



The regular meeting of the council of the Village of Hussar will be held at the Sundowners Senior Centre and via conference call on Thursday, January 13, 2022 starting at 7:00 p.m.

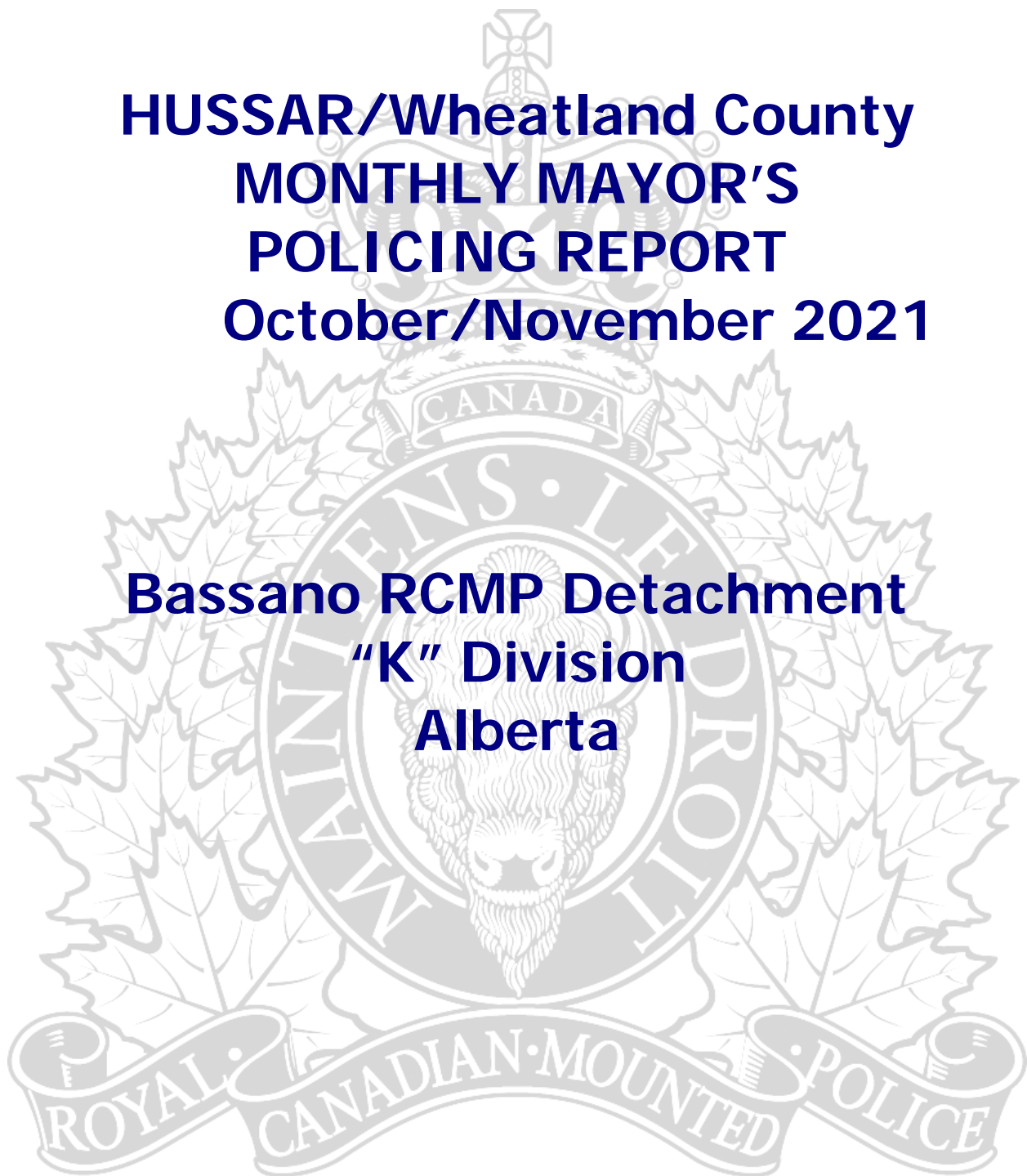
- 1. CALL TO ORDER**
- 2. ACCEPTANCE OF AGENDA**
- 3. RCMP – Monthly Mayor’s Report**
 - (a) October / November
- 4. ADOPTION OF THE PREVIOUS MINUTES**
 - (a) December 21, 2021 Regular Council Meeting
- 5. POLICY & BYLAW REVIEW**
 - (a) Bylaw Review
 - 541-21 Garbage Collection NEW
 - 537-21 ATCO Franchise Renewal NEW
 - (b) Policy Review
 - 5.3 Rates & Fees
- 6. BUSINESS**
 - (a) Summer student application
 - (b) Signing Authority for Cemetery Accounts at the bank
 - (c) Emerging Trends in Municipal Law
 - (d) Land Use Bylaw Draft
 - (e) WHMB – Housing 101 for Municipal Elected Officials
- 7. FINANCIAL**
 - (a) December 2022 Bank Reconciliation and Cheque Listing
 - (b) Budget 2022
- 8. DEVELOPMENT**
 - (a) DP 2022-001 Accessory Building Fabric Covered – Temporary building
- 9. COMMITTEE REPORTS**
- 10. CAO, PW & JG REPORT**
- 11. CORRESPONDENCE**
 - (a) Fortis Alberta- Approved 2022 Distribution Rates
 - (b) Land & Property Tribunal – Notice of Acknowledgement
 - (c) Wheatland County – LUB amendments
 - (d) Letter of Support for City of Cold Lake and Streamlining Foreign Physician Assessments
 - (e) Letter of Support for Fast Tracking Immigrant Nurses for Certification in Alberta
- 12. CONFIDENTIAL**
 - (a) Draft Strategic Plan (as per s. 29(1) of the *FOIP Act*)
 - (b) Agreement to provide Bylaw Enforcement (as per s. 29(1) of the *FOIP Act*)
 - (c) MOU Community Futures- Digital Economy Program (as per s. 16(1) of the *FOIP Act*)
 - (d) JG Water Services Agreement 2022 (as per s. 16(1) of the *FOIP Act*)
 - (e) MOA for Village Infrastructure Funding Agreement (as per s. 21(1) of the *FOIP Act*)
- 13. ADJOURNMENT**

Next Meeting: Thursday, February 3, 2022 (Sundowners’ and via. Conference call)



HUSSAR/Wheatland County MONTHLY MAYOR'S POLICING REPORT October/November 2021

**Bassano RCMP Detachment
"K" Division
Alberta**



RCMP·GRC



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Annual Performance Plan (A.P.P.'s) Community Priorities:

Community approved APP's for your Area

- (1) Community engagement
 - a) Crime Reduction rural crime

(1) Community engagement:

a) Live Communications.

Bassano Detachment continues its live reading program on Facebook to connect with our community resident's youth. **These videos are now being distributed by Safe Communities but are still being shared through all media platforms in and around your communities.**

Reading Program

In the month of October/November, we completed **3** reading sessions.

Bassano Crime Tips

Bassano Detachment continues its interactive online program called Bassano's Friday Crime tips. These tips are broadcasted via Facebook and have had over 1500 views thus far. In **October/November**, we completed **three** presentations on Rural Crime Prevention.

EVENTS:

Bassano RCMP passed out Halloween candy at each community

****Hussar school does not fall in Bassano's jurisdiction but Bassano RCMP shares its reading program online with Hussar Bulletin Board****



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(2) Crime Reduction Rural/ Hot Spot Patrols

a. Rural patrols

With recent Covid-19 concerns, Bassano Detachment is determined to stay on top of helping to prevent crime and be more visible in our rural areas to keep residents safe and stay engaged. Therefore, we have greatly increased our rural patrol in your areas during

Bassano Rural Crime Strategy Project

More details below on this project. This will track amount of houses engaged for the engagement proponents of this plan. 1600 Houses thus far. All houses have been engaged we will be doing follow up next quarter.

Bassano Rural Crime Strategy Project

Techniques utilized

Crime Prevention through Environmental Design [CPTED]

- Survey/ consultation conducted with an RCMP member of rural properties.
- The utilization of signage (Rural Property Crime Watch Program)
- Shared information of best practices & tips of rural crime Victimization.
- Safety Planning of property assets; gas tanks, vehicles, farm equipment, tools.
- Motion activated flood lighting.
- Information & consultation on the safe storage of firearms & ammunition

Hot Spot/ Night Patrols: Due to a rise in break and enters at night, Bassano RCMP identified two new hot spots in the Town of Hussar and Bassano. * These patrols consist of police visibility in these areas no earlier than 10:00PM. This has helped us identify hot spot areas where we can allocate more resources to these areas and greatly increase patrols.

*A patrol consists of a minimum of 45 minutes in the said area.

(3) Community Relations

- We have continued our proactive communication with the public through monthly news briefs with tips and tricks and Facebook posts.

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(4) Traffic:

Due to Covid-19 concerns, we continue to patrol our roads to keep residents and motorists safe. **We are starting to increase screening for impaired drivers with strict safety protocols to keep all parties safe.**

- * Chart below starts from April 2021- March 31 2022
- R stands for Rosemary, B stands for Bassano, G Gem, H for Hussar

Crime prevention	Total =R+B+G+H Sept/October/November 2021	R	B	G	H	Night Hot spot	Year* to Date	Night/Hot Patrols Total*ytd
Rural/Night patrols	143	35	69	14	25	H,B,R *119	394	278
Vehicle checked for sobriety	110					Impaired 1		Total impaired 10

Notable occurrences for the Month

New Community Concerns (Update on concerns raised in the past if not yet resolved):

- CAO Kate BRANDT and Town Council has been instrumental in keeping us informed and the spread of information flowing as it pertains to Covid-19 and the RCMP's response.
- Cpl. Sebastian ANDREWS after January 10th 2022 with Cpl. Josh ARGUE.

Bassano Detachment responded to a total of 164 calls for service during the months of October/November 2021

OCCURRENCES	Oct/Nov 2021	Year to Date Fiscal April 20- March 31, 2021	Oct/Nov 2020	Year Total 2020
Assaults (all categories)	5	16	6	13
Break and Enters (Residence & Business)	3	6	6	20
Theft of Motor Vehicle	2	4	1	5
Theft Under \$ 5000.00	1	4	1	17

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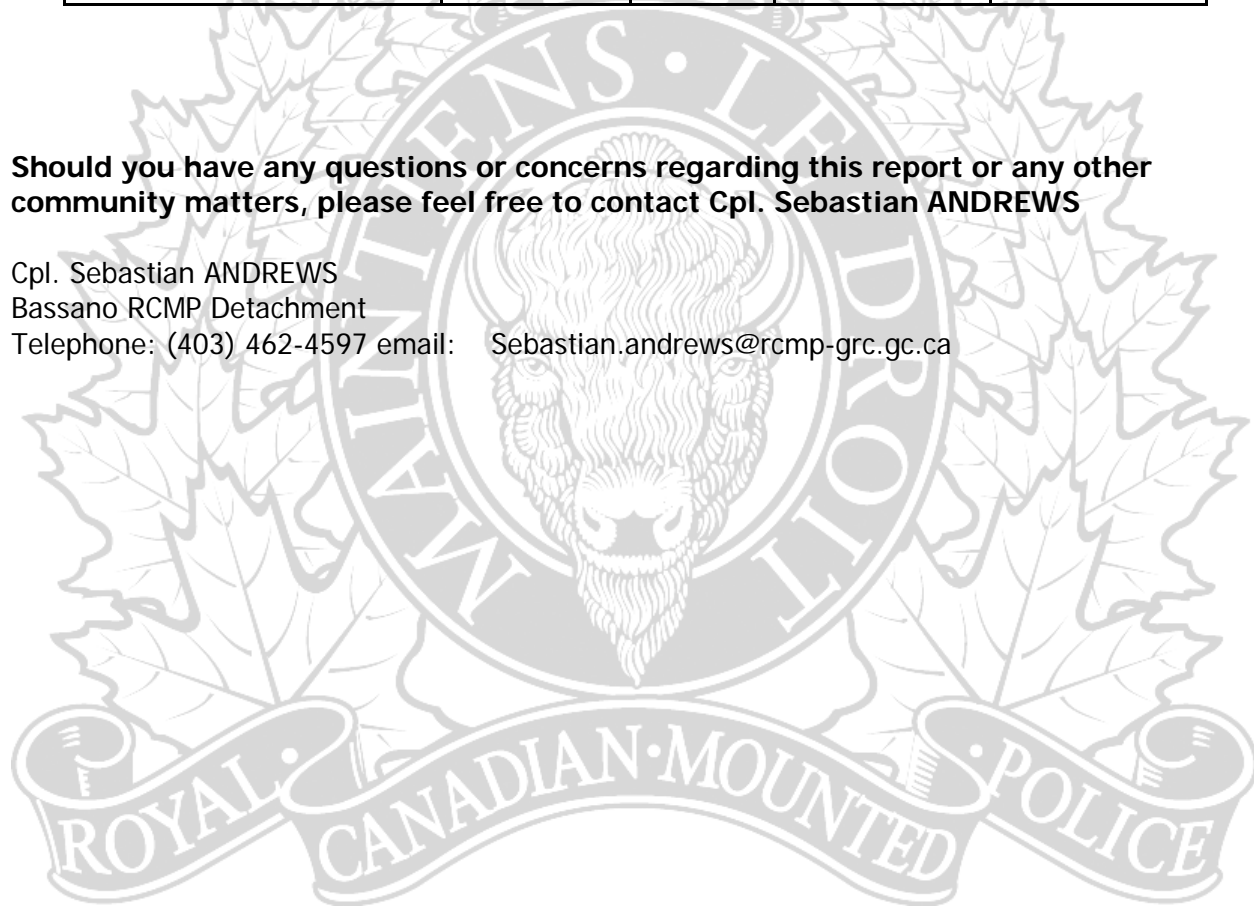
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Theft Over \$ 5000.00	0	2	0	2
Drugs (Possession)	0	1	0	1
Drugs (Trafficking)	0	0	0	0
Liquor Act	0	3	1	6
Causing a Disturbance / Mischief (including public intoxication)	6	21	9	48
Impaired Driving	1	10	0	15
Other Complaints	146	***	121	*
Total Calls for Service	164	667	145	857

Should you have any questions or concerns regarding this report or any other community matters, please feel free to contact Cpl. Sebastian ANDREWS

Cpl. Sebastian ANDREWS
Bassano RCMP Detachment

Telephone: (403) 462-4597 email: Sebastian.andrews@rcmp-grc.gc.ca



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**VILLAGE OF HUSSAR
REGULAR COUNCIL MEETING
MINUTES
Tuesday, December 21, 2021**

The regular meeting of the council of the Village of Hussar was held in Council Chambers on Tuesday December 21, 2021, commencing at 7:00 pm

<u>IN ATTENDANCE</u>	Councillors: Les Schultz, Coralee Schindel, Tim Frank Kate Brandt, CAO 2 in person and 0 via. conference call
<u>CALL TO ORDER</u>	The meeting was called to order at 7:01 pm
<u>ACCEPTANCE OF AGENDA</u>	
2021-12-21-650	MOVED by Councillor Frank that the agenda be accepted with the following changes: Add 6 (g) Council remuneration for training Add 11 (d) JG Water Services Agreement CARRIED
<u>DELEGATION</u>	<u>Subdivision and purchase of land - Confidential</u>
2021-12-21-651	MOVED by Councillor Schultz that the meeting go into closed session at 7:02 pm to discuss the following: a) Subdivision and purchase of land (as per s. 17(1) of the <i>FOIP</i> Act) CARRIED
2021-12-21-652	MOVED by Councillor Schultz that the meeting come out of closed session at 7:25 pm CARRIED
<u>APPROVAL OF MINUTES</u>	<u>December 2, 2021 Regular Council Meeting</u>
2021-12-21-653	MOVED by Councillor Frank that the minutes of December 2, 2021 be accepted with the spelling error change CARRIED
<u>BYLAW REVIEW</u>	<u>Bylaw Review</u>
2021-12-21-654	MOVED by Councillor Schultz to give bylaw 538-21 being the Procedural Bylaw third and final reading CARRIED
2021-12-21-655	MOVED by Councillor Schultz to give bylaw 539-21 being the Utility Bylaw first reading CARRIED
2021-12-21-656	MOVED by Councillor Frank to give bylaw 539-21 being the Utility Bylaw second reading CARRIED

**VILLAGE OF HUSSAR
REGULAR COUNCIL MEETING
MINUTES
Tuesday, December 21, 2021**

2021-12-21-657	MOVED by Councillor Frank bring bylaw 539-21 being the Utility Bylaw forward for third and final reading	CARRIED UNANIMOUSLY
2021-12-21-658	MOVED by Councillor Schultz to give bylaw 539-21 being the Utility Bylaw third and final reading	CARRIED
2021-12-21-659	MOVED by Councillor Frank to give bylaw 540-21 being the Garbage Collection Fee Bylaw first reading	CARRIED
2021-12-21-660	MOVED by Councillor Schindel to give bylaw 540-21 being the Garbage Collection Fee Bylaw second reading	CARRIED
2021-12-21-661	MOVED by Councillor Frank to bring bylaw 540-21 being the Garbage Collection Fee Bylaw forward for third and final reading	CARRIED UNANIMOUSLY
2021-12-21-662	MOVED by Councillor Schultz to give bylaw 540-21 being the Garbage Collection Fee Bylaw third and final reading	CARRIED
2021-12-21-663	MOVED by Councillor Frank to give bylaw 541-21 being the Garbage Collection bylaw first reading	CARRIED
<u>POLICY REVIEW</u> 2021-12-21-664	<u>Policy Review</u> MOVED by Councillor Schindel to approve Personnel policy 4.4 Employee Benefits & Pension with the changes as presented	CARRIED
2021-12-21-665	MOVED by Councillor Schultz to revise Administrative policy 5.3 Rates and Fees as per Councils discussion and bring back for approval at a future meeting	CARRIED
2021-12-21-666	MOVED by Councillor Schindel to adopt Administrative policy 5.12 Cell Phone Policy as presented	CARRIED
2021-12-21-667	MOVED by Councillor Schultz to adopt Utility policy 7.5 Utility Rate Policy	CARRIED

**VILLAGE OF HUSSAR
REGULAR COUNCIL MEETING
MINUTES
Tuesday, December 21, 2021**

BUSINESS

2021-12-21-668
CAO vacation

Ratify CAO Vacation Day

MOVED by Councillor Frank to ratify the CAO attend the training day on Thursday December 16, 2021 in Rockyford and a negative COVID test will be paid by the Village. The CAO vacation day that was previously approved will be transferred to 2022

CARRIED

2021-12-21-669
Outdoor rink

Ratify outdoor skating rink

MOVED by Councillor Schultz to ratify that Council gives Fire Chief Mike Hager permission to build a skating rink on the old school property using volunteers in the community

CARRIED

2021-12-21-670
Year in Review

Drumheller Mail – Year in Review article

MOVED by Councillor Frank to have our CAO send the Drumheller mail our Year in Review as discussed

CARRIED

2021-12-21-671
FCM Membership

FCM Membership

MOVED by Councillor Schindel to become a member of Federation of Canadian Municipalities and add \$135.22 to our budget for the membership

CARRIED

2021-12-21-672
Land Use Bylaw

Land Use Bylaw changes

MOVED by Councillor Schultz to provide Palliser with our final changes to the Land Use Bylaw so the final draft can be presented in January 2022

CARRIED

Councillor Schultz called a 5-minute recess at 9:34 pm
Councillor Schultz called the meeting back to order at 9:44 pm

2021-12-21-673
Emergence
Funding

Emergence from COVID-19 Funding

MOVED by Councillor Schultz to apply for funding for the gazebo and benches project at the campground

CARRIED

2021-12-21-674
Council
remuneration

Council Remuneration for Training

MOVED by Councillor Schindel to pay each of the Councillors for the Councillor Orientation at the County and the Emergency Management training upon completion

CARRIED

FINANCIAL

2021-12-21-675

November 2021 Financial Reports

MOVED by Councillor Schultz to accept the November 2021 Bank Reconciliation and Cheque Listing

CARRIED

**VILLAGE OF HUSSAR
REGULAR COUNCIL MEETING
MINUTES
Tuesday, December 21, 2021**

2021-12-21-676 Interim Budget 2022
MOVED by Councillor Schindel to pass the 2022 Interim Budget as discussed
CARRIED

2021-12-21-677 MOVED by Councillor Schultz to extend our meeting to 11:30 pm
CARRIED

COMMITTEE
MEETINGS

Councillor Frank
Drumheller & District Solid Waste board met on December 16, 2021.
Organizational meeting was held first with the Chair as Wheatland County,
Deputy Chair – Drumheller, Secretary Treasurer – Drumheller, 2 At Large Board
Executives – Kneehill County and Starland County. Job offerings for Executive
Director of Operations have been sent out, with the hope of having a new EDO
in place for February 2022. Budget was approved.

Cemetery board has nothing to report at this time.

Fire Department and Association participated in Light Up the Night. Nothing
else to report at this time.

Southern Alberta Waste to Energy Association met on December 10, 2021.
Meeting centered around the new board orientation. Bylaws, Policies and
Communications plan. Vision and Mission statement. SAWEA is a non-profit
coalition of 62 municipal entities and waste management associations in
Southern Alberta. SAWEA's stated interest is in implementing technology to
recover energy from residual waste and reduce long-term reliance on landfill
disposal.

Councillor Schultz
Had an Asset Management Committee meeting.

CAO REPORT

2021-12-21-678 MOVED by Councillor Frank to accept the CAO, Public Works and JG Water
Services reports as presented
CARRIED

CORRESPONDENCE

2021-12-21-679 MOVED by Councillor Schultz to accept the following correspondence as
information
a) Utility Safety Partners
b) Alberta Recreation and Parks Association
c) Marigold Report and Letter
CARRIED

CONFIDENTIAL

**VILLAGE OF HUSSAR
REGULAR COUNCIL MEETING
MINUTES
Tuesday, December 21, 2021**

- 2021-12-21-680 MOVED by Councillor Schultz that the meeting go into closed session at 11:08 pm to discuss the following:
- a) Draft Strategic Plan (as per s. 29(1) of the *FOIP* Act)
 - b) Xerox proposal for printing services (as per s. 16(1) of the *FOIP* Act)
 - c) Agreement to provide Bylaw Enforcement (as per s. 29(1) of the *FOIP* Act)
 - d) JG Water Services Agreement 2022 (as per s. 16(1) of the *FOIP* Act)
- CARRIED
- 2021-12-21-681 MOVED by Councillor Schultz that the meeting come out of closed session at 11:34 pm
- CARRIED
- 2021-12-21-682 MOVED by Councillor Schultz to bring back the Draft Strategic Plan to our January meeting
- CARRIED
- 2021-12-21-683 MOVED by Councillor Schultz to accept the Xerox proposal for printing services as information at this time
- CARRIED
- 2021-12-21-684 MOVED by Councillor Schultz to bring back the Agreement to provide Bylaw Enforcement to our January meeting
- CARRIED
- 2021-12-21-685 MOVED by Councillor Schultz to bring back the JG Water Services Agreement to our January meeting with more information
- CARRIED
- ADJOURNMENT The meeting was adjourned at 11:36 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: January 13, 2021
Title: Bylaw Review

Agenda Item Number: 5a.

BACKGROUND

The following bylaws are attached for review:

- a) NEW 541-21 Garbage Collection
- b) NEW 537-27 ATCO Franchise Renewal

Councillor Frank and Schultz were concerned about charging for additional bags and it was discussed to look into other places that have bag tags. **I have attached the findings for other locations bag tags.** Tags would have each persons address on them when they are purchased.

Garbage Collection Bylaw changes that were made:

Changed 5.8(c) to 30 lbs or 14 kg
6.1 inflammable changed to flammable
Made it consistent with other bylaw formatting

Considerations for the Garbage Collection Bylaw

- Purchase additional bag tags. \$___/ bag
- Commercial locations that aren't always in use year-round max 6 bags than additional bag tags need to be purchased. (Arena/ Curling and Hall)

ATCO Franchise Renewal Bylaw:

As per the ATCO process, we're on step 7 now:

- The Municipality must provide ATCO with a scan or screen shot of the *Notice of Application* in the publication. This screen shot must clearly show the notice, the name of newspaper, and the date of publication. (The AUC requires this as proof that the ad was published.)
Completed and sent
- In addition, the Municipality must provide ATCO with copies of any objections, concerns, or support from customers in relation to the *Notice of Application*. (If there were no comments, then a short note saying so, via email, is sufficient.) **Nothing was submitted and have notified ATCO**

Once we have the scan or screenshot, we'll send everything off to the AUC. The AUC will then hold a hearing to approve the agreement, which usually happens pretty quickly. Then you'd have 2nd and 3rd readings of the bylaw, and CAO and the Mayor would sign two copies of the final agreement
See attached approval letter from AUC. We can complete second and third reading now.

RECOMMENDATION:

1. Motion to bring back bylaw 541-21 Garbage Collection with the changes as discussed.
2. Motion to give bylaw 537-21 being the ATCO Franchise Renewal Bylaw second reading
3. Motion to give bylaw 537-21 being the ATCP Franchise Renewal Bylaw third and final reading

**BYLAW #541-21
VILLAGE OF HUSSAR**

**A BYLAW OF THE VILLAGE OF HUSSAR IN THE PROVINCE OF ALBERTA TO PROVIDE FOR THE
COLLECTION, REMOVAL AND DISPOSAL OF GARBAGE AND REFUSE IN THE VILLAGE OF HUSSAR**

WHEREAS, Section 7(f) of the *Municipal Government Act*, R.S.A. 2000, c-M-26, as amended, provides that the Council of a municipality authorizes Council to pass bylaws respecting services provided by or on behalf of the municipality,

AND WHEREAS, the Village of Hussar provides garbage collection and removal services,

NOW THEREFORE, the Council of the Village of Hussar in the province of Alberta, duly assembled, enacts as follows:

PART I: BYLAW TITLE

- 1.1 This bylaw may be cited as the “Garbage Collection Bylaw.”

PART II: DEFINITIONS

- 2.1 “Bylaw Officer” means each and every member employed and duly appointed as a Bylaw Enforcement or Peace Officer within the Village.
- 2.2 “Council” means the council of the Village of Hussar.
- 2.3 “Collection Day” means the day or days during each week on which garbage is regularly collected from a specific premises, together with the twelve (12) hour period immediately preceding and immediately following that day.
- 2.4 “Commercial Premises” means café or restaurant, warehouse, wholesale or retail business place, office building, garage or service station, factory or industrial plant, and any other building or premises except a dwelling.
- 2.5 “Dwelling” means a building occupied for residential purposes.
- 2.6 “Garbage” means discarded ashes, bottles, metal scraps, metal cans or tins, crockery, glass, grass cuttings and other garden refuse, cloth, paper, food and food waste, wrappings, sweepings, and other items of household refuse, but does not include animal excrement or industrial waste.
- 2.7 “Garbage Can” means a receptacle constructed of non-corrosive durable metal or plastic hold household garbage.
- 2.8 “Garbage Collection Agent” means the person or firm appointed by the Village for the purpose of collecting and disposing of garbage and refuse.

- 2.9 “Garbage Stand” means a wooden or metal stand or enclosure designed to hold all garbage cans required by a premises for which the stand is provided, and which shall be so designed as to keep all garbage cans in an upright position at all times, and protected from interferences from dogs and other animals.
- 2.10 “Householder” means any person occupying any dwelling or place of residence, but shall not include any person who is merely a boarder, roomer, or lodger therein.
- 2.11 “Industrial Waste” means material from:
- a. excavations,
 - b. lot clearing,
 - c. building construction, repairs, alteration or maintenance,
 - d. debris from any building removed or destroyed by fire, flood or contamination,
 - e. material from manufacturing processes,
 - f. dead animals,
 - g. waste from garages or service stations,
 - h. condemned matter or waste from factories or other works, and
 - i. any other similar material other than human or animal excrement or garbage.
- 2.12 “Premise” means any residential dwelling or commercial premises that receives garbage collection.
- 2.13 “Proprietor” means the occupant of a commercial premises.
- 2.14 “Village” means the Village of Hussar.

PART III: GENERAL REGULATIONS

- 3.1 No householder, proprietor or other person within the Village shall dispose of garbage except in accordance with this Bylaw.
- 3.2 No person other than a lawful user thereof, or any authorized employee of the Village or garbage collection agent shall open any garbage can or remove anything therefrom, or in any way disturb the contents thereof; nor shall any person handle, interfere with, or in any manner disturb any garbage of any kind put out for collection or removal.

PART IV: GARBAGE COLLECTION

- 4.1 There is a three (3) bag limit for garbage. The owner or occupant of every premises shall provide sufficient garbage cans to contain the garbage generated from those premises during the period between garbage collection days.

- 4.2 Where any premises is served by a lane or alley, all garbage from such premises shall be placed for collection at a location within 5 feet or 1.5 meters of the lane, but not in the lane.
- 4.3 Where any premises is not served by a lane or alley, or the lane or alley is deemed inaccessible, all garbage from such premises shall be placed for collection at location as close as possible to the travelled portion of an adjacent street, but not on a sidewalk or in such location as to interfere in any way with vehicle or pedestrian traffic.
- 4.4 Where garbage for collection is stored within any structure, fence or other enclosure, direct access to the garbage cans or bags from the lane shall be provided in every case.
- 4.5 Garbage shall be at the pickup location by 8:00 a.m. on collection day.
- 4.6 Collection Day shall be once a week on a day determined by the Village. The Village will provide notice to residents of any changes to collection days at least four weeks prior to the change taking place whenever possible.
- 4.7 The Garbage Collection Agent shall not enter any dwelling or commercial premises for the purpose of garbage collection.
- 4.8 The Village will not collect any designated recycle items. These items may be taken to the Transfer Site by Village residents.

PART V: GARBAGE CONTAINERS

- 5.1 No person shall place or keep any garbage can or receptacle for industrial waste upon any lane or street in the Village except as specifically provided in this bylaw.
- 5.2 All garbage must be securely bagged and/or boxed and shall not weight more than 30 pounds or 14 kilograms, or Alberta Occupational Health & Safety Code regulations, whichever is less, and be of sufficient strength for lifting of contents.
- 5.3 Every householder and proprietor shall maintain and keep in good condition sufficient garbage cans required by this bylaw for all garbage upon the premises owned or occupied by him and shall ensure that a cover is kept securely over the mouth of all such cans except when said cans are actually being filled or emptied.
- 5.4 Every householder, proprietor or other person shall dispose of garbage upon the premises owned or occupied by him by placing or causing the same to be placed in a garbage can maintained for that purpose, or in such other container as is specifically permitted by this bylaw, but not elsewhere.
- 5.5 Except on collection day, all garbage cans and/or bags shall be kept and maintained on the premises of the householder, and any garbage can located on any street or lane in the Village other than on collection day may be removed and disposed of at the discretion of the Bylaw Officer without compensation to the owner thereof.

- 5.6 The owner, tenant, occupant or other person in charge of a dwelling or other building shall at all times ensure that garbage cans or other receptacles provided for the purpose, are not allowed to spill over or accumulate on any land or street or adjoining public or private property. Every such person shall be held responsible for any violation of this section regardless of the cause of such violation.
- 5.7 When any garbage can has been condemned or is deemed insufficient by a Village representative and written notice to that effect has been given to the householder, the condemned garbage can may be removed and disposed of along with the garbage from the premises, in which case the householder shall forthwith provide a suitable garbage can or container to replace the one that has been condemned or removed.
- 5.8 Notwithstanding any other provision of this bylaw, plastic bags of the type designed for the disposal of domestic refuse may be used for the disposal of garbage under the following conditions:
- a. Plastic bags containing garbage shall be kept in a structure, fenced area, or other enclosure except when otherwise placed for pickup on collection day.
 - b. Plastic garbage bags containing garbage shall be in good repair, and securely closed when deposited for pickup.
 - c. Plastic bags when filled shall not weight more than 30 pounds or 14 kilograms, or Alberta Occupational Health & Safety Code regulations, whichever is less, and be of sufficient strength for lifting of contents.
 - d. Plastic bags of garbage shall be placed for collection in the same manner and location as prescribed in this bylaw for garbage cans, and under no circumstances shall they be placed on any lane or street other than on collection day.

PART VI: UNACCEPTABLE REFUSE

- 6.1 No person shall directly or otherwise dispose of or permit any person to dispose of any explosive, flammable, volatile, noxious, dangerous device, or hazardous substance in any garbage can.
- 6.2 Disposal of any refuse by burning is not permitted.
- 6.3 No person shall directly or otherwise dispose of or permit any person to dispose of hot ashes, or burning matter in any garbage can.
- 6.4 No person shall deposit any dead animal, manure, excreta, refuse, garbage, liquid waste or other filth upon or into any street, ditch, lane, highway, water, well, lake, pond, bank, stream, or onto any land except with written consent of the Village.
- 6.5 No person shall dispose of garbage, tree or tree clippings, or other refuse onto private or public property, unless provided with written consent of the Village.

PART VII: OFFENCES AND PENALTIES

- 7.1 The Village and Garbage Collection Agent may refuse to collect any garbage that does not comply with this bylaw.
- 7.2 Where any person breaches any provision of this bylaw, the Village may serve upon such person a written notice specifying the breach and requiring remedy of the breach, payment of a fine not less than \$25.00 and not more than \$500.00, or both.
- 7.3 Any written notice issued under the provision of this bylaw shall be deemed to be sufficiently served if served personally upon the person alleged to have committed the breach, or upon the owner, occupier or other person in charge of the premises upon which the breach has been committed, or if mailed to the address of the owner, occupier or other person in charge of the premises upon which the breach has been committed.

PART VIII: SEVERABILITY

- 8.1 If at any time any provision of this bylaw is declared or held to be illegal, invalid or ultra vires, in whole or in part, then that provision shall not apply and the remainder of the bylaw shall continue in full force and effect and shall be constructed as if it had been enacted without the illegal, invalid or ultra vires provision.

PART IX: REPEAL

- 9.1 This Bylaw shall rescind Bylaw 509-16.

PART X: ENACTMENT

- 10.1 This Bylaw shall come into force and effect upon third and final reading.

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

READ second time this _____ day of _____, _____.

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

Signed this _____ day of _____, _____.

Mayor

Chief Administrative Officer

City of Calgary

[Back to Product List](#)



Garbage Tags - Bundle of 5

Unit Price: \$15.00

Convenience Fee: \$0.00 Per Package

Tax Exempt: Yes

Description:

Bundle of 5 tags for extra bags of garbage that will not fit in your City black cart. Fill your black cart first then add one tag to each extra bag of garbage. Wrap a tag around the knot on top of the bag. On collection day place tagged garbage bags at least 2 feet to the side of your black cart. No expiry. Refunds are not provided.

Extra garbage bag tags are mailed using Canada Post regular delivery. Please allow 5-10 business days to receive your garbage tags.

[Add to Cart](#)

Town of Strathmore

Garbage Rates

Garbage Services	Monthly Charge	\$23.62
Extra Tags		\$ 3.30/per tag
Infrastructure Reserve Fund Charge	Monthly Charge	\$1.25
Replace and/or Repair collection cart		cost +15% administration
Removal of unsuitable load from recycle facility		cost +15% administration
Disposal of fridges and freezers at recycle facility		facility operator rate

City of Airdrie

Additional bags?

An excess waste tag must be attached. No more than three tagged bags can accompany your regular one per week (maximum of four units of waste total).

Tags can be purchased for \$3 each at:

- Airdrie Co-op
- Co-op gas bar at Railway Gate
- London Drugs
- Shoppers Drug Mart
- Genesis Place
- Airdrie City Hall
- Airdrie Public Library

BYLAW #537-21
VILLAGE OF HUSSAR

BEING A BYLAW OF VILLAGE OF HUSSAR, IN THE PROVINCE OF ALBERTA, TO AUTHORIZE THE MAYOR AND ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH ATCO GAS AND PIPELINES LTD., TO RENEW AN AGREEMENT WITH, AND TO CONFER A FRANCHISE ON THE COMPANY TO DELIVER NATURAL GAS TO CUSTOMERS WITHIN THE MUNICIPALITY.

WHEREAS the company has requested a franchise be granted to provide natural gas services to customers within the Village of Hussar;

AND WHEREAS it is deemed that such an agreement would be of benefit to customers within the Village of Hussar;

THEREFORE under the authority of the *Municipal Government Act, R.S.A. 2000, Chapter M-26, Part 3, Division 3, Section 45-47* be it enacted that the Mayor and Administrator be authorized to sign the agreement which is attached to and forming part of this Bylaw and marked as Schedule "A" between the Village of Hussar and the Company to renew an agreement with and to confer a franchise on the Company to deliver natural gas services with the Village of Hussar,

This Bylaw shall rescind Bylaw 478-11.

This Bylaw shall come into effect upon the agreement being approved by the Alberta Utilities Commission for the Province of Alberta, and upon being given third and final reading

READ a first time this 10 day of November, 2021.

READ second time this _____ day of _____, _____.

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

Signed this _____ day of _____, _____.

Mayor

Administrator

January 7, 2022

Michelle Mart
 ATCO Gas South
 10035 - 105 Street
 Edmonton, Alberta, T5J 2V6

**ATCO Gas South and the Village of Hussar
 Franchise Agreement and Rate Rider
 Proceeding 27089**

1. On January 7, 2022, ATCO Gas South applied to the Alberta Utilities Commission for approval of a natural gas franchise agreement with the Village of Hussar. The application was filed in accordance with Rule 029: *Applications for Municipal Franchise Agreements and Associated Franchise Fee Rate Riders*. The application included a copy of the proposed franchise agreement and franchise fee rider schedule.

2. Notice of the proposed franchise agreement was advertised as follows:

Advertising method	Media name/description	Advertising date
Newspaper (major)	The Drumheller Mail	December 1, 2021
Newspaper (major)	The Drumheller Mail	December 8, 2021
Newspaper (major)	Strathmore TIMES	December 3, 2021
Newspaper (major)	Strathmore TIMES	December 10, 2021

3. No objections or concerns related to the proposed franchise agreement were received by the municipality or the utility.

4. The proposed franchise agreement is based on the approved natural gas franchise agreement template referred to in Rule 029. The agreement will be in effect on the later of February 1, 2022, or the first day after it has received both AUC approval and the Village of Hussar has passed third reading of Bylaw No. 537-21 approving the franchise agreement.

5. The proposed franchise agreement includes that ATCO Gas South agrees to pay the Village of Hussar a franchise fee. The proposed franchise fee will be calculated as 27.50 per cent of ATCO Gas South's revenue from its distribution tariff excluding any amounts collected or refunded through other rate riders, as shown on the franchise fee rider schedule. The proposed franchise fee replaces the current franchise fee and will increase to an estimated \$14.29 monthly charge for an average residential customer.

6. The AUC accepts that the right granted to ATCO Gas South by the Village of Hussar to provide distribution service, to construct, operate and maintain the gas distribution system, and to use lands owned, controlled or managed by the municipality to provide this service, is necessary and proper for the public convenience and properly serves the public interest based on the following:

- The municipality's council has determined to grant the utility the right to provide utility service in the municipality.
- The municipality and the utility consent to the franchise agreement.
- No person has objected to the franchise agreement.
- The franchise agreement complies with the requirements set out in the applicable legislation, including that the term does not exceed 20 years and the agreement was advertised.

7. Accordingly, pursuant to Section 45 of the *Municipal Government Act*, and Section 106 of the *Public Utilities Act*, the AUC approves the franchise agreement as filed.

8. Given the approval of the franchise agreement, and in accordance with Section 49 of the *Gas Utilities Act*, the AUC approves ATCO Gas South's rate rider of 27.50 per cent effective on the later of February 1, 2022, or the first day after it has both received AUC approval and the Village of Hussar has passed third reading of Bylaw No. 537-21 approving the franchise agreement.

9. Prior to any change in the level of the franchise fee pursuant to the franchise agreement, customers shall be notified as outlined in Section 6 of Rule 029.

10. The Commission may, within 60 days of the date of this disposition and without notice, correct typographical, spelling and calculation errors and other similar types of errors and post the corrected disposition on its website.

Village of Hussar

Request for Decision (RFD)

Meeting:	Regular Meeting
Meeting Date:	January 13, 2022
Title:	Policy Review

Agenda Item Number:	5b.
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BACKGROUND

The following bylaws are attached for review:

- 5.3 Rates & Fees

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 for administration to revise _____policy as per Council's direction for approval at a future regular meeting.
2. Motion to approve _____policy with the proposed changes as presented

Rates & Fees

Date Approved by Council: January 23, 2017

Resolution: 2017-01-23-16

Review Date: May (Annually)

Related Bylaws: Various

Amendments: 2017-08-17-07; 2020-01-09-005

Purpose

The purpose of this policy is to set the various rates and fees charged by the Village Office for providing services to residents and the public not specified by a Village Bylaw or other Village Policy.

Fee Schedule

ADMINISTRATIVE RATES & FEES

Information Request.....	FOIP Act	\$25.00/request
.....	Cost to prepare information requested	\$30.00/hour
NSF Cheques.....	1 st NSF Cheque	\$25.00
.....	2 nd NSF Cheque	\$50.00
.....	No Further Cheques Will be Accepted	
Photocopying, etc.	Policy 5.2	\$0.25/page
Council Meeting Package.....	0-125 pages.....	\$10.00
Council Meeting Package.....	126+ pages.....	\$20.00
Tax Certificate		\$40.00
Hawker Peddler's License.....	Per Person/Per Year.....	\$50.00
Commissioner for Oaths	1 signature	\$10.00
Commissioner for Oaths	multiple signatures.....	\$15.00

ANIMAL LICENSES (Bylaw 485-13)

Spayed/Neutered Animal	First 2 Animals	\$10.00/each
Un-spayed/Un-neutered Animal	First 2 Animals	\$20.00/each
Third Animal.....		\$50.00

CAMPGROUND (Policy)

Powered Site		\$25.00/night
Non-Powered Site		\$15.00/night
Tent		\$10.00/night
Group Camping (Reservation Only)		\$10.00/night/unit
Camp Shelter (Reservation Only).....		\$25.00/day
Entire Campground (Reservation Only)....	Does not include Group Camping	\$250.00/night
Monthly Rate (Reservation Only)		\$500.00/month

CEMETERY PLOTS

Burial Plot	\$200.00
Columbarium Niche	\$600.00
Memorial Wall Plaque	\$160.00

DEVELOPMENT (Bylaw 493-14)

Compliance Certificate	\$50.00
..... Same Day Service.....	\$100.00
Development Permit Deck Construction	\$25.00
..... Fence	\$10.00
..... Variance for items under S. 4.2	\$25.00
..... Accessory Building	\$50.00
..... Building Addition	\$100.00
..... New Construction	\$200.00

PUBLIC WORKS

Mowing of Private Lots	\$125.00/hour
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UTILITIES (Bylaw 496-15 and 499-15)

Water Service Monthly	\$57.00 /month
..... Annual	\$684.00 /year
Sewer Service Monthly	\$40.00/month
..... Annual	\$480.00/year
Garbage Service Monthly	\$26.00 /month
..... Annual	\$312.00 /year
Penalties (Monthly Only).....	3%
Bulk Water Fee	\$0.05/US gallon
Curb Stop Shut Off Fee	Actual Cost + 25% Admin Fee

General Guidelines

Updates to this policy may be made indirectly by Council resolution or by the approval or amendment of Bylaws or Policies. These updates will be incorporated into this policy automatically without separate approval of Council and will not be included as a tracked amendment to the policy.

Village of Hussar

Request for Decision (RFD)

Meeting:	Regular Council
Meeting Date:	January 13, 2022
Title:	Summer Student application
Agenda Item Number:	6a.

BACKGROUND/DISCUSSION:

Applications are open until January 25th for a Summer Student.

Our current interim budget allows for a summer student for 28 hr per week for 12 weeks.
*Rates will change once PW rate is determined in February's meeting.

The Canada Summer Jobs program would cover up to 50% of the provincial minimum wage.

Students must be 15-30 years old. Work 30-40 hours per week. 6-16 weeks.

RECOMMENDATION:

1. Motion to submit an application for the Canada Summer Jobs program for a summer student for 30 hours a week for ____ weeks.

The annual call for applications for the Canada Summer Jobs (CSJ) program is open. Employment and Social Development Canada will be accepting applications until January 25, 2022.

For CSJ 2022, the Government has committed to create 100,000 CSJ jobs for youth to help ensure that the program remains responsive to the employment needs of youth and employers. In 2022, CSJ is returning to its regular parameters and will offer quality jobs over the summer months.

Applicants are able to seek funding to hire youth (people aged 15-30 years) between April 25, 2022 and September 3, 2022. Work placements must be full-time (30-40 hours per week) quality jobs with a minimum duration of six weeks and a maximum of 16 weeks.

Approved employers from the not-for profit sector will be eligible for a wage subsidy reimbursement of up to 100% of the provincial or territorial minimum hourly wage. Approved public and private sector employers will be eligible to receive a wage subsidy reimbursement of up to 50% of the provincial or territorial minimum hourly wage.

Are You Ready?

Are you ready to:

- create quality work experiences for youth?
- provide youth with opportunities to develop and improve their skills?
- respond to national and local priorities to improve access to the labour market for youth who face unique barriers?

If yes, read [the Applicant Guide](#). It contains detailed information about the application process, including on how you can demonstrate the quality of your proposed job placement(s).

Should you have any questions about CSJ 2022 or the application process after reading the guide, please do not hesitate to contact Service Canada.

[Apply Now](#) for Canada Summer Jobs funding!

For more information:

Click: www.canada.ca/canada-summer-jobs

Call: 1-800-935-5555 (ATS: 1-800-926-9105)

Visit: [Service Canada Centre](#)

If you are interested in attending a virtual Information Session, register here: <https://2022infosessions.eventbrite.ca>

Thank you for your interest in Canada Summer Jobs.

Canada Summer Jobs Program

Program Delivery Branch

[Service Canada](#) / [Government of Canada](#)





Looking to hire a youth this summer? Apply NOW for Canada Summer Jobs funding!

Eligible employers include:

- Not-for-profits
- Small businesses (50 or fewer employees)
- Public sector employers

Application period is open December 15 – January 25.

Apply online at canada.ca/CanadaSummerJobs

Questions about eligibility or need help applying?

Email: W-T-SUMMER-ETE-GD@servicecanada.gc.ca

Register for a virtual Info Session at:
<https://2022infosessions.eventbrite.ca/>

Call: 1-800-935-5555
TTY: 1-800-926-9105 (for the hearing impaired)



Vous souhaitez embaucher un jeune cet été? Présentez DÈS MAINTENANT une demande de financement pour le programme Emplois d'été Canada!

Les employeurs admissibles comprennent :

- les organismes sans but lucratif;
- les petites entreprises (50 employés ou moins);
- les employeurs du secteur public.

La période de présentation des demandes s'étend du 15 décembre au 25 janvier.

Soumettez une demande en ligne à l'adresse canada.ca/emploisetecanada

Vous avez des questions sur l'admissibilité ou avez besoin d'aide pour présenter une demande?

Envoyez un courriel à : W-T-SUMMER-ETE-GD@servicecanada.gc.ca

Inscrivez-vous à une séance d'information virtuelle :
<https://francaisseance.eventbrite.ca/>

Numéro de téléphone : 1-800-935-5555
ATS : 1-800-926-9105 (pour les personnes malentendantes)



Village of Hussar

Request for Decision (RFD)

Meeting:	Regular Meeting
Meeting Date:	January 13, 2022
Title:	Signing Authority at the Bank

Agenda Item Number:	6.b
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BACKGROUND

We made the motion to change all the Village of Hussar accounts to remove Corey and add Coralee. The bank did not include the Cemetery accounts in this because they are listed as Hussar Cemetery and not Village of Hussar. They are asking for a new motion to include Cemetery Accounts and the Safety Deposit Box.

Former Mayor Corey Fisher needs to be removed from signing authority on all Cemetery Accounts and Safety Deposit Box

Coralee Schindel needs to be added to the signing authority on all Cemetery Accounts and Safety Deposit Box.

RECOMMENDATION:

1. Motion to remove Corey Fisher from all Hussar Cemetery Accounts and the Safety Deposit Box. To update the signing authority to include one of Les Schultz, Coralee Schindel and Tim Frank as Councillors, with the CAO, Kate Brandt

Village of Hussar

Request for Decision (RFD)

Meeting:	Regular Meeting
Meeting Date:	January 13, 2022
Title:	Emerging Trends in Municipal Law
Agenda Item Number:	6.c

BACKGROUND

Brownlee is holding a Emerging Trends in Municipal Law Seminar in Calgary on Thursday February 10. The virtual session is \$85.

The topics include:

Employment Law in the time of COVID

Privacy and Freedom to Information Issues

How to Manage Legal Matters

Municipal Tax Powers, Conflicting Fiduciary obligations

Case and Legislative updates

Q&A

I think this would be a very beneficial seminar and would like to attend virtually.

RECOMMENDATION:

1. Motion to allow our CAO to virtually attend the Emerging Trends in Municipal Law Seminar on Thursday February 10, 2022.



BROWNLEE LLP
Barristers & Solicitors

EMERGING TRENDS IN MUNICIPAL LAW

The trends you need to know
for your community to grow

Calgary	February 10, 2022	Virtual Option on Both Dates
Edmonton	February 17, 2022	

Topics include:

- Employment Law in the Time of COVID
- Privacy and Freedom to Information Issues
- How to Manage Legal Matters
- Municipal Tax Powers, Conflicting Fiduciary Obligations
- Case and Legislative Updates
- Q&A bear pit session where our lawyers will answer your questions.

In-person Registration \$185 + GST
Virtual Registration \$85 + GST
Event is by invitation only.

CLICK HERE
to Register for February 10, 2022

CLICK HERE
to Register for February 17, 2022

BrownleeLaw.com

You are invited to join us this February for our annual **Emerging Trends in Municipal Law** seminar featuring topics curated for our elected and administrative municipal clients.

Emerging Trends in Municipal Law will be held in-person in Calgary and Edmonton – and we will also offer a live-stream option if you are unable to attend in person.

The following topics will be featured at both sessions: employment law in the time of COVID, privacy and freedom to information issues, how to manage legal matters, municipal tax powers, conflicting fiduciary obligations, case and legislative updates, and a Q&A bear pit session where our lawyers will answer your questions.

In-person Registration \$185 + GST
Virtual Registration \$85 + GST

If we must switch to an entirely virtual event due to COVID, we will issue refunds or transfer in-person registrations to virtual tickets and refund the difference.

Details:

Emerging Trends in Municipal Law - Calgary

Date: Thursday, February 10, 2022

Time: 8:30 am – 3:30 pm reception to follow

Location: Best Western Premier Calgary Plaza Hotel & Conference Centre

Address: 1316 - 33 St. NE, Calgary

 **Register here: YYC**

Discounted room rates are available at the Best Western Premier Calgary Plaza Hotel from \$125 for double occupancy, only available until **January 10, 2022**.

Call 1.403.248.8888 and quote Brownlee LLP-MAIN or [click here to book](#).

Emerging Trends in Municipal Law - Edmonton

Date: Thursday, February 17, 2022

Time: 8:30 am – 3:30 pm reception to follow

Location: Edmonton Expo Centre

Address: 7515 - 118 Ave. NW, Edmonton

 **Register Here: YEG**

Discounted room rates are available at the Sutton Place Hotel from \$129 a night. Only available until **January 28, 2022**. Call 1.800.SANDMAN and quote BROWNLEE2022 or [click here to book](#).

If you have any questions please contact, Prescilla Thompson by email:
pthompson@brownleelaw.com

Event is by invitation only.

Village of Hussar

Request for Decision (RFD)

Meeting:	Regular Council
Meeting Date:	January 13, 2022
Title:	Land Use Bylaw changes
Agenda Item Number:	6d.

BACKGROUND/DISCUSSION:

Palliser has put all of our changes in the Land Use Bylaw as of our December 21st meeting comments.

Final comments can be sent to Palliser and then we can call a public hearing and present a final draft to the public.

RECOMMENDATION:

1. Motion to provide Palliser with our final changes to the Land Use Bylaw so the final draft can be presented in February 2022.

VILLAGE Of HUSSAR LAND USE BYLAW # 493-14



Last Consolidated to include Amendments April 8th 2021

Text Amendments to Land Use Bylaw 493-14

[illegible]

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PART 1
Purpose & Definitions

1.1 Title

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

1.2 Purpose

1.2.1 This 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 this Village of Hussar, being all lands contained within its boundaries.

PART 2

Interpretation

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 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 center 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 center 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.

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 BUILDING – FABRIC COVERED** means a **temporary** building designed by virtue of easy assembly and dismantling, commercially constructed of metal or synthetic tube and fabric, plastic or similar materials, and covered with waterproof sheeting, synthetic sheeting or plastic film, which shall meet all the requirements of the Alberta Safety Code, and the temporary timeline determined by the Development Officer~~

~~means a steel framed, fabric membrane pre-engineered building for temporary & permanent industrial, commercial & agricultural applications including warehouses, equipment storage, manufacturing facilities, barns, stables, arenas & event centers. 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.~~

~~**ACCESSORY STRUCTURE** means a detached structure naturally or normally incidental, subordinate, and exclusively devoted to the principal building and which is located on the same lot or site as the principal building. Typical accessory structures include, but are not limited to, flagpoles, hot tubs, satellite dishes, play structures, solar collectors, and small wind energy systems.~~

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.

ACT means the Municipal Government Act, Revised Statutes 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, rust-proofing, 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.

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.

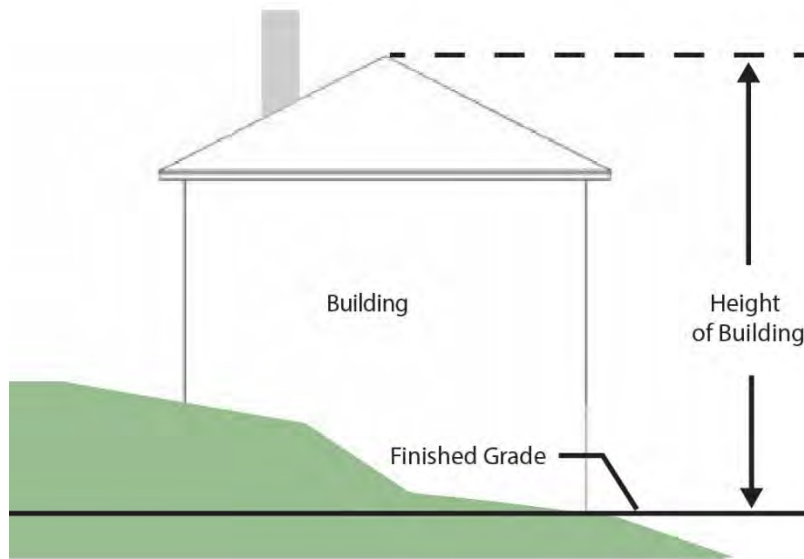
BILLBOARD means a sign directing attention to a business, commodity, services or entertainment conducted, sold or offered elsewhere than upon the site where the sign is maintained. The advertisement copy is pasted, glued, painted or otherwise fastened to permit its periodic replacement.

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.



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, 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 CENTER 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 CENTER 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.

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 (i.e. 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, rust-proofing 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.

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) an excavation or stockpile and the creation of either of them;
- (b) 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;
- (c) a change of use of land or a building or an act done in relation to land or a building that results in, or is likely to result in, a change in the use of the land or building; or

(d) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in, or is likely to result in, a change in the intensity of use of the land or building.

DEVELOPMENT AUTHORITY means a person, or persons, appointed as the Development Authority by Bylaw.

DEVELOPMENT COMMENCEMENT means the moment construction is started on site (i.e. 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.

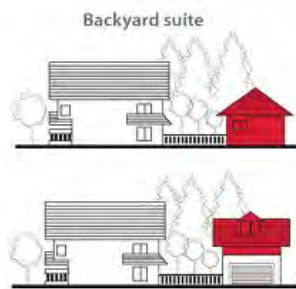
DRINKING ESTABLISHMENT means an establishment licensed by the Alberta Liquor Authority where alcoholic beverages are served for on-site consumption.

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 flat bed truck and after placement, the dollies are removed from the site.

A manufactured home also includes mobile homes, but does not include modular homes.

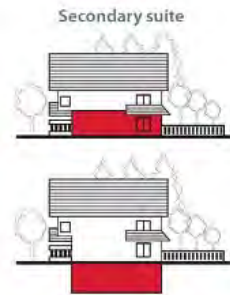
Manufactured homes may be constructed to either the C.S.A. Z240 or C.S.A. A277 Standards.

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.

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 means existing as of the date of adoption of this Bylaw.

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.

FABRIC COVERED BUILDING means a steel-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 centers.

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.

~~**GARDEN SUITE** means a temporary moveable single detached dwelling which is the second dwelling unit on the lot. Garden Backyard suites may be occupied by elderly or disabled relatives of the owner of the principal residence and the unit is removed when it is no longer required for the purpose in which it was permitted.~~ **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 center line of the common wall.

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 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 has no 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.

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.

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 housed for the purpose of breeding. This use may also include facilities for the care, grooming of domestic animals

LAND AND PROPERTY RIGHTS TRIBUNAL (LRPT) 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 for 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 DISTRICT 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 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:

- (i) a quarter section,
- (ii) a river lot shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a land titles office,
- (iii) a settlement lot shown on an official plan, as defined in the Surveys Act, that is filed or lodged in a land titles office,
- (iv) 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
- (v) 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.

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.

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.

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.

OUTDOOR RECREATION FACILITY means buildings, structures, or land that are available to the public for sports and active recreation conducted outdoors. Typical uses include sports fields, outdoor tennis courts, athletic fields, bowling greens, horseshoe pits, skateboard parks, playgrounds, volleyball courts, and includes accessory uses such as park maintenance and service facilities.

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.

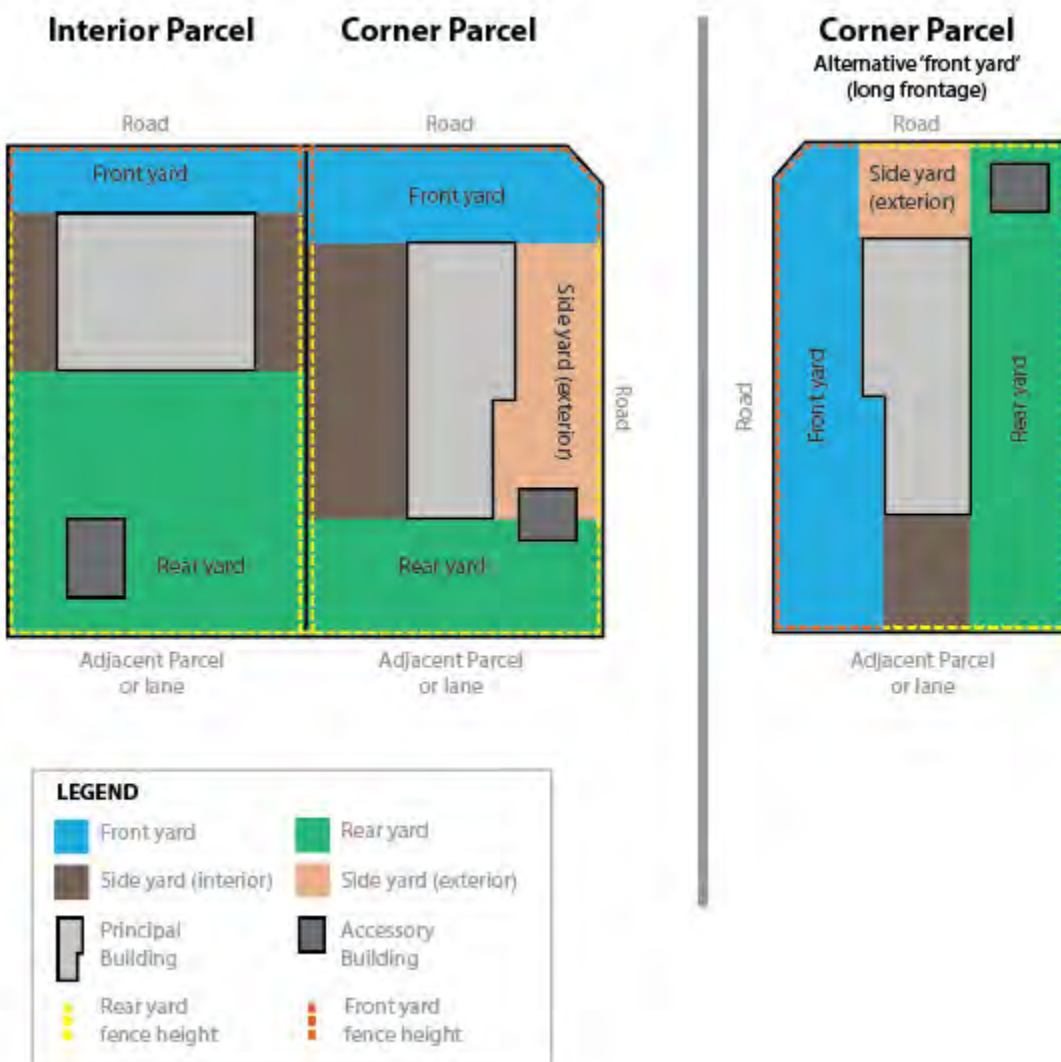


Figure: Parcel and Yard Types

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.

~~**PRIVATE SCHOOL** means a school, other than a school operated by a School Board under the School Act that provides grade and secondary school instruction to pupils through courses prescribed or approved by the Minister of Education.~~

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.

RECREATIONAL VEHICLE means a portable structure designed and built to be carried on a vehicle, or an 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.

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.

~~**SECONDARY SUITE** means an accessory dwelling unit that is located as part of the same building as a single detached dwelling that is owner occupied and which meets the requirements and regulations of this Bylaw and shall only be approved as one of the following:~~

- ~~(a) **Secondary Suite Attached Above Grade:** where the secondary suite is located above the first storey of a single detached dwelling;~~
- ~~(b) **Secondary Suite Attached Below Grade:** where the Secondary Suite is located below the first storey of a single detached dwelling; or~~
- ~~(c) **Secondary Suite Accessory Building:** where the Secondary Suite is a separate building or as a part of an accessory building and located on the same parcel as a single detached dwelling.~~

~~**SENIOR CITIZEN** means a person whom is eligible to obtain senior citizen benefits, allowances and pensions as defined by Federal and Provincial legislation and policy. The age criteria is normally a person who is 65 years of age or older.~~

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.

TEMPORARY means a limited period of time as decided by the Development Authority.

TEMPORARY BUILDING means a building, other than a manufactured home, constructed without any foundation below grade or any other building determined by the Development Officer to be temporary as a condition to the issuance of the Development Permit.

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.

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.

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.

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.

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

3.1 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 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

4.1 Development Permits Required

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 A 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 13.5m² (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 3.7m² (40 sq ft) floor area and 2.5m (8.2ft) in height within residential parcels;
- (o) the erection or construction of gates, fences, 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, semi detached 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 Development Permit Applications

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
 - (viii) 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 neighborhood, 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 regards 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 ~~Intermunicipal Subdivision and Development Appeal Board~~ 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._ A development permit granted for a permitted use with no conditions pursuant to Bylaw comes into effect on the date the decision is made.

4.6.2 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.

4.6.3 Where an appeal is made pursuant to **Part 4.4.2 (iv)** of this Bylaw, a Development Permit which has been granted shall not come into effect until the appeal has been determined. ~~The Intermunicipal Subdivision and Development Appeal Board~~ Appeal Body may approve or refuse the permit application in accordance with the Municipal Government Act and this Bylaw.

4.6.4 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 land owners. 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 Developer 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.

4.6.5 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.

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

4.6.7 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

5.1 Subdivision Appeal Procedure

- 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 Procedure

- 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 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 An 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;

~~5.1.1 An appeal may be made to the Subdivision and Development Appeal Board where the Development Authority:~~

- ~~(a) refuses or fails to issue a Development Permit to an applicant within forty (40) days of receipt of the application;~~
- ~~(b) issues a Development Permit subject to conditions; or~~
- ~~(c) issues an order under Section 6.4 of this Bylaw.~~

~~5.1.2 The person applying for a Development Permit or affected by the order, under Subsection 5.1.1 or any other person complying with the appeal requirements as set out in the Act may appeal the decision or order to the Subdivision and Development Appeal Board.~~

~~5.1.3 An appeal shall be made by serving a written notice of appeal, stating the reasons for the appeal, including the applicable fee to the Secretary of the Subdivision and Development Appeal Board within twenty one (21) days after the date of the order, decision or permit issued by the Development Authority was either:~~

- ~~(a) first published in a newspaper circulating in the area;~~
- ~~(b) posted on the site of the property which is the subject of the application; or~~
- ~~(c) received by the applicant;~~
- ~~whichever of these occur first.~~

~~5.1.4 For the purpose of Subsection 5.1.3 (c), the date of receipt of the decision is deemed to be five (5) days from the date the decision was mailed.~~

5.2 Public Hearing

~~5.2.1 Within thirty (30) days of receipt of a notice of appeal, the Board shall hold a public hearing respecting the appeal.~~

~~5.2.2~~ The Subdivision and Development Appeal Board shall give at least five (5) days written notice of the public 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 were notified under **Subsection 4.5** and any other person who in the opinion of the Subdivision and Development Appeal Board, is affected by the order, decision or permit;
- ~~(d)~~ Palliser Regional Municipal Services; and
- ~~(e)~~ such other persons as the Subdivision and Development Appeal Board specifies.

~~5.2.3~~ The Subdivision and Development Appeal Board shall make available for public inspection before the commencement of the public hearing all relevant documents and materials respecting the appeal including:

- ~~(a)~~ the application for the Development Permit, its refusal and the appeal there from; or
- ~~(b)~~ the order of the Development Authority under **Section 6.4**, as the case may be.

~~5.2.4~~ At the public hearing referred to in **Subsection 5.2.1**, the Board shall hear:

- ~~(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, or if a person is designated to act on behalf of the Development Authority, that person;
- ~~(c)~~ any other person who was served with notice of the hearing and who wishes to be heard or a person acting on his/her behalf; and
- ~~(d)~~ any other person who claims to be affected by the order, decision or permit and that the Subdivision and Development Appeal Board agrees to hear or person acting on his or her behalf.

5.3 Decision

~~5.3.1~~ The Subdivision and Development Appeal Board shall give a written decision together with reasons for the decision within fifteen (15) days of the conclusion of the hearing.

~~5.3.2~~ 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 **Section 688** of 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 thirty (30) days after the issue of the order, decision, permit,
_____ or approval sought to be appealed.

PART 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 Agreement under **Section 5.3.1(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 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:

“541(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.

541(2) The designated officer must display or produce on request identification showing that the person is authorized to make the entry:

541(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 6.2.1**.

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) Notwithstanding **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, 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 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 the 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.

645(2) A person who receives a notice referred to in **Subsection (1)** may appeal to the Subdivision and Development Appeal Board in accordance with **Section 685(3)**.

646(1) If a person fails or refuses to comply with an order directed to him under **Section 645** or an order of a Subdivision and Development Appeal Board under **Section 684**, the municipality may, in accordance with **Section 542**, enter on the land or building and take any action necessary to carry out the order.

646(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.

646(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 6.3.1** may appeal to the appropriate Appeal Body. ~~Intermunicipal Subdivision and Development Appeal Board.~~

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.

6.6.3 The forms and notices used for the operation of this Bylaw are contained in **Appendix A** and are provided for information. The forms may be reproduced or photocopied for the purposes of submitting applications for development and subdivision, appeals, time extensions or amendments to this Bylaw, to the Municipality, its agencies, boards, and designated officers.

~~**6.6.4** Council may update, replace or amend any forms, notices and fee schedules contained in **Appendix A** by a resolution and Bylaw passed in Council.~~

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 Rules

7.1 Site Dimensions

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) Front Yards:
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) Side Yards:
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.

7.2.5 In addition to those features listed in **Section 7.2.3** and **Section 7.2.4**, 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.

7.2.6 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.

7.2.8 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 Each unit of a semi-detached dwelling or attached housing complex shall be serviced individually and directly connected to the sewer, water, and gas utility lines located within the public right of way.~~

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 of 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 (398.28sq ft)
Building Supply Center/ Lumber Yards	5 space/ha 2 space/ac of site plus 1 space/37m ² (398.28sq 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 (495.16sq ft)
Intensive Vegetative Operation	1 spaces/ 30m ² (322.91sq ft)

Libraries	1 space/ 37m ² (398.28sq ft)
Medical Clinic	1 space/37m ² (398.28sq ft)
Manufacturing Plants	1 space/56m ² (602.79sq ft)
Office	1 space/37m ² (398.28sq ft)
Private Clubs, Lodges and Fraternal Orders	1 space/37m ² (398.28sq ft)
Public and Quasi-Public Buildings	1 space/28m ² (301.40sq ft) plus 1 space/employee
Recreation Facilities:	1 space/37m ² (398.28sq ft)
Recreation facilities with Seating	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 (398.28sq ft)
Schools-Elementary	1 space/class
Junior High	4 spaces/class
Senior High	8 spaces/class
Senior Citizens Accomodation	1 space/2 units
Service Station	1 space/46m ² (496.16sq ft) total building are plus 3 spaces/repair bay
Warehouses	1 space/93m ² (1,001.04sq ft) plus 1 loading bay/1,858m ² (20,000sq ft) minimum of 1

7.5.4 Notwithstanding **Section 7.5.3**, the Development Office 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 28m^2 (301.4sq ft), 3.5 (11.48ft) in width, and 3.5m (11.48ft) 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 (8.20ft) in width, 6m (19.69ft) in length, and 15m^2 (161.46 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 (8.0)	30	3.5 (11.48)	5.1 (16.73)
2.5 (8.0)	45	3.5 (11.48)	6.0 (19.66)
2.5 (8.0)	60	5.5 (18.04)	6.4 (21)

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 Buildings

7.6.1 All accessory buildings shall be located at least 2m (6ft) 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 (6ft) 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 right-of-ways or overhead electrical transmission lines.

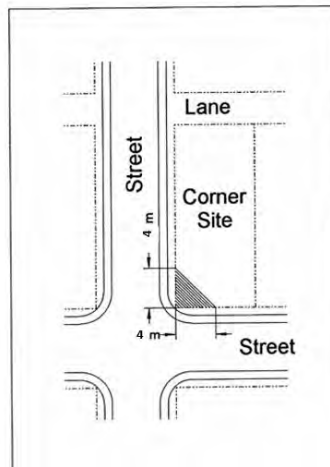
7.6.8 Accessory Buildings – Fabric Covered shall be considered a discretionary use in Residential Land Use Districts and shall adhere to the following requirements:

- (a) not to exceed 20.44m². (220sq ft) in area;
- (b) shall be a minimum 3m (10ft) from flammable material (i.e. 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 neighborhood 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 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, ~~7.5m (24.6ft)~~ 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 (4ft) in the front yard; or
- (b) 2m (6.5ft) in the side or rear yard.

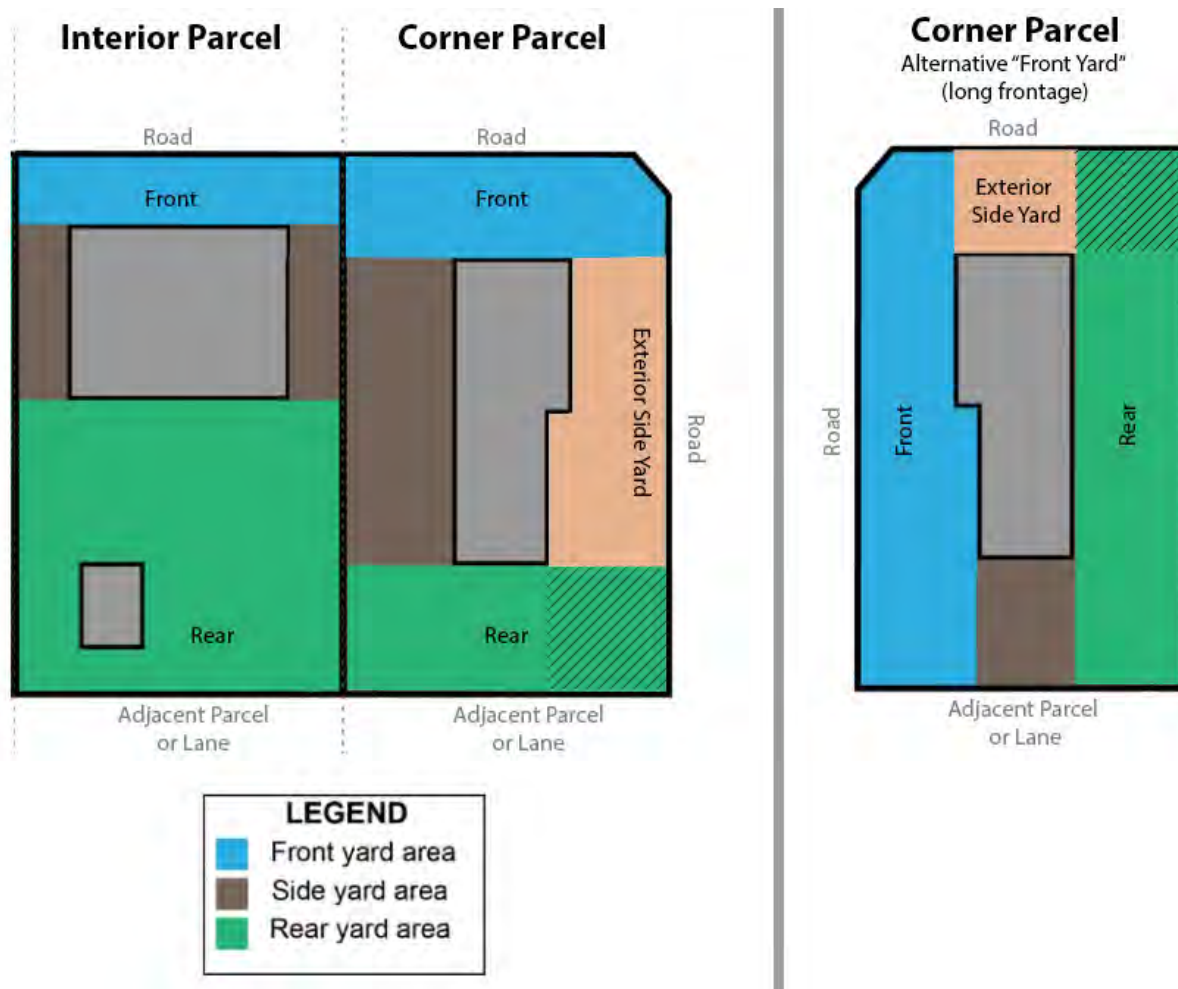
7.7. . Notwithstanding the definition of front parcel line in **Section 2.3 Definitions** of this Bylaw, the Development Authority may exercise discretion in the determination of the front parcel line for a corner parcel and determine that the front parcel line is not the shortest parcel line abutting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

In making a determination in **Section 7.7. .**, 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.

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

	Location	Maximum height from grade:
	Rear or side yard (interior)	1.8m (6 ft.)
	Front yard	1.2m (4 ft.)
	Side yard (exterior)	1.2m (4 ft.)



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._ 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._ 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

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

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

7.7.5 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 Accommodation

7.9.1 Bed and Breakfast accommodation shall not interfere with the rights of other residents to quiet enjoyment of a residential neighborhood. 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 30m² of a Dwelling Unit or Accessory Building.
- 7.10.3** A Home Occupation shall not displace the regular use of a garage for the intended purpose of providing for parking of motor vehicles, or eliminate the provision of any bylaw parking requirement.
- 7.10.4** 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.
- 7.10.5** 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.
- 7.10.6** 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.
- 7.10.7** 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.
- 7.10.8** 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.
- 7.10.9** A Home Occupation – Minor shall comply with the following:
 - (a) Shall not employ any person not residing in the Dwelling Unit.
 - (b) No client or customer visits are permitted;
 - (c) shall be contained within the principal building;
 - (d) Outdoor storage of materials, commodities, or finished products related to the use is prohibited; and
 - (e) No Signs are permitted.
- 7.10.10** 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.

- (a) An applicant shall provide a detailed parking plan indicating proposed resident, client and employee parking;
- (b) May be permitted to employ up to a maximum of 4 employees at the discretion of the Development Authority;
- (b) Shall be contained within the principal building or an accessory building;
- (c) Outdoor storage of materials, commodities, or finished products related to the use shall be stored in the Rear Yard and shall be screen from view from adjacent residences;
- (c) Outdoor storage of materials, commodities , or finished products related to the use are not permitted in the Front Yard;
- (e) Signs are permitted as per Section 9 Signs; and
- (f) 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.__ Pet Care Services

7.__.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
- c) Must not have any outside enclosures, pens, runs or exercise areas.

7.__.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.__.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.__ Kennels, Boarding & Breeding

7.__.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.__.2 Kennels do not include a Veterinary Clinic..

7.__.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.__.4 Kennels may provide for the incidental sale of products relating to the services provided by the use.

7.__.5 Kennels may include enclosures, pens, runs or exercise areas

7.__.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.__.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.__.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.__.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.__.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.__.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** 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.__.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.__.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.

7.11 Physical Environment

- 7.11.1** 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.
- 7.11.2** 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.
- 7.11.3** All costs associated with an environmental evaluation as requested in **Section 7.11.2** are the responsibility of the developer.

7.12 Relocation of Buildings

- 7.12.1** 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.
- 7.12.2** All renovations to a relocated building are to be completed within one (1) year of the issuance of the Development Permit.
- 7.12.3** 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.
- 7.12.4** 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, ~~Council~~ MPC may require the building to be removed.

- 7.12.5** 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.
- 7.12.6** 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 7.12.1**. If there is existing damage, it shall be reported to the Development Officer before the work commences.
- 7.12.7** Rough landscaping (spreading of topsoil) must be completed before the damage deposit is refunded.
- 7.12.8** The property owner or agent is responsible to have the necessary improvement cleared and visible for the initial and final inspection by the Village.
- 7.12.9** The property owner or agent shall apply to the Development Officer for the refund of the bond or deposit.
- 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.
- 7.12.11** If no damage has occurred, the deposit shall be refunded in full.
- 7.12.12** 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.
- 7.12.13** The bond or deposit cannot be transferred to another property.

7.__ Demolitions

- 7.__.1** A development permit shall be required for the demolition of a building with an area of 56m² (602.8 sq ft) or greater.
- 7.__.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.__.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.__.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.__.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.

7.13 Residential Buildings on the Same Site

- 7.13.1** 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 (i.e. secondary suite or ~~garden~~ backyard suite).
- 7.13.2** 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.

7.14 Sign Control

- 7.14.1** 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.
- 7.14.2** 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.
- 7.14.3** Signs other than fascia signs which overhang any abutting Municipal, Provincial, or Federal property are prohibited.
- 7.14.4** Within a Residential District, one identification sign per site may be permitted as follows:
- (a) a fascia sign which does not exceed 155in² (0.1m² or 1.0 sq. ft. in area to identify a home occupation; or
 - (b) a freestanding 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 sq ft) in area,
- (ii) project back 0.6m (2ft) from the property line, or
- (iii) exceed 3.6m (11.5ft) in height.

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

- (a) freestanding signs provided that:
 - (i) the maximum height shall not exceed 9m (29.5ft);
 - (ii) the total sign area for each face shall not exceed 1.5m² (16sq 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 (96.84sq ft);
 - (ii) a sign shall not rise more than 300mm (11.81in) above a parapet;
 - (iii) a sign shall not project within 600mm (23.62in) back from the property line;
 - (iv) a minimum of 3m (9.84ft) 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) roof 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 (96.87sq ft).

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

- (a) one fascia sign per site which does not exceed 1000cm² (155in²) in area to identify a home occupation; or
- (b) one freestanding directional sign per site which does not exceed 1m² (10.76sq ft) in area nor 6m (19.69ft) in height to identify the permissible use in the district.

7.14.7 Billboards may be allowed in an Urban Reserve, Central Business, Highway Commercial or Industrial District provided that:

- (a) the maximum dimensions shall not be larger than 3m (9.84ft) by 12m (39.37ft);
- (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 (1000.66ft) 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 freestanding signs.

7.14.8 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.

7.15 Non-Conforming Uses and Non-Conforming Buildings

7.15.1 The authority for **Section 7.15.2** to **Section 7.15.7** inclusive, are provided for in **Section 643** of the Municipal Government Act and should be consulted.

7.15.2 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.

7.15.3 If a non-conforming building is damaged or destroyed by fire, or other causes, to an extent of more than 75% of the value of the building above its foundation, the building may not be repaired or rebuilt except in conformity with the provisions of this Bylaw.

7.15.4 A non-conforming use of land or a building may be continued, but if that use is discontinued for a period of six (6) consecutive months or more, any future use of the land or building must conform to the provisions of this Bylaw.

- 7.15.5** The use of land or a building is not affected by reason only of a change of ownership, tenancy or occupancy of the land or building.
- 7.15.6** 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 thereto or therein.
- 7.15.7** 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 erected upon the lot while the non-conforming use continues.
- 7.15.8** 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.
- 7.15.9** 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.

7.16 Land near Water or Subject to Flooding or Subsidence

- 7.16.1** 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.

7.17 Drainage

- 7.17.1** 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.

7.18 Controlled Appearance

- 7.18.1** 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.

7.19 Storage Structures

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

7.19.2 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.

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

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

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

7.__ Secondary Suites & Backyard Suites

7.__.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.__.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.__.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.__.4 A “Dwelling, Secondary Suite” and a “Dwelling, Backyard Suite” cannot be located on the same property.

Secondary Suites Regulation:

- 7.__.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.__.6 The minimum floor area for a “Dwelling, Secondary Suite” shall be not less than 30 m² (322.93 sq. ft.).
- 7.__.7 A “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.__.8 Only one Dwelling, Secondary Suite may be developed in conjunction with a principal dwelling.
- 7.__.9 A “Dwelling, Secondary Suite” shall not be separated from the principal dwelling through a condominium conversion or subdivision.

Backyard Suites Regulations

- 7.__.10 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 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.

7.20 Subdivision of Land

- 7.20.1 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.

7.21 Undermining or Subsidence Conditions

- 7.21.1 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.

7.22 Manufactured Homes

- 7.22.1** 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.
- 7.22.2** 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.
- 7.22.3** All accessory structures such as steps, patios, porches, additions, skirting and storage facilities shall be factory pre-fabricated 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.
- 7.22.4** Each manufactured home shall be connected to and be serviced by electrical power, natural gas and the Village's sanitary sewer and water supply.
- 7.22.5** All manufactured home units shall have Canadian Standards Association (CSA) Certification.
- 7.22.6** 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.

7.23 Bulk Fuel, Liquefied Petroleum Gases and Chemical Storage and Distribution Facilities

- 7.23.1** 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.

7.24 Temporary Buildings

- 7.24.1** 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.
- 7.24.2** A temporary building shall not exceed one storey in height and shall not have a basement or a cellar or any below grade foundation.
- 7.24.3** A temporary building shall be maintained at all times.
- 7.24.4** 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.
- 7.24.5** The Development Authority may require skirting around the base of a temporary building.
- 7.24.6** 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.

7.25 Modular Homes

- 7.25.1** 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 (1ft) 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.

7.27 Renewable Energy Systems

7.27.1 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 green house 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 (i.e. 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 **Land Use Districts**

8.1 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:

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

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 **Appendix AB**

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; and
- (c) Rule 3: In circumstances not covered by Rules 1 and 2, the location of the district boundary shall be determined where dimensions are set out on the Land Use District Map, by the dimensions so set, or where dimensions are set out on the Land Use District with respect to such boundary, by measurement of land using the scale shown on the Land Use District Map.

8.3.2 Where the exact location of the boundary of a Land Use District cannot be determined using the rules in **Section 8.3.2**, the Council, on its own motion or on a written request, shall fix the location in a manner consistent with the provisions of this Bylaw and with the appropriate degree of detail required.

8.3.3 The location of a District Boundary, once fixed, shall not be altered except by an amendment of this Bylaw.

8.3.4 The Council shall maintain a list of its decisions with respect to boundaries or portions thereof fixed by it.

8.4 Residential District (R) Land Use Rules

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

8.4.2 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); Home Occupation; Minor
- (c) ~~Public Parks and Playgrounds~~; Outdoor Recreation Facility; and
- (d) Signs

8.4.3 List of Discretionary Uses:

- (a) Accessory building;
- (b) Accessory building – Fabric Covered;
- (c) Accessory Use; (d) Child Care Facility;
- Demolition (56m² (602.8 square feet) or greater)
- (e) Dwelling, Apartment;
- (f) Dwelling, Attached Housing;
- Dwelling, Backyard Suite
- (g) Dwelling, Duplex;
- (h) Dwelling, Moved On;
- Dwelling, Secondary Suites;
- Group Care Facility
- (i) Home Occupation; Major
- Public Utility Building
- Renewable Energy Systems
- ~~(Bylaw 532-21) (j) ~~Secondary Suites~~~~
- ~~Senior Citizen Accommodation~~
- (k) Signs
- (l) Swimming Pool; and
- (m) Worship Facility.

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 (4,994.61sq ft);
- (b) Dwelling, Semi-Detached and Attached: 279m² (3,003.21sq ft) for each dwelling or 326m² (3,509.03sq ft) for each dwelling unit with a side yard abutting a street; or
- (c) Dwelling, Duplex: 464m² (4,994.61sq ft).

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

- (a) Dwelling, Single Detached: 15m (49.21ft);
- (b) Dwelling, Attached: 9m (29.53ft) for each dwelling or 0.5m (34.45ft) for each dwelling unit with a side abutting a street; or
- (c) Dwelling, Duplex: 15m (49.21ft).

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 (9.84 ft);
 - ii. Principle building with lane access, 1.5 m (4.92 ft);
 - iii. Principle building with front access, 3.0 m (9.84 ft)
- (b) Accessory Buildings:
 - i. 1m (3.28ft).

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

- (a) Principal Buildings: 7.6m (24.93ft); and
- (b) Accessory Building: 1m (3.28ft).

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

- (a) Dwelling, Single Detached: 74m² (796.56sq ft); or
- (b) Dwelling, Duplex and Attached: 65m² (699.65sq 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 (29.53ft); and
- (b) Accessory Building: 5m (16.40ft)

8.5 Residential District – Manufactured Home (R-MH) Land Use Rules

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

8.5.2 List of Permitted Uses:

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

8.5.3 List of Discretionary Uses:

- (a) Accessory building
- (b) Backyard Suite
- (c) Child Care Facility;
Demolition (56m² (602.8 square feet) or greater)
- (d) Dwelling – Modular Home;
- (e) Dwelling – Moved On;
- (f) Home Occupation; Major
Public Utility Building
Renewable Energy Systems
- (g) Signs
Swimming Pool.

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 (4,994.61sq ft).

8.5.6 The minimum requirement for the width of a site in a Residential – Manufactured Home District is 15m (49.21ft).

8.5.7 The minimum requirement for the front yard in a Residential – Manufactured Home District is 4.5m (14.76ft) 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) Principal Buildings:
 - (i) Street side of a corner site: 3m (9.84ft);
 - (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 (14.76ft) shall be provided, and the other side yard shall be 1.5m (4.92ft); and
 - (iii) notwithstanding **Subsection (ii)** above, where an addition is proposed to a mobile home, one side yard shall be 3m (9.84ft) and the other side yard shall be 1.5m (4.92ft).
- (b) Accessory Buildings:
 - (i) Street side of a corner site: 3m (9.84ft); and
 - (ii) all other sides: 1.5m (4.92ft) 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 (14.76ft); and
- (b) Accessory Buildings: 1m (3.28ft) 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 (592.02sq 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 (29.53ft); and
- (b) Accessory Buildings: 5m (16.40ft).

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 7.22**.

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 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 List of Permitted Uses:

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

8.6.3 List of Discretionary Uses:

- (a) Accessory Building;
Alternative Health Care Services
Amusement Center Auto Body & Paint Shop
- (b) Automobile Vehicle Sales

- (c) ~~Billiard Halls and Pool Rooms;~~
- (d) Billboards;
- (e) Car Washing Establishment;
Child Care Facilities
- (f) Communication Structure ;
Demolition (56m² (602.8 square feet) or greater)
- (g) Drinking Establishment;
- (h) Dwelling, Accessory Residential
Intensive Vegetative Operation
Liquor Store
- (i) Gas Bar
Renewable Energy Systems
- (j) Service Station;
- (k) Signs
- (l) Storage structure - accessory to a commercial use; or
- (m) 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 (3250.80sq ft).

8.6.7 The minimum requirement for the width of a site in the Commercial District is 7.6m (24.93ft).

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 (16.40ft).

8.6.9 The minimum requirement for a side yard adjacent to a Residential District in the Commercial District is 3m (9.84ft) 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 (29.53ft).

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 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 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 List of Discretionary Uses:

- (a) Abattoir;
- (b) Accessory Building;
- (c) Agricultural Supply Depot
- (d) Auction Room;
Auto Body & Paint Shop
- (e) Automotive Repair and Service;
Automotive Vehicle Sales
- (f) Billboards;
- (g) Building Supply Center;
- (h) Bulk Fuel or Chemical Storage and Distribution Center;
- (i)
- (j) Car Washing Establishment;
- (k) Communication Tower;
Demolition (56m² (602.8 square feet) or greater)
- (l) Dwelling, Accessory Residential
- (m) Equipment Rental Shop;
- (n) Fabric Covered Building;
- (o)
- (p)
- (q) Grain Elevator;
Heavy Manufacturing
Intensive Vegetative Operation
Light Manufacturing
- (r) Tradesman's Shop;
- (s)
- (t) Manufacturing, Processing, Or Assembly Facility
Natural Resource Extractive Industries
- (u) Office (accessory to the principal industrial use);
- (v) Parking Lot;
- (w) Public and Quasi-Public Structures , Installations, and Facilities;
Public Utility Building
Renewable Energy Systems
- (x)
- (y) Service Station;
- (z) Signs

- (bb) Storage Structure;
- (cc) Storage Yard;
- (dd) Warehousing; or
- (ee) Veterinarian Clinic.

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 (9999.67sq ft).

8.7.5 The minimum requirement for the width of a site in the Industrial District is 30m (98.43ft).

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

- (a) except as hereinafter provided: 7.6m (24.93ft);
- (b) when adjacent to a secondary highway without a service road: 28m (91.86ft) 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 (4.92ft);
- (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 (19.69ft) excluding flankage sites with alternative rear access. 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 (39.37ft) 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 (3.28ft).

- 8.7.9** The maximum limits for the height of buildings in the Industrial District is 9m (29.53ft) 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) air borne 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 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 List of Permitted Uses:

- (a) Community Recreational Facility

8.8.3 List of Discretionary Uses:

- (a) Accessory Buildings;
- (b) Communication Structures;
Demolition (56m² (602.8 square feet) or greater)

Extensive Agricultural Uses;

- (d) Intensive Vegetative Operation
- (e) Public and Quasi-Public Structures, Installations and Facilities;
- (f) Public Utility Building
Renewable Energy Systems
- (e) Signs; and
- (f) Storage Structure.

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 (49.21ft).

8.8.7 The minimum requirement for side yards and rear yards in an Urban Reserve District is 15m (49.21ft).

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 neighborhood and community basis.

8.9 Community Service and Recreation District (CS) Land Use Rules

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

8.9.2 List of Permitted Uses:

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

8.9.3 List of Discretionary Uses:

- (a) Accessory Building;
Alternative Health Care Services
- (b) Communication Tower;
Child Care Facilities
Cultural Establishment
Eating Establishment
Group Care Facility
Intensive Vegetative Operation
Pet Care Service
Recreational Vehicle
Renewable Energy Systems
Senior Citizen Accommodation
- (c) Signs; and
- (d) Storage Structure.

- 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 9m (29.53ft).
- 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
GENERAL

- 9.1** If any provision of this Bylaw is declared unconstitutional, invalid or illegal by a court of competent jurisdiction, the offending provision shall be deemed to be stricken and shall not affect the validity of the remaining provisions.
- 9.2** This Bylaw rescinds the Village of Hussar Land Use Bylaw # 375-84.
- 9.3** This Bylaw shall come into full force and effect upon the date of the final and third reading by Village Council.

Read a first time this *17* day of *October, 2014*.

Read a second time this *9* day of *December, 2014*.

Read a third and final time this *14* day of *January, 2015*.

__*Tim Frank*____

Mayor

__*Jennifer Pratt*____

CAO

APPENDIX A

COMMUNICATION TOWER PROTOCOLS

COMMUNICATION TOWER PROTOCOLS

This Appendix establishes the procedural standard that applies to proponents of antenna systems and identifies the Town'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 Town of Coronation 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 Town to discuss the proposal and identify any potential issues or concerns and give consideration to the Town'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 and the public. The installations listed in CPC-2-03 are therefore excluded from the Town'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 15 m 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 Town office or Innovation, Science and Economic Development Canada for guidance.

3 Municipal Review and Issuance of Concurrence or Non-Concurrence

- (a) The Town Council shall be responsible for reviewing and issuing municipal concurrence or non-concurrence for all antenna system proposals within the Town 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 Town's Municipal Development Plan, and consideration of comments received during the public consultation process and any other matter deemed relevant by the Town Council.
 - (i) When a proposal is given a concurrence decision, the proponent will receive a letter of concurrence from the Town 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 Town describing the reasons for the decision.
- (c) Town 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 Town 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 Town 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 Town 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 Town of their intent to make a submission to obtain a letter of concurrence regarding the siting of a telecommunication antennas within the Town prior to landowner notification or advertisement of the proposed project.
- (b) If required by the Town, 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 (1 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 Town 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 Town will request a ruling by Innovation, Science and Economic Development Canada prior to the issuance of a letter of concurrence.

Village of Hussar
Request for Decision (RFD)

Meeting:	Regular Meeting
Meeting Date:	January 13, 2022
Title:	WHMB – Housing 101 for Municipal Elected Officials
Agenda Item Number:	6.e

BACKGROUND

Wheatland Housing Management Body is holding a virtual information session.

Housing 101 for Municipal Elected Officials

This meeting is for newly elected officials to understand the importance of seniors and community housing in building strong communities.

Feb 17, 2022 at 09:00 AM

If any Council would like to attend, I can register you for the 1.5 hour session.

If Council would like to be paid for attending, they would require that to be in the motion for attendance as per

RECOMMENDATION:

1. Motion to allow _____Councillor(s)_____ to virtually attend the Wheatland Housing Management Body Information Session on February 17, 2022 and to pay each councillor their per diem upon completion.
2. Motion to accept as information at this time

Housing 101 for Municipal Elected Officials

ASCHA will be hosting a virtual information session for municipally-elected officials with the outcome of strengthening understanding of the housing continuum in Alberta. We will be exploring the roles of municipalities in housing provision, and the potential impacts on seniors housing and community housing embedded in the new provincial affordable housing strategy and government-led transformations in continuing care and home care. Please reach out and encourage all council members to attend. The content will be relevant to all elected officials, not just those that sit on HMB boards.

Housing 101 for Municipal Elected Officials will take place on **Feb. 17 from 9:00 – 10:30 am**. Space is limited, and we ask that you register well in advance. (Note: If there is a lot of demand, we will host an additional session in the future). [To register](#) – please be sure to provide your full name, email address, organization/municipality, and title.



VILLAGE OF HUSSAR
BANK RECONCILIATION

ACCOUNT Village General Acct 10050185
DATE December 31 2021

STATEMENT BALANCE 93,762.05

ADD: OUTSTANDING DEPOSITS

Deposit in January	2,476.00
Internet Banking in January	240.00
	<u>2,716.00</u>

LESS: OUTSTANDING CHEQUES

8565 Gregg Distributors	71.78
8573 Collabria Payment Processing	1,328.69
8574 Canada Revenue Agency	1,979.73
8575 Direct Energy	619.91
8581 Local Authorities Pension Plan	706.24
8582 Palliser Regional	1,450.31
8587 Telus	202.49
8589 Wheatland County	1,545.78
8593 Bassano Plumbing & Heating	189.00
8594 Community Futures Wild Rose	230.00
8595 EPCOR Utilities	86.15
8596 JG Water Services	3,764.89
8597 Jepson Petroleum	273.14
8598 Silver Branch Jewellery Repair	340.00
8599 Telus Mobility	115.62
	<u>- 13,125.17</u>

OUTSTANDING TRANSFERS

Internet banking - DP	- 50.00
	<u>- 50.00</u>

RECONCILED BALANCE	83,302.88
GL BALANCE (3000012700)	<u>83,302.88</u>
Variance	-

OTHER ACCOUNTS

First Response (EFRT) Trust Term Account 10135176 (3000012800)	STATEMENT	3,215.19	Interest
Community Account (Rate .05)	GL BALANCE	<u>3,215.19</u>	\$ 0.14
	Variance	-	
Cemetery Perpetual Account 10189009 (3000012900)	STATEMENT	14,620.72	Interest
Community Account (Rate .05)	GL BALANCE	<u>14,620.72</u>	\$ 0.60
	Variance	-	
Cemetery Common Share Account 10499317 (3000013000)	STATEMENT	26.32	Interest
Common Share	GL BALANCE	<u>26.32</u>	\$ -
	Variance	-	

Mayors Memorial Trust Term Account 722821119129 (3000013400) 12 Month Term (Fixed .40% Maturity Date - Feb 24, 2022)	STATEMENT GL BALANCE Variance	2,416.40 <u>2,416.40</u> -	Interest \$ -
Cemetery Reserve 722821002853 (3000013500) High Interest Savings (Rate .35)	STATEMENT GL BALANCE Variance	10,460.56 <u>10,460.56</u> -	Interest \$ 2.76
FGTF Grant Term Account 722821171542 (3000013700) 12 Month Term (Fixed .40% Maturity Date - February 22, 2022)	STATEMENT GL BALANCE Variance	50,918.97 <u>50,918.97</u> -	Interest \$ -
ACP Grant Term Account 722821404653 (3000013800) 12 Month Term (Fixed .40% Maturity Date - February 15, 2022)	STATEMENT GL BALANCE Variance	84.64 <u>84.64</u> -	Interest \$ -
Common Share 10497733 (3000030000) Common Share	STATEMENT GL BALANCE Variance	2,580.57 <u>2,580.57</u> -	Interest \$ -
Village Reserves 15037021 (3000032000) High Interest Savings (Rate .35)	STATEMENT GL BALANCE Variance	51,380.22 <u>51,380.22</u> -	Interest \$ 13.58
Walking Trail Trust Term Account 15137870 (3000032220) 12 Month Term (Fixed .40% Maturity Date - March 5, 2022)	STATEMENT GL BALANCE Variance	1,104.83 <u>1,104.83</u> -	Interest \$ -
MSI Capital Term Account 15137904 (3000032400) 12 Month Term (Fixed .40% Maturity Date - March 5, 2022)	STATEMENT GL BALANCE Variance	143,448.90 <u>143,448.90</u> -	Interest \$ -
Equipment Reserve Account 722821632733(3000033000) High Interest Savings (Rate .35)	STATEMENT GL BALANCE Variance	1.58 <u>1.58</u> -	Interest \$ -
Special Events Account 722821632741 (3000034000) High Interest Savings (Rate .35)	STATEMENT GL BALANCE Variance	911.09 <u>911.09</u> -	Interest \$ 0.24
Emergency Management 722821646022 (3000035000) Savings Account (Rate .05)	STATEMENT GL BALANCE Variance	1,684.15 <u>1,684.15</u> -	Interest \$ 0.07
Centennial 722821666012 (3000036000) Savings Account (Rate .05)	STATEMENT GL BALANCE Variance	1,000.49 <u>1,000.49</u> -	Interest \$ 0.04
FGTF 2 Grant Term Account 723111758865 (3000013900) 6 Month Term (Fixed .45% Maturity Date - Feb 16, 2022)	STATEMENT GL BALANCE Variance	100,000.00 <u>100,000.00</u> -	Interest \$ -
Village Reserves Term Account 723111758873 (3000031000) 6 Month Term (Fixed .45% Maturity Date - Feb 16, 2022)	STATEMENT GL BALANCE Variance	350,000.00 <u>350,000.00</u> -	Interest \$ -

Report Date
2022-01-10 1:39 PM

Village of Hussar
List of Accounts for Approval
As of 2022-01-10
Batch: 2021-00141 to 2021-00149

Page 1

Payment #	Date	Vendor Name	Reference	Payment Amount
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Bank Code: AP - AP-GENERAL OPER

Computer Cheques:

8559	2021-12-08	Government of Alberta	Land Title	30.00
8560	2021-12-08	Armstrong Auto Service	brake pad, rotors, axel seal	1,733.35
8561	2021-12-08	Bassano Plumbing & Heating	Quote 1369 Furnace for WTP	2,310.00
8562	2021-12-08	EPCOR Utilities Inc.	Campground Utilities	92.11
8563	2021-12-08	JG Water Services	Water/Sewer Operations	3,624.08
8564	2021-12-08	Gleichen Standard Transport	Fandry Inscription Delivery	71.12
8565	2021-12-08	Gregg Distributors LP	Cable ties for snow fence	71.78
8566	2021-12-08	Jepson Petroleum Ltd.	Cardlock Fuel	279.70
8567	2021-12-08	Standard Legion #166	Wreath	75.00
8568	2021-12-08	Telus Mobility	LS & PW phone	112.25
8569	2021-12-08	Wild Rose Assessment Service	December Assessment Services	490.00
8572	2021-12-22	ClearTech Industries Inc	Chemicals	472.51
8573	2021-12-22	Collabria Payment Processing	Snow Blower	1,328.69
8574	2021-12-22	Canada Revenue Agency	Deduction Remittance	1,979.73
8575	2021-12-22	Direct Energy	PW Utilities	619.91
8576	2021-12-22	Drumheller Mail	Notice of Election Ad	1,647.28
8577	2021-12-22	EPCOR Utilities Inc.	9 locations	3,707.30
8578	2021-12-22	Gleichen Standard Transport	Chemical Delivery	138.31
8579	2021-12-22	Ken Williams	Coffee	73.00
8581	2021-12-22	Local Authorities Pension Plan	Pension	706.24
8582	2021-12-22	Palliser Regional	PM, CM, Data conv. scan, train	1,450.31
8583	2021-12-22	Plante, Michelle	Payroll Nov 25, Dec 9	280.00
8586	2021-12-22	Strathmore Times	Notice of Application - AUC	252.00
8587	2021-12-22	Telus	Business Connect	202.49
8589	2021-12-22	Wheatland County	Transfer Site	1,545.78
8593	2021-12-31	Bassano Plumbing & Heating	Fix toilet	189.00
8594	2021-12-31	Community Furtures Wild Rose	Digital Economy Program	230.00
8595	2021-12-31	EPCOR Utilities Inc.	Campground Utilities	86.15
8596	2021-12-31	JG Water Services	Water/Sewer Operations	3,764.89
8597	2021-12-31	Jepson Petroleum Ltd.	Cardlock Fuel	273.14
8598	2021-12-31	Silver Branch Jewellery Repair	Memorial Plaque x3	340.00
8599	2021-12-31	Telus Mobility	LS & PW Phone	115.62

Total for AP:	38,486.66
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Report Date
2022-01-10 1:39 PM

Village of Hussar
List of Accounts for Approval
As of 2022-01-10
Batch: 2021-00141 to 2021-00149

Page 2

Payment #	Date	Vendor Name	Reference	Payment Amount
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Certified Correct This January 10, 2022

Reeve

Administrator

VILLAGE OF HUSSAR
2022 Operating Budget
Interim

OPERATIONS

General

Account #	Description	2022 Interim Budget	2021 Budget	As of Dec 31, 2021	2020 Budget	2020 Actuals
1000011000	Municipal Property Taxes	(194,417.22)	(196,283.88)	(196,215.21)	(195,176.78)	(193,228.99)
1000011200	Alberta School Foundation Taxes	(42,887.00)	(41,637.84)	(40,397.10)	(44,200.94)	(42,528.67)
1000011300	Wheatland Lodge Taxes	(1,200.00)	(1,170.00)	(1,170.40)	(1,170.00)	(1,159.79)
1000011400	DI Property Taxes	(30.00)	(29.00)	(28.84)	(29.10)	(27.72)
1000051000	Property Tax Penalty	(10,000.00)	(10,000.00)	(7,672.83)	(10,000.00)	(8,977.31)
1000054000	ATCO Gas Franchise Fee	(20,000.00)	(15,489.00)	(15,952.22)	(14,464.00)	(16,554.80)
1000055000	Return on Investments	(1,000.00)	(1,000.00)	(684.53)	(1,400.00)	(6,965.89)
2000076000	Alberta School Foundation Fund	42,887.00	41,637.84	40,415.59	44,200.94	41,637.84
2000076200	DI Property Tax Requisition	30.00	29.00		29.10	
2000076500	Wheatland Lodge Requisition	1,200.00	1,170.00	1,170.00	1,170.00	1,170.00
2000077000	Operating Contingency	-	-	-	10,000.00	7,575.79
		(225,417.22)	(222,772.88)	(220,535.54)	(211,040.78)	(219,059.54)

Council

Account #	Description	2022 Interim Budget	2021 Budget	As of Dec 31, 2021	2020 Budget	2020 Actuals
2110013000	Council CPP Deductions	950.00	850.00	1,006.35	800.00	771.44
2110014000	Council Training	1,800.00	1,600.00	1,811.90	1,500.00	263.70
2110015000	Council Honorarium/Per Diem	14,500.00	13,500.00	16,050.00	13,500.00	12,800.00
2110021000	Council Mileage & Expense	3,000.00	3,000.00	1,230.74	4,500.00	1,971.79
2110051500	Donations/Gifts	1,000.00	1,000.00	973.76	1,000.00	1,226.08
		21,250.00	19,950.00	21,072.75	21,300.00	17,033.01

Elections and Census

Account #	Description	2022 Interim Budget	2021 Budget	As of Dec 31, 2021	2020 Budget	2020 Actuals
2121122000	Election & Census Advertising	-	1,000.00	1,205.71	-	-
2121151000	Election & Census Supplies	-	1,500.00	267.48	-	-
		-	2,500.00	1,473.19		

Administration

Account #	Description	2022 Interim Budget	2021 Budget	As of Dec 31, 2021	2020 Budget	2020 Actuals
1120041000	General Services And Supplies	(500.00)	(200.00)	(586.85)	(200.00)	(509.18)
1120056000	Rentals/ Lease Revenue	(3,150.00)	(3,150.00)	(3,482.72)	(3,150.00)	(4,297.90)
1120084000	Provincial Operating Grant	(24,203.00)	(24,203.00)	-	(24,312.00)	(49,270.00)
2120011000	Admin Salaries & Wages	50,000.00	48,700.00	48,942.27	48,250.00	45,076.44
	Contracted Casual	3,100.00				
2120012000	AMSC Benefits Employer Contribution	1,900.00	1,790.00	1,954.96	1,750.00	1,820.01
2120012500	LAPP Employer Contribution	4,225.00	4,310.00	4,310.00	5,855.00	6,244.17
2120013000	Admin CPP/EI Contributions	3,645.00	3,560.00	3,438.95	3,485.00	3,333.29
2120014000	Administration Training	3,000.00	3,500.00	3,539.11	5,000.00	2,795.84
2120021000	Admin Mileage & Expenses	2,000.00	2,000.00	909.10	2,800.00	1,351.10
2120021500	Postage/Courier/Freight	1,500.00	1,500.00	1,496.50	1,500.00	1,503.37
2120022000	Advertising	1,000.00	1,500.00	1,639.36	150.00	-
2120022500	Memberships	1,800.00	1,800.00	1,582.97	2,000.00	1,669.65
2120023000	Banking Charges & Audit expense	12,250.00	12,000.00	12,000.00	12,000.00	13,500.00
2120023500	Legal Fees	1,500.00	4,000.00	28,721.00	3,500.00	4,811.81
2120024000	Assessment Services	5,600.00	5,500.00	5,575.02	5,400.00	5,474.97
2120024500	IT Services/Website	5,675.00	5,800.00	6,659.36	4,700.00	5,528.91
2120027000	Insurance Premiums	6,600.00	6,500.00	6,512.14	5,950.00	5,107.74
2120051000	Office Supplies & Services	4,500.00	4,500.00	4,290.18	6,200.00	6,505.88
2120052000	COVID-19 Expenses			6,978.50		18,116.81
2120054000	Admin Utilities	3,750.00	3,500.00	3,255.78	4,000.00	3,133.31
2120080000	Admin - Amortization Expenses	560.00	560.00		560.00	-
		84,752.00	83,467.00	137,735.63	85,438.00	71,896.22

Fire

Account #	Description	2022 Interim Budget	2021 Budget	As of Dec 31, 2021	2020 Budget	2020 Actuals
2230076000	Fire Association Requisition	8,150.00	8,110.00	8,107.58	8,331.00	8,086.91
2230076500	Fire Capital Contribution	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
		9,150.00	9,110.00	9,107.58	9,331.00	9,086.91

RCMP

Account #	Description	2022 Interim Budget	2021 Budget	As of Dec 31, 2021	2020 Budget	2020 Actuals
2000076600	RCMP	6,760.00	5,341.00	3,393.00	3,380.00	-

2028 Centennial Event

Account #	Description	2022 Interim Budget	2021 Budget	As of Dec 31, 2021	2020 Budget	2020 Actuals
3000036000	Village of Hussar Centennial Event Reserve	750.00	500.00	500.00	500.00	-

Emergency Management

Account #	Description	2022 Interim Budget	2021 Budget	As of Dec 31, 2021	2020 Budget	2020 Actuals	
2240051000	Emergency Supplies & Services	500.00	750.00	750.00	1,000.00	1,032.13	**Review with board

Ambulance/Emergency Services

Account #	Description	2022 Interim Budget	2021 Budget	As of Dec 31, 2021	2020 Budget	2020 Actuals	
2250076000	WADMSA Requisition	1,710.00	1,520.00	1,520.00	1,520.00	1,520.00	
		1,710.00	1,520.00	1,520.00	1,520.00	1,520.00	

Bylaw Enforcement

Account #	Description	2022 Interim Budget	2021 Budget	As of Dec 31, 2021	2020 Budget	2020 Actuals	
1260051000	Animal Licenses	(400.00)	(300.00)	(450.00)	(300.00)	(370.00)	
1260053000	Bylaw Fines		-		-		
	Provincial Fines Distribution	(150.00)					
2260035000	Protective Services	550.00	600.00	-	600.00		
		-	300.00	(450.00)	300.00	(370.00)	

Public Works

Account #	Description	2022 Interim Budget	2021 Budget	As of Dec 31, 2021	2020 Budget	2020 Actuals	
1310041000	PW Services/Supplies	(2,000.00)	(2,300.00)	(625.00)	(2,300.00)	-	
2310011000	Public Works Wages	38,295.00	40,982.00	33,386.20	35,000.00	34,250.00	Includes SS for 12 weeks
2310012000	Public Works Benefits	4,705.00	4,567.00	4,651.92	4,520.00	3,940.62	
2310013000	Public Works CPP/EI	3,666.00	3,560.00	3,167.57	2,771.60	2,819.64	
2310014000	Public Works Training	-	-	-	500.00	100.00	
2310025000	Equipment Maintenance	3,000.00	3,000.00	2,068.56	2,500.00	7,668.71	
2310025500	Contracted Maintenance	1,500.00	1,500.00	573.95	2,000.00	507.42	
	Building Maintenance	3,000.00					Furnace/ Electrical
2310026000	Equipment Rentals	250.00	250.00	-	250.00	-	
2310027000	Insurance Premiums	1,470.00	1,420.00	1,413.74	1,425.00	1,424.99	
2310035000	Weed Inspector	325.00	250.00	286.10	500.00	168.30	
2310051000	PW General Supplies	3,750.00	3,225.00	3,231.13	2,000.00	2,026.74	
2310051500	Public Works Tools/Equipment	2,250.00	2,225.00	49,917.99	3,000.00	1,329.19	
2310052500	Cardlock Fuel	3,250.00	2,500.00	3,496.42	3,500.00	2,318.24	
2310054000	Public Works Utilities	4,800.00	4,500.00	4,812.53	4,500.00	4,371.89	
2310077000	Transfer to Equipment Reserve	10,000.00	10,000.00	10,000.00	10,000.00		
2310080000	Common - Amortization Expense	5,073.00	5,073.11		5,226.00	5,073.11	
		83,334.00	80,752.11	116,381.11	75,392.60	65,998.85	

Roads

Account #	Description	2022 Interim Budget	2021 Budget	As of Dec 31, 2021	2020 Budget	2020 Actuals	
1320054000	Fortis Franchise	(27,252.00)	(26,742.00)	(31,706.69)	(24,896.00)	(25,957.49)	
2320025000	Roads Contracted Maintenance	1,500.00	1,500.00	1,723.49	1,500.00	1,305.60	
2320024000	Roads Maintenance	1,500.00	1,000.00				
2320054000	Utilities - Street Lights	20,500.00	20,000.00	18,697.55	20,000.00	18,413.91	
2320080000	Roads - Amortization Expense	70,129.98	70,129.98		70,078.00	70,129.98	
		66,377.98	65,887.98	(11,285.65)	66,682.00	63,892.00	

Water

Account #	Description	2022 Interim Budget	2021 Budget	As of Dec 31, 2021	2020 Budget	2020 Actuals	
1410040000	Water Billing	(69,768.00)	(67,320.00)	(67,265.10)	(67,320.00)	(66,627.23)	COST RECOVERY
1410041000	Water Services/Supplies	(100.00)	-		-		
1410041500	Bulk Water Sales	(2,000.00)	(2,000.00)	(1,558.48)	(3,500.00)	(1,028.14)	
1410051000	Water Penalty	(1,000.00)	(1,375.00)	(752.92)	(1,000.00)	(1,278.20)	
2410021500	Water Postage & Freight	500.00	500.00	387.00	500.00	527.37	
2410023000	Water Operations Contract	25,000.00	25,000.00	27,688.04	27,500.00	24,390.56	
2410023500	Water Testing	250.00	1,000.00	1,334.75	2,000.00		
2410025000	Water Contracted Maintenance	20,000.00	20,000.00	14,297.01	20,000.00	10,725.14	
2410026000	Lease Payments	3,075.00	2,985.00	2,984.94	2,898.50	2,898.00	
2410027000	Insurance Premiums	1,475.00	1,475.00	1,473.89	1,365.00	1,364.71	
2410051000	Water Services/Supplies	120.00	120.00	46.99	100.00	117.85	
2410053000	Treatment Chemicals	4,800.00	4,800.00	4,609.65	4,600.00	5,940.68	
2410054000	Water Utilities	13,500.00	12,360.00	13,735.30	12,000.00	11,843.11	increase?
2410077000	Transfer to Reserves	4,148.00	2,455.00		856.50	-	
2410080000	Water - Amortization Expense	38,630.20	38,630.20		38,630.20	38,630.20	
		38,630.20	38,630.20	(3,018.93)	38,630.20	27,504.05	

Wastewater

Account #	Description	2022 Interim Budget	2021 Budget	As of Dec 31, 2021	2020 Budget	2020 Actuals	
1420040000	Sewer Billing	(48,960.00)	(49,170.00)	(49,000.00)	(49,170.00)	(47,938.67)	COST RECOVERY
1420051000	Sewer Penalty	(1,000.00)	(1,000.00)	(609.62)	(700.00)	(1,131.21)	
2420023000	Sewer Operations Contract	7,000.00	6,000.00	6,496.76	7,000.00	6,097.64	
2420025000	Contracted Maintenance	3,500.00	2,600.00	7,748.63	3,500.00	1,724.15	
2420027000	Insurance Premiums	536.00	870.00	868.34	805.00	804.01	
2420051000	Sewer Services/Supplies	120.00	120.00	40.67	100.00	100.00	
2420054000	Sewer Utilities	2,600.00	2,500.00	2,470.66	2,500.00	2,263.16	
2420077000	Transfer to Reserves	35,239.00	36,671.86		34,136.56	-	
2420080000	Sewer - Amortization Expense	22,338.00	22,337.43		22,338.00	22,337.43	
2420083000	Debenture Interest	965.00	1,408.14	1,408.14	1,828.44	1,828.44	
		22,338.00	22,337.43	(30,576.42)	22,338.00	(13,915.05)	

Solid Waste

Account #	Description	2022 Interim Budget	2021 Budget	As of Dec 31, 2021	2020 Budget	2020 Actuals	
1430040000	Garbage Collection Billing	(31,512.00)	(29,700.00)	(29,375.00)	(29,700.00)	(29,338.06)	COST RECOVERY
1430051000	Garbage Collection Penalty	(500.00)	(500.00)	(380.75)	(500.00)	(393.97)	
2430011000	Garbage Collection Wages	3,600.00	4,130.00	3,216.61	3,600.00	3,446.25	
2430025000	Transfer Site Maintenance	7,000.00	5,665.00	6,421.74	5,500.00	7,684.68	
2430035000	Transfer Site Labour	7,500.00	8,500.00	5,618.94	8,500.00	8,541.63	
2430054000	Transfer Site Utilities	500.00	500.00	336.12	700.00	458.84	
2430076000	Drum Solid Waste Requisition	9,200.00	7,970.68	7,877.40	8,200.00	7,862.20	
2430077000	Transfer to Reserves	3,465.00	2,689.32		3,048.00		
2430078000	SAEWA Requisition	95.00	93.00	93.28			
2430077000	Loan Interest	652.00	652.00	653.76	652.00	653.76	
		-	-	(6,284.94)	-	(1,084.67)	

WFCSS

Account #	Description	2022 Interim Budget	2021 Budget	As of Dec 31, 2021	2020 Budget	2020 Actuals
2510076000	FCSS Requisition	2,170.00	1,320.00	1,316.00	2,105.60	2,105.60

Cemetery

Account #	Description	2022 Interim Budget	2021 Budget	As of Dec 31, 2021	2020 Budget	2020 Actuals
1560041000	Cemetery Revenue	(1,300.00)	(1,300.00)	(3,971.42)	(1,200.00)	(2,958.94)
1560055000	Cemetery Interest	(5.00)	(5.00)	(6.31)	(5.00)	(3.15)
1560059000	Cemetery Donations	(1,000.00)	(1,000.00)	(1,770.00)	(1,000.00)	(3,010.00)
1560077000	Transfer from Reserves/Perpetual Account	(6,000.00)	(6,000.00)		(20,000.00)	
2560011000	Cemetery Wages	218.34	605.00	163.74	205.00	96.25
2560021500	Cemetery Postage/Freight	-	-	-	-	-
2560025000	Cemetery Maintenance	686.66	500.00	-	500.00	7.77
2560051000	Cemetery Goods & Services	6,000.00	6,000.00	3,031.04	20,000.00	506.78
2560054000	Cemetery Utilities	1,200.00	1,000.00	964.73	1,300.00	889.01
2560080000	Cemetery Amortization Expense	200.00	200.00		200.00	200.00
		-	-	(1,588.22)	-	(4,272.28)

Waterline, Sidewalk

Waterline, Sidewalk

Planning & Development

Account #	Description	2022 Interim Budget	2021 Budget	As of Dec 31, 2021	2020 Budget	2020 Actuals
1610041000	Development Permits	(500.00)	(300.00)	(700.00)	(200.00)	(325.00)
1610084000	Provincial Grant	(23,000.00)	(20,000.00)		-	
2610022000	Planning & Development Advertising	1,000.00	1,500.00	1,049.40	200.00	588.00
2610023000	Planning & Development Consulting	23,000.00	20,000.00	20,921.11	-	
2610076000	Palliser Requisition	2,050.00	1,990.00	1,987.63	1,930.00	1,929.74
		2,550.00	3,190.00	23,258.14	1,930.00	2,192.74

FCM Grant

FCM Grant

Campground/ School grounds

Account #	Description	2022 Interim Budget	2021 Budget	As of Dec 31, 2021	2020 Budget	2020 Actuals
1720041000	Campground Revenue	(4,500.00)	(3,500.00)	(6,779.87)	(3,500.00)	(3,135.00)
1720056500	Fish & Game Club Payments	(500.00)	(500.00)	(500.00)	(500.00)	(500.00)
1720059000	Campground Donations		-	(2,500.00)	-	
1720081000	Grants from Others		-		-	
2720011000	Campground Wages	3,910.00	3,000.00	3,931.80	3,575.00	2,255.00
2720025000	Campground Maintenance	5,000.00	7,000.00	5,611.00	4,000.00	4,004.99
2720027000	Campground Insurance	330.00	320.00	223.82	293.00	207.25
2720051000	Campground Services & Supplies	1,200.00	1,050.00	1,809.54	1,000.00	592.24
2720054000	Campground Utilities	4,325.00	4,200.00	4,162.48	4,200.00	3,356.92
2720077000	Transfer to Campground Reserve		-		-	
2720080000	Parks & Rec - Amortization Expense	43,768.15	43,768.15		44,771.00	43,768.15
		53,533.15	55,338.15	5,958.77	53,839.00	50,549.55

School Grounds						
Account #	Description	2022 Interim Budget	2021 Budget	As of Dec 31, 2021	2020 Budget	2020 Actuals
	School ground wages	750.00	1,500.00	376.35	-	-
	School ground maintenance	1,500.00	1,500.00	1,500.00	-	-
		2,250.00	3,000.00	1,876.35	-	-
Library						
Account #	Description	2022 Interim Budget	2021 Budget	As of Dec 31, 2021	2020 Budget	2020 Actuals
1740056500	Library Payments		-		-	
2740076000	Marigold Requisition	1,225.00	1,185.60	1,185.60	1,185.60	1,185.60
2740076500	Hussar Library Contribution	500.00	500.00	500.00	500.00	500.00
2740080000	Culture Amortization Expense	1,480.00	1,480.00		1,480.00	1,480.00
		3,205.00	3,165.60	1,685.60	3,165.60	3,165.60
Operating Budget		173,843.11	174,286.59	50,815.23	175,811.22	75,169.52
Less: Amortization Expenses		(182,179.33)	(182,178.87)	-	(183,283.20)	(181,618.87)
Add: Debenture Principal Payments		8,336.22	7,892.28	7,892.28	7,471.98	7,471.98
Add: Transfer to Capital Reserves			-		-	62,569.00
TOTAL OPERATING BUDGET		0.00	0.00	58,707.51	(0.00)	(36,408.37)

Village of Hussar

Request for Decision (RFD)

Meeting: Regular Meeting
Meeting Date: January 13, 2022
Title: DP 2022-001 Accessory Building – Fabric Covered

Agenda Item Number: 8a.

BACKGROUND

Please see the attached Application for Development Permit and supporting documents.

Under the Land Use Bylaw storage tent (Accessory buildings- Fabric Covered) is a discretionary use in the residential district. This means that after receiving Council approval there is still an appeal period in which neighbours may bring forward concerns and the permit approval can be withdrawn by Council.

If Council does not approve this permit they must provide reasons why and the decision is subject to an appeal period.

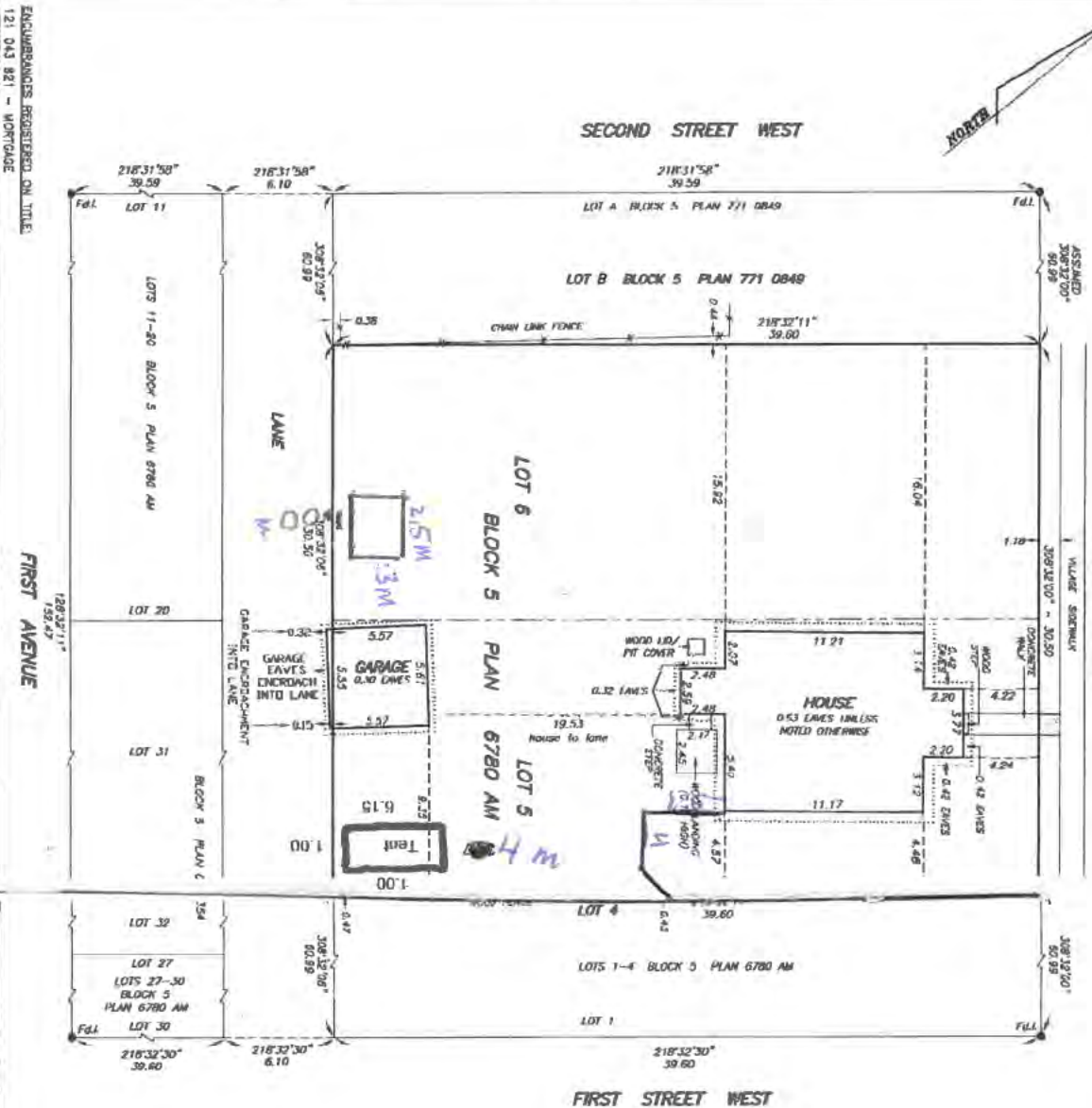
2022-001 Temporary Storage Tent - Fabric Covered – 10x20 8ft height

RECOMMENDATION:

1. Motion to approve Development Permit 2022-001 for the construction of an accessory building -fabric covered – temporary storage tent at 217 2nd 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.
2. Motion to refuse a variance for Development Permit 2022-001 for the following reasons:
 - a. LIST REASON(S).

APR 15 2013 ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

SECOND AVENUE



ENCUMBRANCES REGISTERED ON TITLE:
121 043 821 - MORTGAGE

FIRST AVENUE

MUNICIPALITY: VILLAGE OF HUSSAR
PREPARED FOR: RANDAL JARVIS LAW OFFICE (THE "CLIENT")
DESCRIPTION OF PROPERTY: LOTS 5 AND 6 BLOCK 5 PLAN 6780 AM
(THE "PROPERTY")
MUNICIPAL ADDRESS: 217 - 2ND AVENUE WEST, HUSSAR, ALBERTA
DATE OF SURVEY: MARCH 5/13
DATE OF TITLE SEARCH: DECEMBER 18/12
(A copy of which is attached hereto)
SCALE: 1:250 METRIC
LEGEND
DISTANCES ARE IN METRES AND DECIMALS THEREOF
FOUND IS ABBREVIATED THIS F.
STANDARD HIGH POST FOUND IS SHOWN THIS H.
FENCES ARE WITHIN 0.20 OF PROPERTY LINE UNLESS INDICATED OTHERWISE: SHOWN THIS F-F-F

CERTIFICATION:
I, the undersigned, being a duly qualified and licensed land surveyor, have prepared the foregoing report and map in accordance with the provisions of the Land Survey Act, R.S.A. 2000, c. L-26, and the regulations thereunder, and I certify that the same are true and correct to the best of my knowledge and belief.
1. the plan illustrates the boundaries of the property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors Association's Manual of Standard Practice.
2. the improvements are shown within the boundaries of the property except:
- CONCRETE WALK EXTENDING INTO SECOND AVENUE AS SHOWN
- GARAGE AND GARAGE DRIVE ENCHRONCH INTO LOT 6 AS SHOWN
3. no visible encroachments exist on the property from any improvements situated on any adjoining property
4. no visible encroachments exist on registered easements, or rights-of-way affecting the extent of property

PURPOSE:
The attached plan and map have been prepared for the benefit of the Client, and for the purpose of providing a true and correct representation of the property and its improvements, and for the purpose of providing a true and correct representation of the boundaries of the property and its improvements, and for the purpose of providing a true and correct representation of the easements, or rights-of-way affecting the extent of property.
The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

Dated at STRATHMORE, Alberta
this 28th day of MARCH, 2013.
ANDREW CLAUDET, A.L.S.
AGE SURVEYS LTD.
101-5 BAYVIEW PLACE,
STRATHMORE, ALBERTA
T1P 1G8

THIS PLAN IS PROTECTED BY COPYRIGHT AND NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF A CAVALIERY, A.S. © 2013.
THIS DOCUMENT IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE (IN BLUE INK) AND A PERMIT STAMP (IN RED INK).
IN THE CASE OF A SOLE PRACTITIONER, A PERMIT STAMP IS NOT REQUIRED.

FILE NO. 13003
gml 10/03/13

APPLICATION FOR A DEVELOPMENT PERMIT

I / We hereby make application for a development permit under the provisions of the Land Use Bylaw in accordance with the plans and supporting information submitted herewith which form part of this application.

APPLICANT INFORMATION:

NAME: Debbie LeBlancPHONE NO: [REDACTED]ADDRESS: 217-2nd Ave West

REGISTERED OWNER OF LAND (if different from applicant):

NAME: /PHONE NO: /ADDRESS: /

LOCATION OF PROPOSED DEVELOPMENT:

CIVIC ADDRESS: 217-2nd Ave West, HussarLEGAL DESCRIPTION: Lot(s) 5-6 Block 5 Reg. Plan No. 6780 AMAll / Part of the 1 1/4 Section 1 Twp. 1 Range 1 West of 4th Meridian.EXISTING USE OF PROPERTY: Residential LAND USE DISTRICT: Residential

DETAILS OF DEVELOPMENT:

PROPOSED USE: Erect Temporary, Portable Tent 10' x 20'PROPERTY LINE SETBACKS: Front: 106' Rear: 3'28" Side: 3'28"HEIGHT: 8' FLOOR AREA: 200 sq ft SITE COVERAGE: 0.1183 %OFF-STREET PARKING PROVIDED: N/A

ESTIMATED COMMENCEMENT: _____ COMPLETION: _____

INTEREST OF APPLICANT IF NOT OWNER OF PROPERTY: _____

OTHER SUPPORTING MATERIAL ATTACHED: Site PlanSIGNATURE OF APPLICANT: [Signature] DATE: Nov 22/21

SIGNATURE OF REGISTERED OWNER: _____ DATE: _____

DP # 2022-001 Type: Temporary fabric covered Accessory Building
Address: 217 2 Avenue W
Lot: 516 Block: 5 Plan: 6780AM
District: Residential
Year Built: 1926

Lot size: 100 x 130 13000 sq.ft.
2 @ 50x130

Width of site: 100 ft

House Size: 11.17 x 10.03 = 112.04 m. %: 10.47
36.6 x 32.9 = 1204.14 sq. ft. 1361.90 sq. ft.
• 2.2 x 3.77 m = 8.29 m. 7.2 x 12.36 = 88.99 sq. ft.
• 2.48 x 2.59 m = 6.42 m. 8.1 x 8.49 = 68.77 sq. ft.
Temp fabric
Accessory Building Size: 10' x 20' 200 sq. ft. %: 1.54
8 ft. Height. 200 sq. ft.

Garage.
Accessory Building Size: 5.57 x 5.6 m 31 m. %: 2.58
18.27 x 18.37 = 335.62 sq. ft. 335.6 sq. ft.

Other
Accessory Building Size: 2.5 x 3 m 7.5 m %: .62
8.2 x 9.84 = 80.69 sq. ft. 80.6 sq. ft.

Front Setback: N/A

Total percentage
for all buildings = 15.21

Side Setback: 1 m

Side Setback: N/A

Rear Setback: 1 m

Does this comply to the LUB?

this structure does.

Additional Notes:

Garage does not have any setbacks from the property line.

ACCESSORY BUILDING means a building or use which, in the opinion of the Development Officer, is subordinate or incidental to the principal building or use located on the same site.

ACCESSORY BUILDING – FABRIC COVERED means a temporary building designed by virtue of easy assembly and dismantling, commercially constructed of metal or synthetic tube and fabric, plastic or similar materials, and covered with waterproof sheeting, synthetic sheeting or plastic film, which shall meet all the requirements of the Alberta Safety Code.

TEMPORARY BUILDING means a building, other than a manufactured home, constructed without any foundation below grade or any other building determined by the Development Officer **to be temporary as a condition to the issuance of the Development Permit.**

7.6 Accessory Buildings

7.6.1 All accessory buildings shall be located at least 2m (6ft) 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 (6ft) 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, and 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 right-of-ways 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 20.44m². (220sq ft) in area;
- (b) shall be a minimum 3m (10ft) from flammable material (i.e. 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 neighborhood maintained.

7.24 Temporary Buildings

7.24.1 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.

- 7.24.2** A temporary building shall not exceed one storey in height and shall not have a basement or a cellar or any below grade foundation.
- 7.24.3** A temporary building shall be maintained at all times.
- 7.24.4** 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.
- 7.24.5** The Development Authority may require skirting around the base of a temporary building.
- 7.24.6** 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.

8.4 Residential District (R) Land Use Rules

8.4.3 List of Discretionary Uses:

- (a) Accessory building;

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

- (a) Principal Buildings: Street side of corner site, 3m (9.84ft); and
- (b) Accessory Buildings: 1m (3.28ft).

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

- (a) Principal Buildings: 7.6m (24.93ft); and
- (b) Accessory Building: 1m (3.28ft).

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 (29.53ft); and
- (b) Accessory Building: 5m (16.40ft)

Tim Frank

Committee Reports

Solid Waste

Board Meeting will be held February 17th, 2022.

Cemetery Board

Nothing to report at this time.

Fire Association

Fire Association AGM and Board Meeting will be held in February

SAWEA

Board meeting will be held January 28th, 2022

Nothing to report for Committees this meeting.

VILLAGE OF HUSSAR
CAO REPORT
January 13, 2022

NACLAA

Municipal Law II was started on January 10, 2022.

My bursary money came in, so I transferred that \$1,800 to the Village

Year End

- 2021 has been closed in MuniSoft as much as can be until the audit is completed and all final adjustments get made. 2022 has been opened.
- Audit preparations will begin shortly
- T4's will be completed before the end of February
- Making sure the Assessor has the document they need to complete the assessment before the end of February
- A lot of reporting for 2021 is due by the end of January
- Working on switching over from 2021 to 2022

Celebration and Commemoration Program

Applications for the grant deadline was extended to January 31st. Application was for the gazebo. I would like to thank Lorilee Dundas for helping me with the grant application. Application will be submitted before the deadline.

Upcoming Office Closures/Meetings

Meeting Date	Resolution #	Resolution	Assigned to	Action/Comment	Date Completed
		Annexation - Old school grounds	CAO	letter of intent to annex has been sent to all parties as per MGA	in progress
Dec 10 2020	2020-12-10-313	to have our CAO begin research on Seniors Housing	CAO	Talk to Wheatland Housing Management Body when I they attend our meeting	Spring
Dec 10 2020	2021-08-12-509	offer to purchase north portion of CP Land	CAO	Bid was submitted. Will take time to get a response	in progress
April 8 2021	2021-04-08-410	continue looking for new and used trucks	CAO	will keep an eye out for good deals	ongoing
April 8 2021	2021-04-08-411	village sanding units	CAO	purchase after we know what truck we are getting	ongoing
10-Jun-21	2021-06-10-454	look into the process to sell lot 6PUL 9 0310282 and subdivide it	CAO	surveyors will be out this month and that gets submitted with the subdivision application to Palliser	in progress
July 8 2021	2021-07-08-490	Clarke's Excavating to install water line at cemetery	CAO/Tim	Waiting for supply list from Clarke	on hold till the Spring
		Mayor's memorial wall inscription	CAO	Too cold for the equipment right now. Will be scheduled once the weather is warmer in the spring	spring
		Columbarium #4	CAO	Need to pour foundation for the base of columbarium #4 and a sidewalk to connect 3 & 4. Have asked for quote from KNIBB	Spring
Nov 10 2021	2021-11-10-621	look for new quotes to fix the driveway at 120 2nd Ave E	CAO	waiting for new quote from KNIBB	Spring
Sep 16 2021	2021-09-16-554	spread asphalt on 2 nd Street East at the same time that we work on the approach	CAO/PW	Lots of large items mixed in with the fines, takes a long time to sort through it. One pile left for the spring	Spring
Oct 14 2021	2021-10-14-560	contribute \$230 to assist in funding in Digital Economy Program and provide a letter of Supprot	CAO	MOU is being discussed in confidential. Cheque for \$230 has been printed.	completed/on hold
Oct 14 2021	2021-10-14-570	Armstrong Auto Bay quote to correct the concrete on the North bay that does not require the sidewalk to be removed	CAO	waiting for quote from KNIBB	spring
Oct 14 2021	2021-10-14-572	Bike rack at school bus stop quote	CAO	asked YS Welding to supply a quote	in progress
Nov 10 2021	2021-11-10-613	County for Bylaw enforcement	CAO	discussing the draft in confidential.	in progress
Dec 2 2021	2021-12-02-639	Utility Rate increases	CAO	Bylaws were passed. Advertised in the Newsletter sent Dec 22, 2021	Complete
Dec 2 2021	2021-12-02-646	Signing JG Water Services Agreement	CAO/JG	The agreement is going to have a few changes so it has not been signed yet. Old agreement remains in place until new agreement is signed	in progress
		Updating the Website	CAO	Updating bylaws and policies on the website.	in progress

December Public Works Report

- No major snow events yet, just regular plowing at this point.
- Outdoor skating rink set up on old school grounds, will assure that sidewalk and area is kept clear of snow for the residents.
- Have used the new snowblower and it is working great. Thank You
- Thurs. the 6th water at main line entering office shop was frozen. Used heat gun to start thawing it out. Kept blowing the breaker.
- Dealing with an electrical issue in bathroom no light and cannot find any power for it. Plugs in shop are out on one wall as well.
- Breakers need to be looked at, furnace one is weak and they are old. Have a breaker circuit tracer tool that I am going to use to sort out the breakers and see if we can find the bathroom light problem. Might have to call in an electrician once my checks are done.
- Heating issue in shop has been discussed a heater should be looked at before we end up one day having a cracked main valve on incoming line or a split in the frozen copper lines on the walls.
- Lost the stop sign coming out of campground road onto third. Put in a temporary one that should be good until spring when a new one can be driven into the ground.

Dale Kerr

JGwaterservices Montly Summary For Dec 2021

December 7, 2021 Purchased and installed a new battery for the back up gen-set at the Lift station.

December 20, 2022 Helped with post tests on the wells after siemic work was done. Hours billed to LXL consulting directly.



December 23, 2022

RE: Approved FortisAlberta 2022 Distribution Rates

As a follow up to our correspondence in September 2021, FortisAlberta has received approval from the Alberta Utilities Commission (AUC) for its distribution rates, effective January 1, 2022. In addition, the AUC has approved the Alberta Electric System Operator (AESO) 2022 tariff resulting in adjustments to the Base Transmission Adjustment Rider, the Quarterly Transmission Adjustment Rider and Balancing Pool Allocation. FortisAlberta collects and flows through all transmission and Balancing Pool costs billed by the Alberta Electric System Operator (AESO) as approved by the AUC.

The attached charts illustrate the estimated percentages and average changes for each rate class based on estimated consumption and demand between December 2021 and January 2022 on a distribution rate only basis and a bundled bill basis from your retailer. The bundled bill percentages indicated on the attached chart will vary slightly compared to the version you received in September, as it reflects the transmission rate rider adjustments. Additionally, in January most quotation packages will now breakdown project costs into three categories which are Construction (Labour, Equipment & Services), Materials and Engineering (Project Management & Administrative).

We thank you for the opportunity to advise you of these updates. Please feel free to contact me or your Stakeholder Relations Manager should you have any questions or require further information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dave Hunka".

Dave Hunka
Manager, Municipalities
P: (780) 464-8311
C: (780) 868-7040
E: Dave.Hunka@FortisAlberta.com

2022 Approved Rates
Average Monthly Bill Impacts by Rate Class
DISTRIBUTION ONLY

Rate	Rate Class Description	Consumption Usage	Demand Usage	Dec 2021 Bill	Jan 2022 bill	\$ Difference	% Change
		300 kWh		\$32.15	\$34.23	\$2.08	6.5%
11	Residential	640 kWh		\$40.07	\$43.61	\$3.54	8.8%
		1200 kWh		\$53.12	\$59.07	\$5.95	11.2%
		900 kWh	5 kVA	\$85.06	\$84.09	-\$0.97	-1.1%
21	Farm (Breaker Billed)	1,400 kWh	10 kVA	\$155.79	\$163.10	\$7.31	4.7%
		7,500 kWh	25 kVA	\$368.00	\$467.62	\$99.62	27.1%
		700 kWh	10 kVA	\$155.79	\$175.92	\$20.13	12.9%
22	Farm (Demand Metered)	3,000 kWh	20 kVA	\$297.26	\$334.24	\$36.98	12.4%
		15,000 kWh	60 kVA	\$863.13	\$960.27	\$97.14	11.3%
		6,000 kWh	20 kW	\$788.22	\$955.87	\$167.65	21.3%
26	FortisAlberta Irrigation	14,518 kWh	33 kW	\$1,338.94	\$1,569.54	\$230.60	17.2%
	*Seasonal bill impact	45,000 kWh	100 kW	\$4,053.98	\$4,732.32	\$678.34	16.7%
31	Streetlighting (Investment)	5,144 kWh	12,500 W	\$2,327.79	\$2,454.03	\$126.24	5.4%
38	Yard Lighting	5,000 kWh	12,000 W	\$1,462.13	\$1,540.42	\$78.29	5.4%
		Rates 31 and 38 are based on 100 HPS Lights in assorted fixture wattages.					
		1,083 kWh	5 kW	\$73.59	\$81.57	\$7.98	10.8%
41	Small General Service	2,165 kWh	10 kW	\$130.52	\$135.17	\$4.65	3.6%
		10,825 kWh	50 kW	\$585.96	\$563.97	-\$21.99	-3.8%
		2,590 kWh	7.5 kW	\$180.51	\$190.07	\$9.56	5.3%
44/45	Oil and Gas Service	5,179 kWh	15 kW	\$336.72	\$362.28	\$25.56	7.6%
		25,895 kWh	75 kW	\$1,517.52	\$1,739.98	\$222.46	14.7%
		32,137 kWh	100 kW	\$589.40	\$512.25	-\$77.15	-13.1%
61	General Service	63,071 kWh	196 kW	\$940.88	\$971.97	\$31.09	3.3%
		482,055 kWh	1500 kW	\$4,840.13	\$7,198.73	\$2,358.60	48.7%
		824,585 kWh	2500 kW	\$9,525.10	\$8,843.73	-\$681.37	-7.2%
63	Large General Service	1,529,869 kWh	4638 kW	\$11,081.29	\$9,659.21	-\$1,422.08	-12.8%
		3,298,338 kWh	10,000 kW	\$14,984.13	\$11,704.42	-\$3,279.71	-21.9%
65	Transmission Connected Service	The Distribution component will increase from \$39.17/day to \$44.39/per day. The Transmission Component is the applicable rate of the AESO.					

2022 Approved Rates
Average Monthly Bill Impacts by Rate Class
BUNDLED BILL Including Energy, Retail, and DT Rates & Riders

Rate	Rate Class Description	Consumption Usage	Demand Usage	Dec 2021 Bill	Jan 2022 bill	\$ Difference	% Change
		300 kWh		\$84.56	\$87.16	\$2.60	3.1%
11	Residential	640 kWh		\$142.55	\$147.11	\$4.56	3.2%
		1200 kWh		\$238.03	\$245.89	\$7.86	3.3%
		900 kWh	5 kVA	\$120.10	\$119.66	-\$0.44	-0.4%
21	Farm (Breaker Billed)	1,400 kWh	10 kVA	\$365.92	\$376.95	\$11.03	3.0%
		7,500 kWh	25 kVA	\$1,468.04	\$1,587.70	\$119.66	8.2%
		700 kWh	10 kVA	\$264.07	\$286.10	\$22.03	8.3%
22	Farm (Demand Metered)	3,000 kWh	20 kVA	\$741.46	\$786.50	\$45.04	6.1%
		15,000 kWh	60 kVA	\$3,059.59	\$3,196.84	\$137.25	4.5%
		6,000 kWh	20 kW	\$1,885.54	\$1,998.02	\$112.48	6.0%
26	FortisAlberta Irrigation	14,518 kWh	33 kW	\$4,036.60	\$4,128.10	\$91.50	2.3%
	*Seasonal bill impact	45,000 kWh	100 kW	\$12,091.65	\$12,352.68	\$260.96	2.2%
31	Streetlighting (Investment)	5,144 kWh	12,500 W	\$3,143.78	\$3,248.47	\$104.69	3.3%
38	Yard Lighting	5,000 kWh	12,000 W	\$2,071.40	\$2,122.97	\$51.57	2.5%
		Rates 31 and 38 are based on 100 HPS Lights in assorted fixture wattages.					
		1,083 kWh	5 kW	\$247.45	\$260.36	\$13.91	5.6%
41	Small General Service	2,165 kWh	10 kW	\$468.02	\$483.76	\$15.74	3.4%
		10,825 kWh	50 kW	\$2,240.67	\$2,271.04	\$30.37	1.4%
		2,590 kWh	7.5 kW	\$541.13	\$552.45	\$11.31	2.1%
44/45	Oil and Gas Service	5,179 kWh	15 kW	\$1,046.48	\$1,075.60	\$29.12	2.8%
		25,895 kWh	75 kW	\$5,019.69	\$5,260.75	\$241.06	4.8%
		32,137 kWh	100 kW	\$5,265.59	\$5,379.66	\$114.06	2.2%
61	General Service	63,071 kWh	196 kW	\$9,964.94	\$10,378.19	\$413.26	4.1%
		482,055 kWh	1500 kW	\$73,723.22	\$79,082.84	\$5,359.63	7.3%
		824,585 kWh	2500 kW	\$123,198.90	\$126,649.57	\$3,450.67	2.8%
63	Large General Service	1,529,869 kWh	4638 kW	\$214,210.76	\$220,451.82	\$6,241.07	2.9%
		3,298,338 kWh	10,000 kW	\$452,804.15	\$466,043.40	\$13,239.25	2.9%
65	Transmission Connected Service	The Distribution component will increase from \$39.17/day to \$44.39/per day. The Transmission Component is the applicable rate of the AESO.					

Riders Included:

Municipal Franchise Fee

Municipal assessment Rider (0.73% on July 1, 2021)

2021 Base TAR & 2022 Base TAR

2021 Q4 QTAR and 2022 Q1 QTAR

2021 BPAR and 2022 BPAR

Utility Deferral Adjustment Rider

Retail/Energy Price Assumptions

Rates 11 through 44 – Jan 2021 to Dec 2021

Average EEAI RRT Rates

Rates 61 and 63 – November 2020 to October 2021

Average EPCOR Default Supply Rate

CUSTOMER CONTRIBUTIONS SCHEDULES **

Table 1
Maximum Investment Levels for Distribution Facilities
When the Investment Term is 15 years or more

Type of Service	Maximum Investment Level
Rate 11 Residential	\$2,677 per service
Rate 11 Residential Development	\$2,677 per service, less FortisAlberta's costs of metering and final connection
Rate 21 Farm and Rate 23 Grain Drying	\$6,072 base investment, plus \$869 per kVA of Peak Demand
Rate 26 Irrigation	\$6,072 base investment, plus \$966 per kW of Peak Demand
Rate 38 Yard Lighting	\$864 per fixture
Rate 31 Streetlighting (Investment Option)	\$3,125 per fixture
Rate 41 Small General Service	\$6,072 base investment, plus \$966 per kW of Peak Demand
Rate 45 Oil and Gas Service	\$6,072 base investment, plus \$966 per kW of Peak Demand FortisAlberta invests as required per unmetered to metered service conversion program.
Rate 61 General Service (less than or equal to 2 MW)	\$6,072 base investment, plus \$966 per kW for the first 150 kW, plus \$121 for additional kW of Peak Demand
Rate 63 Large General Service (over 2 MW) (Distribution Connected)	\$109 per kW of Peak Demand, plus \$120 per metre of Customer Extension

**Alberta Utilities Commission (AUC) Decision 26817-D01-2021, Dec. 15, 2021.

Maximum Investment Levels are reduced if the expected Investment Term is less than 15 years.



2nd Floor, Summerside Business Centre
1229 – 91 ST SW
Edmonton, AB T6X 1E9

Tel (780) 427-2444
Email lpri.appeals@gov.ab.ca
Website www.lpri.alberta.ca

NOTICE OF ACKNOWLEDGEMENT

Our File: AN21/HUSS/V-01

December 15, 2021

Kate Brandt
Village of Hussar
109 1st Avenue East
PO Box 100
Hussar AB T0J 1S0

Brian Henderson
Chief Administrative Officer
Wheatland County
242006 Range Road 243
Highway 1, RR 243
Wheatland County AB T1P 2C4

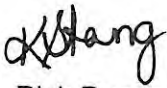
Re: Notice of Intent to Annex Acknowledgement – Village of Hussar

This is to confirm the Land and Property Rights Tribunal (LPRT), formerly known as the Municipal Government Board (MGB), has received a notice of intent from the Village of Hussar (Village) to annex land from Wheatland County (County).

Information the Village may find useful as it develops its annexation application can be found here: <https://www.alberta.ca/annexation-board-orders.aspx>. The bulletins explain the annexation process, identify assessment and taxation provision considerations, and discusses issues related to annexations that cross a primary highway. The MGB Annexation Principles list the areas that have been used in the past to evaluate annexation requests. The Annexation Application Checklist specifies the information that should be included as part of an application submitted to the LPRT. In order to avoid a delay in the processing of your eventual annexation request, please ensure your application contains the information identified by the Application Checklist and addresses all 15 of the MGB Annexation Principles.

If you require any additional information about the annexation application requirements, please feel free to contact my office. My direct line is (780) 422-8652, or contact me by e-mail at richard.duncan@gov.ab.ca.

Yours truly,

for: 
Rick Duncan
Case Manager

Page 2

Our File: AN21/HUSS/V-01

cc: Bevan Daverne, Golden Hills School Division
Devin Diano, Palliser Regional Municipal Services
Dave Hunka, Fortis Alberta Inc.
Lyle Kuzik, Federation of Alberta Gas Co-ops Ltd.
Heidi Kalyniuk, CP Rail System
Trevor Richelhof, Alberta Transportation (Calgary)
Sabhago Oad, Alberta Transportation
Michael Scheidl, Alberta Municipal Affairs



VILLAGE OF HUSSAR
BOX 100
HUSSAR AB
T0J 1S0

December 16, 2021

Wheatland County is undertaking amendments to the Land Use Bylaw and is informing you in accordance with the *Municipal Government Act*. Please see the information provided in this package.

Bylaw Number: 2021-34

Proposal: To amend the Land Use Bylaw to update Definitions, Application for Development and Subdivision Regulations, General Regulations, Specific Use Regulations, and Land Use Districts. Areas under consideration include:

- Wineries and Alcohol Production
- Parks & Playgrounds
- Backyard Hens and Backyard Coops
- Backyard Hives and Supers
- Manufactured Dwellings
- Landscaping, Fencing, and Screening
- Rear Yard setbacks for Accessory Buildings/Structures (Lakes of Muirfield)

Reply By: Wednesday, January 26, 2022

A summary of the amendments has been included with this notice, and specific details are available on our website under the heading Government → Community and Development Services → Projects Under Review

<https://wheatlandcounty.ca/projects-under-review/>

If you wish to provide comments regarding the proposed amendments, please submit them in writing via email, post, or fax. All submissions will become part of the public record and may be released to Council or third parties upon request. Questions regarding the proposed amendments and process may be directed to the undersigned.

Sincerely,

Taylor Felt,
Planner, Planning and Development Services

taylor.felt@wheatlandcounty.ca
403-361-2035



Proposed Amendments to the Land Use Bylaw

1) Part 2: Definitions

Remove the following current definitions:

- a) Parks & Playgrounds;
- b) Winery

Add the following new definitions:

- a) Alcohol Production
- b) Backyard Coop
- c) Backyard Hens
- d) Backyard Hive
- e) Dwelling, Manufactured 2
- f) Park Minor;
- g) Park Major;
- h) Super

2) Part 4: Application for Development and Subdivision

Proposed textual amendments to Section 4.2 Development Permits Not Required to add 'Backyard Hive' use.

3) Part 7: General Regulations

Proposing textual amendments to Section 7.12. Landscaping, Fencing, and Screening

4) Part 8: Specific Use Regulations

Proposing textual amendments to add the following new sections and renumber as needed:

- a) New Section to add Backyard Hens
- b) New Section to add Dwelling, Manufactured

5) Part 9: Land Use Districts

Proposing to add 'Backyard Hens' as a discretionary use in the following land use districts:

- a) Hamlet Residential General (HRG) District
- b) Speargrass Low Density Residential (S-LDR) District
- c) Speargrass Medium Density Residential (S-MDR) District
- d) Lakes of Muirfield, Direct Control 7 (DC-7) District
- e) Eagle Lake Restricted Residential (EE-RR) District

Proposing to remove 'Winery' and add 'Alcohol Production' as a discretionary use in the following land use districts:

- a) Rural Business District (RB)
- b) Commercial Highway District (CH)
- c) Industrial General District (IG)
- d) Hamlet Industrial District (HI)

Remove 'Parks & Playgrounds' as a permitted use and replace with 'Parks Minor' in the following land use districts:

- a) Commercial Highway District (CH)
- b) Hamlet Mixed-Use District (HMU)
- c) Direct Control District (DC-12)



Remove 'Parks & Playgrounds' as a discretionary use and replace with 'Parks Major' in the following land use district:

- a) Parks and Recreation District (PR)

Remove 'Parks & Playgrounds' as a discretionary use and replace with 'Parks Minor' in the following land use districts:

- a) Speargrass, Medium Density District (S-MDR)

Proposing to add 'Parks Minor' as a permitted use in the following land use districts:

- a) Parks and Recreation District (PR)
- b) Community Service District (CS)

Proposing to add 'Dwelling, Manufactured 2' as a discretionary use to the following land use districts:

- a) Agricultural General District (AG),
- b) Rural Business District (RB),
- c) Country Residential District (CR),
- d) Natural Resource Extraction / Processing District (NRE),
- e) Hamlet Manufactured Home District (HMH),
- f) Direct Control District (DC-3),
- g) Direct Control District (DC-9),
- h) Direct Control District (DC-14), and
- i) Direct Control District (DC-19)

Proposing to reduce the Rear Yard Setback for Accessory Buildings/Structures in the following land use districts:

- a) Direct Control District (DC-7)

Specific details of the proposed amendments are available for your review on the County's website:

<https://wheatlandcounty.ca/projects-under-review/>

Please submit your comments on the proposed bylaw amendments in writing by January 26, 2022, to the undersigned:

Taylor Felt,
Planner, Planning and Development Services
taylor.felt@wheatlandcounty.ca
403-361-2035



January 7, 2022

Via Email: registrar@cpsa.ab.ca

College of Physicians and Surgeons of Alberta
2700, 10020 100 Street NW
Edmonton, AB T5J 0N3

Attention: Dr. Scott McLeod, Registrar

Dear Dr. McLeod:

Re: Letter of Support for City of Cold Lake and Streamlining Foreign Physician Assessments

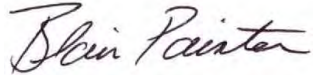
The Municipality of Crowsnest Pass Council fully supports the request by the City of Cold Lake to have the College of Physicians and Surgeons of Alberta consider streamlining the assessment process for physicians from outside of Canada but wish to extend this consideration be given to facilitate integration for those doctors in all communities in Alberta currently facing physician shortages.

Our current health crisis has clearly demonstrated the need for additional doctors to support and enhance caregivers that are overworked and stretched to capacity when there are many immigrant physicians sitting on the sidelines forced to work in underemployed positions to make ends meet.

We recognize that it is a great responsibility to ensure that foreign educated doctors are qualified to Canadian standards, but it appears that the current process is too cumbersome and that as a country we are losing out on this virtually untapped pool of skilled medical professionals.

We thank you for your kind consideration and hope that we can all work together to find a solution to this problem, or at the very least to make improvements to the current accreditation process by removing the significant barriers to becoming certified in our province.

Sincerely,

A handwritten signature in black ink that reads "Blair Painter". The signature is written in a cursive, flowing style.

Mayor Blair Painter
Municipality of Crowsnest Pass
403-563-0700
blair.painter@crowsnestpass.com

cc: The Honorable Jason Copping, Minister of Health
Alberta Municipalities
Rural Municipalities Association



January 7, 2022

Via Email: carna@nurses.ab.ca

College & Association of Registered Nurses of Alberta
11120 178 Street
Edmonton, AB T5S 1P2

Dear Council:

Re: Letter of Support for Fast Tracking Immigrant Nurses for Certification in Alberta

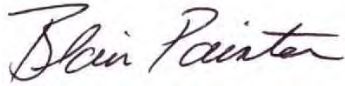
The Municipality of Crowsnest Pass Council respectfully requests that the College & Association of Registered Nurses of Alberta consider fast tracking immigrant nurses to qualify to work in Alberta in all communities currently facing nursing shortages.

Our current health crisis has clearly demonstrated the need for additional nurses to support and enhance our current caregivers that are overworked and stretched to capacity when there are many immigrant nurses sitting on the sidelines forced to work in underemployed positions to make ends meet.

We recognize that it is a great responsibility to ensure that foreign educated nurses are qualified to Canadian standards, but it appears that the current process is too cumbersome and that as a country we are losing out on this virtually untapped pool of skilled medical professionals.

We thank you for your kind consideration and hope that we can all work together to find a solution to this problem, or at the very least to make improvements to the current accreditation process.

Sincerely,

A handwritten signature in dark ink, reading "Blair Painter". The signature is fluid and cursive, with the first name "Blair" and last name "Painter" clearly distinguishable.

Mayor Blair Painter
Municipality of Crowsnest Pass
403-563-0700
blair.painter@crowsnestpass.com

cc: The Honorable Jason Copping, Minister of Health
Alberta Municipalities
Rural Municipalities Association