shop	(o)	Intensive Vegetative Operation
(e)	Automotive Repair and Service Shop	(p)	Liquor Store
(f)	Automobile Vehicle Sales	(q)	Gas Bar
(g)	Billboards	(r)	Renewable Energy Systems
(h)	Car Washing Establishment	(s)	Service Station
(i)	Child Care Facilities	(t)	Signs
(j)	Communication structure	(u)	Storage
(k)	Demolition	(v)	Tradesman's Shop

8.6.4 In addition to the general land use provisions contained in Part 7, the following provisions as contained within Section 8.6.5 to Section 8.6.11 shall apply to every development in this District.

8.6.5 The minimum requirement for the area of a site in the Commercial District is 302m2 (3250.7sq ft)

8.6.6 The minimum requirement for the width of a site in the Commercial District is 7.6m (24.9ft).

8.6.7 There is no minimum requirement for a front yard in the Commercial District.

8.6.8 The minimum requirement for a rear yard in the Commercial District is 5m (16.4ft).

8.6.9 The minimum requirement for a side yard adjacent to a Residential District in the Commercial District is 3m (9.8ft) with no side yard required for all other locations.

8.6.10 The maximum limit for the height of buildings in the Commercial District is 9m (29.5ft) unless otherwise approved for a specific use that requires a greater height at the discretion of the Municipal Planning Board.

8.6.11 All development in the Commercial District shall require screening as follows:

(a) all sites abutting a Residential District shall be screened from the view of the Residential District to the satisfaction of the Development Authority;

(b) all apparatus on the roof shall be screened to the satisfaction of the Development Officer; and

(c) all outside storage of material or equipment shall be enclosed from view from roadways and park reserve to the satisfaction of the Development Officer.

8.6.12 Dwelling, Accessory Residential Accommodation shall be subordinate to the principal commercial use of the building.

8.6.13 In examining any proposed use for this District, due regard shall be paid to the compatibility of the proposed use with existing use on or adjacent to the site.

8.6.14 The exterior finishing materials of the proposed development must be in accordance with the approved plans.

8.6.15 Notwithstanding any other provision of this Bylaw, the Development Officer may allow a building to be occupied by a combination of one or more uses listed for this District and each use shall be considered as a separate use.

8.7 INDUSTRIAL GENERAL DISTRICT (I) LAND USE RULES

8.7.1 Purpose:

The purpose and intent of this District is to provide for a range of industrial uses of a manufacturing, processing, assembling, or distributing nature.

8.7.2 Discretionary Uses:

List of discretionary uses:

(a)	Abattoir	(s)	Kennel Boarding & Breeding
(b)	Accessory Building	(t)	Light Manufacturing
(c)	Agricultural Supply Depot	(u)	Tradesman's Shop
(d)	Auto Body & Paint Shop	(v)	Manufacturing, Processing, Or Assembly Facility
(e)	Automotive Repair and Service	(w)	Natural Resource Extractive Industries
(f)	Automotive Vehicle Sales	(x)	Office (accessory to the principal industrial use)
(g)	Billboards	(y)	Parking Lot
(h)	Building Supply Centre	(z)	Public and Quasi-Public Structures, Installations, and Facilities
(i)	Bulk Fuel or Chemical Storage and Distribution Centre	(aa)	Pet Care Service
(j)	Car Washing Establishment	(bb)	Public Utility Building
(k)	Communication Tower	(cc)	Renewable Energy Systems
(l)	Demolition	(dd)	Service Station
(m)	Dwelling, Accessory Residential	(ee)	Signs
(n)	Equipment Rental Shop	(ff)	Storage Structure
(o)	Fabric Covered Building	(gg)	Storage Yard
(p)	Grain Elevator	(hh)	Warehousing
(q)	Heavy Manufacturing	(ii)	Veterinarian Clinic
(r)	Intensive Vegetative Operation		

8.7.3 In addition of the general land use provisions contained in Section 7, the following provisions as contained within Section 8.7.4 to Section 8.7.19 shall apply to every development in this District.

8.7.4 The minimum requirement for the area of a site in the Industrial District is 929m2 (9999.6sq ft).

8.7.5 The minimum requirement for the width of a site in the Industrial District is 30m (98.4ft).

8.7.6 The minimum requirements for front yards in the Industrial District are as follows:

(a) except as hereinafter provided: 7.6m (24.9ft);

(b) when adjacent to a secondary highway without a service road: 28m (91.8ft) from the nearest limit of the right of way of the nearest secondary or primary road; and

(c) the front yard requirements shall not apply to gas pumps, free-standing or projecting signs or billboards.

8.7.7 The minimum requirements for side yards in the Industrial District are as follows:

(a) except as hereinafter provided, a minimum of 1.5m (4.9ft);

(b) where a fire-resistant wall is provided, no side yard is required; and

(c) in a laneless subdivision, one unobstructed side yard shall be a minimum of 6m (19.6ft) excluding corner sites with alternative rear access from a side yard abutting a street. This does not include the accessory building when the accessory building is located to the rear of the principal building and is separated from such building by a distance of 12m (39.3ft) measured parallel to the side property line.

8.7.8 The minimum requirements for rear yards in the Industrial District are as follows:

(a) there shall be no required rear yard setback other than where loading doors abut a street or lane, in which case, the requirements for loading and unloading are as contained in Part 7; and

(b) on a laneless site, if a rear yard is provided, it shall be a minimum of 1m (3.2ft).

8.7.9 The maximum limits for the height of buildings in the Industrial District is 9m (29.5ft) unless otherwise approved for a specific use that requires a greater height at the discretion of the Municipal Planning Board.

8.7.10 The exterior finishing materials of the proposed development must be in accordance with the approved plan.

8.7.11 The boulevard and a minimum of 5% of the site area must be landscaped in accordance with the plan approved by the Development Officer and any trees or shrubs which die must be replaced during the next planting season.

8.7.12 All development in the Industrial District shall require screening as follows:

(a) all sites abutting a Residential District shall be screened from the view of the Residential District to the satisfaction of the Development Officer; and

(b) all apparatus on the roof shall be screened to the satisfaction of the Development Officer.

8.7.13 Industrial uses which emit airborne pollutants and/or noxious odors or which have fire or explosive risks shall be required to meet minimum separation distances from residential areas and also from other industrial developments in accordance with the requirements of Provincial and Federal legislation and best practices.

8.7.14 The application for Industrial Development shall supply relevant information describing any noxious, dangerous, or offensive features of the proposed development in relation to:

(a) airborne pollutants or odors;

(b) release of any toxic, radioactive, or environmentally hazardous materials; and

(c) flammable or explosive materials, and describe their intensity and area of impact.

8.7.15 Applications for development, along with the information required in Section 8.7.14 may be referred to Alberta Environmental Protection.

8.7.16 An application for approval of a use employing highly flammable chemical materials must be accompanied by a plan approved by the Hussar Rural Fire Department and all other appropriate government departments.

8.7.17 All exterior work areas, storage areas, and waste handling areas shall be enclosed from view from roadways and park reserves to the satisfaction of the Development Officer and storage will not project above the height of the screening material.

8.7.18 Fencing shall be of appropriate materials and height to the satisfaction of the Development Officer.

8.7.19 Wrecked or damage vehicles permitted to be located on the property must be screened to the satisfaction of the Development Officer.

8.8 URBAN RESERVE DISTRICT (UR) LAND USE RULES

8.8.1 Purpose:

The purpose and intent of this District is to provide for the continuation of existing rural pursuits and the future expansion of urban development.

8.8.2 Permitted Uses:

List of Permitted Uses:

(a)	Community Recreational Facility

8.8.3 Discretionary Uses:

List of Discretionary Uses

(a)	Accessory Buildings
(b)	Communication Structures
(c)	Demolition
(d)	Extensive Agricultural Uses
(e)	Intensive Vegetative Operation
(f)	Public and Quasi-Public Structures, Installations and Facilities
(g)	Public Utility Building
(h)	Renewable Energy Systems
(i)	Signs
(j)	Storage Structure
(k)	Swimming Pool

8.8.4 In addition to the general land use provisions contained in Section 7, the following provisions as contained within Section 8.8.5 to Section 8.8.10 shall apply to every development in this District.

8.8.5 The minimum requirement for the area of a site in an Urban Reserve District is 16.2ha (40 acres) except for Municipal and Environmental Reserve parcels and Public Utility lots where there is no minimum size requirement.

8.8.6 The minimum requirement for front yards in an Urban Reserve District is 15m (49.2ft).

8.8.7 The minimum requirement for side yards and rear yards in an Urban Reserve District is 15m (49.2ft).

8.8.8 The design, site location, site coverage, yards, height of buildings, external finish, and landscaping generally of all buildings and structures shall be to the satisfaction of the Development Officer who in determining a Development Permit application shall take into account:

(a) the general purpose of the district; and

(b) the existing uses and prospective uses of land in the vicinity.

8.8.9 The Municipal Planning Commission, Development Authority or Subdivision Authority may require an area structure plan before a subdivision decision is determined.

8.8.10 The Development Authority shall be satisfied prior to the granting of a Development Permit that the proposed use will not prejudice the orderly development of the area including the future establishment of residential, commercial, industrial, recreational, and service facilities on a neighbourhood and community basis.

8.9 COMMUNITY SERVICE AND RECREATION DISTRICT (CS) LAND USE RULES

8.9.1 Purpose:

The purpose and intent of this District is to provide for public and privately owned cultural, educational, institutional, and recreational uses.

8.9.2 Permitted Uses:

List of Permitted Uses:

(a)	Campground	(g)	Community Recreational Facilities
(b)	Cemeteries	(h)	Parking Lots
(c)	Community Buildings and Facilities	(i)	Public and Quasi-Public Structures, Installations and Facilities
(d)	Essential Services	(j)	Public Utility Building
(e)	Exhibition Grounds	(k)	Schools
(f)	Fabric Covered Building	(l)	Worship Facility

8.9.3 Discretionary Uses:

List of discretionary uses:

(a)	Accessory Building	(h)	Recreational Vehicle
(b)	Alternative Health Care Services	(i)	Renewable Energy Systems
(c)	Communication Tower	(j)	Senior Citizen Accommodation
(d)	Child Care Facilities	(k)	Signs
(e)	Cultural Establishment	(l)	Storage Structure
(f)	Group Care Facility	(m)	Swimming Pool
(g)	Intensive Vegetative Operation		

8.9.4 In addition to the general land use provisions contained in Section 7, the following provisions as contained within Section 8.9.5 to Section 8.9.7 shall apply to every development in this District.

8.9.5 The minimum requirements for all yards and parcel size in the Community Service and Recreation District will be at the discretion of the Development Authority.

8.9.6 The maximum height for any development in the Community Service and Recreation District is 15m (49.2 ft).

8.9.7 The design, setting, external finish and architectural appearance of all buildings including accessory buildings and structures and landscaping shall be to the satisfaction of the Development Officer to ensure that adequate protection be afforded to the amenities of the area.

Part 9 Land Use Districts Map

9 Land Use Districts Map

For a hard copy of the Land Use District Map please visit, call or email the Village Office at:

109 1 Ave E, Hussar, AB T0J1S0
(403) 787-3766
office@villageofhussar.ca

Or view Land Use Districts on the Palliser Regional Municipal Services Map at the following Link:

https://www.palliserwebmap.ca/view.aspx?ReturnUrl=%2fGisnetuser%2flogon.aspx

APPENDIX A

COMMUNICATION TOWER PROTOCOLS

COMMUNICATION TOWER PROTOCOLS

This Appendix establishes the procedural standard that applies to proponents of antenna systems and identifies the Village's development and design standards for antenna systems and communication towers.

1 Applicability

The federal Minister of Industry is the approval authority for the development and operation of antenna systems, pursuant to the *Radiocommunication Act*. Innovation, Science and Economic Development Canada recognizes the importance of considering input from local Land Use Authorities and the public regarding the installation and modification of antenna systems and encourages land use authorities to establish a local protocol to manage the process of identifying and conveying concerns, questions, and preferences to the proponent of an antenna system and Innovation, Science and Economic Development Canada.

The protocol established here applies to any proposal to install or modify a telecommunication, radiocommunication or broadcast antenna system within the Village of Hussar which is not excluded from the consultation requirements established by Innovation, Science and Economic Development Canada in Client Procedures Circular CPC-2-03 (or subsequent/amended publications). Proponents of excluded antenna systems are nevertheless encouraged to contact the Village to discuss the proposal and identify any potential issues or concerns and give consideration to the Village's development and design standards.

2 Antenna Systems Siting Protocol Exclusion List

Innovation, Science and Economic Development Canada has determined that certain antenna structures are considered to have minimal impact on the local surroundings and do not require consultation with the local Land Use Authority or the public. Innovation, Science and Economic Development Canada's publication, Radiocommunication and Broadcast Antenna Systems CPC-2-0-03 lists the types of antenna installations exempted from the requirement to consult with the local Land Use Authority andthe public. The installations listed in CPC-2-03 are therefore excluded from the Village's Telecommunication Tower Siting Protocol, which currently include:

- maintenance of existing radio apparatus including the antenna system, transmission line, mast, tower or other antenna-supporting structure;
- addition or modification of an antenna system (including improving the structural integrity of its integral mast to facilitate sharing), the transmission line, antenna-supporting structure or other radio apparatus to existing infrastructure, a building, water tower, etc. provided the addition or modification does not result in an overall height increase above the existing structure of 25 percent of the original structure's height;
- maintenance of an antenna system's painting or lighting in order to comply with Transport Canada's requirements;
- installation, for a limited duration (typically not more than 3 months), of an antenna system that is used for a special event, or one that is used to support local, provincial, territorial, or national

emergency operations during the emergency, and is removed within 3 months after the emergency or special event; and

- new antenna systems, including masts, towers, or other antenna-supporting structure, with a height of less than 15m (49.2ft) above ground level.

Proponents who are not certain if their proposed structure is excluded, or whether consultation may still be prudent, are advised to contact the Village office or Innovation, Science and Economic Development Canada for guidance.

3 Municipal Review and Issuance of Concurrence or Non-Concurrence

(a) The Village Council shall be responsible for reviewing and issuing municipal concurrence or non-concurrence for all antenna system proposals within the Village which are not excluded as per Section 2 above.

(b) concurrence with a proposal will be measured against the requirements of the applicable land use district within which the antenna is proposed, the development and design standards in this Appendix, applicable policies in the Village's Municipal Development Plan, and consideration of comments received during the public consultation process and any other matter deemed relevant by the Village Council.

    (i) When a proposal is given a concurrence decision, the proponent will receive a letter of concurrence from the Village documenting its decision and any conditions;

    (ii) When a proposal is given a non-concurrence decision, the proponent will receive a letter of non-concurrence from the Village describing the reasons for the decision.

(c) Village concurrence does not constitute approval of uses, buildings, and structures which require issuance of a development permit under the Land Use Bylaw. A proposal which includes uses, buildings, or structures in addition to the antenna system, is required to obtain development permit approval for such uses, buildings and structures in accordance with the provisions of the Land Use Bylaw.

4 Development and Design Standards

The Village requests the following antenna systems development and design standards be adhered to:

(a) Co-utilization of existing antenna systems is the preferred option within the Village and is encouraged whenever feasible.

(b) An antenna system (including any guy wires or similar support mechanisms) should be placed no closer than 7.62m (25 ft.) from the property line abutting the public road.

(c) Antenna structures which are visible from residential areas may be requested to employ innovative design measures to mitigate the visual impact of these structures. The proponent shall provide stealth structure options when requested by the municipality. Stealth structure options will be based on an evaluation of the massing, form, colour, material, and other decorative elements, that will blend the appearance of the facility into and with the surrounding lands.

5 Application Submittal Requirements

The Village requests the following package be submitted for consideration of a proposed antenna system:

(a) Map, including legal location, and site plan of the proposed system;

(b) Description of the type and height of the proposed antenna system and any guy wires or other similar support mechanisms (e.g. support cables, lines, wires, bracing);

(c) The proposed lighting and aeronautical identification markings for the antenna and any supporting structures;

(d) Documentation regarding potential co-utilization of existing towers within 800m (0.5 miles) of the subject proposal; and

(e) Any other additional information or material deemed necessary and appropriate to properly evaluate the submission.

6 Notification and Public Consultation Process

(a) Proponents are required to formally notify the Village of their intent to make a submission to obtain a letter of concurrence regarding the siting of a telecommunication antennas within the Village prior to landowner notification or advertisement of the proposed project.

(b) If required by the Village, the proponent shall hold a public information meeting regarding their development proposal and should proactively explain all aspects of the siting, technology, and appearance of the proposed structure.

(c) Once approval to proceed to public consultation has been given, the applicant or the municipality will notify all landowners within:

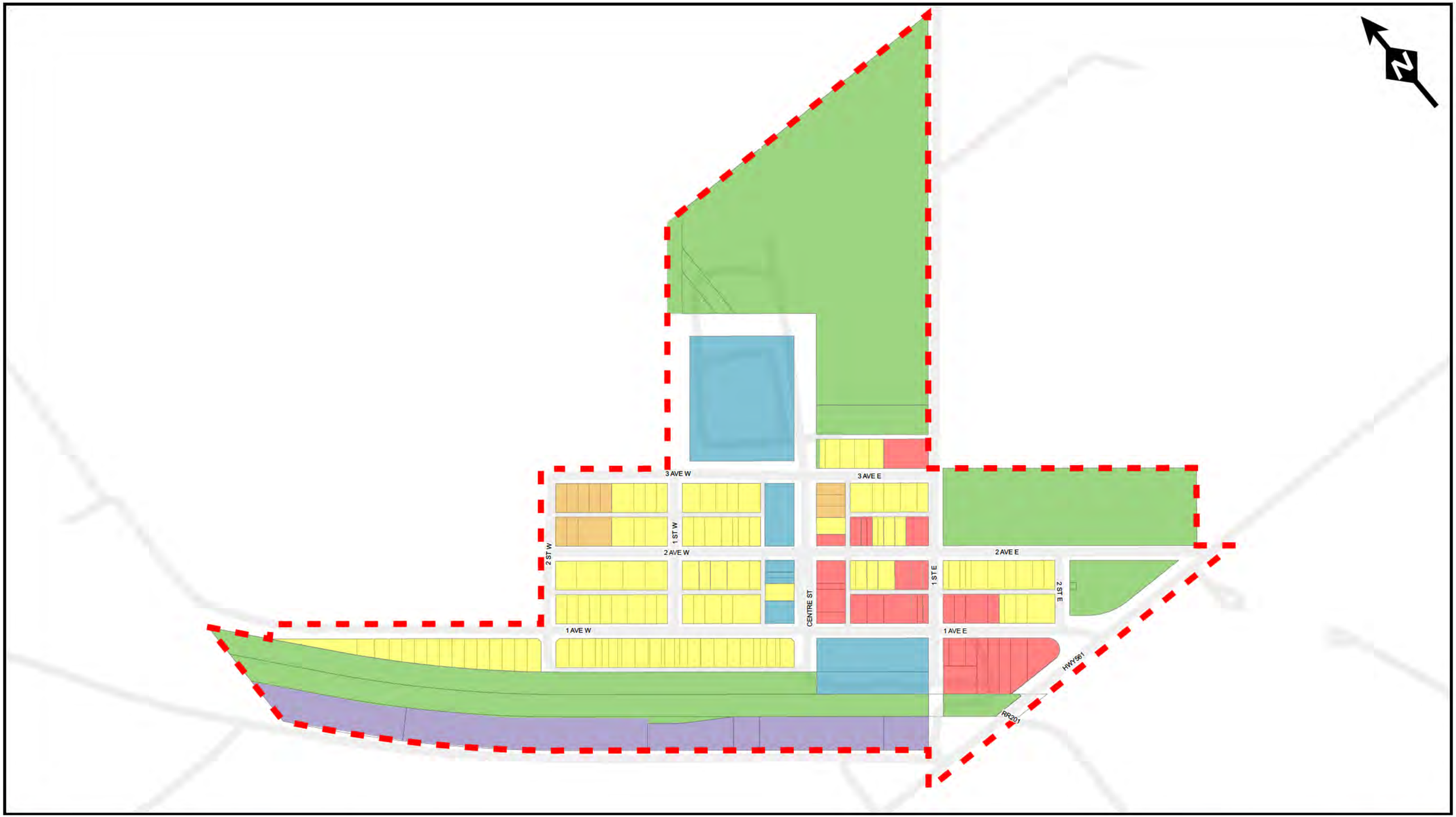
    (i) 1.6km (0.9 mile) of the proposed structure; and

    (ii) All costs of the notification are borne by the applicant.

(d) With each notification to adjacent landowners, the proponent will be responsible to submit a letter providing information regarding the location of the tower, physical details of the tower, the time and location of the public information meeting, and a contact name and phone number of someone employed by the proponent who can answer questions regarding the proposal. The notifications should be sent 14 days prior to the public meeting.

(e) Within 14 days from the date of circulation of the notification or the date of the public information meeting, the proponent will be responsible to provide the Village with a summary of the meeting indicating the topics discussed, additional concerns raised with resolutions, and any outstanding issues the proponent and/or landowners could not resolve.

(f) Where the public process has raised unresolved concerns, the Village will request a ruling by Innovation, Science and Economic Development Canada prior to the issuance of a letter of concurrence.



Legend

- Village Boundary
- Commercial District (C)
- Community Service and Recreation District (CS)
- Industrial General District (I)
- Residential District (R)
- Residential District -Manufactured Home (R-MH)
- Urban Reserve District (UR)
- Legal Parcels
- Road

Palliser
Regional Municipal Services

Village of Hussar
ESTABLISHED 1928

Land Use Bylaw

Bylaw # 543-22
Passed: xx-xx-2022

Village of Hussar

Request for Decision (RFD)

Meeting:	Regular Meeting
Meeting Date:	July 20 2022
Title:	DELEGATIONS
Agenda Item Number:	4. DELEGATION

BACKGROUND

Tim & Jackie Muir – Benches for the Gazebo Grant

"Congratulations on the approval of the grant funding!
We would be delighted to provide benches to beautify our village.
If you could put Jackie and I on the agenda for July 20th, we would be honoured to provide you and council with a better description of the options we are able to provide ie; colour, style etc. We have two different molds for the benches so you would have options.
Possibly at the meeting you could provide a time-line of your expectations of delivery."

- The grant money must be used by March 31, 2023 so as long as we are invoiced for the benches and payment made before then we will meet the timeline requirements.
- Benches were already approved through the grant so no new motion will need to be made. Just select which of the bench options presented you would prefer.

VILLAGE OF HUSSAR
REGULAR COUNCIL MEETING
MINUTES
Thursday, June 30, 2022

The regular meeting of the council of the Village of Hussar was held in Council Chambers on Thursday June 30, 2022, commencing at 7:00 pm

IN ATTENDANCE	Councillors: Les Schultz, Coralee Schindel, Tim Frank Kate Brandt, CAO 10 in person and 0 via. conference call
CALL TO ORDER	The meeting was called to order at 7:00 pm
ACCEPTANCE OF AGENDA	
2022-06-30-207	MOVED by Councillor Frank that the agenda be accepted as presented with the following changes: Move 11(c) Annexation agreement and draft application to 6(l) Add 6(m) CAO Vacation CARRIED
RCMP	Sgt. Raimo Loo Quarterly Report They have identified a Corporal for our detachment, we should meet him shortly. New cadet will be coming 6 months from August, he is in training for 6 months.
2022-06-30-208	MOVED by Councillor Schultz to accept the quarterly report as presented CARRIED
DELEGATION	Barry Traxel – gopher control policy discussion B. Traxel provided input on the use of guns to help control the gopher population in the spring
2022-06-30-209	MOVED by Councillor Frank to accept Barry Traxel's presentation as information CARRIED
2022-06-30-210	Chantale – Community Futures Wild Rose presentation MOVED by Councillor Schindel to accept Chantale's presentation as information CARRIED
	Summer Daze Committee follow up Discussed the event and some items that need to be considered and addressed in future agreements
2022-06-30-211	MOVED by Councillor Schindel to accept as information CARRIED
	Councillor Schultz called a 10-minute recess at 9:05 pm Councillor Schultz called the meeting back to order at 9:14 pm

APPROVAL OF MINUTES 2022-06-30-212	June 8, 2022 Regular Council Meeting MOVED by Councillor Frank that the minutes of June 8, 2022 be accepted with the change as discussed CARRIED
BUSINESS 2022-06-30-213 10 Year plan	10 Year Capital Plan REVISED MOVED by Councillor Schultz to approve the 10-year Capital Plan with the changes as presented CARRIED
2022-06-30-214 Backyard Chickens	Backyard Chickens MOVED by Councillor Schindel to begin the process of creating an Urban Hen Bylaw CARRIED
2022-06-30-215 Subdivide/purchase	Request for purchase of land / Subdivision MOVED by Councillor Frank to proceed with a subdivision of the land located at 223 3rd Avenue West and to begin the process to sell the portion of the lot CARRIED
2022-06-30-216 Animal Application	Animal Application – 3rd & 4th pet MOVED by Councillor Schultz to approve the application for the third and forth pet as per bylaw 485-13 CARRIED
2022-06-30-217 Cemetery Quote	Cemetery Quote – Columbarium base and sidewalks MOVED by Councillor Frank to approve Quote #1007 from Rommens Construction for the columbarium #4 base and sidewalks to connect Columbarium #3 & 4 CARRIED
2022-06-30-218 Armstrong Auto Quote	Armstrong Auto Quote MOVED by Councillor Frank to accept as information and to talk with the business owner and have a discussion about the situation CARRIED
2022-06-30-219 120 2 Ave Driveway	120 2nd Avenue East Driveway MOVED by Councillor Schindel to accept as information at this time so we can get more information CARRIED
2022-06-30-220 Gazebo Funding	Gazebo funding and placement MOVED by Councillor Schindel to approve the location of the Grain Bin Gazebo at the campground as shown on the map and that the construction can being as soon as possible CARRIED

2022-06-30-221 Remove payphone

Removal of payphone

MOVED by Councillor Frank to accept as information at this time and to post a notice in our July Newsletter

CARRIED

2022-06-30-222 WHMB letter

Wheatland Housing Management Body Letter

MOVED by Councillor Frank to appoint Councillor Schultz to be the representative on the Wheatland Housing Management Board and Councillor Frank as the alternate

CARRIED

2022-06-30-223 Joint QMP

Joint Quality Management Plan

MOVED by Councillor Schindel to have a Wheatland County representative attend the next regular Council meeting to provide further information about the Joint Quality Management Plan

CARRIED

2022-06-30-224 Annex Agreement

Annexation Agreement & Draft Application

MOVED by Councillor Schultz to approve and sign the annexation agreement between the Village of Hussar and Wheatland County which will form Appendix 6 in the Annexation Application to the Land and Property Rights Tribunal

CARRIED

2022-06-30-225 CAO vacation

CAO Vacation

MOVED by Councillor Schultz to take the afternoon off on July 6 and the office will remain open if the backup is available

CARRIED

DEVELOPMENT

2022-06-30-226

DP 2022-004 Fabric Covered Accessory Building

MOVED by Councillor Frank to approve Development Permit 2022-004 for the construction of an accessory building -fabric covered - at 109 1st Avenue West as per the development permit application with the following conditions:

a. approval is subject to the appropriate appeal period under the Land Use Bylaw; and,
b. the applicant is required to obtain all appropriate safety codes permits.
c. Must be a minimum of 6 ft from the principal building and 1m from the property line and 3m (10ft) from flammable material
d. Shall be kept in good condition and shall not cause or create a nuisance by way of noise, vibration, etc. and the privacy and enjoyment of adjacent properties shall be preserved and the amenities of the neighbourhood maintained.
e. Application is approved for 1 year. An application to extend the duration of a temporary permit shall be dealt with as a new application. There shall be no obligation to approve it on the basis that the previous permit had been issued.

CARRIED

COMMITTEE MEETINGS

Councillor Frank
Did not have any meetings to report on

Councillor Schultz
Community Futures Wild Rose had a digital economy meeting on June 14, 2022. Wendy went through the outcomes so far and a few of the walks around Villages and Towns have been delayed but are on track now and being scheduled. The budget for this program is on track. The key performance indicators and Counties with Hamlets are listed as one big number without a breakdown. There are 113 businesses registered so far, 25 partners and the goal was 16, and the business walks should be completed by August 15, 2022. The staff backed off on the social media a little but they are receiving registrations daily. There is a radio campaign beginning in late June and into July.

Community Futures Wild Rose had a special meeting on June 16, 2022. The Chair called a special meeting to deal with an internal issue in Closed Session

Community Futures Wild Rose held its board meeting followed by Annual General Meeting on June 9, 2022. There were a few updates from the Chair and the CAO and the Audited Financials were presented and approved. Our CAO, Kate, joined for the dinner and AGM. There were some success stories from some clients presented and a general overview of what's been happening so far this year.

Wheatland Regional Corporation met on June 15, 2022. The Audited Financial Statements were presented by Avail and approved. CAO gave a report and all is operating well, there was maintenance and a couple pumps needed replacing that were due. Working on getting the company back its GST from the government. CAO will create a Capitalization Policy to properly amortize the assets. The board is happy that Hussar will remain part of the organization, and have informed their lawyer that Hussar will be staying but are still looking at the proper procedures that need to be in place for something like this in the future.

Webinar with Alberta Municipalities on June 20, 2022. There was a presentation on Organizing Local Government and also a presentation on Empowering Change including shaping your municipalities future. Kevin McQuillan did a presentation on Population Growth and Population Aging in Alberta. Birth rates in Alberta have been declining since 1991 and most populations are moving into the 18 cities in Alberta with a decline in populations in Villages. The presentation was recorded and can be found on the Alberta Municipalities Website.

Wheatland Adjacent Districts Emergency Medical Services Association met on June 28, 2022. CAO reports there are 1901 calls up to the end of May and are starting to see a slow down in call volumes. The initiatives implemented to try to keep more ambulances available locally seem to be working. Received Accreditation with Commendation from Accreditation Canada and were very pleased with the operations. On May 20, 2022 Rob, Chair and Vice Chair had a zoom call with Jason England from AHS to discuss the shift changing situation and got approval to go ahead. CAO says they are about a week away from having this change fully implemented. Now that the change is being made the union negotiations have come to an agreement and are signing the new collective agreement which in turn save about $100,000 in legal costs. AHS is cutting funding by about $150,000 to WADEMSA because they had a surplus the last couple years and they feel they should use the money they put into reserves. There is an ongoing discussion with them to get this resolved. There have been no increases in funding from AHS for years. There was 18 million in funding approved province wide to fix the ambulance services and so far, none of the associations have seen any.

Councillor Schindel

Alberta Municipalities Summer Municipal Leaders Caucus on June 21, 2022. There were 14 topics discussed. 1) Sustainability Services: Clean Energy Improvement Program and Municipal Climate Change Action Centre (MCCAC). 2) Future of Municipal Government (FOMG). 3) Emergency Medical Services (EMS). 4) Policing. 5) Prompt Payment. 6) Asset Management (funded by FCM). 7) Extended Producer Responsibility (EPR). 8) New Communications toolkit to support newcomers. 9) Products & Services. 10) Design of the Local Government Fiscal Framework (LGFF). 11) Respect in Municipal Government. 12) Alberta Municipalities Legal Names. 13) RMA Membership with ABmunis. 14) Medicine Hat Housing by Jaimie Roger's.

2022-06-30-227 MOVED by Councillor Schultz to extend the meeting to 11:55 pm

CARRIED

Wheatland Family Community Support Services met on June 22, 2022. Things are operating well under the transition. Crystal has hired Kaley and she will begin on June 29, 2022. Crystal will be away August 4-12, 2022. May outdoor games – lunch & learn was cancelled due to weather and may reschedule for August. In July and August Crystal will do home client visits. Meals on Wheels has had an increase in interest. Meals are frozen in portions and delivered in large batches. Good Food box is still really popular, they are a great deal and if anyone in Hussar would like to order a box but is unable to pick it up from the County office let Crystal know and David will deliver them to the Village. Next date to order is before 3 pm on July 12. No boxes in August. Pamphlets are available in the Village Office for Meals on Wheels and Good Food Boxes https://www.wfcss.org/good-food-box.html

Hussar Library Board met on June 24, 2022. Final Reports 2021 and Budget for 2022 were approved. Charitable donation forms is in progress and due soon. Looking into an accounting software shared by Marigold. Going forward need to state term of board members when appointing them to the Library board. Looking for somebody to take over the Summer Reading Program for July 19 – August 30, 2022. Looking at hosting a bike rodeo at the school and invite other communities.

CAO REPORT

2022-06-30-228 MOVED by Councillor Frank to accept the CAO and Public Works reports as information at this time

CARRIED

CORRESPONDENCE

2022-06-30-229 MOVED by Councillor Schindel to accept the following correspondence as information:

a) Town of High River – A Coal Policy for Alberta – 2022 and Beyond
b) County of St. Paul – Rising Costs of Alberta Utility Fees

CARRIED

CONFIDENTIAL

2022-06-30-230 MOVED by Councillor Schultz that the meeting go into closed session at 11:29 pm to discuss the following:

a) Consolidated Audited Financial Statements (as per S. 29 of the FOIP Act)
b) Sundowners building transfer information (as per S. 23(1) of the FOIP Act)
c) Municipal Affairs letter – Municipal Indicators (as per S. 21(1) of the FOIP Act)

CARRIED

2022-06-30-231 MOVED by Councillor Schultz that the meeting come out of closed session at 11:40 pm

CARRIED

2022-06-30-232 MOVED by Councillor Schultz to approve the Consolidated Financial Statements, Year ending December 31, 2021 and hold our Annual General meeting on August 11, 2022.

CARRIED

2022-06-30-233 MOVED by Councillor Schultz to give the Sundowners Senior Centre the same offer as back in 2015 to transfer ownership of the building to them with the condition the community group would be responsible to pay for all legal fees and land titles costs associated with the transfer

CARRIED

2022-06-30-234 MOVED by Councillor Schultz to accept the letter from Municipal Affairs about Municipal Indicators as information.

CARRIED

ADJOURNMENT The meeting was adjourned at 11:41 pm

These minutes approved this _____ day of _____, _____.

_____
Les Schultz
Mayor

_____
Kate Brandt
Chief Administrative Officer

Village of Hussar

Request for Decision (RFD)

Meeting:	Regular Meeting
Meeting Date:	July 20, 2022
Title:	Bylaw Review
Agenda Item Number:	6a.

BACKGROUND

The following bylaws are attached for review:

a) NEW 548-22 Bylaw Enforcement Officer (S Benoit)
b) 538-21 Procedural Bylaw
c) 521-18 Unsightly Premises

As per Policy & Bylaw review policy – Bylaws that are reviewed by Council with no amendments do not require a resolution but a note shall appear in the Minutes listing all bylaws that were reviewed at that meeting

As per Section 187(4) of the MGA A proposed bylaw must not have more than 2 readings at a council meeting unless the councillors present unanimously agree to consider third reading.

Steven Benoit will need to complete his oath with me once the Bylaw has been passed

RECOMMENDATION:

1. Motion to give bylaw 548-22 being the Bylaw Enforcement Officer (S. Benoit) first reading

2. Motion to give bylaw 548-22 being the Bylaw Enforcement Officer (S. Benoit) second reading

3. Motion that bylaw 548-22 be brought forward for third and final reading

4. Motion to give bylaw 548-22 being the Bylaw Enforcement Officer (S. Benoit) third and final reading

BYLAW #548-22
VILLAGE OF HUSSAR

BEING A BYLAW OF THE VILLAGE OF HUSSAR, IN THE PROVINCE OF ALBERTA, TO APPOINT A BYLAW ENFORCEMENT OFFICER FOR THE VILLAGE OF HUSSAR FOR THE PURPOSE OF ENFORCING PROVINCIAL LAWS AND VILLAGE OF HUSSAR BYLAWS AND AMENDMENTS THERETO.

WHEREAS, pursuant to Section 555 and 556 of the *Municipal Government Act*, R.S.A. 2000, c.M-26, and amendments thereto, outlines the appointment of bylaw officers for the municipality.

NOW THEREFORE STEVEN BENOIT is hereby appointed as a Bylaw Enforcement Officer for the Village of Hussar for the purpose of enforcing compliance with the following:

Village of Hussar Bylaws
Provincial Legislation as it applies to the Village of Hussar
Other Village of Hussar Bylaws as they are created

1. Bylaw Enforcement Officer powers and duties pursuant to this appointment shall be established in the Village of Hussar Bylaws, including amendments thereto and other bylaws as they are created and the Agreement to provide Bylaw Enforcement Services between Wheatland County and the Village of Hussar.

2. Disciplinary procedures, penalties and the appeal process for the purpose of this appointment shall be as established by Village of Hussar Bylaw Enforcement Officer Bylaw.

3. This appointment shall come into full force and effect upon third and final reading of this bylaw by Village of Hussar Council.

READ a first time this _____ day of _____, 2022.

READ second time this _____ day of _____, 2022.

READ a third time this _____ day of _____, 2022.

Signed this _____ day of _____, 2022.

_____ _____
Mayor Chief Administrative Officer

BYLAW #538-21
VILLAGE OF HUSSAR

A BYLAW OF THE VILLAGE OF HUSSAR IN THE PROVINCE OF ALBERTA TO REGULATE THE PROCEEDINGS OF MEETINGS OF COUNCIL AND COUNCIL COMMITTEES AND DEFINE CERTAIN DUTIES OF THE COUNCIL AND OFFICERS OF THE VILLAGE OF HUSSAR.

WHEREAS, Section 145 of the *Municipal Government Act*, Revised Statutes of Alberta 2000, Chapter M-26, and amendments thereto, authorizes Council to pass bylaws in relation to the procedures of Council and Council Committees and the conduct of elected officials and members of Council Committees,

AND WHEREAS, it is Council's desire to establish and follow a process and procedure of municipal government that reflects an open, transparent government where decisions are made after all information has been provided,

AND WHEREAS, it is necessary to establish rules and provisions to regulate the conduct of business in Council meetings, to control and maintain order in Council for the enactment of municipal legislation and to provide for dealing with petitions, delegations and submissions to Council,

NOW THEREFORE, the Council of the Village of Hussar duly assembled establishing the following rules and regulations for the order and conduct in which the business of all Council meetings shall be transacted.

PART I: BYLAW TITLE

1.1 This bylaw may be cited as the "Procedural Bylaw.

PART II: DEFINITIONS

2.1 *Act* means the *Municipal Government Act*, RSA 2000 M-26 and all amendments thereto.

2.2 *Agenda* means the list of items and order of business of any meeting of Council as prepared by the Chief Administrative Officer.

2.3 *Appellant* means the person who is appealing to Council.

2.4 *Bylaw* means a Bylaw of the Village of Hussar.

2.5 *CAO* means the Chief Administrative Officer of the Village of Hussar.

2.6 *Council* means the duly elected Municipal Council of the Village of Hussar.

2.7 *Councillor* means a duly elected member of Council.

2.8 *Deputy Mayor* means the member of Council duly appointed to the office of Deputy Chief Elected Official, pursuant to the Act.

2.9 *Mayor* means the member of Council duly appointed to the office of Chief Elected Official, pursuant to the Act.

2.10 *Point of Information* means a request to the Mayor or presiding member, or through the Chair, to another member or to the staff for information relevant to the business or item being discussed.

2.11 *Public Hearing* means a meeting of Council held in accordance with the Act.

2.12 *Quorum* means a majority of Council members required to hold a meeting and to vote.

2.13 *Resolution* means a motion in Council.

2.14 *Special Meeting* means a meeting called pursuant to the Act.

PART III: APPLICATION

3.1 This Bylaw applies to:

a. all meetings of Council, and
b. subject to the Act, boards and authorities established by Council unless permission has been granted to them to establish their own procedures by a simple majority decision of Council.

PART IV: ORGANIZATIONAL MEETING

4.1 The annual Organizational Meeting of Council shall be held in accordance with the Act and the date shall be called by Council at the September regular Council meeting and shall be entered into the minutes of that meeting.

4.2 At the Organizational Meeting the CAO shall initially take the chair and:

a. call the meeting to order,
b. administer the Oath of Office to any new elected officials, and
c. record the election for Mayor and Deputy Mayor.

4.3 Upon the election of Mayor and Deputy Mayor the Mayor shall take the chair for the remainder of the meeting.

4.4 The Agenda for the Organizational Meeting shall be as follows:

a. Call to Order
b. Oaths of Office (if necessary)
c. Election of Mayor and Deputy Mayor
d. Board and Committee Appointments
e. Review of Legislative Policies
f. Set the Date for Regular Council Meetings
g. Any other Business as Required by the Act (if necessary)

4.5 The following board and committee appointments shall be made:

a. Cemetery Board (1 member)
b. Drumheller and District Solid Waste Management (1 member, 1 alternate)
c. Hussar Municipal Library Board (1 member)
d. Hussar Rural Fire Association (1 member, 1 alternate)
e. Intermunicipal Development Plan Committee (IDP) (2 members, 1 alternate)
f. Palliser Regional Municipal Services (1 member, 1 alternate)
g. Southern Alberta Energy from Waste Association (1 member, 1 alternate)
g. Wheatland County Assessment Review Board (1 public member)
h. Wheatland Family & Community Support Services (1 member, 1 alternate)
i. Wheatland Regional Emergency Advisory Committee (1 member, 1 alternate)
j. Wheatland Regional Partnership (3 members)
i. Wheatland & District Emergency Medical Services Association (1 member, 1 alternate)
j. Wildrose Community Futures (1 member, 1 alternate)
k. any additional boards and committees.

4.6 The following boards or positions shall be ratified:

a. Hussar Municipal Library Board
b. Hussar Rural Fire Department Chief
c. Wheatland Housing Management Representative (Village of Standard)

4.7 The following position appointments shall be made:

a. Director of Emergency Management
b. Deputy Director of Emergency Management

PART V: REGULAR AND SPECIAL MEETINGS

5.1 The date and time of regular meetings shall be set at the annual organizational meeting.

5.2 Special meetings shall be called and held in accordance with the Act.

5.3 In accordance with the Act, all Council meetings shall be open to the public and twenty-four (24) hours written notice shall be given to the public as stated in Section 5.8 and Section 5.9.

5.4 The Mayor, subject to being overruled by a majority vote of Council:

a. may call Council to order,
b. shall maintain order and preserve decorum of the meeting,
c. shall decide points of order without debate or comment other than to state the rule governing,
d. shall determine which Councillor has the right to speak,
e. shall ascertain whether all Council members who wish to speak on a motion have spoken thereon and all Council members are ready to vote by asking "Are you ready for the question?" and shall thereafter call for the vote, and
f. shall rule when a motion is out of order.

5.5 Members of the public who attend a Council meeting shall:

a. not address Council unless they are on the Agenda or if the Chair allows, may comment for a five (5) minute period following the close of Council business at a regular meeting, and
b. maintain order and quiet.

5.6 When a member of Council or the public is addressing the Chair, every other member attending the meeting shall:

a. remain quiet and seated,
b. not interrupt the speaker except on a point of order, and
c. not carry on a private conversation.

5.7 When a member of the public is addressing Council, the member shall:

a. not reflect on any vote of Council except when asking to rescind the vote and when doing so shall not reflect on the motives of the Councillors who voted for the motion or the mover of the motion,
b. not shout or raise their voice or use profane, vulgar or offensive language, and
c. assume personal responsibility for any statement they quote to Council and shall give the source of the information. Unfounded information or hearsay may be disregarded by Council.

5.8 Notice of regular Council meetings shall be given by publishing them on Village of Hussar website and posting notices at the Village Office and Canada Post Office.

5.9 Notice of a change to a regular Council meeting or of a special meeting shall be given by publishing them on the Village of Hussar website and posting notices at the Village Office and Canada Post Office.

PART VI: PUBLIC MEETINGS

6.1 Public meetings may be held at the pleasure of Council and as required as per the Act.

PART VII: VOTING

7.1 Voting shall be governed by the Act.

7.2 The names of those who vote for and those who vote against a motion shall be entered in the Minutes by the CAO only when a member of Council asks for a recorded vote before that vote is taken by the Chair.

PART VIII: GENERAL RULES OF COUNCIL

8.1 Regular Council meetings shall commence at 7:00 p.m. and adjourn not later than 11:00 p.m.

a. Upon resolution of Council the meeting may be extended to a time determined in the resolution.

8.2 Special Council meetings shall commence at the time stated in the notice to the public and shall not last longer than three (3) hours unless agreed upon by a majority vote in Council.

8.3 If there is no quorum by 7:30 p.m., the CAO shall record the names of the Council members present and Council shall stand adjourned.

8.4 As soon after 7:00 p.m. as there is a quorum present, the Mayor shall take the Chair and call the meeting to order.

8.5 In the event the Mayor is absent, the Deputy Mayor shall take the Chair.

PART IX: PROCEEDINGS AT COUNCIL MEETINGS

9.1 Unless otherwise specified in this Bylaw, the order of business for a regular meeting of Council shall be contained in the Agenda for the meeting as prepared by the CAO. Copies of reports or business to be dealt with shall be available at the meeting.

a. The Agenda shall be made available to Council at least one day prior to the regular meeting of Council.

9.2 The order of business on the Agenda is as follows:

a. Call to Order
b. Approval of Agenda
c. Public Hearings
d. Delegations
e. Minutes of Previous Meeting
f. Business
g. Development
h. Financial Reports
i. Committee Reports
j. CAO Report
k. Correspondence
l. In Camera
m. Adjournment.

9.3 The cut off for items to be added to the Agenda is three (3) days before the set meeting date. Any item submitted for consideration by Council after the deadline will be added to the Agenda for the next regular Council meeting.

PART X: PETITIONS AND LETTERS

10.1 Petitions shall be dealt with as per the Act.

10.2 Letters directing items of business or concerns to Council shall be clearly written or typewritten and addressed to the Council or CAO and shall be signed by the person bringing up the business or concern.

10.3 Anonymous letters will be disregarded. Verbal complaints and/or concerns may not be considered by Council until which time they are written and signed as indicated in Section 10.2.

PART XI: DELEGATIONS

11.1 When a person or delegation wishes to address Council on a matter not on the Agenda, Council may add it to the proposed Agenda by resolution of Council.

11.2 Council shall hear all persons or delegations that so request and are placed on the Agenda. All rules of conduct in this Bylaw apply to each member of the delegation.

11.3 Delegations may be limited to fifteen (15) minutes presentation time to Council with additional time for Council to ask questions or for clarification.

XII: RESOLUTIONS (MOTIONS) IN COUNCIL

12.1 Any motion before council does not need to be seconded.

12.2 Motions may be withdrawn prior to debate or decision with the approval of Council.

12.3 When a motion is made and is being considered, no other motion may be made and voted on except:

a. a motion to refer the main question to some other person or group for consideration,
b. a motion to amend the main question,
c. a motion to postpone or table the main question to another time.

12.4 After the question has been called, no member shall speak to the question nor shall any other motion be made until after the vote.

12.5 A motion to adjourn the meeting may be made at any time except when:

a. another Council member is in possession of the floor,
b. a call for a decision has been made, or
c. the members of the Council are voting.

12.6 A motion to rescind a motion of Council may be made at any time after the meeting at which the motion was passed, as follows:

a. any member of Council may make the motion to rescind,
b. notice of the rescinding motion shall be on the agenda, and
c. the rescinding motion must be passed by a simple majority.

XIII: BYLAWS

13.1 Bylaws shall be presented and passed in accordance with the Act.

XIV: SIGNING AUTHORITY

14.1 Any one (1) of the Mayor, Deputy Mayor or Councillor along with the CAO shall sign all cheques, Bylaws, applications, agreements, minutes and financial statements of the Village of Hussar so that all cheques and financial instruments are signed by the CAO and a member of Council a per the Act.

14.2 Any one (1) of the Mayor, Deputy Mayor or Councillor along with the CAO shall sign all cheques, Bylaws, applications, agreements, minutes or financial statements of the Village of Hussar Cemetery accounts so that all cheques and financial statements are signed by the CAO and a member of Council as per the Act.

14.3 Any one (1) of the Mayor, Deputy Mayor or Councillor along with the CAO shall have permission to access the safety deposit box in the name of the Village of Hussar so that two (2) persons access the safety deposit box.

XV: PUBLIC HEARINGS

15.1 Public hearings shall be held in accordance with the Act.

15.2 The Mayor or Deputy Mayor shall act as Chair for public hearings.

15.3 The CAO shall act as Secretary for public hearings.

15.4 The order for the Agenda for a public hearing shall be as follows:

a. Call to Order
b. Introduction of Public Hearing Item
c. Written or Oral Submissions In Favour of the Item
d. Written or Oral Submission Against the Item
e. Appellant Rebuttal
f. Adjournment

15.5 Council may ask for further information or clarification from the CAO, Appellant or any individual who provided a written or oral submission at any time during a public hearing.

15.6 Cross examination, debating or questions from the public is not allowed during a public hearing.

15.7 The public hearing may, by motion of Council, be held over to the next regular or special Council meeting if more information is required.

15.8 Decision on the item discussed at a public hearing will be included in the Minutes of the Council meeting at which it was held.

15.9 Decision must be made on the item discussed at a public hearing within fifteen (15) days of the public hearing and sent to the appellant in writing.

XVI: EXCEPTIONS AND AMENDMENTS

16.1 If a matter of procedure arises that is not specifically covered in this Bylaw, the matter will be decided by use of the Act, common sense and a simple majority vote of Council.

XVII: GENERAL

17.1 This Bylaw comes into force upon third and final reading.

17.2 This Bylaw repeals Bylaw #512-16 and 530-20.

READ a first time this 10 day of November, 2021.

READ second time this 2 day of December, 2021.

READ a third time this 21 day of December, 2021.

Signed this 5 day of January, 2021.

Mayor

Chief Administrative Officer

BYLAW #521-18
VILLAGE OF HUSSAR

A BYLAW OF THE VILLAGE OF HUSSAR IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF REGULATING, CONTROLLING AND ABATING NUISANCES AND REMEDYING UNSAFE AND UNSIGHTLY PROPERTIES

WHEREAS, pursuant to section 7 of the *Municipal Government Act*, R.S.A. 2000 c.M-26 as amended or replaced from time to time, the council of a municipality may pass bylaws for preventing of nuisances generally, and regulating untidy and unsightly private and public premises, and eliminating conditions on properties that are dangerous to public safety;

AND WHEREAS, the Village of Hussar Council deems it expedient and in the public interest to pass a bylaw to establish and enforce minimum standards relating to the state of maintenance of property and to regulate, control and abate nuisances and unsafe and unsightly properties;

AND WHEREAS, Council feels that it is important to maintain a high standard of property maintenance so that the community is kept and well cared for and believes that with the cooperation of property owners, this could be an important way to showcase the Village to residents and visitors alike;

NOW THEREFORE, the Council of the Village of Hussar, in the Province of Alberta, duly assembled, hereby enacts as follows:

BYLAW TITLE

1. This bylaw may be referred to as the "Unsightly Premise Bylaw."

DEFINITIONS

2. In this Bylaw, unless the context requires otherwise:

    a. "Act" means the *Municipal Government Act*, R.S.A. 2000 c.M-26 and associated regulations as amended or replaced;

    b. "Abandoned Equipment" means equipment or machinery, which has been rendered inoperative by reason of its disassembly, damage, age or mechanical condition, or any household appliance stored outside of a residence or other structure regardless of whether or not it is an inoperable condition;

c. "Abandoned Vehicle" means the whole or any part of any motor vehicle that is in a rusted, wrecked, partially wrecked, dismantled, partially dismantled, or inoperative condition, and is not located within a structure or is located on a premises such that it can be concealed from view;

d. "Animal Material" means any animal carcass, animal excrement including manure or any other form of waste litter, and includes any material accumulated on premises from pet pens or pet yards, stables, veterinary clinics, animal hospitals, kennels or feed lots;

e. "Ashes" means the powdery residue accumulated on a property left after the combustion of any substance and includes any partially burnt wood, charcoal or coal or any other combustible substance;

f. "Boulevard" means that portion of a street which lies between the roadway and the front property line of the land abutting said street;

g. "Building Material" means all construction and demolition material accumulated on a property while storing, constructing, altering, repairing or demolishing any structure and includes, but is not limited to new or used metal, steel, aluminum, or tin, or earth, Vegetation or rock displaced during such construction, alteration or repair;

h. "Bylaw Enforcement Officer" means a person authorized by Council to carry out the provisions of this bylaw and includes the Chief Administrative Officer, a member of the Royal Canadian Mounted Police, or a Peace Officer;

i. "Chief Administrative Officer" means that individual appointed by Council as Chief Administrative Officer for the Village in accordance with the *Municipal Government Act*;

j. "Council" means the council of the Village of Hussar;

k. "Day" means a continuous period of twenty four (24) hours;

l. "Nuisance" means any condition or unauthorized use of Property which, in the opinion of a Bylaw Enforcement Officer constitutes an unreasonable interference with the enjoyment, use or value of other Property or the quality of life of Village residents;

m. "Occupant" means any Person occupying, and/or residing on Property pursuant to a lease agreement, license agreement or other form of permit or permission;

n. "Owner" means a person registered under the *Land Titles Act* as being the owner of a Property;

o. "Person" means any individual, firm, partnership, association, corporation, company, society or other legally constituted organization;

p. "Property" means any land, buildings, structures, or premises or any personal property located thereupon;

q. "Pest" means any animal, bird, reptile or insect which causes or could reasonably be expected to cause annoyance, damage or injury to any person, animal or plant;

r. "Refuse" means all solid and liquid waste including but not limited to: any paper product, fabric, wood, plastic, glass, metal, organic waste, or any matter, substance or thing, which has been or appears to have been discarded, abandoned, or in any way disposed of;

s. "Remedial Order" means a written order issued pursuant to section 545 or 546(0.1) of the *Municipal Government Act*;

t. "Roadway" means any land as shown as a road on a plan or survey that has been filed or registered in a land titles office or used as a public road and includes an alley, lane or bridge forming part of a public road, and any structure incidental to a public road, or is used for parking or travel by vehicles;

u. "Sidewalk" means the part of a pathway or Roadway especially adapted to the use of or ordinarily used by pedestrians;

v. "Unsafe Condition" means Property that, in the opinion of a Bylaw Enforcement Officer, poses or constitutes an undue or unreasonable hazard or risk to the safety, health or welfare of any Person or other Property including, but not limited to, a structurally unsound condition, fire or explosive hazard;

w. "Unsightly Condition" means any Property or part thereof that, in the opinion of a Bylaw Enforcement Officer, shows signs of neglect, or which otherwise exhibits a significant lack of general maintenance, clean-up, or upkeep, and includes:

   i. Property having an excessive, unusual, or unreasonable accumulation of:
      A. Abandoned Equipment;
      B. Abandoned Vehicles;
      C. Animal Material;
      D. Ashes;
      E. Building Material;
      F. Refuse; or
      G. Vegetation;

   ii. Any building, structure, or other improvement that exhibits significant physical deterioration, including buildings and structures that suffer from:
      A. Broken or missing windows, siding, shingles, shutters, eaves, roofing, or finishing materials; or
      B. Clearly visible exterior or structural deterioration, damage or decay, including significant fading, chipping or pealing of painted surfaces;

x. "Vegetation" means grass, weeds, bushes, shrubs, trees or any other plant;

y. "Village" means the Village of Hussar;

z. "Violation Tag" means a Bylaw Violation Tag issued pursuant to the *Municipal Government Act*;

aa. "Violation Ticket" means a ticket issued under Part 2 of the *Provincial Offences Procedure Act*;

bb. "Warning Letter" means a letter issued by a Bylaw Enforcement Officer advising an Owner or Occupant that a Property is in contravention of this Bylaw and directing the actions that the Owner or Occupant must take in order to remedy the contravention, stating a time frame in which the Owner or Occupant must comply with the directions and advising if the Owner or Occupant does not comply with the directions within the specified time frame that the Village may pursue further enforcement action;

UNSIGHTLY PREMISES

3. No Owner or Occupant of a Property shall cause, permit or allow the Property to become or to continue to be in an Unsightly Condition.

4. No Owner or Occupant of a Property shall cause, permit or allow the Property to become or continue to be in an Unsafe Condition.

5. No Owner or Occupant of a Property shall cause, permit or allow the Property to become or continue to be a Nuisance.

6. If there is more than one Owner or Occupant of a Property, all Owners or Occupants of the Property are jointly and severally responsible to ensure that the Property complies with this Bylaw.

7. The Owner of a Property is ultimately responsible for ensuring that the Property complies with all provisions of this Bylaw.

VEGETATION

8. An Owner or Occupant of a Property shall control all weeds and grass on the Property, and on any Boulevard which abuts or adjoins the Property, including up to the centre of lanes or alleys at the rear or side of the Property, by preventing them from growing to a height of more than six (6) inches.

9. Trees and bushes whose branches overhang a road, lane or alley shall not encroach over the property line so as to allow unobstructed flow of traffic through these thoroughfares.

10. Trees and bushes whose branches overhang a sidewalk shall be pruned so as to not encroach onto or over the sidewalk or obstruct or prevent the flow of pedestrian traffic.

GARBAGE

11. No Owner or Occupant of a Property, whether presently occupied or not, shall permit or allow Refuse, Abandoned Vehicles, Abandoned Equipment or any other matter to be placed or remain on a Property that may allow the Property be considered, in the opinion of the Bylaw Enforcement Officer, to be or become an Unsightly Property.

12. No Owner or Occupant of a Property, shall permit or allow Refuse, garbage, debris, Building Material, yard material, or other material to be blown off or otherwise scattered beyond the boundary of the Property.

13. No Person shall personally, nor by his employee, servant or agent, discard, place deposit or leave any Refuse, garbage, debris or other material upon any private Property, without the permission of the owner of such Property.

FENCES

14. All fences, barriers and retaining walls around or upon the Property shall be kept in a reasonable state of repair. No Owner or Occupant shall allow a structure or fence to become a safety hazard.

VEHICLES

15. One (1) vehicle that does not bear a current registration may be stored on a Property, as long as that vehicle is not considered by the Bylaw Enforcement Officer to be an Abandoned Vehicle.

    a. A vehicle stored under this section must not be parked on the front lawn of the Property.

16. A Bylaw Enforcement Officer may provide approval for additional vehicle storage on a Property taking into account any or all of the following:

    a. Screening of the vehicles from adjacent properties;
    b. Maintenance of Vegetation around the vehicles;
    c. Size and lot coverage of the Property;
    d. Number of vehicles;
    e. Length of time the vehicles will be stored;
    f. Whether or not the vehicles will be covered with a vehicle tarp; and
    g. Any other factors the Bylaw Enforcement Officer deems appropriate;

    Approval will be provided on a case-by-case basis and may be with or without conditions.

PESTS

17. Any permanent opening in a basement, cellar, crawl space, accessory building, or other structure that might permit the entry of rodents, vermin or other Pests shall be screened or covered so as to completely cover the opening in a way that does not allow access to these Pests.

18. Where a Property or portion thereof is infested with vermin, insects, rodents or other Pests, all necessary steps shall be taken to eliminate the Pests in order to prevent their reappearance.

CONSTRUCTION

19. An Owner or Occupant of a Property under construction, renovation or demolition shall ensure that Building Material and waste Building Materials on the Property are contained and secured in such a manner that prevents such material from being blown off or scattered throughout or from the Property.

20. A Nuisance, Unsightly Condition or Unsafe Condition may include the accumulation of Building Materials, whether new or used unless the Owner or Occupant can establish that a construction or renovation undertaking is being carried out on the Property and that the undertaking has begun or the beginning of work is imminent and that the material is stacked or stored in an orderly manner.

SNOW REMOVAL

21. The Owner or Occupant of a Property adjacent to a Sidewalk or pathway shall remove ice and snow from that portion of the Sidewalk or pathway adjacent to the Property so that the Sidewalk is cleared within 48 hours after the snow or ice has been deposited to ensure that the Sidewalk does not remain in an Unsafe Condition.

22. A Person may, in such a way as to not injure or unduly interfere with any other Person lawfully using the Sidewalk, use a power driven device that is sufficiently light and of such construction that it will not injure the surface of the Sidewalk to remove snow or ice from any portion of a Sidewalk.

23. Where a person uses an ATV or other vehicle to remove snow from a Sidewalk, as provided for above, approval for such use will be required from the Village. In order to obtain this permission the Village may require the following:

    a. The operator of the ATV must be at least 16 years of age;
    b. The operator must provide proof of insurance and registration for the ATV;
    c. The operator must provide a map of the area to be cleared by the ATV; and

    the operator may be held liable for any damages to private Property or Village Property, including, but not limited to, Sidewalks and Roadways.

24. A Person who removed snow or ice from public or private Sidewalks or Property shall not deposit said snow or ice upon any Sidewalk, Roadway, or public or private Property without permission from the Owner of such Property and, shall not impede storm water runoff, including runoff caused by melting snow or ice, or block access to any fire hydrant, driveway, or wheelchair ramp.

ENFORCEMENT

25. When making the determination as to whether a Property is in an Unsightly Condition or Unsafe Condition, or as to whether the Owner or Occupant of a Property has allowed the Property to become or continue to be a Nuisance, the Bylaw Enforcement Officer may consider:

    a. The general condition and state of upkeep and tidiness of other Properties located in the same neighbourhood, community or vicinity;
    b. The nature, size, location and permitted use of the Property, and whether or not the Property is located within a predominantly residential area;
    c. The nature of the Unsightly Condition, Unsafe Condition or Nuisance condition complained of, and the period of time that such condition has persisted;
    d. Whether the Property is undergoing construction, renovation, or demolition, and the period of time that such activity has been ongoing;
    e. Whether the Owner or Occupant of the Property had been previously notified of compliance with the provisions of this Bylaw; and
    f. Any other circumstances or factors relating to the Property which the Bylaw Enforcement Officer considers to be relevant to the subject determination.

26. A Bylaw Enforcement Officer is a designated officer of the Village for the purposes of ensuring that the provisions of this Bylaw are being complied with and may enter in or upon any Property or structure in accordance with section 542 of the *Municipal Government Act*, to carry out an inspection, enforcement, remedial action or other action authorized or required by this Bylaw or the *Municipal Government Act*.

27. No provision of this Bylaw nor any action taken pursuant to any provisions of this Bylaw shall restrict, limit, prevent or preclude the Village from pursuing any and all other remedy in relation to contravention of this Bylaw provided by the *Municipal Government Act*, or any other law in the Province of Alberta.

28. It is the intention of Council that all offences created by this Bylaw be interpreted to be strict liability offences.

WARNING LETTER

29. The Bylaw Enforcement Officer may issue a Warning Letter to any Person who contravenes this Bylaw.

30. If the Person to whom the Warning Letter was issued does not comply with the Warning Letter, the Bylaw Enforcement Officer may issue a Remedial Order to the Person requiring that the Person bring the Property into compliance with this Bylaw and/or the *Municipal Government Act*.

REMEDIAL ORDER

31. Regardless of whether or not a Warning Letter has been issued, at any time where a Bylaw Enforcement Officer finds that a Person is contravening this Bylaw, the Bylaw Enforcement Officer may issue a Remedial Order to that Person. The Remedial Order may:

    a. Direct the Person to stop doing something or change the way in which the Person is doing it;
    b. Direct the Person to take any action or measures necessary to remedy the contravention of this Bylaw or the *Municipal Government Act*;
    c. State a time within which the Person must comply with the directions set out in the Remedial Order and provide proof of compliance to the Bylaw Enforcement Officer; and
    d. That if the Person does not comply with the directions within a specified time, the Village may take action or measure at the expense of the Person.

VIOLATION TAGS

32. A Bylaw Enforcement Officer is hereby authorized and empowered to issue a Violation Tag to any Person whom the Bylaw Enforcement Officer has reasonable and probable grounds to believe has contravened any provision of this Bylaw.

33. The Violation Tag shall be in a form approved by the Chief Administrative Officer and shall state:

    a. The Person's name;
    b. The offence;
    c. The appropriate voluntary penalty for the offence as in this Bylaw;
    d. That the voluntary penalty shall be paid within ten (10) Days of issuance of the Violation Tag in order to avoid further prosecution; and
    e. Any other information as may be required by the Chief Administrative Officer.

34. Where a contravention of this Bylaw is of a continuing nature, further Violation Tags may be issued by the Bylaw Enforcement Officer provided, however, that no more than one Violation Tag shall be issued for each Day that the contravention continues.

35. Where a Violation Tag has been issued in accordance with this Bylaw, the Person to whom the Violation Tag has been issued may, in lieu of being prosecuted for the offence, pay to the Village the specified penalty within the time frame specified in the Violation Tag.

SERVICE OF WARNING LETTERS, REMEDIAL ORDERS AND VIOLATION TAGS

36. In any case where the Bylaw Enforcement Officer issues a Warning Letter, Remedial Order or Violation Tag to any Person pursuant to this Bylaw, the Bylaw Enforcement Officer shall effect such service either:

    a. By causing a written copy of the Warning Letter, Remedial Order or Violation Tag to be delivered to and left in a conspicuous place at or about the Property; or
    b. By causing a written copy of the Warning Letter, Remedial Order or Violation Tag to be mailed or delivered to the last known address of the Owner or Occupant as disclosed in the land registry system established by the *Land Titles Act* or the Village's assessment roll for that Property, as shall appear to the Bylaw Enforcement Officer to be most appropriate in the circumstances.

VIOLATION TICKET

37. Nothing in this Bylaw shall prevent a Bylaw Enforcement Officer from immediately issuing a Violation Ticket.

38. Where a Bylaw Enforcement Officer has reasonable and probable grounds to believe that a Person has violated any provisions of this Bylaw, the Bylaw Enforcement Officer may commence court proceedings against such Person by:

    a. Issuing a Violation Ticket pursuant to the provisions of Part 2 of the *Provincial Offences Procedure Act*; or
    b. Swearing out an Information and Complaint against the Person pursuant to Part 2 of the *Provincial Offences Procedure Act*.

39. Where a Bylaw Enforcement Officer issues a Person a Violation Ticket in accordance with this Bylaw, the Bylaw Enforcement Officer may either:

    a. Allow the Person to pay the specified penalty for the offence as listed in this Bylaw by including the penalty amount within the Violation Ticket; or
    b. Compel the Person to attend Court by way of a Part 2 Violation Ticket, without specified penalty, if the Bylaw Enforcement Officer believes that it is in the public interest pursuant to Part 2 of the *Provincial Offences Procedure Act*.

40. A Violation Ticket may be served on such Person who is an individual either:

    a. By delivering it personally to such Person; or
    b. By leaving a copy for such Person at his/her last known residence with an individual at the residence who appears to be at least 18 years of age;

    and such service shall be adequate for the purposes of this Bylaw.

41. A Violation Ticket may be served on a Person which is a corporation either:

    a. By sending it by registered mail to the registered office of the corporation; or
    b. By delivering it personally to the manager, secretary or other executive officer of the corporation or the Person apparently in charge of a branch office of the corporation at an address held out by the corporation to be its address;

    and such service shall be adequate for the purposes of this Bylaw.

42. Where a contravention of this Bylaw is of a continuous nature, a contravention shall constitute a separate offence in respect of each Day, or part of a Day, on which that offence continues.

PENALTIES

43. The minimum and specified penalty for a violation for any provision of this Bylaw shall be a fine in the amount of $250.00.

44. If a Person violates the same provision of this Bylaw a second time within a twelve (12) month period of the date of the initial Violation Tag or Violation Ticket being issued the minimum specified penalty for the second, and any subsequent violation, shall be a fine in the amount of $500.00

REQUEST FOR REVIEW OF REMEDIAL ORDER

45. Any Person who receives a Remedial Order to remedy a Property under this Bylaw, or the *Municipal Government Act,* may file a written notice with the Chief Administrative Officer requesting Council to review the Remedial Order in accordance with section 547 of the *Municipal Government Act.*

46. After reviewing the Remedial Order, Council may confirm, vary, substitute or cancel the Remedial Order.

APPEAL OF COUNCIL DECISION

47. Any Person affected by a decision of Council under section 547 of the *Municipal Government Act*, may appeal to the Court of Queen's Bench as per section 548 of the *Act*.

REGISTERING A COMPLAINT

48. All complaints concerning violations of this Bylaw shall be in writing and must specify the exact Property location, details of concern, and remedial expectations in relation to the complaint. All complaints shall be directed to the Chief Administrative Officer.

49. Complaints may be received anonymously in respect to Property in an Unsafe Condition.

RECOVERY OF COSTS

50. Any expenses or costs of any Remedial Order or action or measure taken by the Village under this Bylaw are an amount owing to the Village by the Owner of a Property which is in contravention of this Bylaw.

51. The expenses and costs incurred by the Village in the enforcement of this Bylaw may be added to the tax roll of the Property which is the subject of any enforcement proceedings as per section 553 of the *Municipal Government Act*.

SEVERABILITY

52. Each provision of this Bylaw is independent of all other provisions. If any such provision is declared invalid by a court of jurisdiction, all other provisions of this Bylaw remain valid and enforceable.

REPEAL

53. This Bylaw repeals Bylaw 336-77; Bylaw 418-93; Bylaw 442-99 and any other bylaws of similar context or content.

EFFECTIVE DATE

54. This Bylaw shall come into full force and effect upon third and final reading.

READ a first time this 9 day of August, 2018.

READ second time this 13 day of September, 2018.

READ a third time this 13 day of September, 2018.

Signed this 19 day of September, 2018.

Mayor

Chief Administrative Officer

Village of Hussar

Request for Decision (RFD)

Meeting:	Regular Meeting
Meeting Date:	July 20, 2022
Title:	Policy Review
Agenda Item Number:	6b.

BACKGROUND

The following bylaws are attached for review:

- 4.7 Statutory Holidays
- 4.8 Mileage & Expenses Reimbursement

As per Policy & Bylaw review policy – Policies that are reviewed by Council with no amendments do not require a resolution but a note shall appear in the minutes listing all policies that were reviewed at that meeting

RECOMMENDATION:

1. Motion to approve _____policy with the changes as presented

2. Motion to approve _____policy with the changes as discussed

3. Motion for administration to revise _____policy as per Council's direction for approval at a future regular meeting.

   No amendments do not require a resolution.

Statutory Holidays

Date Approved by Council: August 13, 2015 Resolution:

Review Date: July Related Bylaw: N/A

Amendments: 2016-11-22-04; 2017-02-01-03, 2019-02-14-023

Purpose

This policy has been adopted to provide guidelines for office closures related to statutory holidays. Holidays designated by federal, provincial and civic authorities will be recognized as statutory holidays for employees.

Guidelines

The following days will be holidays for the Village of Hussar and the office will be closed on these days:

New Year's Day
Family Day
Good Friday
Easter Monday
Victoria Day
Canada Day
Heritage Day
Labour Day
Thanksgiving Day
Remembrance Day
Christmas Day
Boxing Day

If a holiday falls on a day that is normally a work day for an employee the employee will receive that day as a holiday with full regular pay.

If a holiday falls on a day that is normally a work day for an employee and the employee works on that day at the direction of the CAO or Council, the employee is entitled to full regular pay for that day plus 1.5 times the employee's wage rate for each hour of work that the employee worked on the day of the holiday.

If a holiday falls on a day that is not normally a work day for the employee and the employee works on that day at the direction of the CAO or Council, the employee is entitled to pay at 1.5 times the employee's wage rate for each hour worked on the day of the holiday.

Holidays falling on a Saturday or Sunday will be determined to fall on the next business day, unless otherwise established by Council.

Mileage & Expenses Reimbursement

Date Approved by Council: November 22, 2016 Resolution: 2016-11-22-04

Review Date: July Related Bylaw: N/A

Amendments:

Purpose

The purpose of this policy is to facilitate travel and expenses incurred by employees in the performance of their duties.

Guidelines

For the use of personal vehicles, mileage shall be paid to the driver only, from their place of residence or the Village Office, depending on where the trip originates, at the rate established by the Canada Revenue Agency.

Mileage expenses shall only be paid on travel that has been approved by the CAO, or in the case of the CAO by Council.

Claims for personal expenses must be accompanied by a receipt and must be approved by the CAO, or in the case of the CAO by Council.

Village of Hussar

Request for Decision (RFD)

Meeting:	Regular Meeting
Meeting Date:	July 20, 2022
Title:	EPCOR – Request to salvage service line
Agenda Item Number:	7a.

BACKGROUND

The Village has an EPCOR bill that continually has 0 usage. Site #0040001409745. This is for a line that was brought in back in 2012 and was never metered. From the records I can find on it, it was for Installation of ground lighting. Corner of Highway 561 and 1 Avenue West. The charges we receive every month are for 0 usage, demand charges, distribution charges, rider fees, administration charges, etc.

This line has not been used ever. (a decade)
I spoke with FORTIS and they recommend if we do not want the line to contact EPCOR to salvage the line and they will contact FORTIS for the work. She does not believe there would be a charge for it.

RECOMMENDATION:

1. Motion to request EPCOR salvage the service line for Site # 0040001409745

2. Motion to accept as information at this time

FORTIS
ALBERTA

June 20, 2012
Reference No. 500009425

FortisAlberta Inc.
Customer Connections
15 Kingsview Road S.E.
Airdrie, AB
T4A 0A8
310-WIRE (9473)
www.fortisalberta.com

Village of Hussar
Attention: Allison Thomas
15 Kingsview Road SE
Airdrie, Alberta
T4A 0A8

Cover Sheet

Date: **June 20, 2012**
To: Allison Thomas **Fax:** (403) 514-5386

RE: Hwy 561 & 1 Ave Highway
Village of Hussar, Alberta
Install Service for Ground Lighting
Project Reference #: 500009425

Site ID # 0040001409745

Note the Site ID # above.

Please keep this number and give it to your Retailer along with your name and service location to facilitate timely connection of your service after construction is completed.

Please note the following information to ensure a timely registration and connection of your new service.

1. Enrollment (Create Account):
To be completed immediately upon receiving your Site ID Number.

All energy requirements must be negotiated separately from the installation of new facilities with the Retailer of your choice. Please contact the Retailer of your choice with your site ID # and have the retailer enroll your site.

2. Connection and Meter Install:

After the service site has been enrolled with your Retailer of choice you may make the request to connect service and initialize billing. Please contact your Retailer of choice for more information on lead times required prior to having your site energized and the meter installed. Your Retailer of choice will then arrange for the physical connect and meter install with FortisAlberta Inc.

Signed + faxed June 20/12

FORTIS ALBERTA

FortisAlberta Inc.
c/o C25010
PO Box 2532 Stn M
Calgary, AB
T2P 5P9
www.fortisalberta.com

June 18, 2012

Village of Hussar
Attn: Allison Thomas
PO Box 100
Hussar, Alberta T0J 1S0
Canada

Subject: Commercial - New Service
Billing Customer: Village of Hussar
Location: Hwy 561 & 1 Ave Highway
Village of Hussar, Alberta
Existing Site ID #: 0040001409745

Request#: 500009425

Dear Allison Thomas,

FortisAlberta is an Alberta-based electric distribution company. We own and operate the local poles and wires that deliver electricity to our customers' homes, farms and businesses.

This is a quotation package for your requested electrical service or service upgrade, which includes key information about your quote and construction.

There are no Customer Construction Contribution costs associated with this new service.

Customer Construction Contribution

The breakdown of costs includes:

Customer net Extension cost	$9,124.66
Shared Costs	($9,124.66)
GST	$0.00
Total Customer Construction Contribution	$0.00

The current investment level for small general services is $5,498 plus $875 per kW of Peak Demand in accordance with Appendix "B" Customer Contributions Schedules in the Customer Terms and Conditions.

FORTIS ALBERTA

FortisAlberta Inc.
c/o C25010
PO Box 2532 Stn M
Calgary, AB
T2P 5P9
www.fortisalberta.com

Design Details

The construction of this proposed new service includes the supply and installation of the following:

Primary line: 30m, 14.4kV, Overhead

Secondary Voltage: 120/240V, Single Phase, 3 Wire, Underground

Transformers: Count: 1 1Ph Overhead Xfmr 15KVA 14400:120/240

Type of meter: Self-Contained

To Initiate Construction

If you are interested in proceeding with this electrical service and have accepted the terms and conditions outlined in this quotation package, please sign the signature page and return by either:

1. Scanning and e-mailing the signature page to: CustomerConnectionsAcceptanceFax@fortisalberta.com,
2. Faxing the signature page to: (403) 514- 4415 or
3. Mailing the signature page to: (Your payment may accompany this) Fortis Alberta Inc., c/o C25010 PO Box 2532 Stn M, Calgary, Alberta, T2P 5P9

Payment Details

An invoice will be issued to the customer after the signature page has been received by FortisAlberta. Interest charges will be applied on unpaid accounts over 30 days due from invoice date. FortisAlberta will not commence construction until payment in full has been received.

Payment may be made by Telephone Banking, Internet Banking or by mail. If by mail, please mark your request # on the cheque or money order and mail to: Fortis Alberta Inc., c/o C25010 PO Box 2532 Stn M, Calgary, Alberta, T2P 5P9

Distribution Tariff Billing

FortisAlberta bills your Retailer for these distribution services, and your Retailer then passes these costs to you, the customer. FortisAlberta's distribution tariff is approved by the Alberta Utilities Commission.

Even if you are not using the energy being supplied to your service, there are costs associated to have the facilities in place and ready to serve you when you are ready to energize the service. As a result, FortisAlberta bills on the 'rate minimum' 30 days after construction has been completed. The minimum monthly charges (based on 30 days) listed are approximate and do not include energy consumption, riders, local fees and GST.

The current Small General Service Rate 41 has a rate minimum of 3kW or $39.18/month.

FORTIS
ALBERTA

FortisAlberta Inc.
c/o C25010
PO Box 2532 Stn M
Calgary, AB
T2P 5P9
www.fortisalberta.com

Customer Responsibilities

It is the customer or customer representative's responsibility to ensure that FortisAlberta's metering standards are followed.

More Information

For more information about your electrical service, electrical upgrade and/or your quotation package, please view our website at www.fortisalberta.com.

Information on the current Tariff www.fortisalberta.com >> Quick Links >>Distribution Tariff >>Rates, Riders and Options.

Information on FortisAlberta investment www.fortisalberta.com >>Quick Links >>Distribution Tariff >>Customer Terms and Conditions >>Appendix "B" Customer Contribution Schedule.

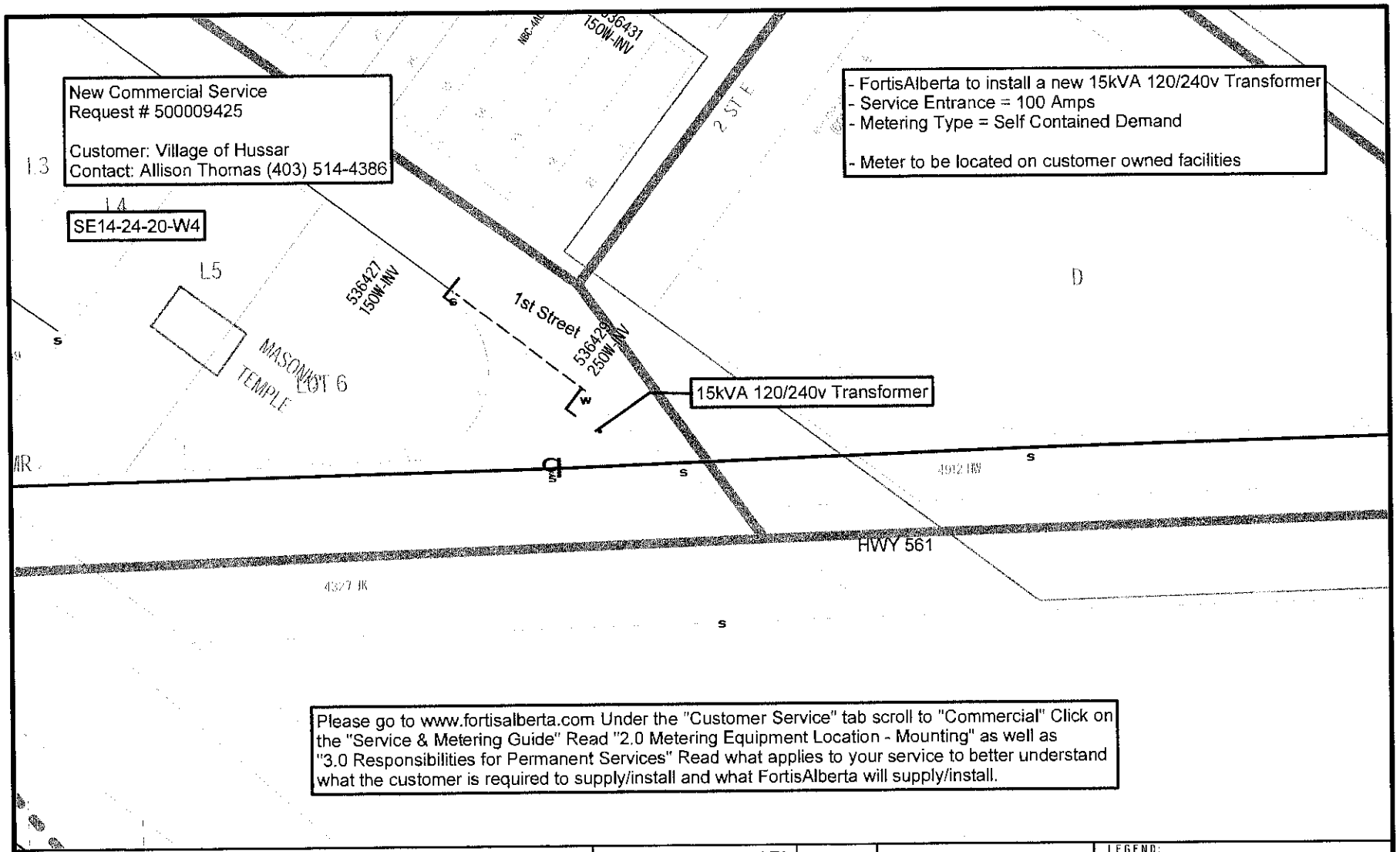
Information on Customer Terms and Conditions www.fortisalberta.com >>Quick Links >>Distribution Tariff >>Customer Terms and Conditions.

Service & Metering Guide www.fortisalberta.com >>Customers >>Residential >>Service & Metering Guide.

Should you have any questions regarding this quotation package, please call me at: 403-514-4108

Sincerely,

(for) Steven Kirkpatrick
Quotation Analyst (Contractor)



Please go to www.fortisalberta.com Under the "Customer Service" tab scroll to "Commercial" Click on the "Service & Metering Guide" Read "2.0 Metering Equipment Location - Mounting" as well as "3.0 Responsibilities for Permanent Services" Read what applies to your service to better understand what the customer is required to supply/install and what FortisAlberta will supply/install.

NOTES:

undefined

CONTACT FORTISALBERTA TO CONFIRM ON-SITE ALIGNMENTS AND POWER SOURCE LOCATION

-N-

FORTIS ALBERTA

LEGEND:

RED	NEW PRIMARY
PURPLE	NEW SECONDARY
BLUE	SALVAGE
GREEN	BRUSHING
BLACK	EXISTING FACILITIES

Preliminary Not For Construction

LAND ONLY TO SCALE 1:1,000

Print 1.0

Designer: Kirkpatrick, Steven

Customer: Village of Hussar

Location: SE14-24-20-W4

Date: 6/18/2012

WO#/OI#: 500009425

FORTIS ALBERTA

FortisAlberta Inc.
c/o C25010
PO Box 2532 Stn M
Calgary, AB
T2P 5P9
www.fortisalberta.com

Signature Page

By signing and returning this signature page, you acknowledge and accept all terms within this quotation package. Once FortisAlberta receives this signed page and payment, we will commence construction of your electrical service. The terms in this quotation package will be in effect for 60 days from the date of this package. If authorization to proceed is not received within 60 days, FortisAlberta Inc. reserves the right to re-quote these costs and terms.

Request #: 500009425-01 - Allison Thomas - Village of Hussar - Delivery Scenario 01

Customer Construction Contribution: $0.00

J Pratt	CAO	June 20/12
Signature Jennifer Pratt	Title	Date

Att: Print
Schedule

Village of Hussar

Request for Decision (RFD)

Meeting:	Regular Meeting
Meeting Date:	July 20, 2022
Title:	Muir Complaint Letter – Roads and Grass
Agenda Item Number:	7b.

BACKGROUND

The attached letter was sent to Council and was posted on Facebook.

- The Village does not generally inform the public for routine road maintenance.
- There were delays in getting some material, combined with rain off and on weekly.

Once the rain cleared we got cold mix and rented a tamper to fix the holes properly. This was planned during the hottest week with no rain in the forecast- where the material would have the best chance to set, to create a more permanent fix.
Uncut grass letters were sent out and several of the properties hired the Village to cut it for them. (Monday July 18)
We just got our summer student at the end of June we have now got caught up on all the grass cutting on our Village owned property. The rain in the beginning of the year and only one PW employee until the end of June makes this difficult to keep up with.
The tractor can not be used in the rain or when the ground is wet. The weighted rear tires wreck the roads and grass.

RECOMMENDATION:

1. Motion to accept as information at this time
2. Motion to communicate a plan for the proper repair and maintenance to the taxpayers

Good morning

I was going to remain silent hoping that a plan was going to be communicated to the village about repairing and maintaining the streets in Hussar.
In light of the notification of the delay of the construction on 1st Ave E, proper repair and maintenance to the streets needs to be done immediately. The continual temporary fixes using gravel or used asphalt, is a waste of labour forces and tax payer money!
Watching the Hussar Day parade crash through the pot holes was heart breaking. The village is looking so run down!

In the past partnering with Wheatland County for hot mix and crack sealing as well as grader work on our unpaved roads was implemented and quite successful. Money is also wasted sweeping the streets without any repair work, this made things worse.

I am asking Council to address the need to fix our roads. I'm asking Council to communicate a plan for the proper repair and maintenance to the tax payers of this Village.

Writing our big fat annual property tax check to the Village of Hussar this year has left a very bad taste in my mouth.
The streets, the uncut grass, no enforcement of unsafe, abandoned and decrepit buildings and property makes this village unsightly and drives down our property value.

I'm my opinion, this lack of maintenance has gotten out of hand.
I will look forward to what the Village plans to do to rectify this situation.

Best Regards
Tim Muir

Village of Hussar

Request for Decision (RFD)

Meeting:	Regular Meeting
Meeting Date:	July 20, 2022
Title:	Hussar Summer Daze Request
Agenda Item Number:	7c.

BACKGROUND

"Please find the attached invoice we received for the hydrovac done to dig the line and replace the hydrants. I was wondering, if possible, you could look into your insurance to see if something like this would be covered? If not, an hour was spent on each task, so we are asking that the village helps by contributing half the cost of this invoice."

I'm not sure why the whole invoice was sent to the Summer Daze Committee and not split into two invoices. Description states:
Waterline/hydrant - $230.00
Power Cable - $230.00

The waterline/hydrant should be paid by us under the campground maintenance as it was a part of the 2 water hydrant replacements. I confirmed with Murray that the truck was used on the water hydrant.

RECOMMENDATION:

1. Motion to pay the Summer Daze Committee $230.00 plus GST ($241.50) for the Hydrodig service on the water hydrant.
2. Motion to accept as information at this time

Enquiries?
Bus: (403) 748-2110 Fax: (403) 748-2120
Email: admin@hydrodig.com
Monday to Friday 8:00am - 4:30pm MST
Website: www.hydrodig.com

Invoice

Invoice Number .....: SI00222605
Invoice Date .....: 07-Jul-2022
Page .....: 1 of 1
Ticket Number .....: 299438
Ticket Date .....: 16-Jun-2022
Territory/Service Provider :
Drumheller 1361586 AB Ltd
Payment Terms .....: Net 30

Bill to:

Hussar Summer Daze Commity
Gen Del
Hussar AB T0J 1S0
Canada

Unit	Description	Quantity	Rate	Amount
5507	Supply Hydrodig Unit to hydrovac as requested. Waterline/Hydrant $230.00 Power Cable $230.00 Ball diamonds Hussar Peter	2.00	230.00	460.00

Make your cheque payable to:

Hydrodig Canada Inc
PO Box 215
Bentley AB T0C 0J0

Subtotal .....:	460.00
GST (860445576):	23.00
Amount due:	483.00 CDN

Thank you, we appreciate your business!

Late Payment Charge:
Amounts outstanding after the due date shown will be subject to a fixed rate per month equal to 2%.

PAYMENT DUE 06-Aug-2022

Hydrodig

Billing Office
Box 215, Bentley, Alberta, Canada T0C 0J0
Phone: 403.748.2110
Fax: 403.748.2120
Email: admin@hydrodig.com
www.hydrodig.com

TICKET
299438

Start/Finish Date: June 16/22

Provider: 136/576 AB LTD

Provider Territory: Drum

Hr Meter:

Customer: Hussar Summer Daze Commity	Customer Field Rep Name: Peter
Address:	Customer Field Rep Contact Number: (403) 934-7427
City: Hussar Prov: Code: T0J 1S0	Email Address: peter05@telusplanet.net ☐
Bus: ( ) Fax: ( ) ☐	Attn:

Work Description *(check off applicable items and/or specify in the space below)* — *Area working in?*

												QUANTITY	RATE	TOTAL	
Units: 5307		Travel to:	Bacc Diamonds												A
Supply Hydrodig to:		Hydrovac	✓	Pressure Wash		Vacuum		Steam				2	230.00	460.00	B
Pipeline(s)		Utility Line(s)	✓	Pile/Post Hole(s)		Trench(es)		Water Truck							C
Catch Basin(s)		Cattle Guard(s)		Curb Stop Water Valve(s)		Manhole(s)		Fuel S/C A B C							
								Bonding Mat							
								Disposal							
								4-Head H2S Monitor							
								Subsistence							
								Assistant							

WATERLINE/HYDRANT REPAIR - 1 HR
POWER CABLE REPAIR - 1 HR

Approver Code Stamp/Indicate Any Special Billing Instructions Here

Approver Code:	Subtotal	460.00
Charge Code:	GST	23.00
Work Order:	PST	
Job No.:	TOTAL	483.00
PO No.:		
A.F.E.:		

PLEASE PAY FROM INVOICE TO FOLLOW

Peter
Name (Print)

Signature (Check off it not required) ☐

Yellow = Customer White & Pink = Billing Office

- Thank You for Your Business -

Village of Hussar

Request for Decision (RFD)

Meeting:	Regular Meeting
Meeting Date:	July 20, 2022
Title:	120 2nd Avenue East Driveway
Agenda Item Number:	7d.

BACKGROUND

We were waiting on quotes from contractors.

- One never provided a quote.
- The second won't provide a quote because of the changes that would be required and the liability that would fall on the Village if we proceeded.

Changing the grade also changes the water flow which could lead directly to the foundation of the house. The support/fence between that and the neighbours is unstable and would need to be replaced.
Photos of the driveway when the work was being completed and current.

Attached is the backup for the driveway:
The package documents for May 13, 2021 are attached. Below is the motion from May 13, 2021

2021-05-13-438 Driveway on 2nd Ave E	120 2 Avenue East Driveway MOVED by Councillor Frank to talk to the homeowner and to get an opinion of the contractors when they are in town on how to fix the problem of the driveway and bring back to the next meeting CARRIED

The package documents for June 10, 2021 are attached. Below is the motion from June 10, 2021

BUSINESS 2021-06-10-458 Driveway Quotes	120 2 Avenue East Driveway MOVED by Councillor Frank to get quotes to fix the driveway and build stairs for 120 2 Avenue East CARRIED

The package documents for August 12, 2021 are attached. Below is the motion from August 12, 2021

BUSINESS 2021-08-12-503 Driveway quote	2 Avenue East Driveway quote MOVED by Councillor Frank to approve quote E508 to fix the driveway at 120 2 Avenue East, expensed from the Village operations account and to install a sleeve with a cap around the water valve for improved access CARRIED

Photos of the driveway when the work was being completed and current.

RECOMMENDATION:

1. Motion to have our Public Works Foreman put up to __ buckets of gravel on the driveway to help level out the area.
2. Motion to get another quote for a contractor to fix the elevation of the driveway at 120 2nd Avenue East.
3. Motion to pay the resident the amount from the approve quote from M#2021-08-12-503 to complete the work on their own.
4. Motion to pay the resident the amount of $_____ to complete the work on their own.
5. Motion to accept as information at this time

Village of Hussar

Request for Decision (RFD)

Meeting:	Regular Meeting
Meeting Date:	May 13, 2021
Title:	120 2 Avenue East Driveway
Agenda Item Number:	7g.

BACKGROUND

The driveway at 120 2 Avenue East is on a large incline.

RECOMMENDATION:

1. Motion to have our Public Works use more gravel to level out the drive way at 120 2 Avenue East
2. Motion to accept as information at this time

LIBERTY
CPA 187

Village of Hussar

Request for Decision (RFD)

Meeting:	Regular Meeting
Meeting Date:	June 10, 2021
Title:	120 2 Avenue East Driveway
Agenda Item Number:	7a.

BACKGROUND

The driveway at 120 2 Avenue East is on a large incline.
Homeowner agrees with creating a more gradual incline and stairs from the driveway to the walkway.

RECOMMENDATION:

1. Motion to get quotes to fix the driveway and build stairs for 120 2 Avenue East
2. Motion to accept as information at this time

Village of Hussar

Request for Decision (RFD)

Meeting:	Regular Meeting
Meeting Date:	August 12, 2021
Title:	2 Avenue East Driveway
Agenda Item Number:	6a.

BACKGROUND

The driveway at 120 2 Avenue East is on a large incline due to the sidewalk that was built out around the power pole during the 2nd Avenue East upgrade project.
Homeowner agrees with creating a more gradual incline and stairs from the driveway to the walkway.

See attached quote.

These are a part of 2 Avenue East upgrades.

RECOMMENDATION:

1. Motion to approve quote E508 to fix the driveway at 120 2 Avenue East and expensed from the _____(Operations /Reserves) ____ account

2. Motion to get more quotes to fix the driveway and build stairs for 120 2 Avenue East

3. Motion to accept as information at this time

Estimate

Number	E508
Date	8/10/2021

Bill To
Village of Hussar
TOJ 1S0
Fax# 403-787-2560

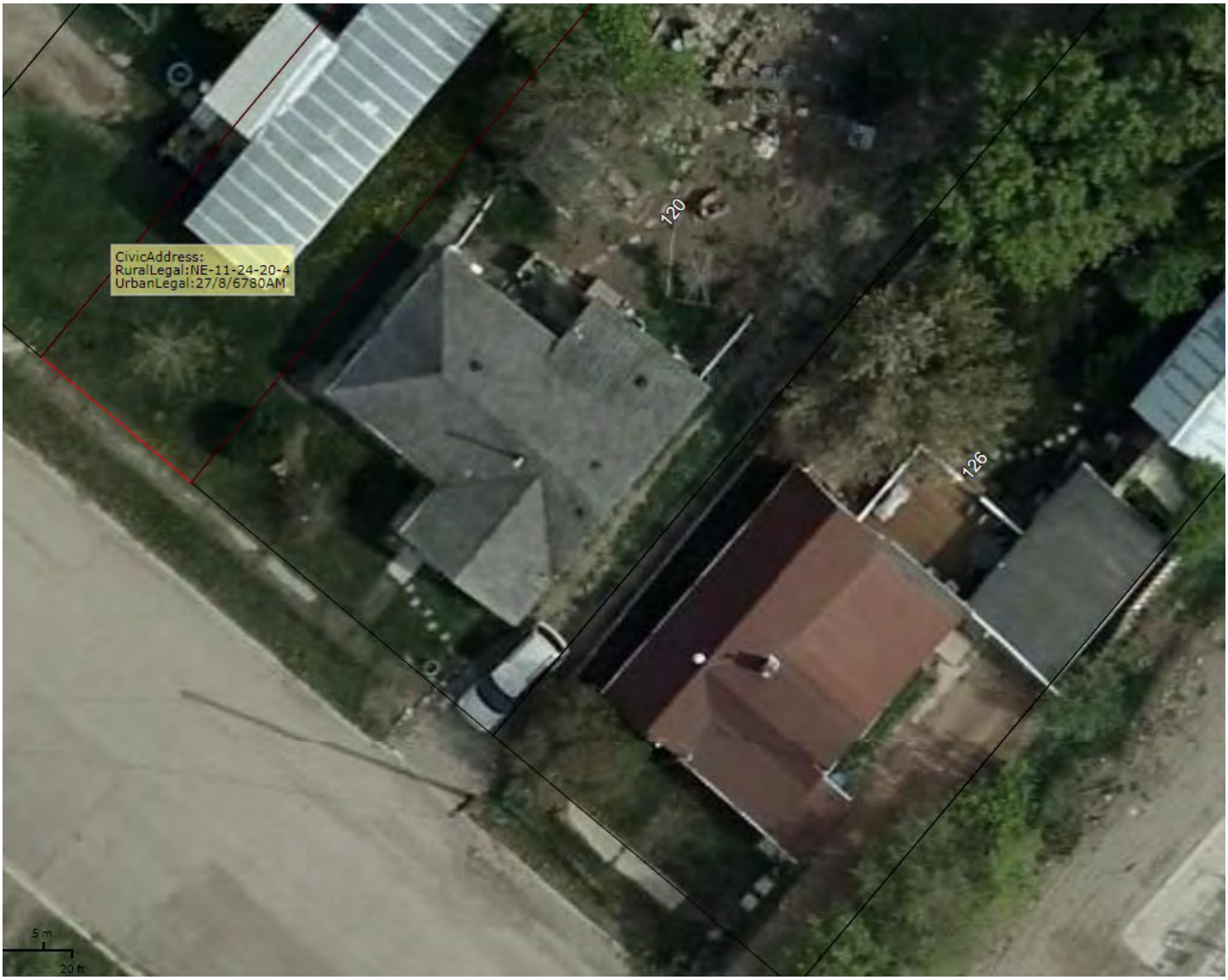
Ship To
1062616 AB LTD
Box 1262
Bassano AB T0J 0B0
GST#877097204RT0001
WCB#4767176

Description	Tax1	Amount
Work on Driveway 2nd Avenue Hussar		
Bobcat Work	✔	$625.00
Material (gravel 6x6 and stair material)	✔	$3,800.00
Labor	✔	$2,900.00
If you have any questions call Rob at (403-835-2924)	✔	

Amount Paid	$0.00
Amount Due	$7,691.25

Discount	$0.00
Sub Total	$7,325.00
GST Tax 5.00% on $7,325.0	$366.25
Total	$7,691.25

130


CivicAddress:
RuralLegal:NE-11-24-20-4
UrbanLegal:27/8/6780AM
120
126
5 m
20 ft

Village of Hussar

Request for Decision (RFD)

Meeting:	Regular Meeting
Meeting Date:	July 20, 2022
Title:	Dundas – trees at the old school site
Agenda Item Number:	7e.

BACKGROUND

The attached letter was submitted to the Village.
There are trees encroaching onto the Dundas' farmland.

There is a row of trees that are growing on the other side of the fence. (I'm assuming that the fence is the property boundary)

If we cut the trees we would need to get in there with the truck and the trailer. This would happen in the fall after the crop has been removed.

RECOMMENDATION:

1. Motion to approve PW to cut the trees that encroach onto the farmland in the fall after the crop has been removed.

2. Motion to see if a Real Property Report has been completed on the property to determine the property line for the grounds and bring back at a future meeting for discussion

3. Motion to accept as information at this time

May 26/2022

To Hussar Village ,

I am sending this letter to make you aware that the Trees around the old School site are Encroaching onto our farm land. Would you please consider looking at cutting them back anytime as long as you can stay off the seeded crop land and if not after the crop is off would be fine also.

Thanks,

Glen Dundas – 403-787-3789

Village of Hussar

Request for Decision (RFD)

Meeting:	Regular Meeting
Meeting Date:	July 20, 2022
Title:	Large Item Pick up
Agenda Item Number:	7f.

BACKGROUND

In 2021 we had a Large Item Pick up day where the PW Foreman and Summer Student went around and collected large items to take to the transfer station.

Accepted materials:

- Mattresses,
- furniture
- appliances

Items must be put out on the curb or in the back alley and registered with the Village for pick up.

Large Item Pick up

Mattresses, Furniture, Applicances

Monday August 23, 2021 from 8:30 am – Noon.

You must pre-register to have your items collected! Items that can be picked up are mattresses, furniture and appliances. Items that can NOT be picked up are household waste, yard waste, and hazardous waste. You must have your items out on the curb or in the back alley. Please contact Kate Brandt, CAO at 403-787-3766 or office@villageofhussar.ca to register your item.

Must be on a Monday or Wednesday when the transfer station is open

RECOMMENDATION:

1. Motion to hold our Large Item Pick up Day on _____ 2022. Items must be pre-registered with the Village.

2. Motion to accept as information at this time

Village of Hussar

Request for Decision (RFD)

Meeting:	Regular Meeting
Meeting Date:	July 20, 2022
Title:	Subdivision Update
Agenda Item Number:	7g.

BACKGROUND

A complaint letter was received on July 13, 2022 by a resident of the Village. This letter was sent to the CAO, Council and Municipal Affairs.

I have contacted Municipal Affairs to see how they would like me to proceed and to find out what departments they are in at Municipal Affairs. I have not received a response yet.

I spoke to Devin at Palliser on how best to proceed with the Subdivision after receiving this letter. The letter has several layers too it. See attached information that addresses all concerns brought forward in the complaint letter.

We should consider a fee for FOIP requests as they can take a lot of time to complete.

RECOMMENDATION:

1. Motion to ratify the decision to send Palliser a letter as per S. 653.1(3) of the MGA to request the Subdivision be put on hold until the resident's complaint letter to Municipal Affairs has been resolved.

2. Motion to provide the resident a response to the complaint letter submitted that addresses all of their concerns as well as to provide the information requested under their FOIP request within the 30 day timeline as per the FOIP Act.

3. Motion to accept as information at this time

1) The Subdivision would have been brought to Council/ Municipal Planning Commission for approval on July 20, 2022. It has not been approved yet. Due to the letter sent to Municipal Affairs this subdivision application and the other subdivision application are both being put on hold. After discussion with Palliser they required a letter from us requesting the time extension for the subdivision application. The second subdivision application has not been submitted to Palliser yet and the Survey has not been completed yet, both are on hold for the moment.
2) The mention of the rezoning requiring advertising under MGA 70(1) *If a municipality proposes to transfer or grant an estate or interest in (b) a public park or recreation or exhibition grounds, the proposal must be advertised.*
   This Section of the MGA talks about the sale of a land and not the rezoning of it. Also, the land is not designated as a park or recreation it is an urban reserve district but not designated as park or recreation space. It is designated currently as PUL Public Utility Lot.
   Urban reserve under our LUB :
   Definition - *Land Use District – Urban Reserve District means an area of protected land or water on which development is indefinitely set aside.*
   8.8.1 *The purpose and intent of this District is to provide for the continuation of existing rural pursuits and the future expansion of urban development*.
3) There is no information regarding the Sale of the lot because the subdivision has not been approved yet so it is unable to be sold at this time.
4) The act of subdividing and selling the properties does have benefit to the Village as we will no longer have to maintain that portion of the land if sold and we would collect taxes on it.
5) The reference to the CAO selling the land is incorrect as a CAO does not have that authority under the MGA. The CAO implements the decisions made by Council. It is a Council decision to sell land. This process was also initiated by the adjacent landowner and the Village has received a second request of this nature and approved that process to begin at our June 30, 2022 Regular Council Meeting.
6) The "Council discussions around this were completed in camera sessions" is also incorrect. They were all discussed in public meetings aside from one which has no motion around it because no decision was needed about the discussion because the land can not be sold until after it is subdivided.
7) "There are no notes in the minutes indicating the discussion and direction council agreed to". There are never any notes in the minutes about what is discussed and minutes only have motions that were made. This is the same for every discussion and motion. Councils direction was provided in the 2 motions that were made, these were referenced at the beginning of the letter.
8) Request for public disclosure of the information requested will take time to compile and can all be found on our website agenda packages or meeting minutes. The resident was also provided this information in the past, that is why they reference the motion numbers and information I have already provided them. The resident is also able to come in and listen to the recordings of these minutes. There are however no records of the "labour and costs associated with the CAO's actions to promote this proposal" and this was never promoted by the CAO and was a request from the adjacent property owner. This FOIP request will be completed and sent to the complainant within the 30-day time frame as per the *FOIP Act*.
9) "the costs associated with this action should not be borne by the tax payer or come out of the Village coffers" Due to this letter and the subdivision application being put on hold these costs will now fall on the tax payers. Once subdivided the sale of this land would have incorporated all costs associated with the subdivision. These costs will remain the Village's costs until the subdivision application can be approved and the land sold.

We have requested a time extension for the subdivision as per S.653.1(3) of the MGA

(b) "owner" means the person shown as the owner of land on the assessment roll prepared under Part 9.

(7) Repealed 1996 c30 s60.

RSA 2000 cM-26 s653;2016 c24 s107;2020 c39 s10(36)

Subdivision applications

653.1(1) A subdivision authority must, within 20 days after the receipt of an application for subdivision approval under section 653(1), determine whether the application is complete.

(2) An application is complete if, in the opinion of the subdivision authority, the application contains the documents and other information necessary to review the application.

(3) The time period referred to in subsection (1) may be extended by an agreement in writing between the applicant and the subdivision authority.

(4) If the subdivision authority does not make a determination referred to in subsection (1) within the time required under subsection (1) or (3), the application is deemed to be complete.

(5) If a subdivision authority determines that the application is complete, the subdivision authority must issue to the applicant an acknowledgment in the form and manner provided for in the land use bylaw that the application is complete.

(6) If the subdivision authority determines that the application is incomplete, the subdivision authority must issue to the applicant a notice in the form and manner provided for in the land use bylaw that the application is incomplete and that any outstanding documents and information referred to in the notice must be submitted by a date set out in the notice or a later date agreed on between the applicant and the subdivision authority in order for the application to be considered complete.

(7) If the subdivision authority determines that the information and documents submitted under subsection (6) are complete, the subdivision authority must issue to the applicant an acknowledgment in the form and manner provided for in the land use bylaw that the application is complete.

(8) If the applicant fails to submit all the outstanding information and documents on or before the date referred to in subsection (6), the application is deemed to be refused.

(9) If an application is deemed to be refused under subsection (8), the subdivision authority must issue to the applicant a notice in the

Village of Hussar

Request for Decision (RFD)

Meeting:	Regular Meeting
Meeting Date:	July 20, 2022
Title:	Annexation Application
Agenda Item Number:	7h.

BACKGROUND

See attached completed annexation application. This gets submitted to the Land and Property Rights Tribunal along with a cheque for $300.

A copy will be sent to both LPRT and Wheatland County, digitally and mailed.

RECOMMENDATION:

1. Motion to approve the annexation application as presented and submit it to the Land and Property Rights Tribunal and send a copy to Wheatland County.

2. Motion to approve the annexation application with the following changes: _____ and submit it to the Land and Property Rights Tribunal and send a copy to Wheatland County.

3. Motion to accept as information at this time

Annexation Application

Village of Hussar & Wheatland County

July 20, 2022

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1 Introduction

The Village of Hussar is located in south-central Alberta, within Wheatland County, situated east of Strathmore and South of Drumheller. The Village is located at the edge of Deadhorse Lake and near the junction of provincial Highways 561 and 56. The Village has a mixture of residential, commercial, and industrial development with many businesses related to the agricultural sector. The Village has an adequate supply of vacant land for future residential and non-residential development.

Wheatland County is the bordering municipality to the Village. The Village of Hussar and Wheatland County have a history of collaboration and cooperation and work jointly on many projects that are vital to both municipalities' viability and sustainability.

2 Purpose of this Application

The Village's Annexation Application is submitted to the Land and Property Rights Tribunal (LPRT) pursuant to the annexation provisions of the *Municipal Government Act (MGA).* A general description and mapping of the proposed Annexation Area can be found in Appendix 1. This application is being proposed as part of a plan for future growth in the Village of Hussar. With the completion of this proposed annexation, the Village will be able to create a plan to include recreational use in the Annexation Area.

2.1 Compliance with relevant provisions of the MGA

The Village of Hussar and Wheatland County have fully complied with Section 116-119 of the *Municipal Government Act (MGA)* in preparing and advancing the Annexation Application, as set out in this report.

2.2 Municipal Government Board Bulletins

Annexation Bulletin No. 1-2005 Assessment and Taxation

The Village has prepared this Application with regard to Annexation Bulletin No. 1-2005 Assessment and Taxation. As referenced within this Application, strong consideration has been given to tax conditions and timelines for the sole landowner. Given that Village of Hussar is the sole landowner, negotiations on tax and assessment were straight forward. Wheatland County does not have any concerns with land within the Annexation Area falling under the Village's normal process for tax and assessment on the effective date of the annexation order, as outlined in the Annexation Agreement (Appendix 6).

Annexation Bulletin No. 2-2008 Annexation Crossing Primary (Provincial) Highways

There are no Primary Highways located within the Annexation area.

3 Annexation Area & Boundary Roads

3.1 Annexation Area

The Village of Hussar has applied to the LPRT to annex approximately 3.154 hectares (7.8 acres) of land from Wheatland County. This land is currently zoned CS – Community Service under the

Wheatland County Land Use Bylaw. Mapping of the proposed Annexation Area can be found in Appendix 1. Further the proposed Annexation Area can be generally described as the following:

Meridian 4 Range 20 Township 24 Section 14

THAT PORTION OF THE SOUTH EAST QUARTER DESCRIBED AS FOLLOWS

COMMENCING AT THE INTERSECTION OF THE NORTH EASTERLY LIMIT OF THE ROADWAY ACCORDING TO A PLAN OF RECORD IN THE LAND TITLES OFFICE FOR THE SOUTH ALBERTA LAND REGISTRATION DISCTRICAT AS 1876BM WITH THE NORTH WESTERLY LIMIT OF SECOND STREET WEST ACCORDING TO A PLAN OF RECORD IN THE SAID LAND TITLES OFFICE AS HUSSAR 6780AM THENCE NORTH EASTERLY ALONG THE SAID NORTH WESTERLY LIMIT OF SECOND STREET WEST A DISTANCE OF 626 FEET MORE OR LESS TO ITS INTERSECTION WITH THE NORTH WESTERLY PRODUCTION OF THE NORTH EASTERLY BOUNDARY OF BLOCK 6 ACCORDING TO THE SAID PLAN 6780AM THENCE NORTH WESTERLY ALONG THE SAID NORTH WESTERLY PRODUCTION OF THE NORTH EASTERLY BOUNDARY OF BLOCK 6 A DISTANCE OF 543 FEET THENCE SOUTH WESTERLY PARALLEL WITH THE SAID NORTH WESTERLY LIMIT OF SECOND STREET WEST A DISTANCE OF 626 FEET MORE OR LESS TO INTERSECTION WITH THE SAID NORTH EASTERLY LIMIT OF ROADWAY 1876BM THENCE SOUTH EASTERLY ALONG THE SAID NORTH EASTERLY LIMIT OF ROADWAY 1876BM A DISTANCE OF 543 FEET MORE OR LESS TO THE POINT OF COMMENCEMENT CONTAINING 3.154 HECTARES (7.8 ACRES) MORE OR LESS EXCEPTING THEROUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME

3.2 Boundary Roads

The proposed Annexation Area does not include any boundary roads. 2nd Street West and 1 Avenue West form part of the existing boundary of the Village, which can be seen in Appendix 1.

4 Relevant Statutory and Non-Statutory Plans and Bylaws

4.1 Village of Hussar Municipal Development Plan

1.2 PURPOSE OF THE PLAN

The Municipal Development Plan (MDP) is a statutory document identifying the long-term goals and policy objectives for the purpose of guiding the physical, social and cultural growth in the Village of Hussar. It is a statement of intent for the future of the community and will serve as a document to guide Council, the public, developers, and others in making future land use decisions. Further, the Plan identifies desired goals against which all current subdivision and development proposals may be evaluated. It is the community's intent to evolve in a manner which is logical, environmentally responsible and economically feasible for the long-term benefit of its residents and investors and most importantly, for future generations who will inherit the results of the decisions made today.

5.7 PARKS/RECREATION/OPEN SPACE

OBJECTIVES:

A. To provide open space, recreation facilities and community services to adequately serve the residents and visitors.

B. To provide sustainable convenient and safe access to recreational and institutional areas.
C. To provide for appropriate neighborhood parks and green spaces throughout the community.
D. To maintain current facilities and parks in an orderly and timely manner when needed.

POLICIES:

5) Potential Annexation: Should annexation of the school site occur; the Village should explore incorporating recreational amenities in this area

Map can be found in Appendix 2

4.2 Hussar & Wheatland County Intermunicipal Development Plan

2.4 URBAN EXPANSION

While the Village does not require additional land for residential, commercial or industrial growth, the Village has expressed an interest to incorporate the former school land into the Village's municipal boundaries. The former school property is located just across the municipal boundary and it seems logical to include it within the Village's boundaries at some time in the future (see **Map 7: Vacant Land Analysis**).

3.2 URBAN EXPANSION

INTENT

From time-to-time urban municipalities require additional land within their jurisdiction to accommodate future population growth and/or to enable the municipality to plan rationally for the future. The Village of Hussar has expressed a desire to include the former school lands identified on **Map 7: Vacant Land** Analysis within their municipal jurisdiction to assist in rationale planning of their municipality.

POLICIES

3.2.1 The Village of Hussar may initiate a future boundary expansion to include the former school site identified on **Map 7: Vacant Land Analysis**.

3.2.2 The Village of Hussar shall consult with Wheatland County and its residents prior to initiating any annexation application to the province.

Map can be found in Appendix 2

5 Proposed Land Use and Infrastructure

5.1 Proposed Land Use

Community Service and Recreation is the proposed land use for the annexation area at this time. The annexation area will continue to be governed under the County Land Use Bylaw in place until the effective date, after which it will fall under the Village's Land Use Bylaw – Community Service and Recreation District.

Further, the Village conducted a survey with residents of the Village and surrounding area to receive input on what the public would like to see the land used for. The Hussar Community

Engagement Survey (Appendix 7) received 39 responses with the most common responses being: recreation use (park/green space, dog park, multi court), seniors housing, municipal office/shop, sports facility, and multi-purpose building.

5.2 Proposed Infrastructure & Servicing

Water, wastewater and road access will all be considered at the time of any new development. An existing water and wastewater line were capped off at the location of the old school when it was torn down. Road access would be from 1st Avenue West or 2nd Street West.

6 Negotiations and Annexation Agreement

6.1 Negotiations

Prior to submitting the Intent to Annex letter, the Village and County met virtually on numerous occasions to discuss the annexation application and to request the Village include the annexation in our Municipal Development Plan. The County was in support of the annexation and supported the Village including it in the Municipal Development Plan (resolutions found in Appendix 3). A general understanding on how to proceed with the annexation application had been reached prior to the Notice of Intent to Annex letter being sent and the annexation being initiated. Since this letter has been sent, the Village and County have been in constant communication through email, phone and in person (during the COVID-19 pandemic) to ensure the annexation application and all associated documents are in order and agreed upon by all involved.

6.2 Annexation Agreement

As a result of negotiations, the Village and the County were able to reach agreement on all aspects of the annexation, including the size of the proposed Annexation Area, tax and assessment, planning and development transition, and compensation. The Annexation Agreement can be found in Appendix 6. Further, the essential terms should be included in the Order in Council and are set out in Section 9 below.

7 Fiscal Impact Assessment

The financial status of the Village or County will not be affected by this annexation. Further, there are no private landowners within the Annexation Area that will be affected by any tax and assessment changes to the land. The purpose of the proposed Annexation is to aid in economic sustainability and viability for both municipalities. The proposed annexation will allow the Village to acquire reasonable land supply to accommodate future growth and the economic sustainability of both the Village and County.

8 Public Consultation

The public consultation process pursued by the Village provided opportunities for affected landowners, stakeholders and members of the public to be informed about the rationale and implications of the proposed annexation as well as to express their point of view and identify areas of concern. Below is a summary of key activities that were undertaken as part of the consultation process. Copies of all the information that is outlined below can be found in Appendix 4.

8.1 MDP & IDP Public Hearing

The Village of Hussar and Wheatland County held a Public Information Open House on Monday January 13, 2020 at the Sundowners Senior Centre in Hussar. The proposed Intermunicipal Development Plan between the Village of Hussar and Wheatland County was discussed and the annexation was shown on Map 7 (Appendix 2).

The Village of Hussar Municipal Development plan had a public hearing held on Thursday March 11, 2021. Council provided the option to attend virtually, in person or submit written concerns

No concerns about the annexation were brought forward at either the Intermunicipal Development Plan or Municipal Development Plan meetings.

8.2 Public Engagement Survey

In November 2020 the Village completed a development survey where we asked residents of the Village and surrounding area what they would like to see the old school site used for (Appendix 7). The Village received 39 responses with the most common responses being: recreation use (park/green space, dog park, multi court), seniors housing, municipal office/shop, sports facility, and multi-purpose building.

8.3 Website & Social Media

The Village of Hussar posted information on the municipal website and social media pages to provide the general public with access to information. The website included a mechanism for contacting staff from the Village to discuss any questions or concerns on the annexation application. No questions or concerns have been received.

8.4 Letters

The lands that are proposed to be acquired by the Village of Hussar are owned by one landowner, the Village of Hussar. The Notice of Intent to Annex letter was sent to Municipal Affairs and Wheatland County

The Notice of Intent to Annex letter was also sent to all local authorities (as outlined in the Notice of Intent to Annex letter in Appendix 3). No questions or concerns have been received.

8.5 Newspaper

The Village of Hussar published a “Notice of Public Meeting – Land Annexation” in the local newspapers, Drumheller Mail and Strathmore Times, during the weeks of June 12 -June 25, 2022. The notice was delivered to all Hussar Po Box addresses, in our Newsletter, which include residents of the Village and the surrounding area. The notice provided information on what annexation is, location of the proposed annexation, and provided a means in which to raise questions, comments, or concerns before or during the public meeting. No questions or concerns have been received.

8.6 Public Meeting – Land Annexation

The Village of Hussar held a Public Meeting for the Land Annexation on Thursday June 30th, 2022. The public meeting package can be found in Appendix 4 and the notice was advertised for 2 weeks in the Drumheller Mail and Strathmore Times. The notice was delivered to all Hussar Po

Box addresses, in our Newsletter, which includes distribution to residents of the Village and the surrounding area.

9 Effective Date & Conditions

As part of the Annexation Agreement (Appendix 6), the Village and County were able to reach agreement in relation to the annexation. The Village asks that the order in Council include the following conditions (which are also outlined in the Annexation Agreement):

Annexation Area: The lands described and shown on the maps in Appendix 1 be separated from the County and annexed to the Village.

Effective Date: The Village and County request the effective date of the annexation to be January 1, 2023.

10 Conclusion

The proposed annexation is for approximately 3.154 hectares (7.8 Acres) and is necessary and appropriate in order to ensure the sustainability, future growth and development of the Village of Hussar.

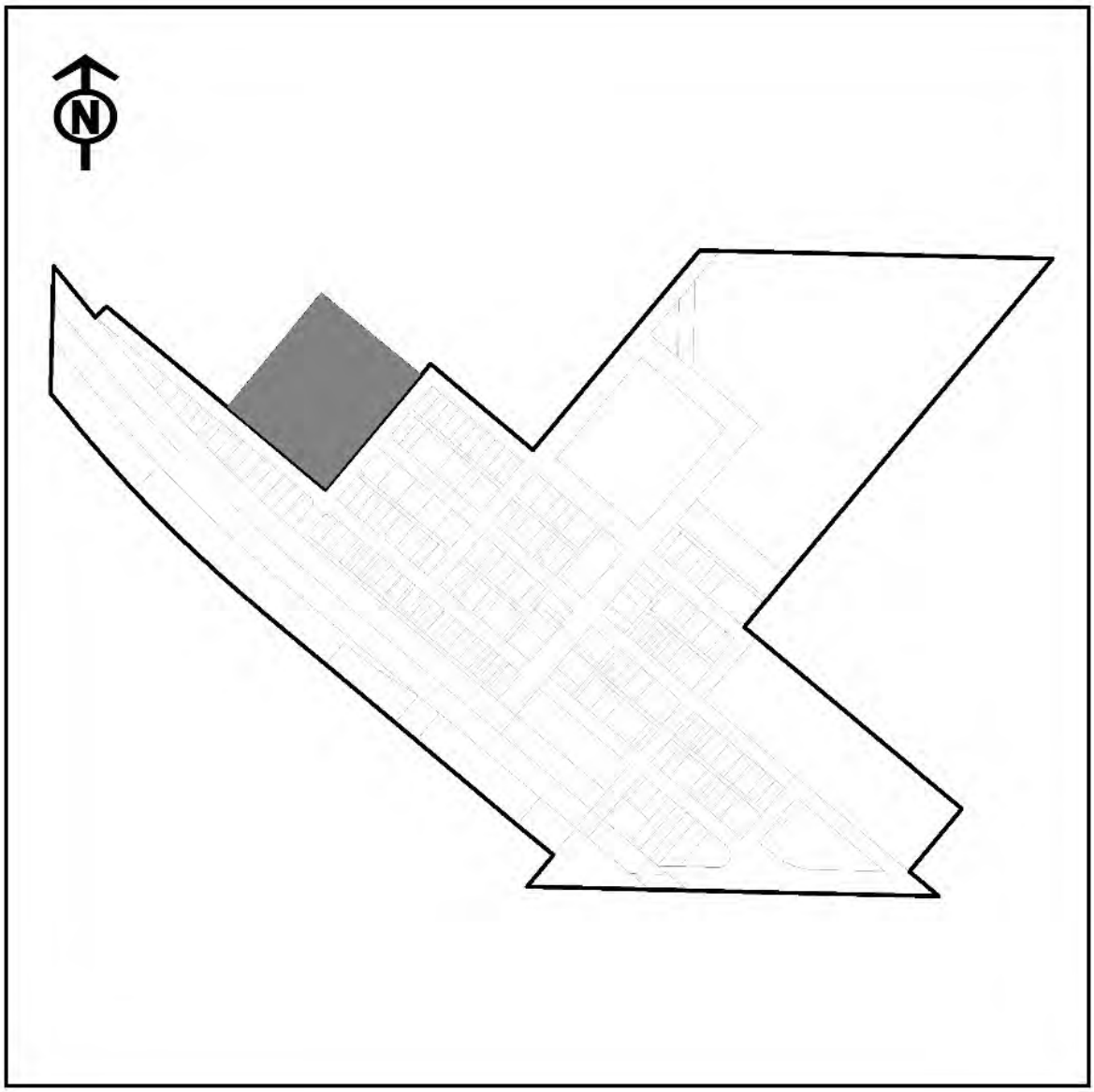
The annexation has been based on a collaborative and cooperative process between the Village and County. The annexation consultation process was comprehensive and provided anyone interested in the annexation to be engaged and provide input, comments, and suggestions. The Annexation Agreement and the proposed conditions of annexation are supported by the landowner, Village, and County. No concerns have been raised by adjacent landowners to the Annexation Area.

The proposed annexation meets the requirements of the Act and relevant statutory planning documents referred to by the Alberta Land and Property Rights Tribunal.

The Village asks the Land and Property Rights Tribunal to recommend approval for the annexation on the terms and conditions set out in Section 9 and the Annexation Agreement (Appendix 6). The Village reserves the right to submit further information in support of its annexation application.

11 Appendices

Appendix 1: Annexation Area Map

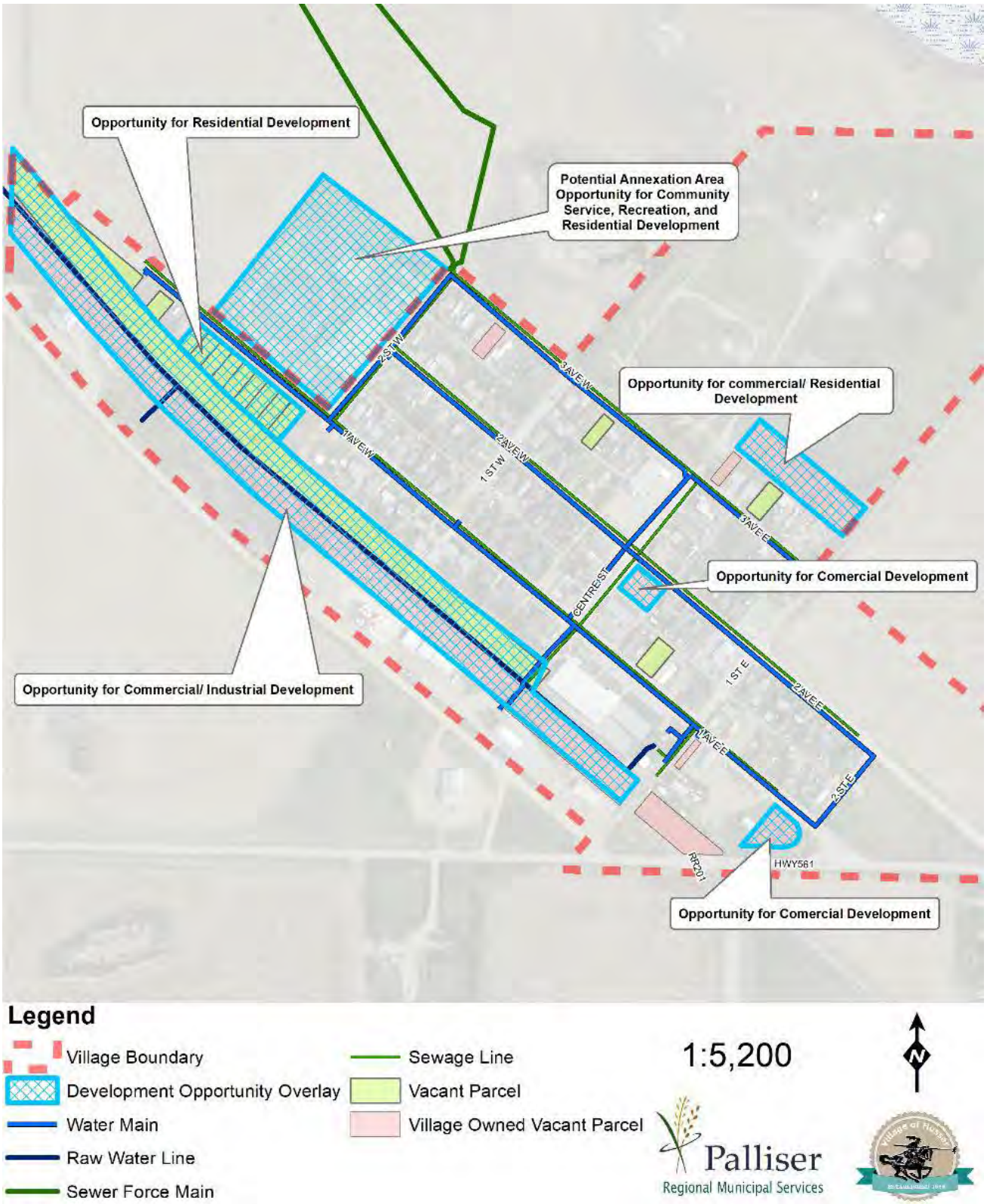


Meridian 4 Range 20 Township 24 Section 14

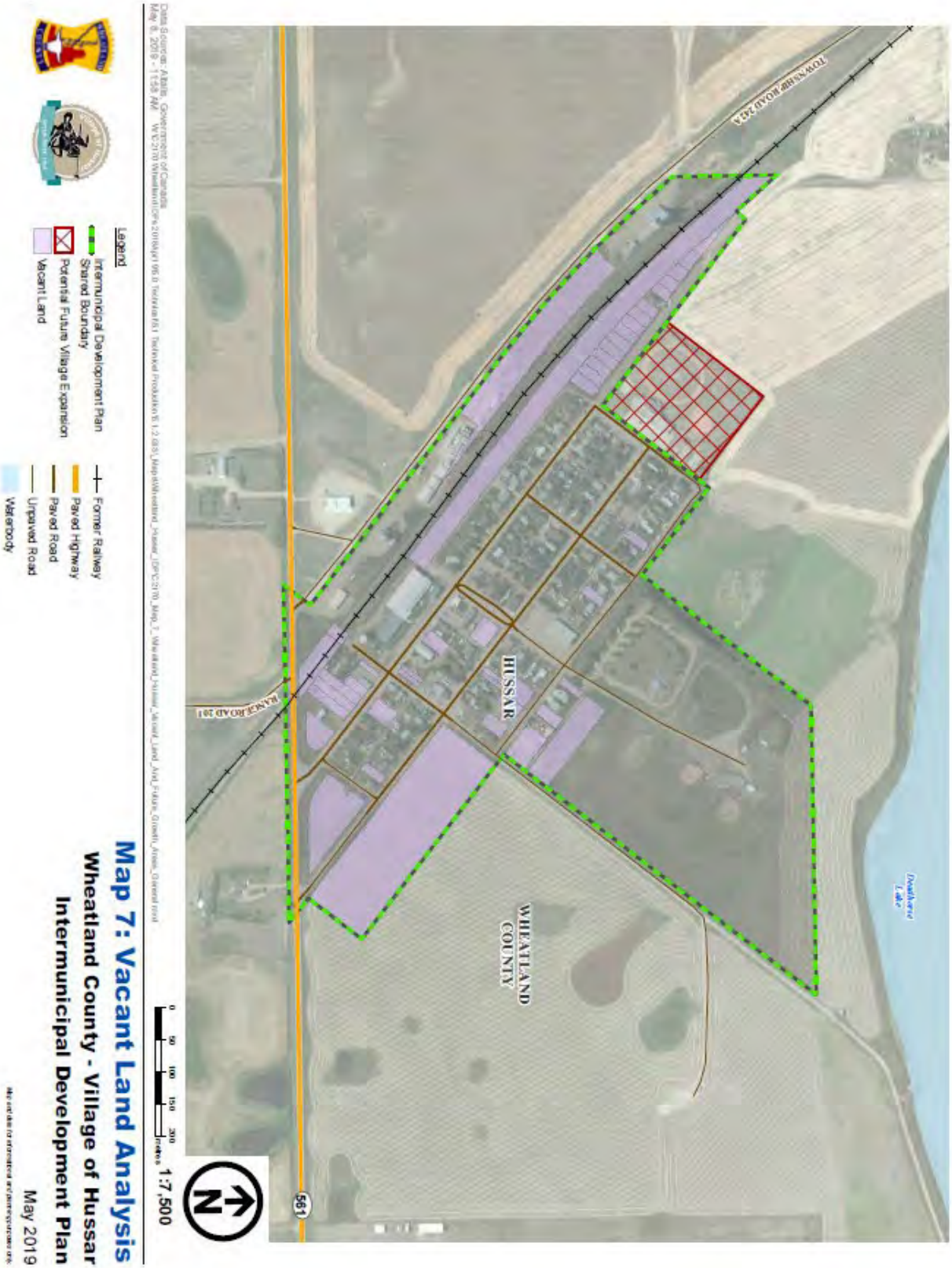
THAT PORTION OF THE SOUTH EAST QUARTER DESCRIBED AS FOLLOWS

COMMENCING AT THE INTERSECTION OF THE NORTH EASTERLY LIMIT OF THE ROADWAY ACCORDING TO A PLAN OF RECORD IN THE LAND TITLES OFFICE FOR THE SOUTH ALBERTA LAND REGISTRATION DISCTRICAT AS 1876BM WITH THE NORTH WESTERLY LIMIT OF SECOND STREET WEST ACCORDING TO A PLAN OF RECORD IN THE SAID LAND TITLES OFFICE AS HUSSAR 6780AM THENCE NORTH EASTERLY ALONG THE SAID NORTH WESTERLY LIMIT OF SECOND STREET WEST A DISTANCE OF 626 FEET MORE OR LESS TO ITS INTERSECTION WITH THE NORTH WESTERLY PRODUCTION OF THE NORTH EASTERLY BOUNDARY OF BLOCK 6 ACCORDING TO THE SAID PLAN 6780AM THENCE NORTH WESTERLY ALONG THE SAID NORTH WESTERLY PRODUCTION OF THE NORTH EASTERLY BOUNDARY OF BLOCK 6 A DISTANCE OF 543 FEET THENCE SOUTH WESTERLY PARALLEL WITH THE SAID NORTH WESTERLY LIMIT OF SECOND STREET WEST A DISTANCE OF 626 FEET MORE OR LESS TO INTERSECTION WITH THE SAID NORTH EASTERLY LIMIT OF ROADWAY 1876BM THENCE SOUTH EASTERLY ALONG THE SAID NORTH EASTERLY LIMIT OF ROADWAY 1876BM A DISTANCE OF 543 FEET MORE OR LESS TO THE POINT OF COMMENCEMENT CONTAINING 3.154 HECTARES (7.8 ACRES) MORE OR LESS EXCEPTING THEROUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME

Appendix 2: Municipal & Intermunicipal Development Plan Maps



Village of Hussar Municipal Development Plan Map



Village of Hussar & Wheatland County Intermunicipal Development Plan Map

Appendix 3: Notice of Intent to Annex

Village of Hussar
109 1st Avenue East, PO Box 100
Hussar AB T0J 1S0
www.villageofhussar.ca

December 8, 2021

Land and Property Rights Tribunal
1229 91 Street SW
Edmonton, Alberta
T6X 1E9

Dear Sir/Madam,

RE: Formal Initiation of the Village of Hussar Annexation Application

In accordance with Section 116 of the *Municipal Government Act* and pursuant to a motion of the Village of Hussar Council dated October 8, 2020, the Village of Hussar is giving written notice to Wheatland County and the Land and Property Rights Tribunal for the initiation of the proposed annexation of lands into the Village of Hussar. The annexation of lands as proposed will provide recreational area for the community and is in alignment with statutory plans. The Village has owned the property since 2020.

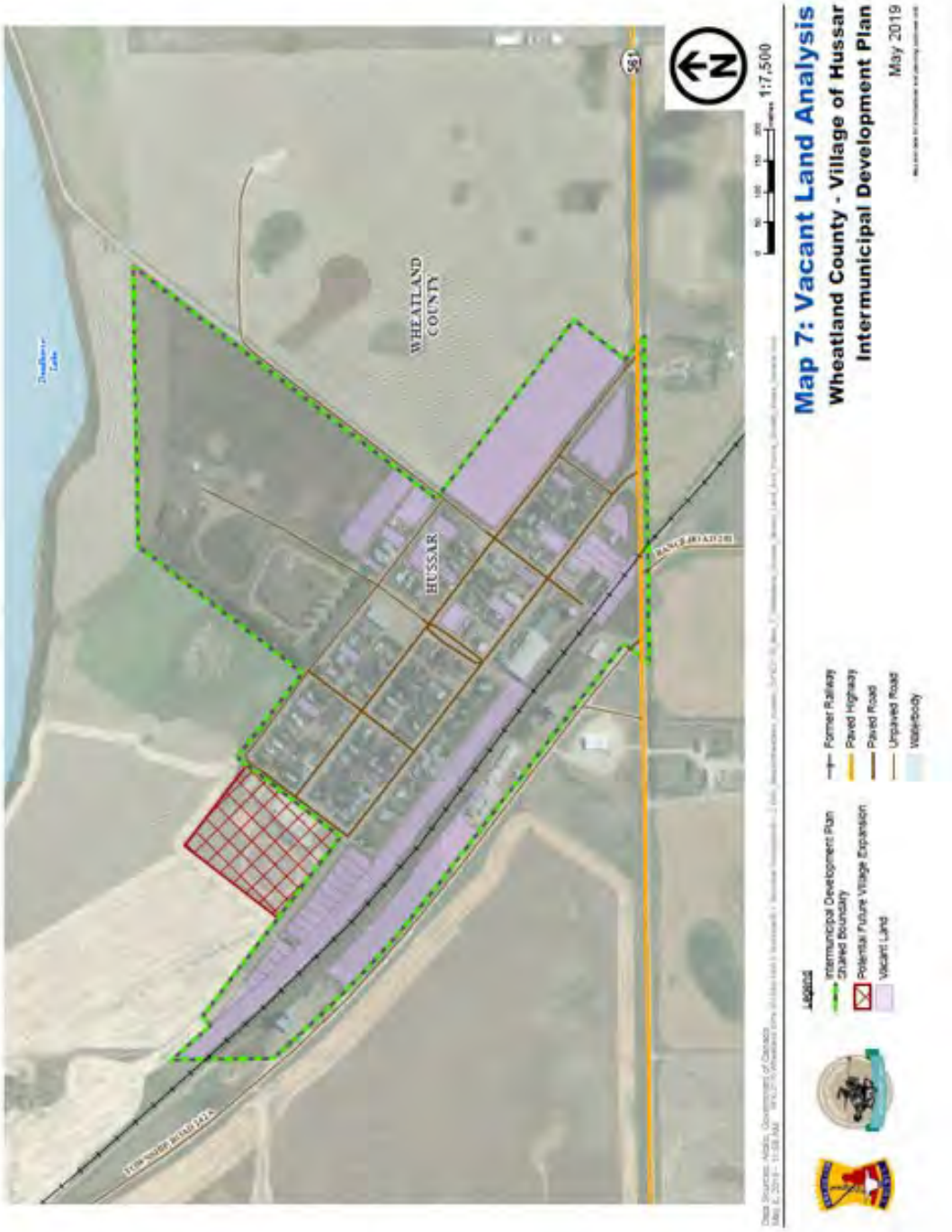
The lands intended for annexation are those as listed below:

MERIDIAN 4 RANGE 20 TOWNSHIP 24 SECTION 14
THAT PORTION OF THE SOUTH EAST QUARTER DESCRIBED AS FOLLOWS
COMMENCING AT THE INTERSECTION OF THE NORTH EASTERLY LIMIT OF THE ROADWAY ACCORDING TO A PLAN OF RECORD IN THE LAND TITLES OFFICE FOR THE SOUTH ALBERTA LAND REGISTRATION DISTRICT AS 1876BM WITH THE NORTH WESTERLY LIMIT OF SECOND STREET WEST ACCORDING TO A PLAN OF RECORD IN THE SAID LAND TITIELS OFFICE AS HUSSAR 6780AM THENCE NORTH EASTERLY ALONG THE SAID NORTH WESTERLY LIMIT OF SECOND STREET WEST A DISTANCE OF 626 FEET MORE OR LESS TO ITS INTERSECTION WITH THE NORTH WESTERLY PRODUCITON OF THE NORTH EASTERLY BOUNDARY OF BLOCK 6 ACCORDING TO THE SAID PLAN 6780AM THENCE NORTH WESTERLY ALONG THE SAID NORTH WESTERLY PRODUCTION OF THE NORTH EASTERLY BOUNDARY OF BLOCK 6 A DISTANCE OF 543 FEET THENCE SOUTH WESTERLY PARALLEL WITH THE SAID NORTH WESTERLY LIMIT OF SECOND STREET WEST A DISTANCE OF 626 FEET MORE OR LESS TO INTERSECTION WITH THE SAID NORTH EASTERLY LIMIT OF ROADWAY 1876BM THENCE SOUTH EASTERLY ALONG THE SAID NORTH EASTERLY LIMIT OF RAODWAY 1876BM A DISTANCE OF 543 FEET MORE OR LESS TO THE POINT OF COMMENCEMENT CONTAINING 3.154 HECTARES (7.8 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME

An excerpt from the Wheatland County & Village of Hussar Intermunicipal Development Plan (IDP) has been inserted below, as well, we requested that Wheatland County allow us permission to discuss the potential annexation in our Municipal Development Plan. The full IDP can be found on our website at: https://www.villageofhussar.ca/public/download/files/161644

2.4 URBAN EXPANSION

While the Village does not require additional land for residential, commercial or industrial growth, the Village has expressed an interest to incorporate the former school land into the Village's municipal boundaries. The former school property is located just across the municipal boundary and it seems logical to include it within the Village's boundaries at some time in the future (see **Map 7: Vacant Land Analysis**).


WHEATLAND COUNTY
HUSSAR
Map 7: Vacant Land Analysis
Wheatland County - Village of Hussar
Intermunicipal Development Plan
May 2019
1:7,500
Legend
Intermunicipal Development Plan Shared Boundary
Potential Future Village Expansion
Vacant Land
Former Railway
Paved Highway
Paved Road
Unpaved Road
Waterbody

See excerpt from the Village of Hussar Municipal Development Plan (MDP) inserted below. The full MDP can be found on our website at: https://www.villageofhussar.ca/public/download/files/174941

5.7 PARKS/RECREATION/OPEN SPACE

POLICIES: 5) **Potential Annexation:** Should annexation of the school site occur; the Village should explore incorporating recreational amenities in this area.

Figure 12. Development Opportunities Map

Village of Hussar
109 1st Avenue East, PO Box 100
Hussar AB T0J 1S0
www.villageofhussar.ca

A public survey was sent to residents to find out what they would like to do with the lands and we received 39 responses to the question. Senior's housing, recreation and multi purpose buildings were among the top comments provided by the residents. The full survey can be found on our website at: https://www.villageofhussar.ca/public/download/files/159656

In Conclusion, we look forward to working collaboratively with all parties to proceed with the annexation.

Sincerely,

Kate Brandt
Chief Administrative Officer
Village of Hussar

Attachments:

- Council Resolutions
- Survey to Residents

CC:
Minister of Municipal Affairs
Wheatland County
Golden Hills School Division
Palliser Regional Municipal Services

Village of Hussar
109 1st Avenue East, PO Box 100
Hussar AB T0J 1S0
www.villageofhussar.ca

Village of Hussar Meeting Minutes October 8, 2020

Motion #2020-10-08-267

MOVED by Councillor Frank to begin the process of annexation with Wheatland County for the school lands that were purchased from Golden Hills School Division and to ask the County if they will support us discussing the potential annexation area in Hussar's new Municipal Development Plan.

CARRIED

Wheatland County Meeting Minutes November 10, 2020

Resolution #CM-2020-11-38

Moved by ARMSTRONG that Council support the annexation of the former school land within the Village of Hussar located at SE-14-24-20-W4 for the purposes of incorporating it into the Village of Hussar's municipal boundaries; and further

That Council permit the Village of Hussar to discuss and refer to the annexation of land in its Municipal Development Plan, as it is being drafted concurrently throughout the annexation process.

CARRIED

Appendix 4: Public Consultation Information

Village of Hussar Website

https://www.villageofhussar.ca/planning-development/annexation

ANNEXATION

ANNEXATION

Thursday June 30, 2022 Public Meeting at 6:45 pm
COUNCIL CHAMBERS
109 1st Avenue E - Upstairs

Conference Information
Microsoft Teams meeting
Join on your computer or mobile app
Click here to join the meeting
Or call in (audio only)
+1 587-774-9765,,453218950# Canada, Calgary
Phone Conference ID: 453 218 950#

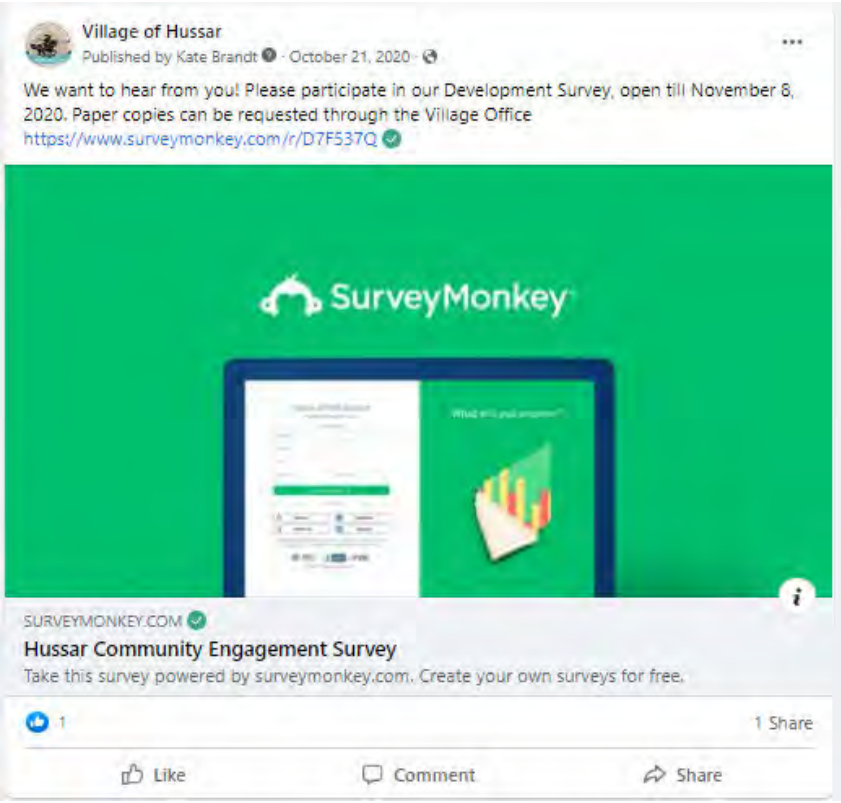
Public Meeting - Land Annexation

Notice of public meeting June 30 2022

Intent to Annex letter

If you have any questions on Annexation please contact the Village Office at 403.787.3766 or office@villageofhussar.ca

Village of Hussar Facebook Page



Village of Hussar
Yesterday at 10:49 AM ·

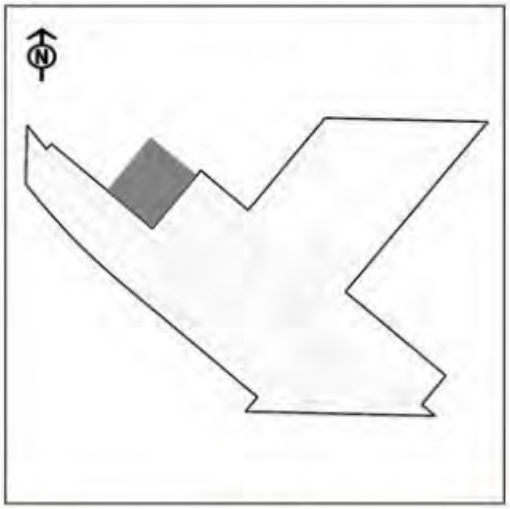
Join us for a Public Meeting on Land Annexation - Thursday June 30, 2022. We will have the meeting in person and via conference call in Council Chambers beginning at 6:45 pm. The agenda package and conference information will be available on our website at https://www.villageofhussar.ca/council/agenda-packages
For more information you can visit https://www.villageofhussar.ca/planning.../annexation

VILLAGE OF HUSSAR

Notice of Public Meeting - Land Annexation

What is annexation?

Annexation is a municipal boundary change to allow for future growth. In Alberta, annexations are regulated by the Land and Property Rights Tribunal (LPRT). The annexation process involves negotiations between local governments, public engagement, a formal review by the Land and Property Rights Tribunal, and a decision by the Lieutenant Governor in Council. Annexation does not change ownership rights, nor does it necessarily initiate immediate development.
On November 18, 2021 the Village of Hussar submitted a formal letter of the Intent to Annex as required by the Municipal Government Act (MGA).



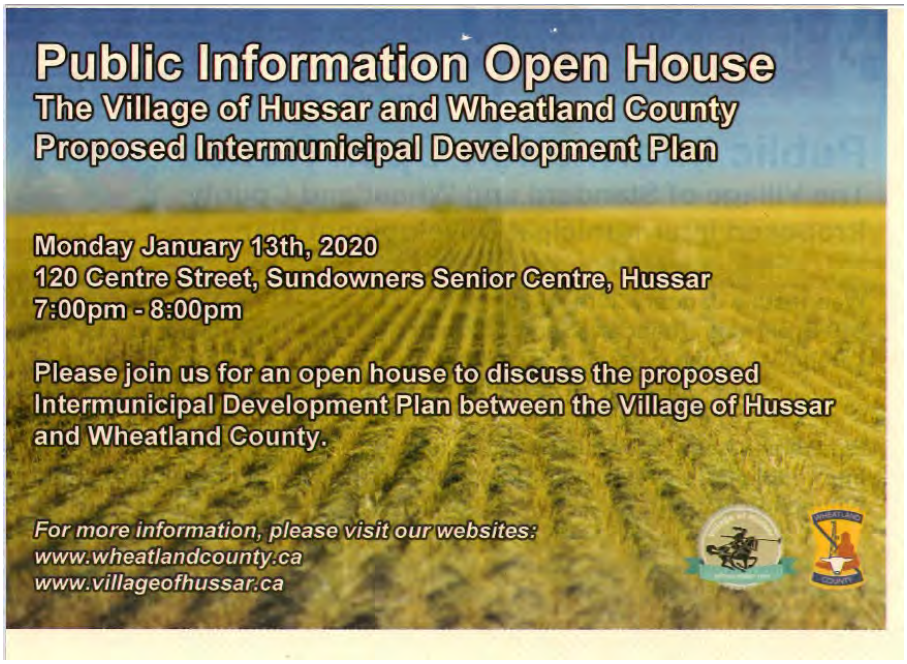
Get involved

The Village of Hussar is committed to an open and communicative annexation process. Join us on **Thursday June 30, 2022 at 6:45 PM in Council Chambers** (Village Office 109 1st Avenue East) for a public meeting to discuss the annexation of the old school grounds. For more information visit: https://www.villageofhussar.ca/planning-development/annexation

Members of the public who are unable to attend the meeting in person may attend virtually:
Microsoft Teams meeting
+1 587-774-9765, 453218950# Canada, Calgary
Phone Conference ID: 453 218 950#

If you are unable to attend the meeting in person or virtually and would like to provide written comments, please send them before June 28, 2022 to office@villageofhussar.ca or by regular mail to 109 1st Avenue East, Po box 100 Hussar, AB T0J 1S0

IDP & MDP Notices



NOTICE OF PUBLIC HEARING

Proposed Municipal Development Plan Bylaw No. 531-21

Pursuant to the *Municipal Government Act* (*MGA*), The Village of Hussar has given 1st reading to Bylaw No. 531-21, a draft Municipal Development Plan (MDP) with the **purpose** of ensuring future growth and development is sustainable, orderly, and efficient, and that it enhances the quality of life for the citizens of Hussar. The MDP is a policy document that can help shape both private and public sector decision-making.

A public hearing for Bylaw No. 531-21 will be held in the Village of Hussar Office at 109 – 1 Avenue East, Hussar, Alberta **on Thursday, March 11, 2021 commencing at 7:00 pm.** Council will hear from any person claiming to be affected by the proposed bylaw.

In light of COVID-19, in order to protect the health safety and well being of the public and our employees, the Village of Hussar is providing three methods for participation:

1. **Virtually.** If you wish to make a verbal presentation virtually you will need to register by 3:30 p.m. **March 9, 2021** by contacting Kate Brandt at 403-787-3766 or by email at office@villageofhussar.ca. You will be given a time slot to make a presentation to council. If you attend the hearing virtually without pre-registering, you may be required to wait until other presentations are over before commenting yourself.
2. **In person.** If you wish to make a verbal presentation in person you will need to register by 3:30 p.m. **March 9, 2021** by contacting Kate Brandt at 403-787-3766 or by email at office@villageofhussar.ca. You will be given a time slot to make a presentation to council. If you attend the hearing in person without pre-registering, you may be required to wait until space is available in council chambers to ensure adequate social distancing.
3. **Written.** Participation in the public hearing portion of the meeting can be done through written submissions via email at office@villageofhussar.ca. Written Submissions must be submitted by 3:30 p.m. **March 9, 2021.** Submissions will be **read out by staff** and must be able to be read within the five minute time limit. Submissions may also be mailed or dropped off at the Village of Hussar office in advance of the Public Hearing.

The Municipal Development Plan Bylaw No. 531-21 can be reviewed online at https://www.villageofhussar.ca/planning-development, or copies may be picked up Tuesdays & Thursdays at the Village of Hussar Office at 109 – 1 Avenue East, Hussar, AB T0J 1S0 from 9:00-4:00 pm.

Strathmore Times & Drumheller Mail Advertisements

Season ending performance

The Carolyn Steeves Piano Studio 2022 class recital was held on June 5 at Strathmore United Church. This year's recital had an extra special feel of excitement as the students performed for a packed church. Performing for each other, family and friends after an absence of three years brought out the best in these young pianists as they celebrated the end of their piano year.

Photo Courtesy of Carolyn Steeves

Recital in Celebration

The Strathmore United Church hosted their fifth anniversary Recital in Celebration on June 10 at the church. Held annually to celebrate the fundraising initiative of the church to have a grand piano in the sanctuary, this recital had not been held since 2019. This year's recital, featured Elizabeth Muller (l-r), Gabriel Muller and Brianna Hollingsworth, senior students of Carolyn Steeves.

Photo Courtesy of Carolyn Steeves

A powwow hosted at the Strathmore & District Curling Club on June 11 saw hundreds of people gather to celebrate community and Indigenous culture. The event saw dancing, singing and people sharing meals together.

John Watson Photos

Trellis chips in to support local powwow

JOHN WATSON
Local Journalism Initiative Reporter

The Trellis Society was proud to play a role in hosting a powwow at the Strathmore Curling Centre on June 11, which saw hundreds of people in attendance.

Jeff Dyer, CEO of the Trellis Society, said the powwow was a celebration of community that the organization was excited to get behind, and that it fits perfectly with their local mission.

"A couple of years ago, Trellis was given some funding to support relationships and reconciliation here in the community," said Dyer. "We run a family resource network to support Strathmore and we were given some funds to see if we could strengthen the relationship between Strathmore and Siksika Nation. Today is a celebration, or culmination of that."

Dyer added the powwow on June 11 was the first occasion which was hosted in such a fashion, and it's something he wants to see continue to be supported year after year.

The funding pool they received is perfectly suited to being used to aid in the development and support of positive relationships between Siksika Nation and Strathmore.

"We didn't want to receive it ourselves, so we thought 'let's get behind a cool community event,' and a powwow seemed like the perfect fit," said Dyer. "If we think about the Indigenous community, the thing that they have taught me and taught us is how to build relations. A powwow is a 12-hour period where you build relationships at a level that you couldn't have done if you were independent."

A powwow is, simply put, a sacred social gathering held by many Indigenous communities. Modern powwows see First Nations peoples meet to dance, sing, socialize and honour their cultures.

Saturday's event consisted of a grand entry parade, addresses from various local dignitaries, dancing and opportunities for people to share meals together around a tipi.

Dyer added the whole idea of Trellis and their participation in such an event is to support people and communities to reach their full potential.

"The work of reconciliation is going to be generations long. A highlight for me today is that I get to be a part of this community, not seen as a distant friend, but as a true partner walking in with the grand entry. I think that signals Trellis has earned its way into the community, but we're just getting started and we have a long ways to go," said Dyer, who intends to host and support similar events on an annual basis, and continue supporting Indigenous relationships within the community.

THANK YOU!

From The Hussar 4-H Show & Sale Association and The Hussar 4-H Beef Club

The parents and members of the Hussar 4-H Show and Sale would like to thank the following businesses, organizations and individuals for their very generous support of our annual achievement day show and sale which was held on Tuesday, May 31. It always great to see the local businesses support the efforts of the 4-H youth! We were very happy to see everyone in person again.

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Special Thank You to Ken Tuke, Western GM, DST Oilfield, Michael Stefanishion, Desert Sales, Hale Ranch Beef/ Earl Hale, Colby Bishop/ Koole Livestock Hauling and Bob Hale/ RyStar Oilfield Services for their purchase of our fundraising steer, raised by Jacquelyn and Marli Sandern, for a combined $24.75/pound. Proceeds, and the beef- graciously processed by Riverside Packers, will go to The Collet Family: Casey, Pam, Dane and Kail. It would be difficult to think of a better way to celebrate the ideals of head, heart, health and hands at work in our community than with this demonstration.

Thank you to Riverside Value Drug Mart for their generous purchase of 2 calves.

Thank you to our individual buyers:
Bassano Building Centre & Ry-Star Construction : Koole Livestock Hauling : Indian Springs Land & Cattle : Muller Farms : Bow Slope Shipping Association : Riverside Packers : Rocky Mountain Equipment Drumheller : K.K. Farms : Gregory, Harriman and Associates : Drumheller Chrysler : M&M Pumps/ M&M Drilling : Shadell Consulting : Colby Bishop : Western GM : S&H Insulation/ Rob Sutherland : Lance Schelske

We would also like to thank the Hussar Ag Society for the use of the arena; Jayden Nall for an excellent job as MC for our show, Randy Kaiser for being the best ring-master, and Russell Sevcik for a top job as chute marshal. Conformation Judge Dwayne Martin, Showmanship Judge Carmen White, Grooming Judge Lyndsey Palmer. Ringmen – Reese Taubert, Ryan Edwards and Travis Edwards. Thanks to Darren Rotschkin as our auctioneer and for donating his time again this year. To Randy Kaiser and Kevin Taubert for taking bids. To Yvonne Comrie-ck and Donna Collet for running the concession and putting on a delicious spread. To Chinook Financial for printing the show programs and sale sheets, Strathmore Flooring Concepts for carpet sponsorship. Special thanks to Desert Trailer Sales of Bassano for the use of panels, and Travis and Tara Sandern and Greg and Candace Collin for transporting the calves.

Hearty thanks to the leaders of our club, participants and parents for a well-organized and enjoyable day. Thank you to everyone who helped to make this sale such a success!

VILLAGE OF HUSSAR

Notice of Public Meeting - Land Annexation

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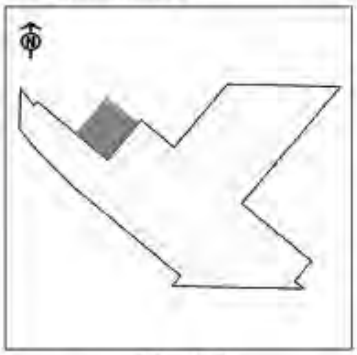

Get involved

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Thunder struck

The Strathmore Thunder U11 Div 1 team hosted the South Bow River Bandits on June 9 at the HiMow Ball Diamonds. The Thunder return home on June 28 (6:45 p.m.) to host West Valley.

Joe Lepage Photos

Hitting the streets

The Town of Strathmore in conjunction with the Strathmore Minor Hockey Association, hosted a 3 on 3 street hockey tournament on June 18 in front of the Strathmore Family Centre. The U11 Lucky Pucks and U13 Squidwards won their respective divisions. The plan is to grow the event to feature more age groups in the future.

Joe Lepage Photos

The Moors for final project

LAUREEN E. GUENTHER
Times Contributor

Emilee Nelson, a Rosebud School of the Arts graduating student, will perform an excerpt from The Moors from July 2-4 in Rosebud's Akokinskway Gallery as her final project for school.

Nelson, performing under the name Em Nelson, said they loved The Moors the very first time they read the play.

"The whole play follows three members of a house on the English moors, whose monotonous lives are interrupted by unexpected guests who shift that status quo," said Nelson in an email interview. "The mastiff lives his life on the vast and bleak English moors, dreaming of something more,' which he gets when "a hoor-hen falls from the sky and upsets his quiet existence, setting them both down a strange path of love, control, and the universal need to belong."

"The play is strange and absurd. The excerpt I chose follows not the humans of the story, but the strange menagerie outside of the house," said Nelson. "There's a freedom in the characters being animals, freedom from human shape and movement, from gender binary and stereotypes, it's just two souls wondering about their place in the world."

Along with choosing this piece as their final project because they found it fun and "spark with joy and curiosity," their reason for choosing it also goes deeper.

"I see my own story in it," said Nelson. "I see my journey in gender expression and coming out. I see my escape from an abusive relationship, and I see my breath of relief as I find a soft place to land."

Throughout the process of production, the story has become even more meaningful to Nelson, who, as a non-binary person, says they are often unsure of their place in the world.

"Belonging is fundamentally human ... we all need a soft place to land when things get rough," said Nelson. "Building community has been a large part of my time in Rosebud and I have learned to chase that feeling of belonging, which is why I think this piece speaks so deeply to me."

Nelson's "dream team" cast and creative team includes Nathan Schmidt as director, Isiah McKechnie playing the role of moor-hen and Nelson themselves are performing as the mastiff. Anja Darien is designing costumes, makeup and posters, Brad Graham is lighting designer, Danai Allen is sound designer and Mark Lewandowski is stage manager.

"Our world has been through so much in the last two years and we are in desperate need for imagination and escapism," said Nelson. "This story speaks to the need for belonging, the need to be needed, and in a time where we are so divided and polarized, how do we find common ground between creatures that could not be more different?"

With their performance, they hope to spark conversation and "help people embrace the 'other' that exists in all of us."

Nelson will perform the excerpt of The Moors at 4:30 p.m. each day from July 2-4 in the Akokinskway Gallery in Rosebud. The $10 tickets can be purchased at the door or by email (9.35theatre@gmail.com).

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Students with the Holy Cross Collegiate music band enjoyed a successful school year with various awards and honours.

Photo Courtesy of Sarah Haughey

It's good to be live again

SARAH HAUGHEY
HCC Music Director

Holy Cross Collegiate (HCC) students have had an amazing year playing live shows again. The spring brought a wealth of performance opportunities which were greatly appreciated by the students.

The young musicians had an opportunity to participate in the Alberta International Band Festival as well as the Strathmore Performing Arts Festival (SPAF). The Holy Cross World Drumming Ensemble received a Shining Star Award for their traditional Japanese Taiko performance at the SPAF. Both the World Drumming Ensemble and high school band were invited to perform at the festival's annual showcase concert.

Three high school students were accepted into the Alberta Youth Wind Symphony this year. The Wind Symphony is comprised of dedicated music students from across the province.

Alihen Rueda (Grade 12), Ryann Tashlikowich (Grade 12) and Mickaela Boll (Grade 11) represented HCC this year and Boll's audition landed her the role of principal percussionist.

The HCC drumline competed at the Canadian Drumline Association Festival in Calgary this year, alongside drumlines from across the province including the Calgary Stampede Winterguard.

The highlight of the festival season was participating in the Alberta Band Association Provincial Festival of Bands. The HCC Grade 7 Band and HCC Grade 8 and 9 Band both scored an Excellent + (Silver +) and the HCC high school band walked away with Superior (Gold), which is the highest score given at festival and is quite an achievement. This year, over 90 schools from across the province competed and 29 received a superior ranking.

Congratulations to all the students and all their hard work and dedication to the music program this year!

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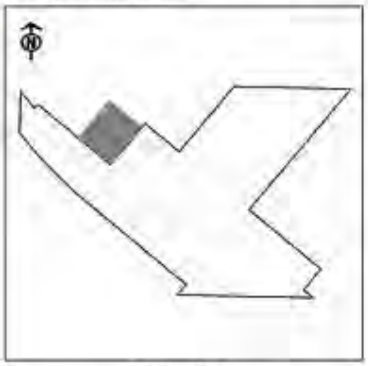

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West Wheatland 4-H Show and sale results

The West Wheatland Show and Sale Supreme Grand Champion Steer was raised by Kate Kalbhen and was sold to Cor Aginput & Bulls Eye Feeds.

The Reserve Supreme Champion Steer was raised by Riley Harwood and was sold to Westergard Ford Motors- Drumheller. Accepting is Steve O'Dwyer.

Callum Lawn
Rockyford 4-H Beef Club
Club Reporter

The Rockyford 4-H Beef Club had another successful year and we ended it with a record breaking show and sale. West Wheatland Show and Sale at the Rockyford Rodeo Grounds. There were 19 steers and 13 sheep shown this year. Weigh-in started our day at 9:00 a.m. then the clubs got busy grooming their animals.

The show started at 11:00 a.m. with O Canada, the 4H pledge and classes of Grooming, Showmanship and Confirmation. Following the show, we had a delicious Buyers lunch supplied by the Rockyford Grocery store, prepared and served by the Rockyford Lions Club. We ended our day with a combined sale of all the animals. It was really nice to have people in the stands again to watch us showcase our 4-H projects we work so hard at to get tamed, halter broke and ready for our achievement day.

Our confirmation judge this year was Grant Hirsche from Fort Macleod. Our Grooming and Showmanship judges were Tyler McMurray and Amanda Scott from Indus. Both are very familiar with the cattle showing world still.

The Supreme Grand Champion Sheep was raised by Tyson Gauthier and was sold to Strathmore Motor Products, accepting is Clarence Koolstra.

The Reserve Supreme Champion Sheep was raised by Jocelyn Gauthier and sold to Bob Anderson.

THANK YOU!

From The Hussar 4-H Show & Sale Association And The Hussar 4-H Beef Club

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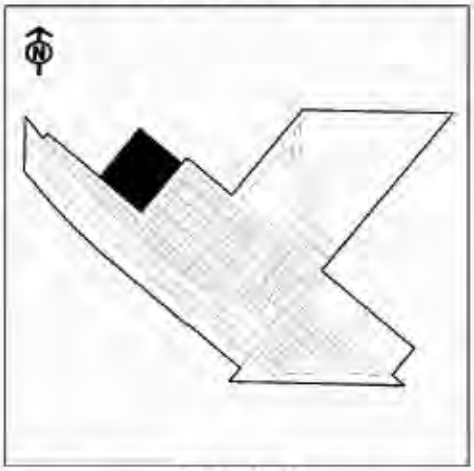

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Class of 2022 CONGRATULATIONS

Best wishes to all graduates of 2022

Congratulations Wheatland Crossing School Class of 2022

Parents, teachers, and well-wishers gathered to celebrate the achievements of the Wheatland Crossing School Class of 2022 throughout their educational career. On Friday, May 27, graduates crossed the stage to collect their diplomas.

Photo courtesy Jason Ewart Photography

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Hussar village council prioritizes infrastructure projects

Lacie Naim

Local Journalism Initiative Reporter

The Drumheller Mail

Hussar council has prioritized some of its planned infrastructure projects over the next several years due to current and ongoing concerns.

Two projects, which were planned to be completed in 2023, have now been moved to a planned completion in 2026 and another project has been prioritized for next year in their place.

"Due to the recent water and sewer breaks along Project 6 (1 Avenue West from Centre Street to 1 Street West) they decided to push Projects 1 (1 Avenue East from 2 Street to 1 Street East) and 4 (lane at 1 Street, south of 1 Avenue) back to 2026 and proceed with Project 6 for 2023," Hussar Chief Administrative Officer (CAO) Kate Brandt told *the Mail*.

Council was presented with a quote of $946,622 from CIMA+ to complete Project 6 and CAO Brandt noted this will not impact the budget until 2023.

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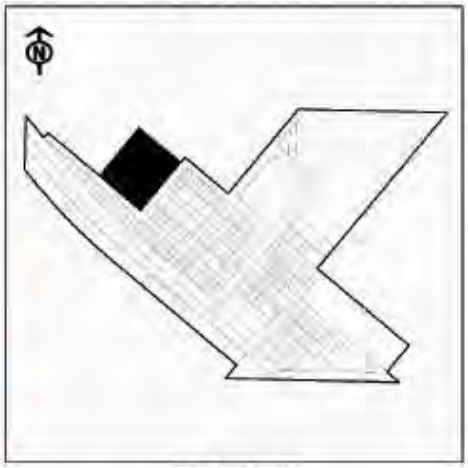

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Public Meeting – Land Annexation

June 30, 2022

6:45 PM

Village of Hussar Council Chambers

And via. Microsoft Teams Meeting

Call in (audio only)

+1 587-774-9765,,453218950# Canada, Calgary

Phone Conference ID: 453 218 950#

Public Meeting – Land Annexation

Purpose

The Village of Hussar's Annexation Application is being submitted to the Land and Property Rights Tribunal (LPRT) pursuant to the annexation provisions of the *Municipal Government Act* (MGA). The application is being proposed as part of a plan for future growth in the Village. With the completion of this proposed annexation, the Village will be able to create a plan to include recreational use in the Annexation Area.

Reason for the public meeting: If there are any concerns and the application is contested as a result of this public meeting than the application will need to follow a different process moving forward which includes public hearings with the Tribunal. There were no written submissions as of June 28, 2022 as outlined in the notice of Public Meeting – Land Annexation. If the application remains uncontested there needs to be a statement - that there are no known objections from the general public, along with information regarding the public consultation submitted with the application. The Village has had several public engagements including, Intermunicipal Development Plan (IDP), Municipal Development Plan (MDP), and a public survey.

Process

As per the *Municipal Government Act* (MGA), the initiating municipality (Village of Hussar) begins with a formal initiation letter notifying the Minister, Land & Property Rights Tribunal (LPRT), and municipality to be annexed from (Wheatland County). The Land and Property Rights Tribunal responded with a notice of acknowledgement of the Intent to Annex and provided a contact who will review our application. Both municipalities then entered into negotiations and have created an annexation agreement. The Village of Hussar will review and approve the agreement at the June 30, 2022 Regular Council Meeting. Wheatland County will review and approve the agreement at the July 5, 2022 Regular Council Meeting. The application is in the final draft stages that will need the outcome of this public meeting and the signed annexation agreement included before it can be submitted to the Land and Property Rights Tribunal (LPRT). As the Village is the sole owner of the annexed area we do not foresee any issues with the process.

As part of the Annexation Agreement the Village and County were able to reach an agreement in relation to the annexation. The Village is asking that the order in Council include the following conditions (which are outlined in the Annexation Agreement and the application):

Annexation Area: The lands described and shown on the maps be separated from the County and annexed to the Village.

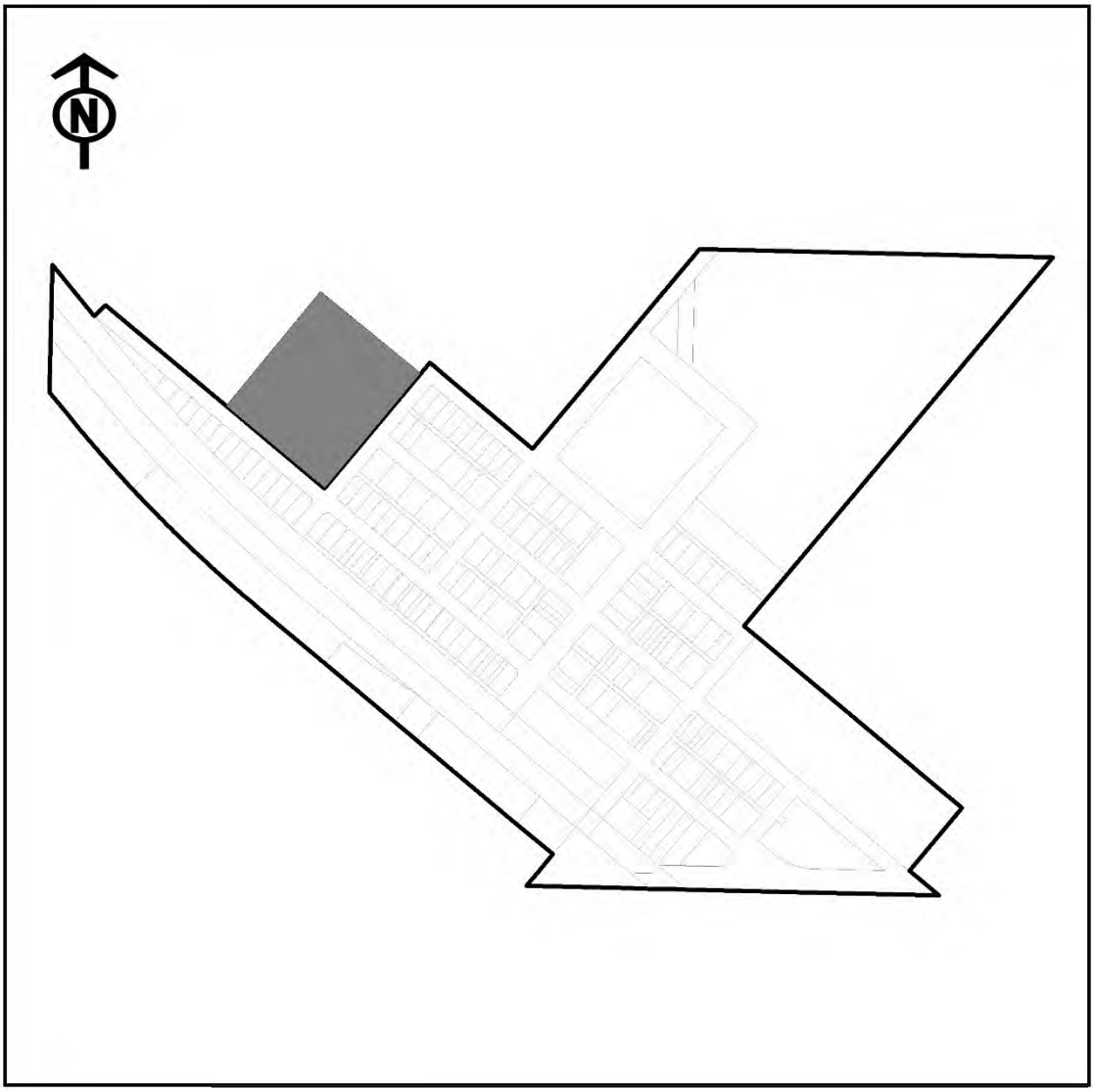
Effective Date: The Village and County request the effective date of the annexation to be January 1, 2023.

The Village of Hussar and Wheatland County have fully complied with sections 116-119 of the *Municipal Government Act* (MGA).

The annexation has been based on a collaborative and cooperative process between the Village and County

MAP and land description

Annexation area is approximately 3.154 hectares (7.8 acres) of land



Meridian 4 Range 20 Township 24 Section 14

THAT PORTION OF THE SOUTH EAST QUARTER DESCRIBED AS FOLLOWS

COMMENCING AT THE INTERSECTION OF THE NORTH EASTERLY LIMIT OF THE ROADWAY ACCORDING TO A PLAN OF RECORD IN THE LAND TITLES OFFICE FOR THE SOUTH ALBERTA LAND REGISTRATION DISCTRICAT AS 1876BM WITH THE NORTH WESTERLY LIMIT OF SECOND STREET WEST ACCORDING TO A PLAN OF RECORD IN THE SAID LAND TITLES OFFICE AS HUSSAR 6780AM THENCE NORTH EASTERLY ALONG THE SAID NORTH WESTERLY LIMIT OF SECOND STREET WEST A DISTANCE OF 626 FEET MORE OR LESS TO ITS INTERSECTION WITH THE NORTH WESTERLY PRODUCTION OF THE NORTH EASTERLY BOUNDARY OF BLOCK 6 ACCORDING TO THE SAID PLAN 6780AM THENCE NORTH WESTERLY ALONG THE SAID NORTH WESTERLY PRODUCTION OF THE NORTH EASTERLY BOUNDARY OF BLOCK 6 A DISTANCE OF 543 FEET THENCE SOUTH WESTERLY PARALLEL WITH THE SAID NORTH WESTERLY LIMIT OF SECOND STREET WEST A DISTANCE OF 626 FEET MORE OR LESS TO INTERSECTION WITH THE SAID NORTH EASTERLY LIMIT OF ROADWAY 1876BM THENCE SOUTH EASTERLY ALONG THE SAID NORTH EASTERLY LIMIT OF ROADWAY 1876BM A DISTANCE OF 543 FEET MORE OR LESS TO THE POINT OF COMMENCEMENT CONTAINING 3.154 HECTARES (7.8 ACRES) MORE OR LESS EXCEPTING THEROUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME

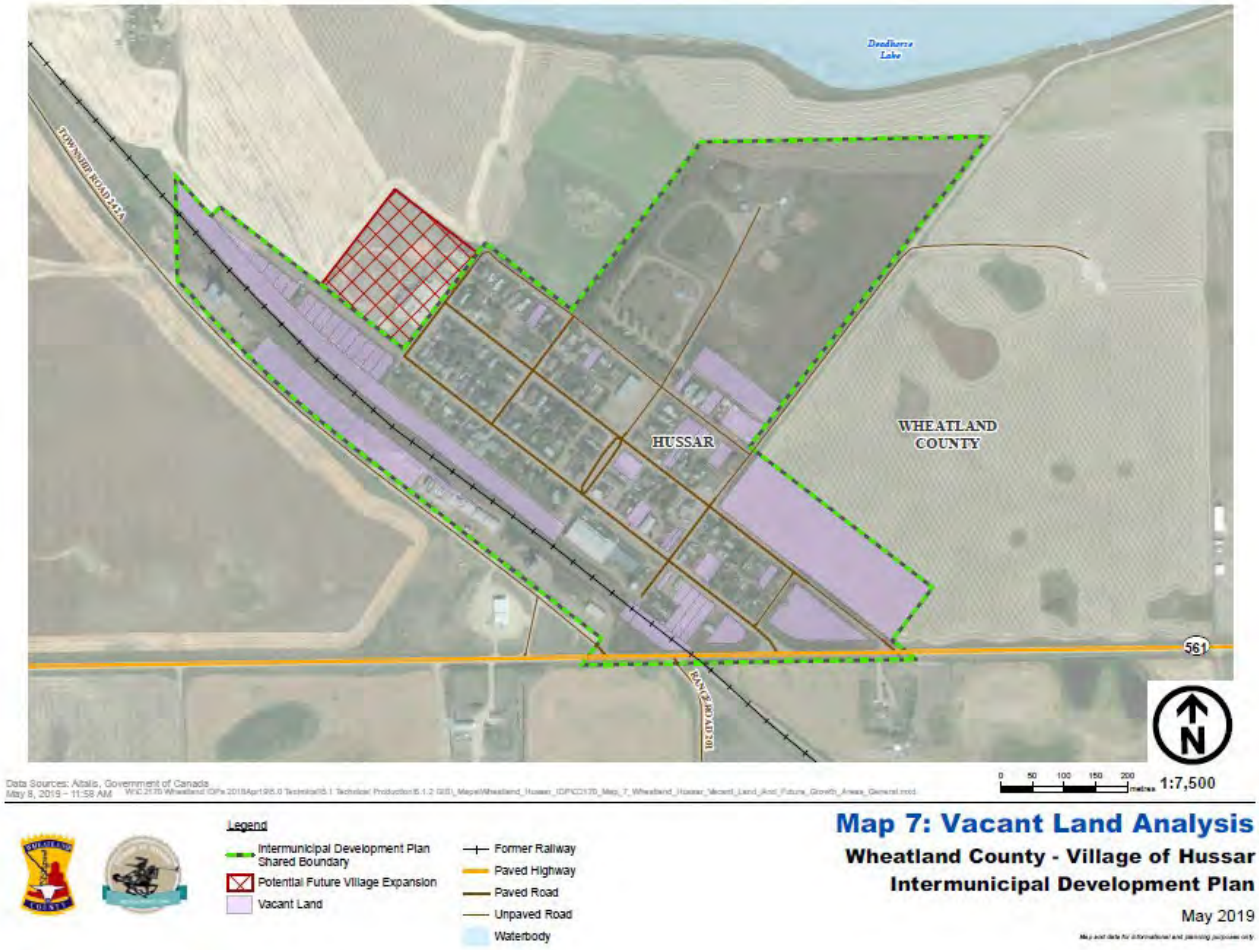
Previous Public Engagement
Hussar Annexation
Excerpts from MDP and IDP

Intermunicipal Development Plan:

An excerpt from the Wheatland County & Village of Hussar Intermunicipal Development Plan (IDP) has been inserted below, as well, we requested that Wheatland County allow us permission to discuss the potential annexation in our Municipal Development Plan. The full IDP can be found on our website at: https://www.villageofhussar.ca/public/download/files/161644

2.4 **URBAN EXPANSION**

While the Village does not require additional land for residential, commercial or industrial growth, the Village has expressed an interest to incorporate the former school land into the Village's municipal boundaries. The former school property is located just across the municipal boundary and it seems logical to include it within the Village's boundaries at some time in the future (see **Map 7: Vacant Land Analysis**).



Municipal Development Plan:

See excerpt from the Village of Hussar Municipal Development Plan (MDP) inserted below. The full MDP can be found on our website at: https://www.villageofhussar.ca/public/download/files/174941

5.7 PARKS/RECREATION/OPEN SPACE

POLICIES: 5) **Potential Annexation:** Should annexation of the school site occur; the Village should explore incorporating recreational amenities in this area.

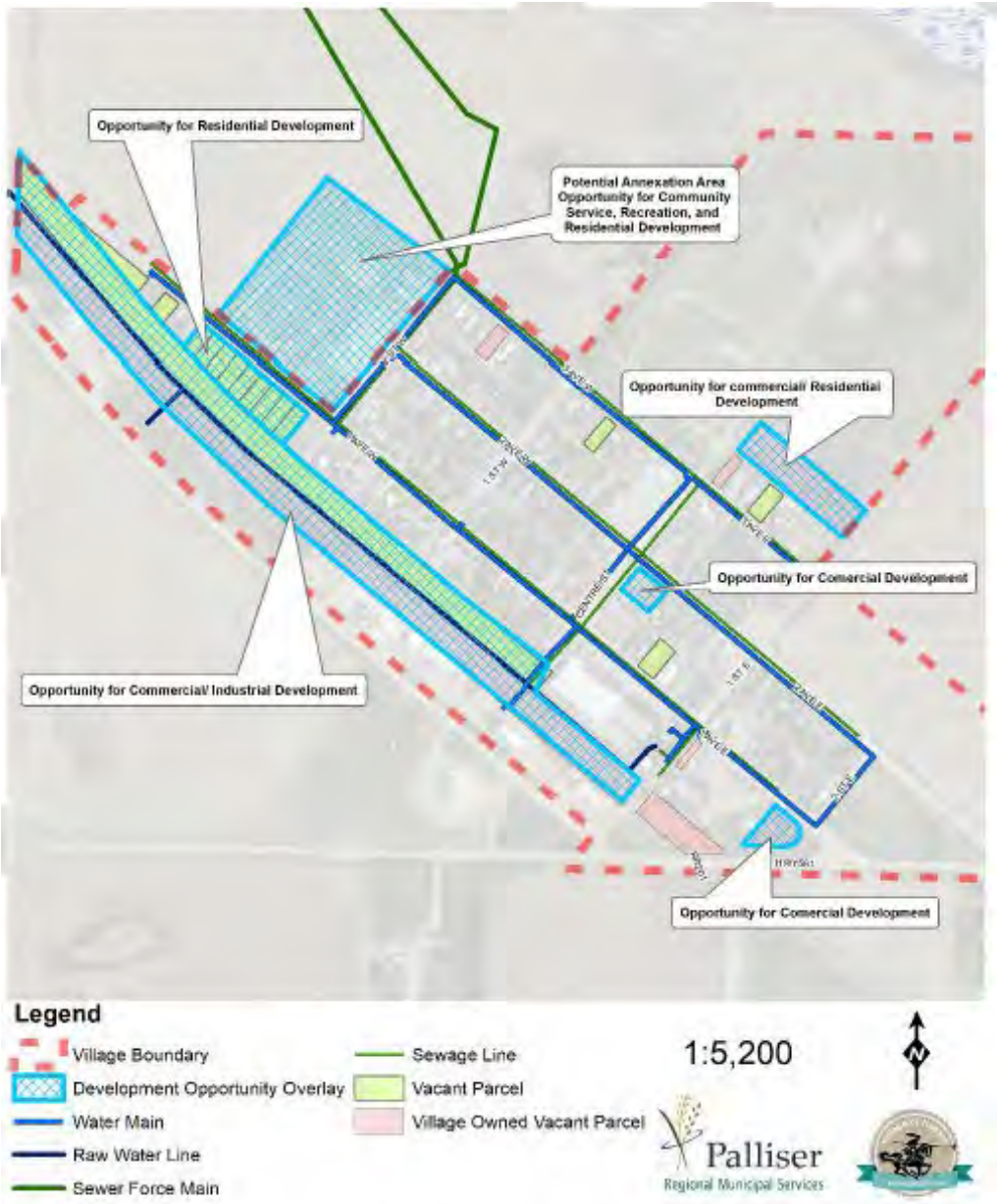


Figure 12. Development Opportunities Map

The Village of Hussar and Wheatland County have been discussing annexation of the old school grounds for many years. We were in agreement to include it in our Intermunicipal Development Plan – approved in February 2020. And The Village asked the County if they would support us discussing the annexation in our Municipal Development Plan – approved in February 2021. With their support we were able to include the proposed annexation in both documents. The Village became the property owner of the site in August 2020.

Survey Results

(Nov 2020) Before approving the Municipal Development Plan the Village sent out a survey to residents of the Village and the surrounding area to see what thoughts they had for the use of the old school site. We received 39 responses to the question "*What would you like to see the old school site used for?",* with the most common responses being: Recreation use (park/green space/ dog park/ multi-court), seniors housing, municipal office/shop, sports facility, and multi-purpose building.

Timeline & Next Steps

Upon discussion with our Land and Property Rights Tribunal representative, the Village of Hussar is requesting the effective date of the proposed annexation be January 1, 2023.

1. Once the application is fully completed and is uncontested it will be submitted to the Land and Property Rights Tribunal for review.
2. They provide recommendation for an Order in Council and pertinent documents to the Minister of Municipal Affairs.
3. Lieutenant Governor of Alberta considers the annexation and signs Order in Council (if approved).
4. The Land and Property Rights Tribunal notify all parties of the decision.

Appendix 5: Land titles

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0022 215 660	4;20;24;14;SE	201 208 485

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 20 TOWNSHIP 24
SECTION 14
THAT PORTION OF THE SOUTH EAST QUARTER
DESCRIBED AS FOLLOWS
COMMENCING AT THE INTERSECTION OF THE NORTH EASTERLY LIMIT OF THE ROADWAY ACCORDING TO A PLAN OF RECORD IN THE LAND TITLES OFFICE FOR THE SOUTH ALBERTA LAND REGISTRATION DISTRICT AS 1876BM WITH THE NORTH WESTERLY LIMIT OF SECOND STREET WEST ACCORDING TO A PLAN OF RECORD IN THE SAID LAND TITLES OFFICE AS HUSSAR 6780AM THENCE NORTH EASTERLY ALONG THE SAID NORTH WESTERLY LIMIT OF SECOND STREET WEST A DISTANCE OF 626 FEET MORE OR LESS TO ITS INTERSECTION WITH THE NORTH WESTERLY PRODUCTION OF THE NORTH EASTERLY BOUNDARY OF BLOCK 6 ACCORDING TO THE SAID PLAN 6780AM THENCE NORTH WESTERLY ALONG THE SAID NORTH WESTERLY PRODUCTION OF THE NORTH EASTERLY BOUNDARY OF BLOCK 6 A DISTANCE OF 543 FEET THENCE SOUTH WESTERLY PARALLEL WITH THE SAID NORTH WESTERLY LIMIT OF SECOND STREET WEST A DISTANCE OF 626 FEET MORE OR LESS TO INTERSECTION WITH THE SAID NORTH EASTERLY LIMIT OF ROADWAY 1876BM THENCE SOUTH EASTERLY ALONG THE SAID NORTH EASTERLY LIMIT OF ROADWAY 1876BM A DISTANCE OF 543 FEET MORE OR LESS TO THE POINT OF COMMENCEMENT
CONTAINING 3.154 HECTARES (7.8 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: WHEATLAND COUNTY

REFERENCE NUMBER: 116M245

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
201 208 485	10/11/2020	TRANSFER OF LAND	$113,120	NOMINAL

OWNERS

THE VILLAGE OF HUSSAR.

(CONTINUED)

OF BOX 100, HUSSAR,
ALBERTA T0J 1S0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
201 208 486	10/11/2020	RESTRICTIVE COVENANT OVER AND FOR BENEFIT OF: SEE INSTRUMENT
201 208 487	10/11/2020	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - THE GOLDEN HILLS SCHOOL DIVISION NO. 75. #110, 304 - 3 AVENUE STRATHMORE ALBERTA T1P1Z1 AGENT - RANDAL JARVIS.

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 22 DAY OF NOVEMBER, 2021 AT 09:53 A.M.

ORDER NUMBER: 43137465

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

Appendix 6: Annexation Agreement

Appendix 6

ANNEXATION AGREEMENT

VILLAGE OF HUSSAR

And

WHEATLAND COUNTY

TABLE OF CONTENTS

PART 1 - DEFINITIONS

PART 2 - MUTUAL COOPERATION

PART 3 - ASSESSMENT AND TAXATION

PART 4 - COMPENSATION

PART 5 - PLANNING AND DEVELOPMENT TRANSITION

PART 6 - TERMINATION

PART 7 - NOTICES

PART 8 - GENERAL PROVISIONS

PART 9 - DISPUTE RESOLUTION

PART 10 - EFFECTIVE DATE OF ANNEXATION

PART 11 - RECOMMENDATIONS TO THE LPRT

SCHEDULE 1 - ANNEXATION AREA AND LAND OWNERSHIP

THIS AGREEMENT first written as of the 20 day of June, 2022.

BETWEEN:

THE VILLAGE OF HUSSAR, a municipal corporation in the Province of Alberta ("the Village")

and

WHEATLAND COUNTY, a municipal corporation in the Province of Alberta ("the County")

ANNEXATION AGREEMENT

RECITALS

WHEREAS on October 8, 2020, Council for the Village passed a resolution to submit an application to the Land and Property Rights Tribunal to annex 7.8 acres (3.154 hectares) more or less of land presently located within Wheatland County boundaries, as depicted on the map contained in Schedule 1. The general descriptions of the land are also contained in Schedule 1;

AND WHEREAS on November 10, 2020, the County passed a resolution supporting the Annexation;

AND WHEREAS it is the position of the Village and the County that the annexation of the said lands is necessary and appropriate in order to ensure the sustainability, future growth and development of the Village.

NOW THEREFORE in consideration of the mutual obligations and covenants contained herein, the Village and the County hereby agree as follows:

PART 1 – DEFINITIONS

1.1 "Agreement" means this Annexation Agreement including the above recitals and all Schedules attached here to;

1.2 "Annexation" means the incorporation of the Annexation Area within the boundaries of the Village;

1.3 "Annexation Order" means the Order in Council by the Lieutenant Governor of Alberta authorizing the annexation of the Annexation Area within the boundaries of the Village;

1.4 "Annexation Area" means those lands located within the County shown on the map attached hereto in Schedule 1 and generally described in Schedule 1 attached hereto;

1.5 "Effective Date" means the date specified in the Annexation Order on which the Annexation is to be effective;

1.6 "the County" means Wheatland County, a municipal corporation in the Province of Alberta.

1.7 "MGA" means the Municipal Government Act, R.S.A. 2000, c. M-26, as amended from time to time, and all Regulations thereunder;

1.8 "LPRT" means the Land and Property Rights Tribunal of the Province of Alberta established under the Municipal Government Act, and includes any panel of the Land and Property Rights Tribunal;

1.9 "Village" means the Village of Hussar, a municipal corporation in the Province of Alberta.

PART 2 – MUTUAL COOPERATION

2.1 In reaching this Agreement, the Village and the County worked to create a mutually beneficial arrangement whereby lands being annexed were identified and any issues resolved. Mutual cooperation will form the basis of the ongoing relationship to address the future development of the annexed lands.

2.2 The Village and the County agree to use all reasonable efforts to fully cooperate with one another to ensure that the terms and conditions of this Agreement are fulfilled.

2.3 The Village and the County acknowledge and agree that in the event that the Lieutenant Governor in Council affects, alters, amends or in any way impacts the terms of this Agreement, this Agreement will continue to govern, however, both parties shall, in good faith, enter into renewed negotiations with respect to the implementation of the Agreement to the extent that it is impact by and implementation is not addressed by the Order of the Lieutenant Governor in Council.

PART 3 – ASSESSMENT AND TAXATION

3.1 Following the Effective Date, the Village shall assume responsibility for the assessment and taxation of all lands and improvements within the Annexation Area and shall assess and tax such lands and improvements in accordance with the provisions of the MGA and the regulations passed thereunder.

PART 4 – COMPENSATION

4.1 The County does not require any compensation for the land subject to the Annexation Area

PART 5 – PLANNING AND DEVELOPMENT TRANSITION

5.1 Land within the Annexation Area will continue to be governed under the County's Land Use Bylaw in place until the Effective date, after which it will fall under the Village's Land Use Bylaw.

PART 6 – TERMINATION

6.1 This Agreement shall terminate and be of no force and effect upon the occurrence of any of the following events, whichever shall occur first:

(1) The Village's withdrawal of its application to the LPRT for annexation of the Annexation Area;

(2) Refusal of the Village's application to annex the Annexation Area by the Lieutenant Governor in Council.

PART 7 – NOTICES

7.1 Any notice required to be given under this Agreement shall be given in writing and delivered to

(1) In the case of the Village, to:	The Village of Hussar Box 100, 109 1st Avenue East Oyen, Alberta, T0J 1S0 Phone: (403) 787-3766 Fax: 1 (888) 800-4937 Attention: Chief Administrative Officer
(2) In the case of the County, to:	Wheatland County 242006 Range Road 243 Wheatland County, Alberta, T1P 2C4 Phone: (403) 934-3321 Fax: (403) 934-4889 Attention: Chief Administrative Officer

PART 8 – GENERAL PROVISIONS

8.1 All references to legislation contained herein shall include amendments thereto and any successor legislation enacted in replacement thereof.

8.2 Each of the parties hereto shall at all times undertake all such further acts and execute and deliver all such further documents as shall be reasonably required to fully perform the terms and conditions of this Agreement.

8.3 This Agreement constitutes the entire agreement of the parties hereto with respect to the subject matter hereof, and this Agreement shall not be amended, modified or discharged except by an instrument in writing executed under the authority of each of the parties hereto.

8.4 The Recitals and Schedules attached hereto form part of this Agreement.

8.5 Nothing in this Agreement shall be construed as fettering or restricting the lawful authority of any board, tribunal, other quasi-judicial entity, or elected municipal Council (or member thereof), in the exercise of jurisdiction vested in it by law.

8.6 This Agreement is binding upon both the Village and the County and their successors and assigns.

8.7 If any provision of this Agreement is found to be illegal or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall remain in full force and effect.

PART 9 – DISPUTE RESOLUTION

9.1 Where the Village and the County cannot agree on an interpretation, application or operation of certain provisions of this Agreement, the parties first agree to engage in conciliatory discussions and negotiations to resolve, failing which the parties agree to submit such issues to mediation before a single mediator agreed to by both parties, the cost of which shall be shared equally by both parties.

9.2 Where the parties are unable to resolve their disagreement through the dispute resolution mechanisms specified in paragraph 9.1, the Village and the County shall submit such issues to non-binding arbitration in accordance with the provisions of the Arbitration Act, RSA 2000, c A-43, as amended from time to time.

PART 10 – EFFECTIVE DATE OF ANNEXATION

10.1 The Village and the County agree that the Annexation should occur as soon as possible and that both municipalities request the LPRT recommend the Annexation be effective as of January 1st, 2023

PART 11 – RECOMMENDATIONS TO THE LPRT

11.1 In furtherance of attaining the objectives contained within this Agreement, both municipalities agree to request the LPRT to recommend, and the Lieutenant Governor in Council to include, all matters contained in this Agreement within the Annexation Order, and specifically impose the following conditions within the Annexation Order:

(1) Upon the Effective Date of Annexation, the County shall transfer those lands within the Annexation Area to the Village as specified within this Agreement.

(2) Lands within the Annexation Area and improvements thereon shall be taxed by the Village as specified within Part 3 herein.

IN WITNESS THEREOF the parties hereto have hereunder affixed their respective corporate seals and signatures by duly authorized representatives, as of the date above first written.

WHEATLAND COUNTY

For

Amber Link For Scott Klassen
Reeve

For

Brian Henderson MATT BOUCHARD
Chief Administrative Officer

VILLAGE OF HUSSAR

Les Schultz
Mayor

Kate Brandt
Chief Administrative Officer

SCHEDULE 1: ANNEXATION AREA AND LAND OWNERSHIP

ANNEXATION AREA

Legal Description of Land:

Meridian 4 Range 20 Township 24 Section 14

THAT PORTION OF THE SOUTH EAST QUARTER DESCRIBED AS FOLLOWS

COMMENCING AT THE INTERSECTION OF THE NORTH EASTERLY LIMIT OF THE ROADWAY ACCORDING TO A PLAN OF RECORD IN THE LAND TITLES OFFICE FOR THE SOUTH ALBERTA LAND REGISTRATION DISCTRICAT AS 1876BM WITH THE NORTH WESTERLY LIMIT OF SECOND STREET WEST ACCORDING TO A PLAN OF RECORD IN THE SAID LAND TITLES OFFICE AS HUSSAR 6780AM THENCE NORTH EASTERLY ALONG THE SAID NORTH WESTERLY LIMIT OF SECOND STREET WEST A DISTANCE OF 626 FEET MORE OR LESS TO ITS INTERSECTION WITH THE NORTH WESTERLY PRODUCTION OF THE NORTH EASTERLY BOUNDARY OF BLOCK 6 ACCORDING TO THE SAID PLAN 6780AM THENCE NORTH WESTERLY ALONG THE SAID NORTH WESTERLY PRODUCTION OF THE NORTH EASTERLY BOUNDARY OF BLOCK 6 A DISTANCE OF 543 FEET THENCE SOUTH WESTERLY PARALLEL WITH THE SAID NORTH WESTERLY LIMIT OF SECOND STREET WEST A DISTANCE OF 626 FEET MORE OR LESS TO INTERSECTION WITH THE SAID NORTH EASTERLY LIMIT OF ROADWAY 1876BM THENCE SOUTH EASTERLY ALONG THE SAID NORTH EASTERLY LIMIT OF ROADWAY 1876BM A DISTANCE OF 543 FEET MORE OR LESS TO THE POINT OF COMMENCEMENT CONTAINING 3.154 HECTARES (7.8 ACRES) MORE OR LESS EXCEPTING THEROUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME

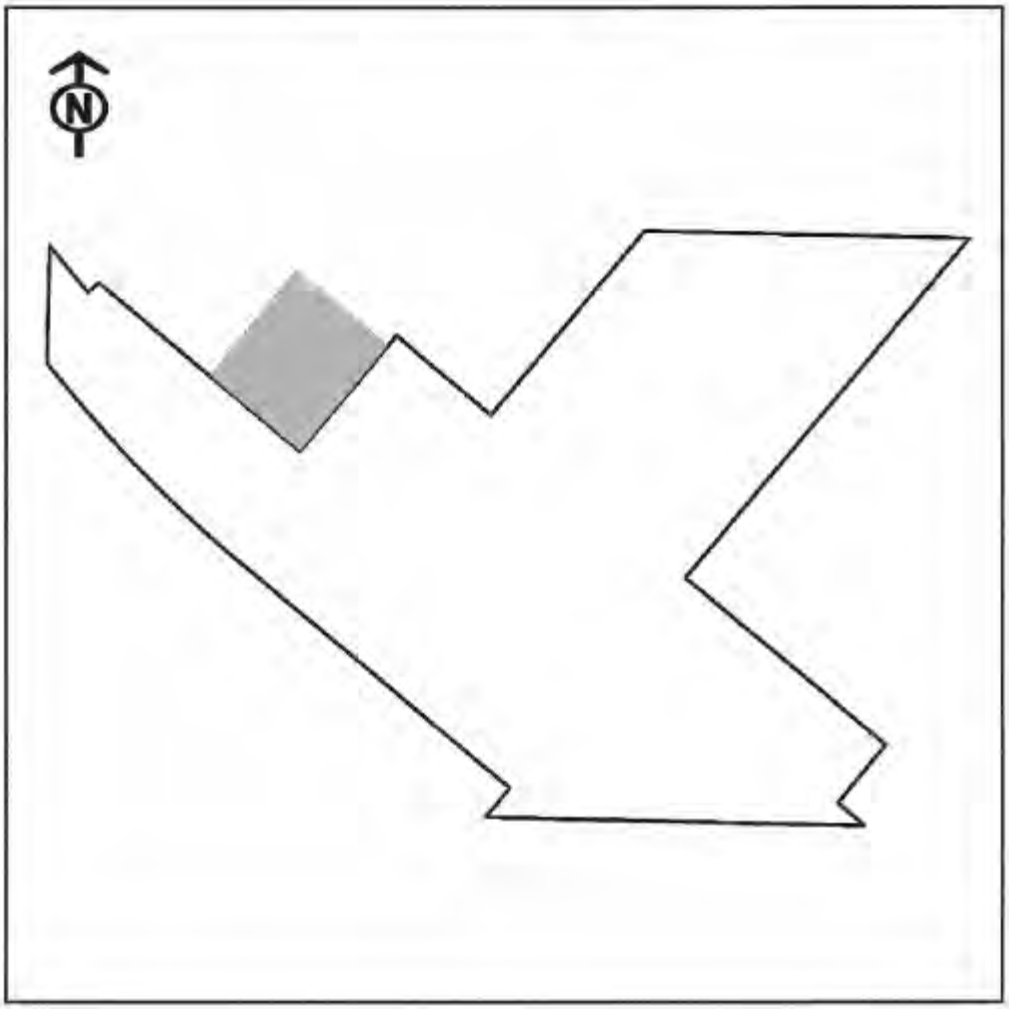
Map 1 indicates the Annexation Area.

LAND OWNERSHIP

1. That portion of the South East Quarter of Meridian 4 Range 20 Township 24 Section 14:

   Land Owners: The Village of Hussar is the property owner

MAP 1: ANNEXATION AREA



Appendix 7: Hussar Community Engagement Survey

Q5 What would you like to see the old school site used for?

Answered: 39 Skipped: 0

Hussar Community Engagement Survey

#	RESPONSES	DATE
1	Senior apartments.	11/10/2020 10:52 AM
2	More playground, park, trees,/ New Village Office with gym, possible Housing along 1st Avenue	11/10/2020 10:23 AM
3	Not sure	11/10/2020 10:00 AM
4	Senior small housing, dog parl. new Village office/shop	11/10/2020 9:54 AM
5	A library building.	11/8/2020 9:03 PM
6	maybe tennis, pickle ball or beach volleyball courts	11/8/2020 6:14 PM
7	Recreational activity	11/7/2020 3:52 AM
8	a long term care residence for seniors	11/6/2020 10:55 AM
9	Basketball courts, dog park, anything for outdoor activity's. restore the volleyball net area, expand the park. But have fundraiser for these things, don't just raise taxes so we have to pay for it. or there is also government funding	11/5/2020 11:50 AM
10	recreation facilities, such as basketball court, volleyball court, splash park, skate park ect. start with the least expensive options first	11/5/2020 11:44 AM
11	Something worth while. A multi purpose building. Maybe places can be rented out of it. A gym could be utilized.	11/5/2020 11:23 AM
12	Seniors housing	11/5/2020 8:10 AM
13	A business of some sort or a seniors living home	11/4/2020 9:12 AM
14	Advocation for a privately run retirement center. With an aging population and the high costs associated with land aquisition to position the village as a cost effective yet close enough to Calgary to retire	11/4/2020 9:06 AM
15	Green space Football pitch Something recreational	11/4/2020 2:49 AM
16	Nursing home	11/3/2020 7:36 PM
17	Skate park, basket ball courts/tennis courts	11/3/2020 7:13 PM
18	Sports facility	11/3/2020 6:31 PM
19	Senior housing	11/3/2020 5:32 PM
20	As mentioned before a paved area for basketball, skateboarding, etc	11/3/2020 3:46 PM
21	Hardware store, youth group activities	11/3/2020 3:13 PM
22	PArk	11/3/2020 1:28 PM
23	Parks and recreation	11/3/2020 1:10 PM
24	Partial green space and perhaps lots for homes	11/3/2020 12:53 PM
25	recreation facilities, ie skate park, splash park, basketball court, beach volley ball court, BMX track ect, assuming we can get grants or fundraise to pay for these things.	11/3/2020 11:36 AM
26	Some residential and possibly some business offices like a new village office with extra meeting rooms or facilities for community groups.	11/3/2020 11:34 AM
27	Housing development?	11/3/2020 11:31 AM
28	Seniors care facility	11/3/2020 7:48 AM
29	I'd rather see the fairgrounds be the focus - [sports, horses, baseball, camping, parties, gun ranges]. Maybe a new concession, shelter] between the baseball diamonds.	11/2/2020 6:39 PM
30	Seniors retirement home	11/2/2020 5:02 AM
31	It will be a great place to have low income senior's housing. It could be a four-plex with four little garages, one for each unit.	10/23/2020 9:37 AM

32	Playground for one thing but it needs major work , perhaps some residential as water and sewer already there. No money for any other community recreational facilities- can barely support the ones we have.	10/22/2020 12:49 PM
33	Affordable senior housing, possible multi-use facility (playschool, library, small exercise facility, new village office, other small office space for small business)	10/22/2020 11:16 AM
34	Business and home lots. Possibly a senior living apartment	10/22/2020 8:05 AM
35	A multi purpose value store	10/21/2020 11:07 PM
36	Nothing. Leave it as is.	10/21/2020 5:15 PM
37	Recreational activities for kids	10/21/2020 5:14 PM
38	Sport courts and/or green space for expanded park area with walking paths	10/21/2020 5:13 PM
39	Motel and restaurant. Activity centre for kids.	10/21/2020 5:01 PM

VILLAGE OF HUSSAR
BANK RECONCILIATION

ACCOUNT	Village General Acct 10050185		
DATE	June 30 2022		
STATEMENT BALANCE			229,253.28
ADD: OUTSTANDING DEPOSITS			
	Deposit in July	2,483.23	
	Internet banking in July	748.00	
			3,231.23
LESS: OUTSTANDING CHEQUES			
8766	Ace Surveys	3,066.00	
8767	Nickalas Allison	500.00	
[redacted]	[redacted]	[redacted]	
8769	ClearTech Industries	510.46	
8770	Collabria Payment Processing	797.95	
8771	Direct Energy	348.52	
8772	Drumheller Mail	917.28	
8773	Tracey Dundas	130.41	
8774	EPCOR Utilities	1,713.27	
8775	Gleichen Standard Transport	37.34	
8776	Hussar Summer Daze Committee	250.00	
8777	JP's Backhoe Service Ltd	840.00	
8778	Local Authorities Pension Plan	663.21	
8779	Plante, Michelle	473.00	
[redacted]	[redacted]	[redacted]	
8782	Strathmore Times	367.50	
8783	Sunset Memorial & Stone	310.80	
8784	Telus Communications	73.08	
8785	Telus Mobility	113.51	
8786	Telus	86.00	
[redacted]	[redacted]	[redacted]	
8788	1605041 Alberta	200.00	
8789	Wheatland County	1,484.65	
8790	Telus Communications	42.00	
			- 20,998.27
OUTSTANDING TRANSFERS			
	Transfer to Cemetery Account	- 800.00	
	Fines distribution	- 110.00	
	NSF Return	123.00	
	Service Charge	9.00	
			- 778.00
		RECONCILED BALANCE	210,708.24
		GL BALANCE (3000012700)	210,708.24
		Variance	-

OTHER ACCOUNTS

First Response (EFRT) Trust Term Account 10135176 (3000012800)	STATEMENT	3,215.98	Interest
Community Account (Rate .05)	GL BALANCE	3,215.98	$ 0.13
	Variance	-	

Cemetery Perpetual Account 10189009 (3000012900)	STATEMENT	15,844.40	Interest	
Community Account (Rate .05)	GL BALANCE	16,644.40	$	0.65
	Variance	- 800.00		
Cemetery Common Share Account 10499317 (3000013000)	STATEMENT	26.32	Interest	
Common Share	GL BALANCE	26.32	$	-
	Variance	-		
Mayors Memorial Trust Term Account 722821119129 (3000013400)	STATEMENT	2,426.07	Interest	
12 Month Term (Fixed .65% Maturity Date - Feb 24, 2023)	GL BALANCE	2,426.07	$	-
	Variance	-		
Cemetery Reserve 722821002853 (3000013500)	STATEMENT	10,475.81	Interest	
High Interest Savings (Rate .35)	GL BALANCE	10,475.81	$	3.62
	Variance	-		
FGTF Grant Term Account 723112220006 (3000013700)	STATEMENT	151,350.18	Interest	
12 Month Term (Fixed 1.20% Maturity Date - April 8, 2023)	GL BALANCE	151,350.18	$	-
	Variance	-		
Common Share 10497733 (3000030000)	STATEMENT	2,580.57	Interest	
Common Share	GL BALANCE	2,580.57	$	-
	Variance	-		
Village Reserves 15037021 (3000032000)	STATEMENT	57,934.68	Interest	
High Interest Savings (Rate .35)	GL BALANCE	57,934.68	$	19.99
	Variance	-		
Walking Trail Trust Term Account 15137870 (3000032220)	STATEMENT	1,109.25	Interest	
6 Month Term (Fixed .15% Maturity Date - Sept 5, 2022)	GL BALANCE	1,109.25	$	-
	Variance	-		
MSI Capital Term Account 15137904 (3000032400)	STATEMENT	294,867.20	Interest	
12 Month Term (Fixed .65% Maturity Date - March 5, 2023)	GL BALANCE	294,867.20	$	-
	Variance	-		
Equipment Reserve Account 722821632733(3000033000)	STATEMENT	1.58	Interest	
High Interest Savings (Rate .35)	GL BALANCE	1.58	$	-
	Variance	-		
Special Events Account 722821632741 (3000034000)	STATEMENT	912.40	Interest	
High Interest Savings (Rate .35)	GL BALANCE	912.40	$	0.31
	Variance	-		
Emergency Management 722821646022 (3000035000)	STATEMENT	1,684.56	Interest	
Savings Account (Rate .05)	GL BALANCE	1,684.56	$	0.07
	Variance	-		
Centennial 722821666012 (3000036000)	STATEMENT	1,000.73	Interest	
Savings Account (Rate .05)	GL BALANCE	1,000.73	$	0.04
	Variance	-		
Village Reserves Term Account 723112219933 (3000031000)	STATEMENT	400,000.00	Interest	
12 Month Term (Fixed 1.20% Maturity Date - April 8, 2023)	GL BALANCE	400,000.00	$	-
	Variance	-		

Village of Hussar
List of Accounts for Approval

Date Printed
2022-07-07 2:31 PM

Batch: 2022-00066 to 2022-00076

Bank Code: AP - AP-GENERAL OPER

COMPUTER CHEQUE

Payment #	Date	Vendor Name	Payment Amount
8750	2022-06-10	Government of Alberta	120.00
8751	2022-06-10	Armstrong Auto Service	40.95
8752	2022-06-10	Bassano Plumbing & Heating	141.75
8753	2022-06-10	Dependable Maintenance Ltd.	1,285.20
8754	2022-06-10	Drumheller Mail	212.42
8755	2022-06-10	Data Scavenger Inc.	157.50
8756	2022-06-10	EPCOR Utilities Inc.	1,747.02
8757	2022-06-10	Jepson Petroleum Ltd.	258.95
8758	2022-06-10	JG Water Services	3,802.79
[redacted]			
8760	2022-06-10	Clinton Meier	500.00
8761	2022-06-10	Strathmore Times	68.25
8762	2022-06-10	Sunset Memorial & Stone Ltd.	1,192.80
8763	2022-06-10	Telus Mobility	112.67
8764	2022-06-10	Wild Rose Assessment Service	490.00
[redacted]			
8766	2022-06-30	Ace Surveys	3,066.00
8767	2022-06-30	Nickalas Allison	500.00
[redacted]			
8769	2022-06-30	ClearTech Industries Inc	510.46
8770	2022-06-30	Collabria Payment Processing	797.95
8771	2022-06-30	Direct Energy	348.52
8772	2022-06-30	Drumheller Mail	917.28
8773	2022-06-30	Tracey Dundas	130.41
8774	2022-06-30	EPCOR Utilities Inc.	1,713.27
8775	2022-06-30	Gleichen Standard Transport	37.34
8776	2022-06-30	Hussar Summer Daze Committee	250.00
8777	2022-06-30	JP's Backhoe Service Ltd.	840.00
8778	2022-06-30	Local Authorities Pension Plan	663.21
8779	2022-06-30	Plante, Michelle	473.00
[redacted]			
8782	2022-06-30	Strathmore Times	367.50
8783	2022-06-30	Sunset Memorial & Stone Ltd.	310.80
8784	2022-06-30	Telus Communications Inc.	73.08
8785	2022-06-30	Telus Mobility	113.51
8786	2022-06-30	Telus	86.00
[redacted]			
8788	2022-06-30	1605041 Alberta Ltd	200.00
8789	2022-06-30	Wheatland County	1,484.65
8790	2022-06-30	Telus Communications Inc.	42.00
		Total Computer Cheque:	33,489.25

Total AP: 33,489.25

Certified Correct This July 7, 2022

Reeve

Administrator

Account # / Description	Committed	Current	Year to Date	Budget	Variance	%
REVENUES						
TAXES						
1000011000 - Municipal Property Taxes			187,017.71		187,017.71	
1000011200 - Alberta School Foundation Taxes			40,415.92		40,415.92	
1000011300 - Wheatland Lodge Taxes			1,396.54		1,396.54	
1000011400 - DI Property Tax Requisition			29.55		29.55	
Total TAXES:			228,859.72		228,859.72	
REVENUE FROM OWN SOURCE						
1000051000 - Property Tax Penalty		4,756.18	4,756.18		4,756.18	
1000054000 - ATCO Gas Franchise Fee		1,658.48	12,333.20		12,333.20	
1000055000 - Return On Investments		22.01	1,056.65		1,056.65	
Total REVENUE FROM OWN SOURCE:		6,436.67	18,146.03		18,146.03	
ADMINISTRATION REVENUE						
1120041000 - General Services & Supplies		40.00	482.77		482.77	
1120041100 - Insurance/Lions/Sen/Lib/Ag.Soc.			(160.97)		(160.97)	
1120056000 - Rentals/ Lease Revenue			3,715.04		3,715.04	
Total ADMINISTRATION REVENUE:		40.00	4,036.84		4,036.84	
RCMP & BYLAW SERVICES						
1260051000 - Animal Licenses		190.00	490.00		490.00	
Total RCMP & BYLAW SERVICES:		190.00	490.00		490.00	
ROADS & STREET LIGHTS						
1320054000 - Fortis Franchise		4,155.33	16,986.65		16,986.65	
Total ROADS & STREET LIGHTS:		4,155.33	16,986.65		16,986.65	
WATER SUPPLY/DISTRIBUTION						
1410040000 - Water Billing		4,047.00	46,568.99		46,568.99	
1410041000 - Water Services/Supplies			75.00		75.00	
1410041500 - Bulk Water Sales		95.70	111.95		111.95	
1410051000 - Water Penalty		84.94	507.07		507.07	
Total WATER SUPPLY/DISTRIBUTION:		4,227.64	47,263.01		47,263.01	
SANITARY SEWAGE SERVICE						
1420040000 - Sewer Billing		2,840.00	32,679.99		32,679.99	
1420051000 - Sewer Penalty		60.88	449.34		449.34	
Total SANITARY SEWAGE SERVICE:		2,900.88	33,129.33		33,129.33	
SOLID WASTE						
1430040000 - Garbage Collection Billing		1,820.00	19,837.99		19,837.99	
1430051000 - Garbage Collection Penalty		39.31	311.54		311.54	
Total SOLID WASTE:		1,859.31	20,149.53		20,149.53	
CEMETERY						

Account # / Description	Committed	Current	Year to Date	Budget	Variance	%
1560041000 - Cemetery Revenue		800.00	1,152.38		1,152.38	
1560055000 - Cemetery Interest		0.65	3.68		3.68	
1560059000 - Cemetery Donations			860.00		860.00	
Total CEMETERY:		800.65	2,016.06		2,016.06	
PLANNING & DEVELOPMENT						
1610041000 - Development Permits		75.00	325.00		325.00	
Total PLANNING & DEVELOPMENT:		75.00	325.00		325.00	
PARKS & RECREATION						
1720041000 - Campground Revenue		30.00	5,480.00		5,480.00	
1720081000 - Grants from Others			5,000.00		5,000.00	
5320084000 - Provincial Conditional Grant		150,930.00	150,930.00		150,930.00	
5320085000 - Grants From Local Governments		56,637.54	112,164.54		112,164.54	
Total PARKS & RECREATION:		207,597.54	273,574.54		273,574.54	
Total REVENUES:		228,283.02	644,976.71		644,976.71	
ASSETS						
Revenue Totals:		228,283.02	644,976.71		644,976.71	
EXPENDITURES						
2000076000 - Alberta School Foundation Requisition		10,103.91	20,207.80		(20,207.80)	
2000076500 - Wheatland Lodge Requisition			1,396.00		(1,396.00)	
2000076600 - Royal Canadian Mounted Police Requisitio			5,093.00		(5,093.00)	
COUNCIL & OTHER LEGISLATIVE						
2110013000 - Council EI Premiums		238.93	442.26		(442.26)	
2110014000 - Council Training		213.58	338.58		(338.58)	
2110015000 - Council Honorarium/Per Diem		3,650.00	6,850.00		(6,850.00)	
2110021000 - Council Mileage & Expenses		986.98	1,285.88		(1,285.88)	
2110051500 - Donations/Gifts			430.00		(430.00)	
Total COUNCIL & OTHER LEGISLATIVE:		5,089.49	9,346.72		(9,346.72)	
GENERAL ADMINISTRATION						
2120011000 - Admin Salaries & Wages		4,644.15	24,572.98		(24,572.98)	
2120011500 - Contracted Casual Labour			385.00		(385.00)	
2120012000 - AMSC Benefits Employer Contribution		163.55	978.78		(978.78)	
2120012500 - LAPP Employer Contribution		352.46	2,036.44		(2,036.44)	
2120013000 - Admin CPP/EI Contributions		313.59	1,808.20		(1,808.20)	
2120014000 - Administration Training		51.31	1,520.71		(1,520.71)	
2120021000 - Admin Mileage & Expenses		677.50	2,972.13		(2,972.13)	

Account # / Description	Committed	Current	Year to Date	Budget	Variance	%
2120021500 - Postage/Courier/Freight		39.79	764.83		(764.83)	
2120022000 - Advertising		617.30	617.30		(617.30)	
2120022500 - Memberships			1,493.54		(1,493.54)	
2120023000 - Accounting/Audit expense			12,500.00		(12,500.00)	
2120024000 - Assessment Services		466.67	2,800.02		(2,800.02)	
2120024500 - IT Services/Website		157.80	4,281.79		(4,281.79)	
2120027000 - Insurance Premiums			5,676.11		(5,676.11)	
2120051000 - Office Supplies & Services		1,494.70	5,786.13		(5,786.13)	
2120054000 - Admin Utilities		295.16	2,074.54		(2,074.54)	
Total GENERAL ADMINISTRATION:		9,273.98	70,268.50		(70,268.50)	
FIRE ASSOCIATION						
2230022500 - Radio License			153.84		(153.84)	
Total FIRE ASSOCIATION:			153.84		(153.84)	
AMBULANCE SERVICES						
2250076000 - WADEMSA Requisition			1,520.00		(1,520.00)	
Total AMBULANCE SERVICES:			1,520.00		(1,520.00)	
COMMON SERVICES						
2310011000 - Public Works Wages		1,996.58	17,953.11		(17,953.11)	
2310012000 - Public Works Benefits		389.86	2,534.09		(2,534.09)	
2310013000 - Public Works CPP/EI		225.99	1,519.15		(1,519.15)	
2310025000 - Equipment Maintenance		391.38	972.50		(972.50)	
2310025500 - Contracted Maintenance			1,019.88		(1,019.88)	
2310025600 - Building Maintenance		135.00	7,537.58		(7,537.58)	
2310027000 - Insurance Premiums			1,527.98		(1,527.98)	
2310051000 - PW General Supplies			492.67		(492.67)	
2310051500 - Public Works Tools/Equipment		29.98	631.36		(631.36)	
2310052500 - Cardlock Fuel		246.62	1,373.20		(1,373.20)	
2310054000 - Public Works Utiliites		486.80	3,332.01		(3,332.01)	
Total COMMON SERVICES:		3,902.21	38,893.53		(38,893.53)	
ROADS/STREETS						
2320025000 - Roads Contracted Maintenance		1,224.00	1,224.00		(1,224.00)	
2320054000 - Utilities - Street Lights		1,631.69	9,983.49		(9,983.49)	
Total ROADS/STREETS:		2,855.69	11,207.49		(11,207.49)	
WATER SUPPLY & DISTRIBUTION						
2410021500 - Water Postage & Freight		59.17	242.10		(242.10)	
2410023000 - Water Operations Contract		2,345.44	11,683.77		(11,683.77)	
2410025000 - Water Contracted Maintenance		564.90	29,314.81		(29,314.81)	
2410027000 - Insurance Premiums			1,575.79		(1,575.79)	
2410051000 - Water Services/Supplies			142.21		(142.21)	

Account # / Description	Committed	Current	Year to Date	Budget	Variance	%
2410053000 - Treatment Chemicals		426.98	1,631.78		(1,631.78)	
2410054000 - Water Utilities		1,033.72	9,359.91		(9,359.91)	
Total WATER SUPPLY & DISTRIBUTION:		4,430.21	53,950.37		(53,950.37)	
WASTEWATER						
2420023000 - Sewer Operations Contract		586.36	2,920.95		(2,920.95)	
2420025000 - Contracted Maintenance		125.00	1,838.50		(1,838.50)	
2420027000 - Insurance Premiums			928.37		(928.37)	
2420054000 - Sewer Utilities		294.02	1,586.73		(1,586.73)	
Total WASTEWATER:		1,005.38	7,274.55		(7,274.55)	
GARBAGE COLLECTION/DISPOSAL						
2430011000 - Garbage Collection Wages		224.40	1,668.98		(1,668.98)	
2430025000 - Transfer Site Maintenance		798.54	2,722.42		(2,722.42)	
2430035000 - Transfer Site Labour		577.47	2,912.93		(2,912.93)	
2430054000 - Transfer Site Utilities		37.94	175.49		(175.49)	
2430076000 - Drum Solid Waste Requisition			7,877.40		(7,877.40)	
2430077000 - Drum Solid Waste Loan Payment 10y			653.76		(653.76)	
2430078000 - SAEWA Requistion			93.28		(93.28)	
Total GARBAGE COLLECTION/DISPOSAL:		1,638.35	16,104.26		(16,104.26)	
CEMETERY						
2560011000 - Cemetery Wages		56.10	56.10		(56.10)	
2560021500 - Cemetery Postage/Freight		35.56	35.56		(35.56)	
2560051000 - Cemetery Goods & Services		1,264.76	1,264.76		(1,264.76)	
2560054000 - Cemetery Utilities		68.15	424.17		(424.17)	
Total CEMETERY:		1,424.57	1,780.59		(1,780.59)	
PLANNING & DEVELOPMENT						
2610022000 - Planning & Development Advertising		873.60	873.60		(873.60)	
2610023000 - Planning & Development Consulting		3,066.00	18,100.08		(18,100.08)	
2610076000 - Palliser Requisition			2,047.26		(2,047.26)	
Total PLANNING & DEVELOPMENT:		3,939.60	21,020.94		(21,020.94)	
PARKS/RECREATION						
2720011000 - Campground Wages		743.33	743.33		(743.33)	
2720025000 - Campground Maintenance			437.50		(437.50)	
2720027000 - Campground Insurance			337.39		(337.39)	
2720051000 - Campground Services & Supplies		24.94	24.94		(24.94)	
2720054000 - Campground Utilities		260.30	2,159.97		(2,159.97)	
Total PARKS/RECREATION:		1,028.57	3,703.13		(3,703.13)	
ARENA/CURLING RINK						
2730011000 - School ground wages		28.05	28.05		(28.05)	
Total ARENA/CURLING RINK:		28.05	28.05		(28.05)	

Account # / Description	Committed	Current	Year to Date	Budget	Variance	%
COMMUNITY SERVICES/CULTURE						
2740076000 - Marigold Requisition			1,123.20		(1,123.20)	
Total COMMUNITY SERVICES/CULTURE:			1,123.20		(1,123.20)	
Total EXPENDITURES:		44,720.01	263,071.97		(263,071.97)	
Expense Totals:		44,720.01	263,071.97		(263,071.97)	
Net Surplus (Deficit):		183,563.01	381,904.74		381,904.74	

Accounts Printed: 99

VILLAGE OF HUSSAR
CAO REPORT
July 20, 2022

Annexation
Annexation has been my main focus since the last meeting and the application will be submitted on July 21, 2022. A PDF Copy will be sent to LPRT. Copies will be mailed to Wheatland County and the Land and Property Rights Tribunal.

LUB and AGM were the other 2 main focuses. I will only have about 4 working days between this meeting and the next one with my vacation and the Stat holiday. The focus will be the AGM documents.

Asset Management
Cody came out to do more training on Tuesday July 12, 2022. JG Water (Murray and Trevor) were there for the morning refresher on the GPS training and Webmap. Dale and I were there for the morning and afternoon (session 2 AM training). Some modules in the Webmap have not been completed yet but they are working on it, ex. buildings and information fields for buildings. Standard has a person they have hired to collect their data in the GPS system. I will find out if they would be willing to do our Curbstops and hydrants. This would be a cheaper option then having JG complete these. We have a book they could follow to find them so it wouldn't be too bad. JG will still complete the data collection for the main lines and manholes.

Armstrong Auto Quote Update
To date we have had one quote provided that required cutting into the shop and changing the door. I have been talking with Clay from Armstrong Auto and Derek from Carinhill Concrete to come up with a solution for the bay entrance. The current thought is to extend the ramp into the road, similar to what Doug's Earth Moving has on 1st Avenue East. Clay and Derek are going to meet late this week or early next week so a quote should be provided for the August 11th meeting.

Admin Assistance
Due to the increase of work required for meetings every 3 weeks vs. once a month and no increase to my 28 hr work week, I will have Michelle come in after our meetings to type up the meeting minutes. This will save me 1 days work following the meetings.

Municipal Affairs Municipal Indicators meeting
Had a meeting with Linda and Katie from Municipal Affairs regarding the Municipal Indicators, we will virtually meet again in August. The main concern was around tax collection. We are expected to meet 90% collection rate. I noted that one issue is the utility bills that are over 60 days past due roll onto taxes and this can cause an increase to uncollected tax accounts at the end of the year. This is also an issue when people who pay taxes with their mortgage have a monthly utility account that just rolls over, they are a year behind in utilities, they should be on yearly accounts that roll over prior to the taxes being sent to the banks. I also noted that we have an increase of people joining the TIPP program, this will help with our collection.

Unsightly Grass letters
Letters were sent out and a few property owners hired us to go in and do the cutting for them.

Upcoming Office Closures/Meetings
July 22 – August 1st Vacation.
August 1 – Heritage Day (Stat Holiday – Office Closed)
August 11 – Annual General meeting

Meeting Date	Resolution #	Resolution	Assigned to	Action/Comment	Date Completed
		Annexation - Old school grounds	CAO	Application will be emailed and mailed tomorrow before I leave for Vacation	Complete
April 8 2021	2021-04-08-410	continue looking for new and used trucks	CAO	Rockyford has just purchased a bigger truck with sanding unit, they are offering to help. We can consider this in our 2023 budget. Will talk with the CAO to get a quote for them to sand the streets so we can add it to our budget.	ongoing
April 8 2021	2021-04-08-411	village sanding units	CAO	purchase after we know what truck we are getting	ongoing
Jun 10 2021	2021-06-10-454	look into the process to sell lot 6PUL 9 0310282 and subdivide it	CAO/Palliser	This is on hold due to residents complaint letter sent to Municipal Affairs.	on hold
Jun 30 2022	2022-06-30-215	proceed with a subdivision of the land located at 223 3rd Ave W and to beign the process to sell the portion of the lot	CAO/Palliser	This is on hold due to residents complaint letter sent to Municipal Affairs.	on hold
July 8 2021	2021-07-08-490	Water line at the Cemetery	CAO/Tim	Does the board want to get another person to quote a water line option at the cemetery or leave it as is with the new water person?	on hold
Nov 10 2021	2021-11-10-621	look for new quotes to fix the driveway at 120 2nd Ave E	CAO	waiting for council decision, 6d of tonights agenda package	in progress
Oct 14 2021	2021-10-14-570	Armstrong Auto Bay quote to correct the concrete on the North bay that does not requre the sidewalk to be removed	CAO	quote should be coming to the August meeting	in progress
Feb 3 2022	2022-02-03-031	2 Billion Trees grant application	CAO/Council	Application deadline Feb 17, 2022. have not heard about the application	submitted
Feb 3 2022	2022-02-03-039	Public Space privacy and filming legislation	CAO	I am creating a policy for our cameras.	in progress/ on hold
Feb 3 2022	2022-02-03-037	more information on IT services through Alberta Municipalities	CAO	Too expensive currently so MA is looking at having them come up with a program for Villages where once could house the infrastructure and others could access it from there at a cheaper rate. Will contact me in a few months with their proposal	on hold
Mar 17 2022	2022-03-17-093	Bulk Water - quote so we can send notice to residents	CAO/JG	followed up with JG, still waiting for a second quote. Received one so far, followed up to get more quotes	in progress
Mar 17 2022	2022-03-17-094	Possibility of creating a new multi position	CAO	This will be ongoing for a while	on hold
Apr 14 2022	2022-04-14-131	WCB Partnership in injury reduction	CAO/PW	update our health and safety program before applying for COR	on hold
		Compliance Certificate policy	CAO	create a policy for compliance certificates	in progress/ on hold
Jun 8 2022	2022-06-08-193	Water research - wells vs. regional water	CAO	this will take time to get answers to all the questions	in progress/on hold
Jun 8 2022	2022-06-08-194	Gopher control policy	CAO	create a policy for gopher control. Michelle will begin looking for other policies that we can use to help us create our policy, while I'm on vacation	in progress/ on hold
Jun 8 2022		Project #6	CAO	Add discussion to another meeting once more information about monowalk sidewalks can be provided.	in progress
Jun 30 2022	2022-06-30-233	Sundowners letter to transfer building to the community group	CAO	letter sent. Will update once they respond	in progress
Jun 30 2022	2022-06-30-223	Joint QMP rep to answer questions		Cindy will answer our questions in the August 11 Council Meeting	on hold
Jun 30 2022	2022-06-30-214	begin the process of creating an urban Hen Bylaw	CAO	Michelle will begin looking for other bylaws that we can use to help us create our bylaw, while I'm on vacation	in progress/ on hold
Jun 30 2022	2022-06-30-220	Campground grainbin gazebo	CAO/Lorilee	Will begin coordinating the construction of the grain bin gazebo at the campground. Locates will be completed prior to the work being done	in progress

Public Works Report

- all grass except field around ball diamonds has had its first cut + in most cases 2nd cut now. Next two weeks will have field + a couple of other areas cut with tractor.
- lots of weed whipping to do which I will have Carson start on after open areas are done cutting
- Carson is working out well. listens to directions well and is good so far on the equipment he is using.
- drive shaft U-Joint for Tractor Rotary mower repaired.
- Pot hole repairs with fresh load of cold mix underway. Going very well using the gas compactor.
- Trimmed 1 bush beside memorial at office, other bush cut right down. it is dead should be replaced. Trimmed tree (at office) back from the sidewalk.
- coordinated with wheatland County for a load of gravel to be dropped off.

over_

- ordered New grass chute for Z turn mower in really poor shape. Is probably part of reason for rock/glass damage done this year.
- once pot holes are repaired will start working on gravel roads. Scrape + grade + repair their pot holes.

JGwaterservices Montly Summary For June 2022

June 13, 2022	Power Bump
June 14, 2022	High Level at LS, Emergency tanks were required at LS due to heavy rain storm
June 16, 2022	Replace 2 hydrants in the campground
June 18, 2022	High level alarm at LS pump # 2 (Emengency callout)
June 19, 2022	High level alarm at LS pump # 2 (Emengency callout)
June 23, 2022	Power company shut down power to pump house and LS

Our government is committed to supporting strong, resilient communities where Albertans and businesses succeed. The Alberta Community Partnership (ACP) enables municipalities and Metis Settlements to collaborate with their neighbours on local and regional priorities. This is particularly important as we work together to move forward with Alberta's economic and pandemic recovery.

I am pleased to advise that applications are now being accepted for all components under the 2022/23 ACP program. Applications must be submitted through ACP Online; access is through MAConnect at www.maconnect.alberta.ca.

Please note the application deadlines for each component are as follows:

Municipal Internship October 1, 2022
Intermunicipal Collaboration December 16, 2022
Municipal Restructuring January 16, 2023
Mediation and Cooperative Processes February 3, 2023
Strategic Initiatives February 3, 2023

Details on the above and other program updates, including guidelines, are available at www.alberta.ca/alberta-community-partnership.aspx.

I look forward to continuing to work with you to strengthen Alberta's communities.

Sincerely,

Ric McIver
Minister

Overview

The objective of the Alberta Community Partnership (ACP) is to improve the viability and long-term sustainability of municipalities.
Key program outcomes include:

- new or enhanced regional municipal services
- improved municipal capacity to respond to priorities
- effective intermunicipal relations

Program highlights

In total, the 2022-23 ACP budget is $15.4 million.
Intermunicipal Collaboration (IC) project eligibility is focused on projects that result in regional municipal service delivery foundations or frameworks that align with broader regional or municipal priorities and initiatives. This includes new or enhanced regional emergency management frameworks, and regional plans for emergency preparedness or disaster mitigation (see ACP Guidelines, Schedules 1A and 1B).
IC evaluation criteria reflect a stronger focus on project outcomes and regional benefits. Additional information has been added to assist in completing a high quality IC application.

- Application questions have been updated to enable the partnership to expand on project details, benefits to the region, and how the project addresses the unique needs and circumstances of the partnership.
- Schedule 1B of the ACP Guidelines includes information to consider when drafting responses.

Successful IC funded projects will continue to receive an initial payment of 75% of the grant, with the remainder released upon project completion and the submission of satisfactory reporting.
The Municipal Internship (MI) component continues with a standard 18-month term for all 3 internship streams (Administrator, Finance Officer and Land-Use Planner).
It is the responsibility of the Grant Recipient to monitor reporting due dates and ensure the timely submission of all required reporting.
The status of Statement of Funding and Expenditure (SFE) submissions can be viewed at ACP Online (ACPO) (see ACP Guidelines section 4).

- Email notification of SFE certification will no longer occur; however, Grant Advisors will continue to follow-up on SFEs that require additional clarification, or that report a variance.

Eligibility

Eligible entities

- Municipalities (cities, towns, villages, summer villages, municipal districts, specialized municipalities, improvement districts and special areas)
- Metis Settlements
- Townsite of Redwood Meadows Administration Society
- Calgary Metropolitan Region Board and Edmonton Metropolitan Region Board
- Municipally controlled planning service agencies (eligible only under the Municipal Internship component to host a Land Use Planner intern)

Eligible projects and components

Intermunicipal Collaboration

The government provides funding to partnerships of 2 or more municipalities to develop regional plans, service delivery frameworks and regional service delivery efficiencies.
The deadline for 2022-23 IC applications is December 16, 2022.

Municipal Restructuring

The government provides funding to municipalities involved with regional governance and municipal restructuring processes such as amalgamation, dissolution or viability reviews.
The deadline for 2022-23 Municipal Restructuring applications is January 16, 2023.

Mediation and Cooperative Processes

The government provides funding to municipalities to develop collaborative protocols and processes, to proactively manage conflict, and to establish an agreed-upon process for collaboration.
The government provides funding to support municipalities for mediation, facilitation or other dispute resolution alternatives to resolve intermunicipal conflict, and to assist with intermunicipal negotiations.
The deadline for 2022-23 Mediation and Cooperative Processes applications is February 3, 2023.

Municipal Internship

The government provides funding to municipalities and planning service agencies to recruit, train and retain competent municipal employees who may pursue careers in municipal administration, finance or land-use planning.
Refer to the program guidelines for information regarding all program components.
The deadline for 2022-23 MI applications is October 3, 2022.

Alberta Treasury Board and Finance

Loans to Local Authorities

Current Loan Application Dates and Application Requirements

Application Deadline: July 29, 2022 **Loan Issue Date:** September 15, 2022

Please submit all required documentation by the application deadline of **July 29, 2022** Applications for education and health borrowers should be submitted well in advance of the application deadline due to additional legal work required. Please refer to the Loans to Local Authorities website for information on how to apply, application forms, and general information.

All applicants must submit the following documents:

1) Loan application;
2) Authorized borrowing bylaw or resolution (certified true copy) ;
3) Most recent audited financial statement;
4) Loan calculator; AND

The following additional documents, as applicable to your borrower category:

	Debt Limit Worksheet and supporting documents[1]	Financial Information Return	Master Loan Agreement (New agreement with Treasury Board & Finance)	Business Case	Ministerial Approval, (As applicable)	Credit Review Documents (As applicable)
Municipalities	√	√	√		√	√
Regional Service Commissions	√	√	√	√	√	√
Post-Secondary Institutions	√			√	√	
School Board				√	√	
Health Authorities				√	√	
Airport Authorities	See respective Credit Agreements					

Debt Limit Worksheets must be completed as at Dec 31, 2021 for municipal and regional service commission borrowers.

Please see the Loans to Local Authorities website for more detailed descriptions of the requirements.

Electronic submissions are accepted and no hard copies are required. Please submit your applications to localauthorityloans@gov.ab.ca.

The next quarterly loan date is December 15, 2022 and the application deadline is October 31, 2022.

Classification: Protected A

The attached checklist may help to ensure your documentation is complete.

Following is a list of commonly seen omissions and/or issues with loan application submissions.

Loan Application

- ✓ Is it dated?
- ✓ Is it signed? (Digital signatures not accepted)
- ✓ Is the loan amount, term and loan type entered?
- ✓ Is the loan issuance date correct?

Bylaw

- ✓ Is it marked as 'certified true copy'?
- ✓ Is the interest rate maximum well within the current rate for the requested term?
- ✓ Is there an amending bylaw, and if so has it been attached?
- ✓ Has the bylaw been advertised, if applicable?
- ✓ Have the 30 days passed as per Section 273 of the *MGA* to become valid bylaw?

Debt Limit Worksheet (as applicable for Municipal and Post-Secondary)

- ✓ Has it been completed using the most recent year-end figures, even if the audited financial statements are not complete? Supporting schedules for revenue and debt should be submitted if year-end statement not yet available.
- ✓ Has supporting documentation been submitted for bank loans, capital leases, i.e. current year payment schedules of principal and interest including payment dates?
- ✓ Have year-to-date principal payments been deducted at Part 1(d)?
- ✓ Has the new loan been entered in Part 1(h) (loan amount) and 3(i) loan payment? (For multiple new loans, the total new loans and loan payments should be consolidated onto one debt limit worksheet).
- ✓ Is the municipality within 25% of either its debt limit or debt service limit and if so, have the additional documents been submitted?
- ✓ Has the revenue figure been appropriately adjusted as per the Debt Limit Regulation (Municipal and Regional Service Commissions)?

Loan Calculator

- ✓ Has a loan calculator been submitted to support Part 3(i) of the debt limit worksheet?

Financial Statements and FIR

- ✓ Have copies of <u>both</u> the financial statements and municipal financial information return been submitted.
- ✓ If you are borrowing and do not have your year-end financials, you still use the most recent year-end figures (with support) and then send in the final audited financial statements and financial information return once complete.

Master Loan Agreement or Amended and Restated Master Loan Agreement (municipal borrowers)

- ✓ A Master Loan Agreement <u>or</u> Amended and Restated Master Loan Agreement is required. If you have a Master Loan Agreement already with ACFA and this is your first time borrowing since the transition to the Province, you will need to complete an Amended and Restated Master Loan Agreement with the Province. (Use your existing ACFA MLA date in the 'effective' date fields (2 spots) and use the current date in the 'restated on' field. (1 spot). If you do not have an existing MLA with ACFA, then you would use the Master Loan Agreement form. If you have already signed an Amended and Restated Master Loan Agreement, you do not need to send another. If in doubt, please do not hesitate to contact us as to which one to use.

It is preferred that you can scan or combine documents together in the above order into one or two PDFs rather than submit a separate PDF for each document type.

Classification: Protected A

July 4, 2022

His Worship Leslie Schultz
Mayor, Village of Hussar

Dear Mayor Schultz,

My name is Robbie Babins-Wagner, and I am the CEO of the Calgary Counselling Centre (CCC), a non-profit organization that has been serving the mental health needs of Calgarians for 60 years. Earlier this month, CCC announced the launch of Counselling Alberta, which marks the expansion of our services across the entire province.

Counselling Alberta has come to life through a partnership with the Government of Alberta. Counselling Alberta will provide virtual services across the province with no wait list.

Since 1962, CCC has helped Calgarians of all ages, from all walks of life, develop the skills they need to thrive. We operate with a sliding pay scale model, meaning our services are available to everyone, regardless of income or access to insurance. From children struggling with their parents' divorce, to teens dealing with depression, students grappling with change, and adults working through issues ranging from anxiety to addiction to grief, our counsellors have a proven track record of helping people overcome mental and emotional challenges. We are proud to provide the most effective counselling services with the highest client results in the industry, and I am thrilled that all Albertans can now access our care.

Over the course of the pandemic, mental health needs across Alberta's communities have changed. From 2019 to 2021, CCC nearly doubled the number of counselling sessions provided annually in Calgary. We know the need for help outside of Calgary is vast. As a community leader, perhaps you have also noticed a shift in your own community, especially as many Albertans continue to deal with uncertainty, depression, and anxiety.

Throughout the coming weeks, Counselling Alberta will work hard to provide all Albertans with access to our services. Although Counselling Alberta will continue to dedicate resources to community outreach, we recognize the important role you play as a community leader in allowing us to help Albertans improve their mental health. My ask today is that you help us to spread the word. By tapping into your local network, it is my hope that we can work alongside one another to bring much needed mental health care to all Albertans.

For more information, please visit www.CounsellingAlberta.com or feel free to reach out directly to me at robbie.wagner@calgarycounselling.com. I am looking forward to working together as Counselling Alberta expands mental health services into your local community.

Sincerely,

Robbie Babins-Wagner, CEO Calgary Counselling Centre

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AB SOCIETY NO. 50003951 CHARITABLE REGISTRATION NO. 108091950RR0001

alberta lung
for every breath

MEDIA RELEASE

WALK TO BREATHE 2022
FOR IMMEDIATE RELEASE
July 14, 2022 www.ablung.ca

WALK TO BREATHE HITS TEMPORARY ROADBLOCK

With disappointment – but without defeat- the 2022 Walk to Breathe, changes its focus

In its first two years, the walk across Alberta covered over 840km and raised nearly $100,000. Edmonton's Chris Sadleir has been the heart – and soles – of the walk since its inception – and this year – his doctors have recommended he sit it out. Sadleir has dealt with arthritis and gout for over 20 years and has recently been struggling with mobility even more. As a result, the 2022 WALK TO BREATHE has to change, we are calling on all Albertans to help keep this vital fund-raising event, alive.

"I'm usually a few days into the walk by now, so it's disappointing," says Sadleir. "I pushed the start as late as I could into summer, awaiting results from X-rays and CT scans. Unfortunately, there is some genuine concern and need for attention".

Unable to participate himself, Sadleir is instead throwing his support and transitioning this event into a Province wide virtual walk starting September 1 running through until September 10, 2022. To get more information about the walk and how you can participate, contact Chris, info below.

"Respiratory ailments and lung diseases come in so many forms – my family has been directly impacted by Pulmonary Fibrosis and my father, Rob - a five-year lung transplant survivor, is the reason I started "Walk to Breathe".

Funds raised will continue to support many crucial and necessary programs, in particular the need to build Canada's first lung health and transplant home called Breathing Space. Alberta Lung receives little to no funding outside of donations from Albertans just like Chris, events like this are very much a requirement to allow them to continue providing the support and service to Albertans like his father Rob – the very personal inspiration behind his own WALK TO BREATHE.

Lung Disease and respiratory ailments come in so many forms and does NOT target smokers and the elderly – it affects EVERYONE - babies, young children, young adults and otherwise healthy people.

-30-

For Interviews and further event details, contact:

Chris Sadleir
780-233-9941
Sads.chris@gmail.com

Good morning Village of Hussar,

Throughout Spring 2022, we have been in contact with you and other Albertan stakeholders regarding our Call to Action to the Government of Alberta to reconsider the proposal of a provincial police service. We are pleased to share that the Call to Action has been released and distributed to the Government of Alberta today.

You may see the Call to Action attached.

We appreciate each of the 73 signatories for standing together in requesting the Government to reconsider this costly and unsubstantiated proposal. This reflects what Albertans have been saying loud and clear - they do not want an expensive transition to replace the RCMP with a new provincial police service.

We further encourage any of those that did not participate in the Call to Action to connect with us should you be interested in participating in a future release, or in other related initiatives.

Should you like to connect regarding the Call to Action, or any related issues, please don’t hesitate to contact me at your convenience.

June 27, 2022

CALL TO ACTION
TO THE GOVERNMENT OF ALBERTA

Dear Premier,

We are committed to ensuring Albertans live in safe communities that support their health and well-being. Communities where people have reliable access to critical health, social, public safety, and educational services. Ultimately, Albertans living in a safe and healthy community communicate those needs to the Government of Alberta, who listen and respond.

The Government of Alberta has lost the trust of its constituents in its pursuit of an Alberta Provincial Police Service (APPS) by not undertaking fulsome, open, and transparent consultations with all those affected. Albertans have stated loud and clear that they do not want a costly new police service, with an overwhelming 84% of Albertans wanting to keep and improve the Alberta RCMP.

In addition, the Government of Alberta has not released a detailed funding model explaining who would be paying the costs of this proposed transition. The vague Transition Study noted initial transition costs of $366 million over six years, and, at minimum, an additional $139 million each year, increasing with inflation. Municipalities know that most of these costs will be downloaded directly to them, forcing them to significantly increase residents' and businesses' taxes.

Municipalities and engaged Albertans continue to call on the Government of Alberta to improve rural police response times and increase resources available to the justice system. The Province's $2 million Transition Study did not highlight how a new APPS would address any of these issues.

We, the undersigned, call on the Government of Alberta to stop efforts and investment to advance the creation of an Alberta Provincial Police Service and instead invest in resources needed to:

- *Improve current policing services to reduce response times and address rural crime by increasing the number of RCMP officers within communities*
- *Improve social services to address the root causes of crime (health, mental health, social and economic supports)*
    - *Expand Police and Crisis Teams with police and Alberta Health Services*
    - *Work with communities to provide targeted social supports*
- *Increase resources within the justice system*
    - *Ensure timely trials by prioritizing violent over non-violent crimes*
    - *Hire more Crown prosecutors and appoint more Provincial Court Judges*

NATIONAL POLICE FEDERATION | FÉDÉRATION DE LA POLICE NATIONALE

AUPE

Town of Beaverlodge

Village of Berwyn

Big Lakes County

Bird Capital of Canada McLennan

Town of Bon Accord — building for tomorrow

Bowden

Brazeau County — Welcome Home

Town of Black Diamond

Blackfalds Alberta

Breton

Canmore

Village of Carmangay

Village of Caroline

Clearwater Community Crime Watch

Village of Clive

Town of Coalhurst — A Place to Call Mine

County of Northern Lights

Village of Coutts — Gateway to Alberta

Alberta Community Crime Prevention Association

Village of Champion Alberta

This is Crossfield

Crowsnest Pass

Delia

Edson

1913 Elnora — The Friendly Community

Fairview — Heart of the Peace

Town of Fort Macleod

Grouxville

Town of Grimshaw

Town of High Level

High Prairie — Heart of Big Lakes

High River

Hines Creek

Historic

Innisfail

Summer Village of Jarvis Bay

Magrath — The Garden City

Marwayne

Mayerthorpe

Millet — Proud to be

Northern Sunrise County

Municipal District of Peace

Penhold

Ponoka

PSAC · Prairies — Public Service Alliance of Canada

Village of Rosemary

Smoky Lake County

Spirit River

Stavely Alberta

Summer Village of Sebaa Beach Alberta

Sylvan Lake

Swan Hills

The Friendly Oasis — Edgerton Alberta

Tofield

Trochu Alberta

Two Hills

USJE SESJ

Town of Vauxhall

Town of Vermilion Alberta

victim services alberta

Viking Alberta

Village of Alliance — An Artistic Touch

Coyote Country Chipman Alberta

Village of Myrnam — Home of the Dove

Town of Westlock

County of Wetaskiwin No. 10

Wetaskiwin — The City We Share.

Town of Wainwright

Organizations:
National Police Federation
Alberta Community Crime Prevention Association
Alberta Union of Public Employees
Clearwater Community Crime Watch
Public Service Alliance of Canada – Prairies
Union of Safety and Justice Employees
Victim Services Alberta

Cities:
City of Wetaskiwin

Towns:
Town of Beaverlodge
Town of Bon Accord
Town of Bowden
Town of Black Diamond
Town of Blackfalds
Town of Canmore
Town of Coalhurst
Town of Crossfield
Town of Edson
Town of Fairview
Town of Fort Macleod
Town of Grimshaw
Town of High Level
Town of High Prairie
Town of High River
Town of Innisfail
Town of Magrath
Town of Mayerthorpe
Town of McLennan
Town of Millet
Town of Penhold
Town of Ponoka
Town of Spirit River
Town of Swan Hills
Town of Sylvan Lake
Town of Tofield
Town of Trochu
Town of Vauxhall
Town of Vermilion
Town of Viking
Town of Wainwright
Town of Westlock

Villages:
Village of Alliance
Village of Berwyn
Village of Carmangay
Village of Caroline
Village of Champion
Village of Chipman
Village of Clive
Village of Coutts
Village of Delia
Village of Edgerton
Village of Elnora
Village of Girouxville
Village of Hines Creek
Village of Longview
Village of Marwayne
Village of Myrnam
Village of Rosemary
Village of Standard
Village of Two Hills
Village of Vilna
Village of Waskatenau
Village of Breton

Summer Villages:
Summer Village of Ghost Lake
Summer Village of Jarvis Bay
Summer Village of Seba Beach

Counties:
Big Lakes County
Brazeau County
County of Northern Lights
Northern Sunrise County
Smoky Lake County
County of Wetaskiwin

Municipalities:
Municipal District of Peace
Municipality of Crowsnest Pass