

**AGENDA
MUNICIPALITY OF ACME
REGULAR COUNCIL MEETING
Monday, August 24, 2026
6 p.m. Acme Village Office**

1. CALL TO ORDER, CONFIRMATION OF QUORUM AND DECLARATION OF CONFLICT OF INTEREST

2. ADOPTION OF THE AGENDA

- 2.1 Additions or Deletions to the Agenda
- 2.2 Approval of Agenda

3. DELEGATIONS

4. ADOPTION OF PREVIOUS MINUTES

- 4.1 Adoption of July 13th, 2026, Regular Council Minutes

5. BUSINESS

- 5.1 Canadian Fallen Heroes Foundation Request
- 5.2 Town of Penhold Parade Invitation
- 5.3 CAO Retirement Notice
- 5.4 Solid Waste Contractor Exploration

6. BYLAWS AND POLICIES

- 6.1 Draft Municipal Development Plan and Land Use Bylaw – First Readings

7. INFORMATION

- 7.1 Alberta Community Partnership Launch
- 7.2 Upcoming Grant Opportunities

DISPOSITION OF DELEGATION AND PUBLIC HEARING BUSINESS

8. FINANCIAL

- 8.1 Accounts Payable

9. COMMITTEE REPORTS

- 9.1 Council Reports
- 9.2 CAO Report

10. CORRESPONDENCE

- 10.1 Regional Grant Writer – July 2026 Report
- 10.2 Regional FCSS Minutes – May 12, 2026
- 10.3 Circular Materials Information
- 10.4 Crime Severity Index – Beiseker RCMP – August 2026

11. COURSES AND MEETINGS

- Regular Council Meeting – September 14th
- AB Munis AGM – September 25th
- Regular Council Meeting – September 28th

12. IN CAMERA

- 12.1 Disclosure Harmful to Business Interests of a Third Party (AITA Section 19)
- 12.2 Disclosure Harmful to Business Interests of a Third Party (AITA Section 19)

13. ADJOURNMENT

**MUNICIPALITY OF ACME
REGULAR COUNCIL MEETING MINUTES
Monday, July 13, 2026
6:00 p.m. Acme Village Office**

ATTENDANCE

Mayor
Deputy Mayor
Councillor
Councillor
Councillor

Jason Bates
Rhonda Laking
Bruce McLeod
David Simmons (virtual)
Doreen Ternowetsky

Administrative Advisor

Mike Haugen

CALL TO ORDER CONFIRMATION OF QUORUM AND DECLARATION OF CONFLICT OF INTEREST

Mayor Bates called the meeting to order at 6:00 p.m.

ADOPTION OF THE AGENDA

153-2026 **MOVED** by Councillor McLeod that the agenda be approved with the following amendments:

Additions:

None

Deletions:

3.1 MNP – 2025 Audited Financial Statement Presentation

CARRIED

DELEGATIONS

There were no delegations.

ADOPTION OF PREVIOUS MINUTES

4.1 **June 22, 2026, Regular Council Meeting**

154-2026 **MOVED** by Councillor Ternowetsky that the minutes of the Regular Council Meeting held Monday June 22, 2026, be approved as presented.

CARRIED

BUSINESS

5.1 Sale of Lots Proceeds

155-2026 **MOVED** by Councillor McLeod that the Village of Acme transfer \$39,978.30 from the sale of lots proceeds to the General Capital Contingency Reserve.

CARRIED

156-2026 **MOVED** by Deputy Mayor Laking that the Village of Acme amend the Capital Budget to include the Nolan Street Minor Repairs project in the amount of \$27,000 to be funded from the General Capital Contingency Reserve.

CARRIED

5.2 Temporary Appointment of Deputy CAO

157-2026 **MOVED** by Deputy Mayor Laking that Council appoint Colleen Herrera as Deputy CAO until September 15th, 2026, specifically for the purposes of signing Village documents such as bylaws, minutes, agreements, licenses and certificates, S.O.L.E. declarations, fire bans, and approving expenditures in the event of an emergency or disaster.

CARRIED

5.3 Kneehill Regional Family and Community Support Services Proposed Agreement

158-2026 **MOVED** by Councillor McLeod that Council approve the proposed Kneehill Regional FCSS Agreement in principle, with the following amendments:

1. Section 3.2; that the words "in kind" be removed.
2. Section 7.1 replace, "unless otherwise covered by a separate agreement" with "unless otherwise covered by this or a separate agreement".

CARRIED

5.4 RCMP Community Priorities

159-2026 **MOVED** by Councillor Ternowetsky that Council provide the following policing priorities to the RCMP for the current year:

- 1) Rural Crime – Crime Reduction – This included monitoring subjects through Project AIROW. These subjects were released on conditions, and we made it a priority to complete regular compliance checks;
- 2) Rural Crime – Community Engagement/Consultations – RCMP members attend regular community events, engage with the community members, complete school visits regularly and conduct educational presentations;
- 3) Rural Crime – Road Safety – Traffic enforcement, Check Stops and Impaired Investigations, including morning and evening hours.

CARRIED

BYLAWS and POLICIES

6.1 Proposed Bylaw 2026-09, the Tax Installment Payment Plan

1. Moved by Deputy Mayor Laking that Council give First Reading to Bylaw 2026-09 – Tax Installment Payment Plan, as presented.

CARRIED

2. Moved by Councillor Ternowetsky that Council give Second Reading to Bylaw 2026-09 – Tax Installment Payment Plan, as presented.

CARRIED

3. Moved by Councillor McLeod That Council grant permission for Third Reading of Bylaw 2026-09 – Tax Installment Payment Plan, as presented, at this meeting.

CARRIED UNANIMOUSLY

4. Moved by Councillor Simmons that Council give Third Reading to Bylaw 2026-09 – Tax Installment Payment Plan, as presented.

CARRIED

INFORMATION

None

DISPOSITION OF DELEGATION AND PUBLIC HEARING BUSINESS

None

FINANCIAL

8.1 Accounts Payable

- 160-2026** **MOVED** by Councillor McLeod that the Accounts Payable as of July 13, 2026, in the amount of **\$201,574.68** be paid.

CARRIED

8.2 2025 Audited Financial Statements

- 161-2026** **MOVED** by Councillor Ternowetsky that Council direct Administration to work with the auditor and schedule a suitable time for presentation of the 2025 Audited Financial Statements.

CARRIED

COMMITTEE REPORTS

9.1 Council Reports

9.2 CAO Report

162-2026 **MOVED** by Deputy Mayor Laking that the Council and CAO Reports be approved as presented.

CARRIED

CORRESPONDENCE

Council acknowledged receipt of the Correspondence Items.

COURSES AND MEETINGS

August 24, 2026, Regular Council Meeting
September 22, 2026, Communikit Presentation 1:30 pm
September 23-25, 2026, AB Munis Convention

IN CAMERA

163-2026 **MOVED** by Councillor McLeod that Council go IN CAMERA at 6:48 pm for the following reasons:

1. To Discuss a matter that may be harmful to Personal Privacy as per AITA Section 20
2. To Discuss a matter that may be harmful to business interests of a third party as per ATIA Section 19

164-2026 **MOVED** by Councillor Ternowetsky that Council come out of In Camera at 7:50 pm

Council allowed time for any members of the public to return to the meeting.

Motions arising from IN CAMERA

165-2026 **MOVED** by Councillor McLeod that Council authorize the Mayor to conclude the personnel item as discussed In Camera.

CARRIED

ADJOURNMENT

166-2026 **MOVED** by Mayor Bates to Adjourn the meeting at 7.52 pm.

CARRIED

These minutes approved this _____ day of _____ 2026.

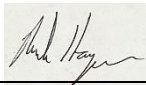
Mayor
Jason Bates

Deputy CAO
Colleen Herrera

Subject: **Canadian Fallen Heroes Request**
 Meeting Date: Monday, August 24, 2026
 Presented By: Mike Haugen, Advisor
 Link to Strat Plan: Aligns with Vision and Mission

Recommended Motion:	That the Council of the Village of Acme accept the Canadian Fallen Heroes Foundation Request for information, as presented.
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Background/ Proposal	A request from Canadian Fallen Heroes Foundation is attached. The Foundation sends this advertising request regularly to municipalities as part of their fundraising activities.
Discussion/ Options/ Benefits/ Disadvantages:	Should Council wish to provide support for the Foundation, funding could be taken from the approved Operating Budget. The Foundation outlines their sponsorship levels as follows: * Marquee Sponsor \$5000.00 - Inside Cover * Gold Sponsor \$2000.00- Full Page Ad * Silver Sponsor \$1000.00- Half Page Ad * Bronze Sponsor \$500.00 - Quarter Page Ad Ad Specs: Full Page 5.73 x 6.8 Inches - 430 x 510 Pixels Half Page 5.73 x 3.33 Inches - 430 x 250 Pixels Quarter Page Ad 2.73 x 3.07 Inches - 205 x 230 Pixels Administration is seeking Council's direction regarding this request.
Financial Implications:	Should Council opt to provide funding, the cost is dependent upon the funding level but could be taken from the existing Operating Budget.
Council Options:	1. Council may opt to purchase an add at one of the outlined levels. 2. Council may accept the request for information, as presented.
Recommended Engagement:	Information Only
Attachments:	Letter of Request
Follow-up Actions:	Administration will file this request.



Approval:
Mike Haugen, Advisor



CANADIAN FALLEN HEROES

The Canadian Fallen Heroes Foundation was formed by retired military personnel over 20 years ago to honour comrades who died in service, protecting our sovereignty and way of life. Governed by a volunteer board of directors, the Foundation has produced thousands of oak framed and metal art Memorials for public display and over 100 Alberta communities have honoured their former residents in this way. Public displays can be found at Legions and public buildings, memorial halls, schools and private businesses throughout Alberta. When we started this project, we could not have envisioned a world where we would be defending our sovereignty from long time friends and allies. Disparaging comments are not only offensive, they are demeaning to our fallen soldiers and the families who mourned them. History tells the true story. In the Second World War alone, some 700,000 of Canada's military personnel were under the age of 21. Their formative years were spent during the depression. They were then asked to risk their lives to protect our sovereignty and liberate others. Although the individual life stories we've researched over the years are unique, they are similar in many regards, most notably on the character assessments made on attestation. Well-mannered, polite, eager and keen. These attributes tell the real story of what it means to be Canadian. It is what separates us.

The ultimate measure of a man is not where he stands in moments of convenience, but where he stands at times of challenge and controversy. Martin Luther King, Jr.

In order to appeal to, and engage a younger audience in this process, a digital archive is being constructed to honour the residents of Alberta who gave their lives in service. Built in the preferred format of today, the archive will link to the charity's website where biographies and pictures can be found by searching IN MEMORIAM. Individual books of Remembrance like the one attached will also be donated to libraries and schools. This year, books are being commissioned to honour the former students of the schools in Alberta who gave their lives for us. Most of those who fell in service were outlived by their parents. Although they too are now gone, their pain is forever palpable. It is evident in their letters, found in the archival records we research in order to tell their child's story. We can never repay them. We can remember them. May this resource serve to remind this and future generations that the freedom to pursue our dreams and aspirations was secured by people willing to sacrifice theirs.

Biographies are researched, written, and posted as funds allow and sponsorship affords the Foundation ample resources to employ the requisite genealogists, researchers, writers, editors and graphic designers tasked with documenting a historically accurate individual life story for each of them. We invite you to help us honour this request:

"When you go home, tell them of us and say, 'for your tomorrow, we gave our today'"

The Canadian Fallen Heroes Foundation is a federally registered charity. Donors to the memorial project are issued a tax receipt in accordance with our charitable status. Those who prefer an acknowledgment in the digital archives are recognized as follows:

- * Marquee Sponsor \$5000.00 - Inside Cover
- * Gold Sponsor \$2000.00- Full Page Ad
- * Silver Sponsor \$1000.00- Half Page Ad
- * Bronze Sponsor \$500.00 - Quarter Page Ad

Ad Specs:

Full Page 5.73 x 6.8 Inches - 430 x 510 Pixels
Half Page 5.73 x 3.33 Inches - 430 x 250 Pixels
Quarter Page Ad 2.73 x 3.07 Inches - 205 x 230 Pixels

* Please supply the completed ad or component parts and instructions in a jpeg file. Materials should be sent to the email address below. Should you have any questions, please feel free to call: 403-453-1881 or email: memorials@canadianfallenheroes.com

Canadian Fallen Heroes Foundation
192 700 8 Avenue SW Calgary AB T2P 1H2

Registered Charity No. 86563 9447 RR0001

Subject: **Penhold Fall Festival Parade Invitation**

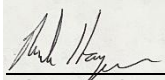
Meeting Date: Monday, August 24, 2026

Presented By: Mike Haugen, Advisor

Link to Strat Plan: Collaborate with Neighboring Municipalities

Recommended Motion:	That Council accept the Penhold Fall Festival Parade invitation for information, as presented.
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Background/ Proposal	The Village of Acme has received the attached invitation from the Town of Penhold. The Town is inviting other municipalities to take part in their Fall Festival Parade (September 12 th)
Discussion/ Options/ Benefits/ Disadvantages:	Administration is asking if Council (or members of Council) would like to take part in this event. As per Council's Remuneration Policy, any per diems and mileage claimed would require a Council resolution: 1.02 Per Diem Payment a) All members of Council shall receive additional remuneration or per diem as follows: i. For attendance at regularly assigned, internal or external committee meetings and annual general meetings as assigned and passed by Council resolution at the Organizational Meeting; ii. For attendance at other meetings or for other purposes which have been approved by resolution of Council; iii. Where remuneration is not provided by another board, commission, committee, or organization. iv. For attendance at seminars, training sessions, conventions, and summits approved by Council.
Financial Implications:	Should the Village opt to take part in this event, there may be per diem and mileage costs incurred (pending a resolution of Council)
Council Options:	1. Council may opt to take part in the event 2. Council may accept the Invitation for information, as presented.
Recommended Engagement:	Information Only
Attachments:	Town of Penhold Invitation – Fall Festival 2026
Follow-up Actions:	Administration will file the request.



Approval:
Mike Haugen, Advisor



OFFICE OF THE MAYOR

1 Waskasoo Avenue
P.O. Box 10
Penhold, AB T0M 1R0

PHONE: 403.886.4567

FAX: 403.886.4039

EMAIL: info@townofpenhold.ca

www.townofpenhold.ca

July 16, 2026

Central Alberta Mayors & Reeves Group

RE: Town of Penhold Fall Festival September 11th & 12th, 2025

Dear Mayors & Reeves,

We are excited to be organizing the Town of Penhold's annual Fall Festival on Friday, September 11th and Saturday, September 12th, 2026, and I warmly invite you to join us in celebrating this much-anticipated community event.

Friday evening will feature a variety of festivities including the Mayor's Mini-Marathon, Craft Beer Night, live entertainment, fireworks, and midway rides—providing a fun and festive start to the weekend.

On Saturday, we invite you to represent your municipality in our parade. This year's theme, "Fun on the Farm," celebrates the agricultural roots that helped shape our community and the rural lifestyle that continues to define our region. From tractors, barns, crops, and livestock to the hardworking people behind them, the theme highlights the traditions, spirit, and contributions of agriculture to our communities.

As in previous years, you are welcome to join Council and me on the Dignitary Float, or you may choose to participate with your own vehicle. Please let Bonnie know your preference so that appropriate space can be reserved in the parade lineup.

The parade begins at 11:00 a.m. on Saturday, September 12. We kindly ask all dignitaries to arrive between 9:30 a.m. and 10:00 a.m. The dignitary staging area will be located along Newton Drive (please see the attached map for details).

Candy may be distributed during the parade and will be provided for those riding on the Dignitary Float to hand out along the route.

All dignitaries will receive:

- Two tickets to the Community T.I.E.S. Pancake Breakfast, held at Memorial Hall (1123 Fleming Avenue); and
- A small token of appreciation from the Town of Penhold

To confirm your participation in the parade and/or Pancake Breakfast, please contact Bonnie at 403-886-3281 or via email at bstearns@townofpenhold.ca by Tuesday, August 25th, 2026.

Should you have any questions, please do not hesitate to contact Bonnie. We look forward to celebrating with you at this year's Fall Festival!

Warm regards,

A handwritten signature in blue ink, consisting of a stylized 'M' followed by a long, sweeping horizontal line.

Mayor Mike Yargeau

Subject: **CAO Retirement Notice**

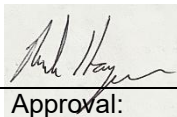
Meeting Date: Monday, August 24, 2026

Presented By: Mike Haugen, Advisor

Link to Strat Plan: NA

Recommended Motion:	That Council accept the retirement notice of Chief Administrative Officer, Gary Sawatzky, effective August 31st, 2026. That Council extend the temporary appointment of Colleen Herrera as Deputy CAO to November 30th, 2026.
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Background/ Proposal	Village of Acme CAO, Gary Sawatzky, has notified the Village of his intent to retire as of August 31st, 2026. A recruitment process for a new CAO will begin shortly.
Discussion/ Options/ Benefits/ Disadvantages:	When a CAO resigns or retires from a municipality, it is customary for Council to accept that action via resolution. Passage of such a resolution is Council's formal way of acknowledging the notice and confirming the effective date.
Financial Implications:	There are no financial implications associated with the recommended motion.
Council Options:	1. Council may pass a resolution. 2. Council may opt to accept for information.
Recommended Engagement:	Information only
Attachments:	NA
Follow-up Actions:	NA



Approval:
Mike Haugen, Advisor

Subject: **Solid Waste Collection – Contractor Exploration**

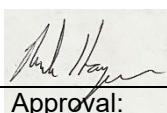
Meeting Date: Monday, August 24, 2026

Presented By: Mike Haugen, Advisor

Link to Strat Plan: Maintain and Manage Capital Assets

Recommended Motion:	That Council direct Administration to explore solid waste collection options including contracted collection as part of 2027 Budget discussions.
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Background/ Proposal	The Village currently owns a garbage truck that is almost 30 years old. The truck is still operable but will require additional maintenance and require replacement in the future. Village staff currently do pick up for both residential and commercial properties.
Discussion/ Options/ Benefits/ Disadvantages:	As part of 2027 Budget discussions, Administration is suggesting that a review of waste collection services take place, specifically to explore the possibility of third-party pick-up services. Utilizing a contractor to perform solid waste collection would allow the Village to remove the current garbage truck from the fleet and avoid future repairs and replacement. It would also allow Village staff to pursue other activities during the hours in which garbage collection is taking place. The cost implications are unknown at this time and would form part of the review. Administration can conduct a review and present the results to Council for Council's consideration. At that time, Council could make the decision to alter the waste collection program or to maintain the status quo.
Financial Implications:	There are no financial implications associated with the proposed motion.
Council Options:	Council may direct staff to undertake a review of the current curbside program. Council may opt to direct staff to maintain the current program without a review.
Recommended Engagement:	Information only.
Attachments:	NA
Follow-up Actions:	Administration will begin conducting a review of the program.



Approval:
Mike Haugen, Advisor

Subject: **First Reading – Municipal Development Plan Bylaw 2026-10 and Land Use Bylaw 2026-11**

Meeting Date: Monday, August 24, 2026

Presented By: Mike Haugen, Advisor

Link to Strat Plan: Aligns with Vision and Mission

Recommended Motions:	1. That Council give first reading to proposed Bylaw 2026-10, the Municipal Development Plan. 2. That Council authorize a public hearing be held for Bylaw 2026-10 on September 28, 2026 at 6:10 p.m. at the Acme Village Office, to allow any person who claims he/she will be affected an opportunity to be heard by Council. 3. That Council give first reading to proposed Bylaw 2026-11, the Land Use Bylaw. 4. That Council authorize a public hearing be held for Bylaw 2026-11 on September 28, 2026 following the public hearing for Bylaw 2026-10 at the Acme Village Office, to allow any person who claims he/she will be affected an opportunity to be heard by Council.
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Background/ Proposal	Palliser Regional Municipal Services (PRMS) and the Village of Acme have been working on preparing a new Municipal Development Plan (MDP) and Land Use Bylaw (LUB). The current MDP Bylaw 2021-03 is now 5 years old, and the MDP states that the MDP should be reviewed every 5 years to ensure that its policies are relevant to the Village's context and vision. A Terms of Reference for the MDP and LUB review projects, including the rationale and the scope, was presented to Council on November 10, 2025.
Discussion/ Options/ Benefits/ Disadvantages:	A Draft MDP (Version 1.5) and a Draft LUB (Version 1.4) was released to the public in April 2026 for review and comment. An open house was held at the Village's Community Centre on June 4, 2026. The attached "What We Heard Report" (Attachment 1) is a summary of all the discussions, comments and feedback obtained by PRMS staff at the open house and from the survey distributed to the attendees. PRMS used the feedback from the open house and surveys to consider revising the Draft MDP and LUB. Draft MDP (Version 1.6) has been updated to address the comment regarding the roads in Figures 7 and 9 (a portion of road is gravel, not asphalt). • The revised Draft MDP Bylaw 2026-10 is show in Attachment 2 – Draft MDP Bylaw (v 1.6). • The Draft LUB Bylaw 2026-11 is shown in Attachment 3 - Draft LUB 2026-11 (v 1.4). Otherwise, PRMS and Administration felt there was general support for the MDP and LUB, and not many changes were required to either document. We do note that there was equal support and non-support for the shipping containers in residential

REQUEST FOR DECISION

Bylaw
6.1

	districts. Therefore, we have chosen to keep shipping containers in the residential districts and recommend that Council consider amending the Land Use Bylaw related to shipping containers at first or second reading.
Financial Implications:	The Village will be responsible to advertise the public hearings in a local newspaper for 2 consecutive weeks as required by the MGA.
Council Options:	1. Council could recommend changes to either bylaw prior to giving the bylaws first reading. 2. Council could grant first reading to one or both bylaws as they are.
Recommended Engagement:	The draft bylaws were available for the public to review for 2 months, and a public open house was held on June 4, 2026. A survey was available for the public to provide comments until the end of June, 2026. As required by the Municipal Government Act (MGA), Kneehill County and the local school division were notified of the draft MDP and LUB on April 27, 2026 and were invited to submit comments to PRMS/Administration. No comments were received. A public hearing, as required by the MGA, will be advertised and held on September 28, 2026 prior to either bylaws being considered for second reading.
Attachments:	1. What We Heard Report 2. Draft MDP Bylaw 2026-10 (v 1.6) 3. Draft LUB Bylaw 2026-11 (v 1.4)
Follow-up Actions:	The Village's website will be updated, and public hearing notices will be prepared as required by the MGA.

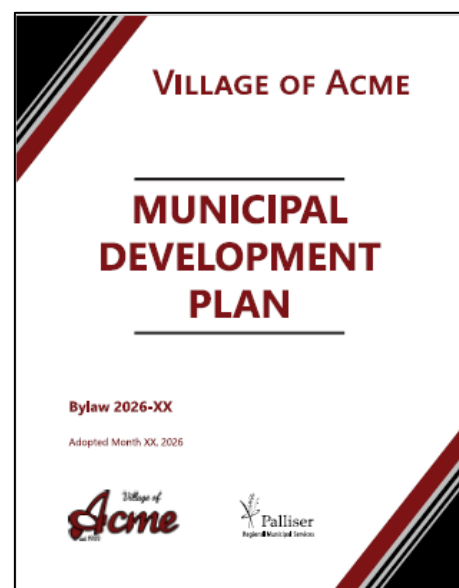
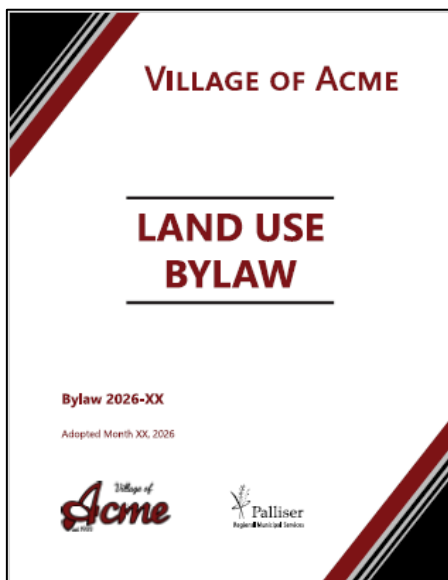


Approval:

Mike Haugen, Advisor

What We Heard Report

Draft Municipal Development Plan and Land Use Bylaw 2026



Project Overview

The Village of Acme is working with Palliser Regional Municipal Services (PRMS) to update the Village's Municipal Development Plan (MDP) and Land Use Bylaw (LUB) in collaboration with the Village Council and its residents. The new MDP and LUB will replace the current version of the Acme MDP Bylaw 2021-03 and LUB 2022-02 to ensure that the bylaws are up to date and meets the current needs and desires of the community. Community engagement is integral to the success of the MDP project.

An open house was held from 4 p.m. to 8 p.m. at the Community Hall in Acme on June 4, 2026 to gather feedback from the community. This What We Heard Report provides an overview of the open house and the feedback received.

Open House Overview

The open house was advertised to Village residents and business through a variety of means. In addition to detailed information on the Village of Acme's website, notices were placed on the Village's social media platforms, and in the utility bill mailouts. The Draft MDP and LUB were made available for residents to download from the website.

The open house was designed for interested persons to review information provided on large poster boards related to commonly asked questions. Palliser and Village staff circulated throughout the open house speaking to residents and business owners about their comments and concerns.

Palliser recorded names of approximately 12 persons who attended the open house, and staff were engaged in conversations for a significant portion of the evening.

Survey and comment forms were available for attendees to take home and return to Palliser staff by June 29, 2023. Four surveys were submitted, and one person called to discuss their comments and followed up with an email.

Comments Received at the Open House

The survey responses for the draft MDP and LUB are show in the following pages.

Survey Responses: Draft MDP

Question 1

The proposed vision for the Village of Acme in the draft MDP is:

To create a vibrant community by attracting investment and promoting development, promoting business growth, and providing a variety of housing opportunities with a focus on preserving the small-town feel and high quality of life residents value.

Do you agree or disagree with the proposed vision? Please explain.

Responses

It sounds nice, but there are very limited opportunities for small towns/villages to offer 'careers'. Even with promoting business there will still mostly be jobs, not careers. This can lead to a more transient population. Which is the opposite of the vision as stated.

Highly agree with 806 commercial gateway and a 575 access for future commercial units/plaza for room for new businesses.

We also need more housing. High demand exists for rental homes/apartments. I get requests weekly.

Agree – I believe investment into Acme is very much needed. Anything we can do to attract more businesses and increase development both commercial and residential is critical to Acme.

We support the vision of creating a community that actively promotes new businesses, supports existing businesses, provides housing opportunities, and attracts investment so residents can find long-term security and opportunity in our community.

However, it will be difficult to attract and retain new commercial businesses if the Village does not adequately support the businesses that have already been operating here for decades and contribute a substantial amount of tax revenue each year. Long-established businesses are valuable assets to the community, yet it often appears that other projects are given priority while the needs of existing businesses are overlooked.

Basic municipal services should be a consistent priority. Reliable road maintenance, functioning streetlights, dust control, weed control, proper drainage, and other essential infrastructure should be provided as part of the Village's regular maintenance program, rather than requiring repeated requests from business owners.

After more than 40 years of operating a business in Acme, we have brought countless customers into the community. Many of these visitors also support other local businesses while they are here, contributing to the Village's economy as a whole.

We believe that a portion of the tax dollars paid by long-term businesses should be directed towards maintaining the essential services and infrastructure that support those businesses. Demonstrating a commitment to existing businesses will strengthen the Village's ability to attract new investment and encourage future growth.

Question 2

The proposed goals of the draft Municipal Development Plan are:

To foster responsible growth and diversification by:

- a) welcoming a variety of economic ventures and development opportunities,*
- b) building on the success of local businesses,*
- c) maintaining a growth strategy and phasing that promotes efficient land use patterns,*
- d) promoting and improving existing developed areas,*
- e) maintaining a financially sustainable and viable community,*
- f) identifying opportunities for diversified housing types to meet community needs,*
- g) ensuring the village-feel is maintained,*
- h) creating a network of walking trails, green spaces, and recreational amenities throughout the community,*
- i) efficiently maintaining and improving existing utility and transportation infrastructure, and*
- j) planning for future infrastructure needs to accommodate growth projections.*

Do you agree or disagree with the proposed goals? Please explain.

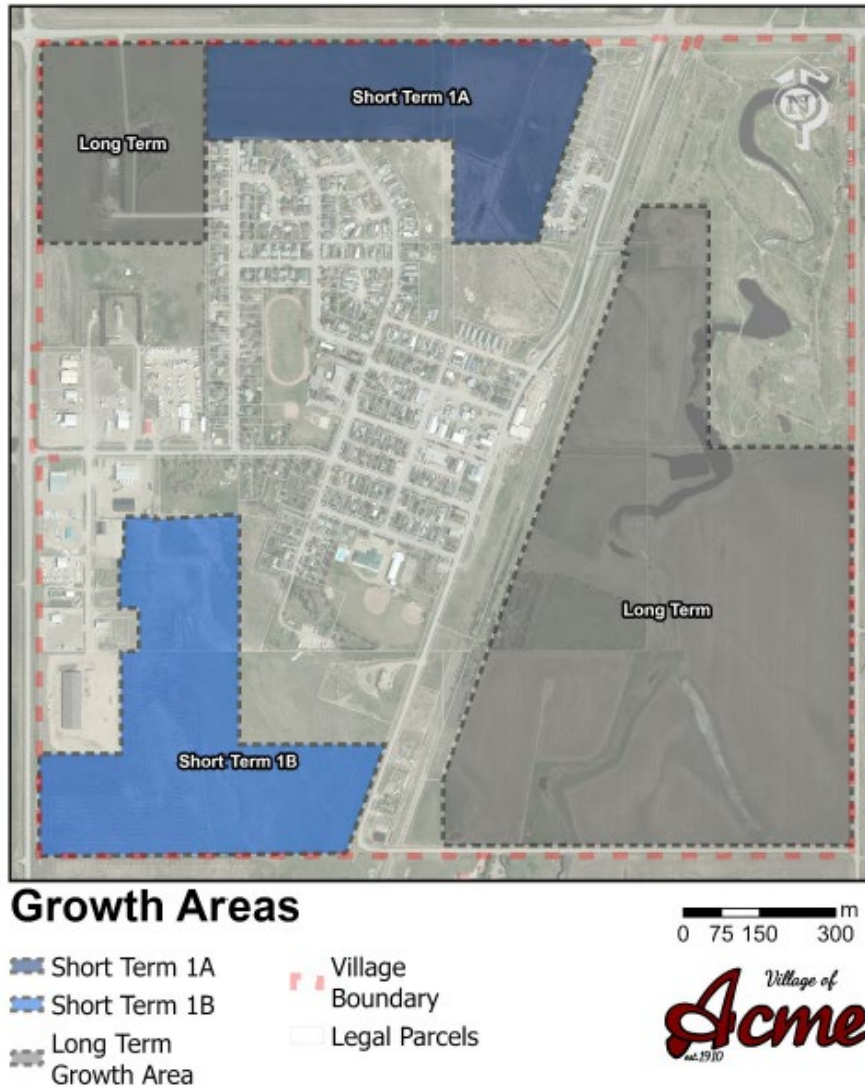
Responses

I'm not a big fan of growth. I moved here because it was small and quiet.
e) – Commercial usage balances community tax burden Agree. Without growth communities become stagnant. With our new school, a second daycare, young families are coming to the Village. Local employment opportunities grow with added commercial plaza/units/bays. It affords residents greater amenities. There is room for a great variety of commercial shops & businesses.
Agree with a) & c)-j). b) – The Village cannot build on the success of local businesses if they do not give the local businesses something in return for the tax dollars.
Agree only if we can achieve those goals WITHOUT raising taxes.

Question 3

Figure 10 (page 24) of the draft MDP shows the areas that are proposed for short-term and long-term growth priority areas.

Figure 10 – Growth Areas



Do you agree or disagree with these areas shown on the map? Please explain.

Responses

It's fine.

Agree – Growth is needed and I believe the highlighted areas have a lot of potential.

1A. Short-term growth areas – As this is a dangerous intersection for MVA's it would be of extreme importance to ensure a far enough setback for homes in this area.

Question 4

Section 5 of the draft MDP relates to future residential development in Acme.

Do you have any comments with regards to the residential policies in the draft MDP? Please explain.

Responses

It can't happen fast enough. There is a great need for a variety of additional residences to better sustain our Village.
Lower density is preferable, nothing larger than what already exists at Walsh & Nolan.
Support – we need more housing.
Section 5.1.3 – RTM and modular housing should each have their own separate location for each type of home from constructed on-site homes. Section 5.1.4 – Mobile Homes – in a separate area from constructed on-site homes. Section 5.1.9 – Do not agree with Acreage development within the Village of Acme.

Question 5

Figure 11 (page 29) shows the future areas for Downtown, Downtown Transition, Business Industrial, and Commercial Nodes.

Figure 11 – Commercial and Business Industrial Areas



Do you agree or disagree with these areas shown on Figure 11? Or the related policies in Sections 6 and 7? Please explain.

Responses

Its fine.
If we add for sure 575 corridor – it is such a busy road. Great traffic for new businesses!! And an 806 gateway of commercial enterprises would be awesome!!
We have concerns about the removal of homes on west end of main street. At present there are empty lots on the east end of main street. From the far east end of main to the region this could be used for a future downtown transition.
Agree. Anything we can do to grow, support and attract new businesses.

Question 6

Figure 12 – Parks and Recreation (page 31) shows future parks and recreation in Acme.

Figure 12 – Parks and Recreation



Do you agree or disagree with these areas shown on the map? Or the related policies in Section 8? Please explain.

Responses

Agree.
Consideration for future park area in short-term 1A Growth Area. Should be recognized.
Like the parks and trail path network for fitness and fresh air.
Its fine.
Walking paths – make sure they are installed in a manner that is accessible to all. Need an off-leash dog park and community garden.

Additional Comments

These are our comments in regards to items #1, 2, 3 on Future Transportation System.

#1 Strongly disagree with the proposed entrance road off of Hwy 575 for long-term location. Hwy too busy for safe access.

#2 The road is not complete asphalt road as shown. It is gravel from the Transfer Site south.

#3 This is a gravel road and should be improved to proper drainage and asphalt.

Figure 9 – Future Transportation System



Future Transportation System

- ⦿ Highway 575
- ⦿ Highway 806
- Asphalt Road
- Gravel Road
- Gravel Alley
- ▬ Village Boundary
- Proposed Road

0 75 150 300 m

Village of
Acme
est. 1910

Survey Responses: Draft LUB

Question 1

The Village's draft Municipal Development Plan seeks to review municipal processes to remove barriers to development and increase transparency (See draft MDP policy 11.1.4). In support of this direction, the Village can specify when a development permit is or is not required in the LUB.

The Village is proposing to eliminate the requirement for obtaining a development permit for *permitted uses* that comply with the rules of the LUB (Section 4.1.3(f)) in the following land use districts:

- R-1 Low Density Residential District (Section 13.2)
- R-2 General Residential District (Section 14.2)
- R-MD Residential Manufactured Dwelling District (Section 15.2)
- R-A Residential Acreage District (Section 16.2)
- M-RC Mixed Residential Commercial Transition District (Section 17.2)
- UR Urban Reserve District (Section 21.2).

The Village would review Building Permit applications for compliance with the Land Use Bylaw prior to the issuance of a Building Permit. Development proposals that do not comply with the LUB would require development permit approval for a *variance*, unless the development proposal is brought into compliance with the LUB.

Question: Do you agree with eliminating the requirement for a development permit and the proposed process as outlined?

_____ No _____ Yes

Responses

Response	# of Responses
No	
Yes	3

Comments

Fast tracks, less red tape, good plan.
11.1.4 – Do not remove from By-law? 4.1.3 (f) agree

Question 2

The Village's current Land Use Bylaw 2022-02 does not allow 'shipping containers' to be used for storage purposes in a residential district (as a type of Accessory Building, like a shed). The draft LUB proposes that shipping containers could be used on a residential property for storage, subject to a set of rules (see Section 10.1.9 and 10.1.10).

Question 2a): Do you agree with adding Accessory Building-Shipping Container as a *discretionary use* to Residential Districts?

_____ No _____ Yes

Responses

Response	# of Responses
No	2
Yes	2

Question 2b): Do you agree with the rules for Accessory Building-Shipping Containers as proposed in Section 10.1?

_____ No _____ Yes

Responses

Response	# of Responses
No	2
Yes	2

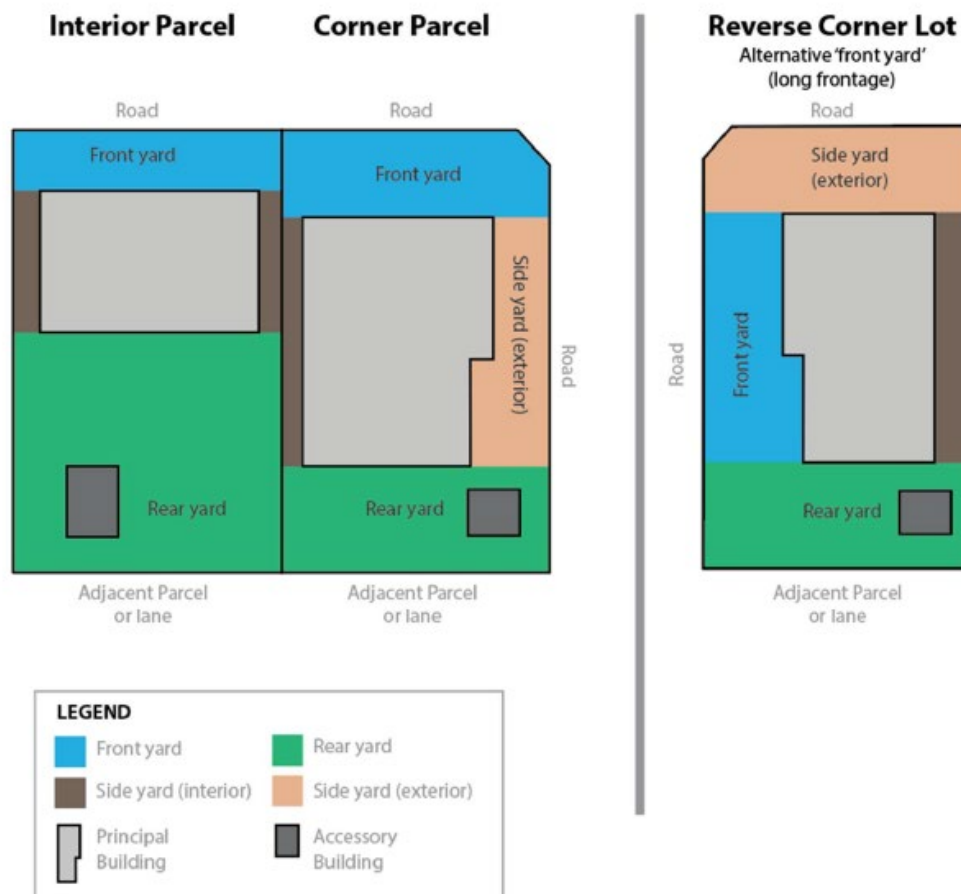
Comments

Support with rules (aesthetics in Village). They have a role and useful.
I believe it will be an eye sore.
Some of the lots in the Village of Acme are not large enough to accommodate a shipping container to be screened from public view. Not to mention the exterior condition of some shipping containers.

Question 3

The maximum height of a fence in a residential district is proposed to increase or decrease as shown in the below table.

Yard	Current Maximum Height from Grade	Proposed Maximum Height from Grade
Front	3.2 ft (1.0 m), except a chain link fence may be 4.0 ft (1.2m)	4.0 ft (1.22 m)
Interior Side	6.0 ft (1.8 m)	8.0 ft (2.44 m)
Exterior Side	6.0 ft (1.8 m)	4.0 ft (1.22 m)
Rear	6.0 ft (1.8 m)	8.0 ft (2.44 m)



Question: Do you agree with the proposed changes to the maximum fence height?

_____ No

_____ Yes

Responses

Response	# of Responses
No	1
Yes	3

Comments

All fencing should be of a consistent height.
Privacy, pet containment as some breeds could jump over a lower fence so asset to safety.

Question 4

The draft LUB proposes to change the 'zoning' of some properties in the Village of Acme, as shown on the land use map on the next page. These changes include:

1. The R-H1 Residential Heritage Estates R-1 District is eliminated, and these properties are zoned R-1 Low Density Residential District. The additional design and architectural controls in the R-H1 District have not been enforced.
2. The R-H2 Residential Heritage Estates R-2 District is eliminated, and these properties are zoned R-2 General Residential District. These properties have not yet been developed.
3. Many properties along Cross Street and Walsh Avenue are rezoned from R-2 General Residential District and the Manufactured Home Overlay, to MD-Manufactured Dwelling District.
4. Some properties surrounding the Downtown have been rezoned from DT-Downtown District to M-RC Mixed Residential Commercial District to reflect the transitional nature of these properties.
5. The HWY-C Highway Commercial District has been renamed to the I-Industrial Business District.
6. One large parcel to the east of Pacific Avenue has been rezoned from HWY-C Highway Commercial District to UR-Urban Reserve District.

Do you have any comments on the proposed Land Use Map?

Responses

1. No comment
2. Agree noting that there will be a safe setback zone from intersection and highway.
3. Agree
4. Agree
5. Agree
6. Agree
No comment.
Make Acme open for business, less red tape, (e.g. no development permits) opportunities for growth to enhance the Village brand and reputation is a positive approach.
Seems to streamline it a bit more.

Additional Comments

Encouraged about the positive steps forward. This is a positive step for the Village, for the residents, kids, teens and future residents.
Land Use Bylaw looks good.
Concerns with illegal secondary suites (safety concerns, safety codes)
More bylaw enforcement (barking dogs) and animal control.
Limit number of cars on a property (nuisance bylaw).
Overgrown vegetation on sidewalk - unsightly bylaw?
Light trespass (i.e. flood lights) and the right to enjoy property
Property cameras & privacy laws
People living in an RV on people's property or the street. Fire and safety.



VILLAGE OF ACME

MUNICIPAL DEVELOPMENT PLAN

Bylaw 2026-10

Draft Version 1.6

July 27, 2026



Acknowledgements



The Village of Acme

in cooperation with:



Palliser Regional Municipal Services

BYLAW No. 2026-10

**BEING A BYLAW OF THE VILLAGE OF ACME, IN THE PROVINCE OF ALBERTA, TO ADOPT A
MUNICIPAL DEVELOPMENT PLAN**

WHEREAS pursuant to the provisions of Section 632(1) of the Municipal Government Act, RSA, Chapter M-26 as amended, the Council of a Municipality must, by Bylaw, adopt a municipal development plan;

AND WHEREAS Council has undertaken a major review of the Municipal Development Plan Bylaw 2021-03;

AND WHEREAS Council, having considered at a public hearing the concerns of persons claiming to be affected by the municipal development plan, believes that a new municipal development plan should be enacted to achieve the orderly, economical and beneficial use of land in the municipality;

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

1. This Bylaw shall be known as “The Village of Acme Municipal Development Plan”.
2. The Village of Acme Municipal Development Plan being Schedule “A” as attached to and forming part of this Bylaw is hereby adopted.
3. Bylaw 2021-03 and all amendments are hereby repealed.
4. This Bylaw takes effect after the third and final reading and upon signing of this Bylaw.

READ A FIRST TIME THIS _____ DAY OF _____, 2026.

READ A SECOND TIME THIS _____ DAY OF _____, 2026.

READ A THIRD AND FINAL TIME THIS _____ DAY OF _____, 2026.

X _____

Mayor

X _____

Chief Administrative Officer

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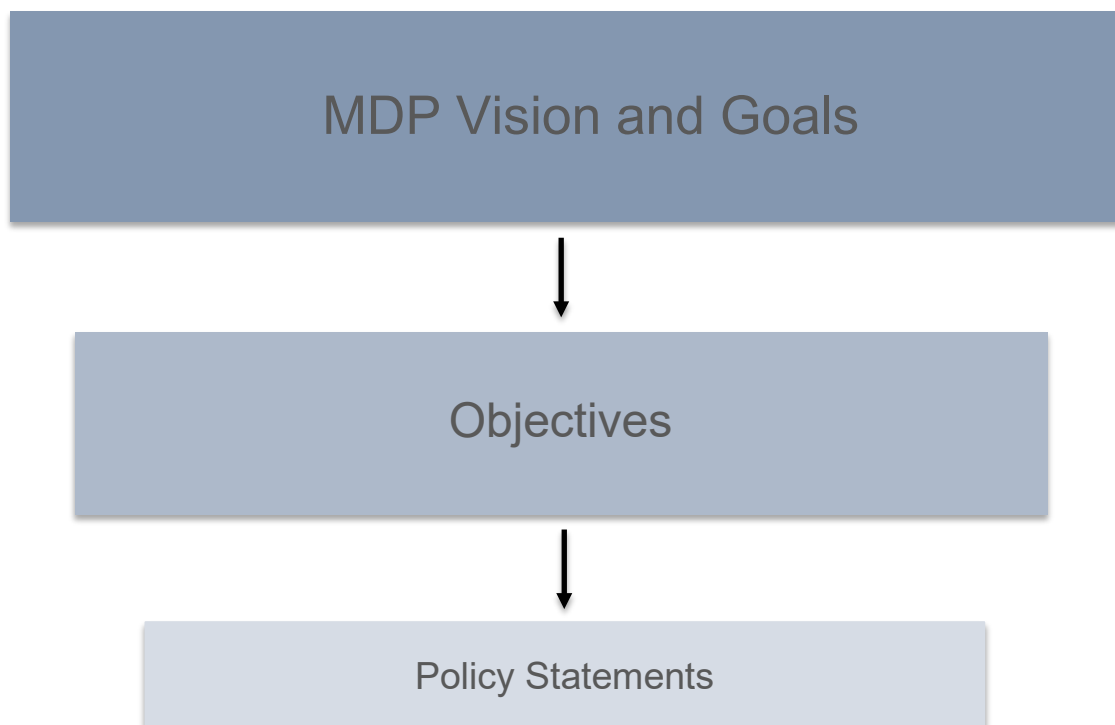
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HOW TO USE THIS PLAN

A Municipal Development Plan (MDP) guides long-range planning and land use in a municipality. The MDP establishes goals and objectives for development in the Village of Acme and includes policy statements for achieving them. It is intended to provide the framework within which the orderly, economical, and beneficial development and use of land can take place. The policy statements contained in this MDP are created to offer guidance to decision makers; however, tensions naturally exist between these policy statements. The MDP is therefore designed and intended to be read in a comprehensive manner. Sections and policy statements are closely connected to each other and need to be read in context and not in isolation from each other.

The Introduction and Community Context sections of the MDP are background information only and are not meant to be interpreted as policy statements. The MDP then includes an overall vision and overarching goals for the community which will provide guidance for the entire document. Each section thereafter is topic based (e.g. residential, commercial, etc.) followed by objectives and policy statements. The policy statements are specific to each section and will directly guide long-range planning within the Village of Acme.

The application of all policy statements must be to the satisfaction of the Village of Acme and/or the applicable approving authority.



1 INTRODUCTION

1.1 PLAN PURPOSE AND REQUIREMENTS

The purpose of this document is to establish a framework for the growth of the Village of Acme over the next 20 to 30 years and to integrate its community vision into its planning and decision-making. The goals and policy statements contained in this MDP promote the Village of Acme's plan for future growth and development and set standards for the evaluation of all development proposals to ensure longevity, stability, and progress.

The MDP is a statutory plan that is adopted by bylaw by the Village of Acme Council pursuant to Section 632 of the *Municipal Government Act R.S.A. 2000 Chapter M-26* (the 'Act').

The MDP addresses:

- future land use in the municipality;
- the manner of and proposals for future development;
- the provision and financing of municipal services, infrastructure, and utilities;
- the protection of agriculture;
- the provision of reserve lands; and
- identified constraints to development.

1.2 PREPARATION OF THE PLAN AND PUBLIC INPUT

The MDP process was undertaken in a number of phases, which included:



1.3 RELATIONSHIP TO SENIOR LEGISLATION

This MDP has been prepared in consideration of the Province of Alberta Land Use Policies and the *Alberta Land Stewardship Act*.

Policy statements in this MDP are statutory policy statements of the Village of Acme and will be implemented with due respect for the requirements of senior legislation, including Provincial and Federal requirements. In the case where a specific Federal or Provincial legislation, department, or authority is referenced in this MDP, and that legislation, department, or authority is amended or replaced; it is hereby recognized that the amended legislation, department, or authority shall be considered to be in effect.

In addition to the policy statements of this MDP, users are responsible to ensure that all applicable Federal or Provincial legislation is referenced and adhered to in all planning, land use, and development activities.

1.4 PLANNING HIERARCHY

The following diagram shows the legislative framework of the planning hierarchy and development process in Alberta (Figure 1 – Planning Hierarchy in Alberta).

Pursuant to the *Act*, the Village of Acme is responsible for ensuring the safety and well-being of all residents, as well as creating and implementing the rules and regulations that help to develop meaningful and highly valued spaces in our community. The Village is required to adopt a Municipal Development Plan (MDP) as the visionary guiding document that provides the framework for all local planning within the Village of Acme.

This MDP fits within a hierarchy of plans, aligning with the direction and policy statements within the Village of Acme and Kneehill County Intermunicipal Development Plan (IDP), while guiding the content of lower-level plans and bylaws, including the following:

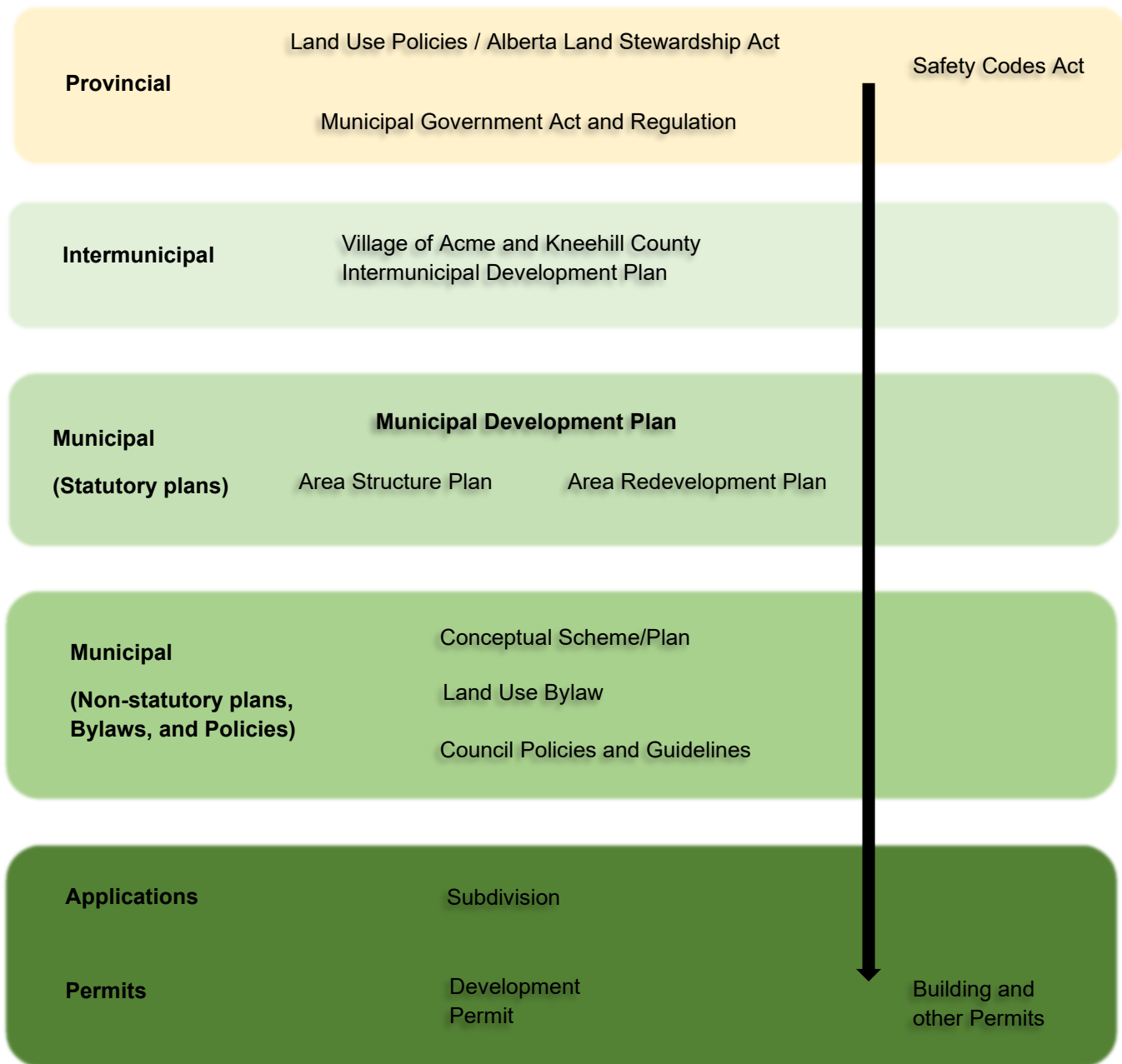
- Area Structure Plans (ASP) or Area Redevelopment Plans (ARP),
- Conceptual Schemes,
- the Land Use Bylaw (LUB), and
- any other relevant Policies¹ established by the Village of Acme Council.

These plans and policies are further described in **1.5 Municipal Planning Process**.



¹ Council adopted Policies must be published on the Village of Acme's website. Check acme.ca/village-policies to view active Council Policies.

Figure 1 – Planning Hierarchy in Alberta



1.5 MUNICIPAL PLANNING PROCESS

Municipalities may use a number of plans and other tools when planning for future growth and development in accordance with this MDP.

An Area Structure Plan (ASP) is an intermediate planning document that guides growth and development of a defined area of undeveloped lands. An ASP considers land use, transportation, utility servicing, parks, and natural areas on a large area of land, typically for several neighbourhoods. The ASP estimates how many people will live in the area and outlines the steps for the community to be built over time.

An Area Redevelopment Plan (ARP) is another intermediate planning document that provides a framework for future development of an already developed area of a municipality. It also considers the establishment or improvement of roads and utility services.

A Conceptual Scheme is a planning document that may be used in lieu of an Area Structure Plan, which outlines a plan for how an application for subdivision relates to future subdivision applications. It may be used on smaller areas of land, typically on a single neighbourhood.

The Land Use Bylaw (LUB) is the predominate regulatory tool used to implement policy statements in this MDP or an adopted ASP or ARP. The LUB establishes a variety of land use districts (zoning) and regulates the types of uses allowed and the development standards in each district. The LUB provides a basic framework for day-to-day decision-making that balances both certainty and choice.

Council may also adopt other plans and Policies to guide future growth, such as engineering design and technical specifications, stormwater management master plans, and infrastructure master plans.

1.6 SUBDIVISION PROCESS AND DEVELOPMENT PERMITS

The subdivision process and the development permit process in Alberta is governed by the *Act* and the *Matters Related to Subdivision and Development Regulation AR 84/2022* (the '*Regulation*'), and the Village of Acme is responsible for its implementation. The subdivision process and the development permit process ensures that new developments comply with the Village of Acme's rules set out in the LUB, and the adopted plans and policies outlined in **1.5 Municipal Planning Process**. The subdivision and development permit application and decision processes also provide a means through which neighbours can provide feedback, or in some cases, appeal a decision of an approving authority.

Subdivision is the process of dividing a parcel of land into two or more lots, each of which is given a separate Title. Approval by the municipal Subdivision Authority is required before a plan of subdivision can be registered in an Alberta Land Titles Office.

A development permit is a document that gives permission for use or development of or on a parcel of land. A development permit ensures that the proposed development complies with the municipality's policy direction and LUB regulations such as the type of use allowed, the setbacks or height of a building, that adequate parking is provided, and the aesthetics of the development. A development permit may contain conditions of approval to limit any negative impacts on the environment or adjacent properties.

Other Required Permits

In Alberta, the *Safety Codes Act* regulates a range of safety disciplines to keep people safe in the places they live, work, and play. This includes disciplines such as building, gas, plumbing, electrical, and fire.²

A building permit is a document that gives permission to construct a building and ensures the building complies with the Code. The *National Building Code – 2023 Alberta Edition* sets out the technical provisions for the design and construction of new buildings, and for the alteration, change of use, and demolition of existing buildings.

Gas, plumbing, electrical, and fire permits are other typical permits issued under the *Safety Codes Act* and their respective codes.

² See alberta.ca/safety-codes.aspx for more information on the *Safety Codes Act* and the safety codes framework.

1.7 INTERPRETATION

The Village of Acme MDP is a high-level document and uses specific language to guide decision-making regarding the development of the Village. The following terms are to be interpreted as follows:

SHALL, REQUIRE, MUST, OR WILL

Compliance with the policy statement is mandatory; exceptions would require an amendment to this MDP.

SHOULD

The policy statement is strongly encouraged. Alternatives that can meet the intent of the policy statement may be proposed where the policy statement is not practical or reasonable in an unforeseen circumstance.

MAY

Acknowledges support in principle and indicates that Council or the approving authority has the discretion to determine the level of compliance that is required.



2 COMMUNITY CONTEXT

2.1 VILLAGE HISTORY

The Village of Acme is a small municipality (2.49 km²) in south-central Alberta located 80 kilometres northeast of Calgary. Acme is in the southeast portion of Kneehill County and was the first of the County's settlements to incorporate as a Village in 1910. The Canadian Pacific Railway (CPR) reached the area in 1909, and the Village station became the most northerly stop. The Village's name 'Acme', which means the 'highest point' in Greek was thus given to the community by the CPR surveyors, although the settlement had previously been known as 'Tapscot'. Acme was the end of the CPR railway until 1921 when it was extended east to Drumheller.

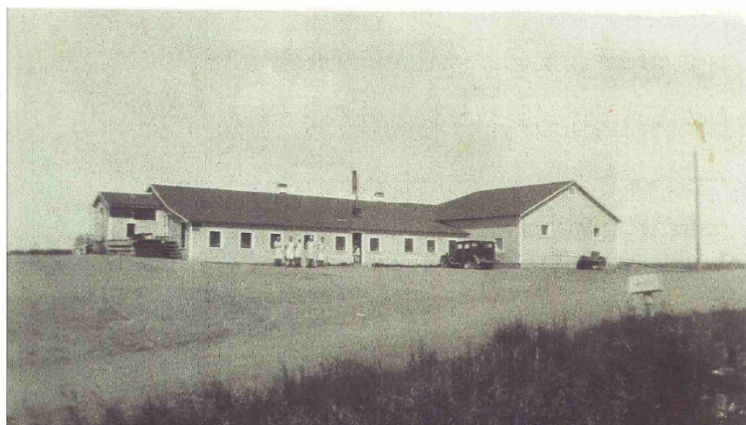
Acme is served directly by Secondary Highways 575 and 806, and is approximately 12 kilometres north of Highway 9, a major east/west transportation corridor for the region and province. Acme boasts all the benefits of rural life with access to urban amenities, with the drive to downtown Calgary taking about an hour, and to Airdrie approximately 40 minutes.

Acme is an agriculture-based community, focusing on livestock and grain operations. The growth and evolution of the Village have closely reflected the fortunes of the farming sector. New investment in commercial and industrial businesses, a new school, infrastructure upgrades, and the replacement of existing residential dwellings and new residential construction have been indicators of economic stability and growth of the Village.



Acme Livery, Feed and Sale Stable.

Photo credit: <https://prairie-towns.com/acme-images.html>



Acme cheese factory. Circa 1944. To survive the depression, the farmers created the Acme Co-operative Dairy Association. Its success led to the formation of the Acme Trading Co-operative Association.

Figure 2 – Regional Context



Regional Context

- ★ Acme
- Kneehill County
- Municipal Boundaries

- 1 Highway 1
- 2 Highway 2
- 9 Highway 9
- 21 Highway 21
- 27 Highway 27
- 56 Highway 56

0 5 10 20 30 km

Village of
Acme
est. 1910

2.2 POPULATION

At its incorporation in 1910, Acme's population was 190 persons. The population steadily increased thereafter until it entered a period of relative stability around the year 2000. In 2016 Acme had grown to 653 residents, after which it experienced a period of population decline. In 2021, the census population of Acme was 606 residents, but recent estimates in 2024 show that the population of Acme has recovered slightly at 652 persons³. The 2021 census age distribution of Acme's population is shown in Figure 3, and the household size by number of persons is shown in Figure 4.

Figure 3 – Age Distribution, Statistics Canada 2021 Census of Population

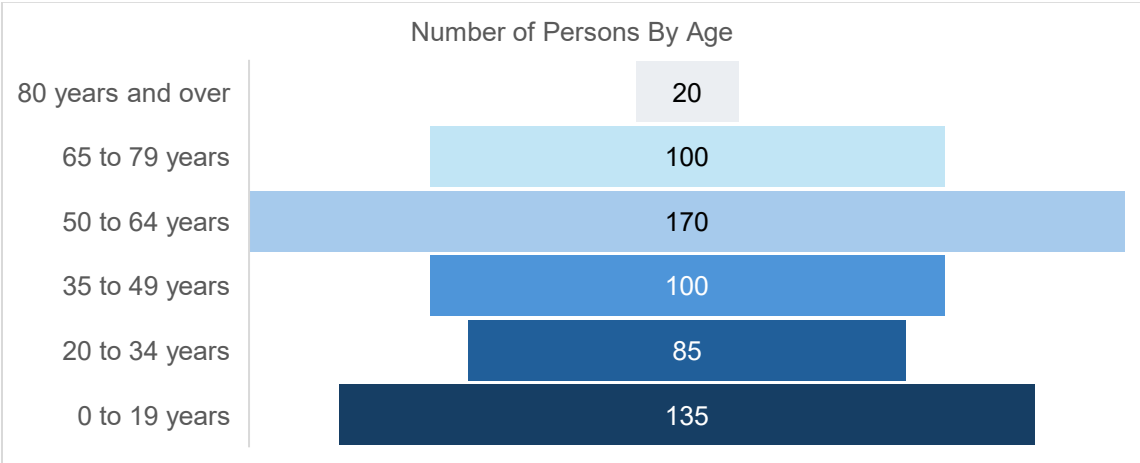
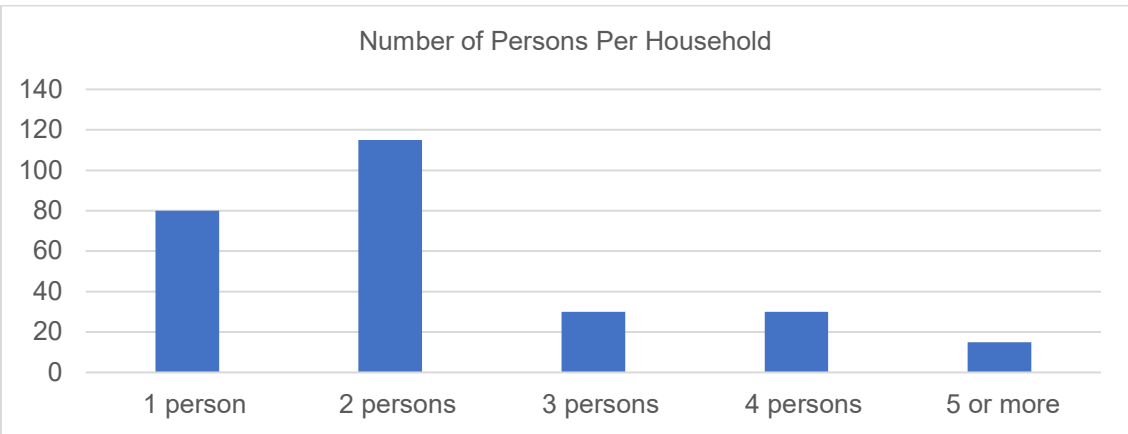


Figure 4 – Household Characteristics, Statistics Canada 2021 Census of Population



Acme's population structure is evenly distributed with the largest age group between 50 to 64 years of age. Households in Acme are mainly comprised of only one or two people and only 30% of households have children. This trend, along with an aging population, is anticipated to occur throughout the province in the next 20 years. The population projections for Alberta anticipate this region to experience low growth (0.1% to 0.5%) in the next 25 years⁴.

³ Acme – Population. Alberta Regional Dashboard. <https://regionaldashboard.alberta.ca/region/acme/population/#/?from=2020&to=2024>. Accessed November 10, 2025.

⁴ Population Projections: Alberta and Census Divisions, 2023-2051, Treasury Board and Finance (Sept 23, 2024).

2.3 CURRENT LAND USE

The land use of Acme is comprised of residential, commercial, industrial, parks, and recreational lands. Figure 5 shows the general layout of the Village of Acme.

Figure 5 – Village of Acme



Village of Acme

 Village Boundary

0 75 150 300 m



Residential

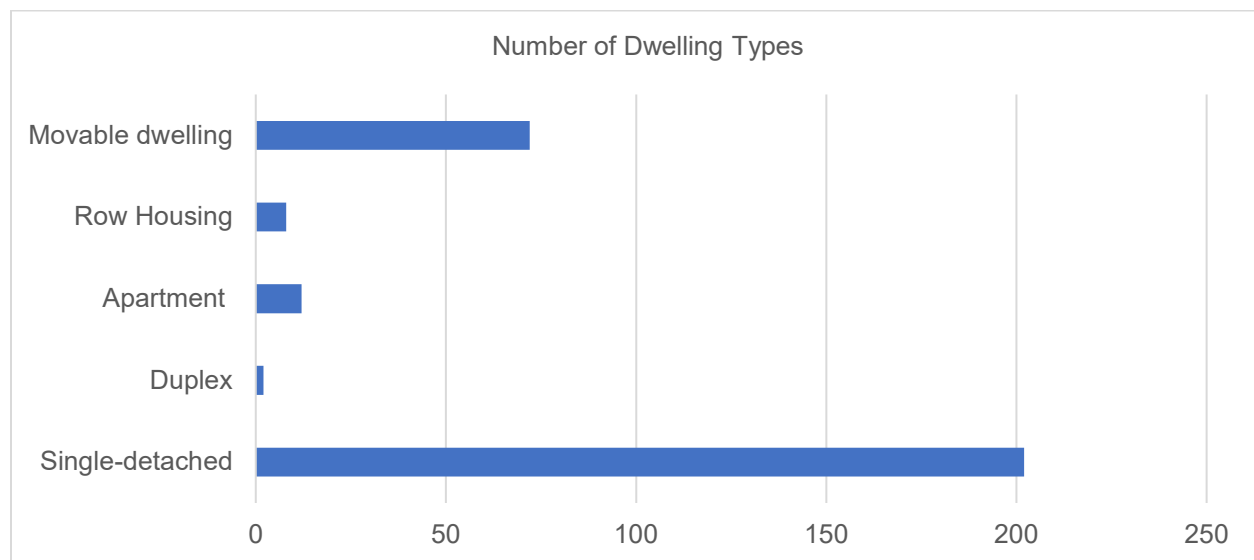
As of the end of 2025, the Village assessment shows there are 296 residential dwelling units in Acme. Residential development is primarily located centrally within the Village boundaries, to the west of Pacific Avenue. The newest residential subdivision containing 33 buildable residential lots, Heritage Estates, is the most northerly residential development. A few acreages also exist within the Village boundaries.

Figure 6 shows the composition of housing forms. Nearly three-quarters of all housing in Acme is single-detached dwellings (73%), followed by movable dwellings (26%). There are very few existing multi-unit residential buildings in Acme: one duplex, one apartment and one row housing development. The single apartment building is self-contained seniors housing operated by Kneehill Housing Corporation.

In 2021, 75% of occupied dwellings in Acme were occupied by owners, meaning 25% were available as rental units. Additionally, the condition of occupied housing in Acme based on the 2021 census is that 9% of the housing stock requires major repairs. 61% of housing in Acme was built prior to 1980. Since the year 2000 following the subdivision of Heritage Estates, 28 new dwellings in Acme have been constructed, representing 9% of the total housing stock.



Figure 6 – Dwelling Types



Commercial and Business Industrial

Commercial development in Acme is focused in two areas of Acme. The downtown, which is primarily located along Main Street and Pacific Avenue has retail and service commercial uses such as a bank, a post office, a pharmacy, food stores, a salon, a day care, auto parts store, and restaurants.

A Business Industrial area is focused in the south-western portion of the Village along Nolan Street and Wheeler Avenue. This includes trucking/transport businesses, a building and farm supply store, a gas station, RV sales and service, auto parts and repairs, storage yards, contractors, and most recently a flour mill.



Parks and Recreational Amenities

Acme has a variety of parks and recreational amenities available for its residents. This includes a golf course, a curling arena, an outdoor skating rink, an outdoor pool, a track and sports fields on the school grounds, baseball diamonds, a campground, and a few playgrounds. A recently constructed walking path is also located near the downtown core.



Agriculture

Continuous with lands in the adjacent Kneehill County, there are areas of land in each quadrant of the Village currently used for the cultivation of grain crops. There are also confined feeding operations for beef, hogs, and chickens in Kneehill County which contribute to the economy in Acme.



2.4 TRANSPORTATION

Acme is bound by Highway 806 on its west side and Highway 575 on its northern boundary. There are two primary accesses to the Village. Nolan Street runs east-west from Highway 806 and provides access through the Business Industrial area. The second access into the Village is from Highway 575 via Pacific Avenue which leads towards the downtown of Acme. Most roads in the Village are paved.

Figure 7 shows the current transportation system in Acme and the surrounding roads in Kneehill County.

2.5 UTILITIES

The Village receives treated water from the Aqua 7 Regional Water Services Commission. Raw water is pulled from the Red Deer River, treated in Kirkpatrick, and delivered in a regional transmission line to the Acme reservoir. Water is distributed from the reservoir throughout the Village in a system that is owned and operated by the Village.

The wastewater system is entirely owned and operated by the Village of Acme. It is comprised of a gravity collection system and a lift station which pumps sewage to a lagoon treatment system located north of Acme's municipal boundary in Kneehill County.

Stormwater is primarily managed through a system of swales, ditches, and underground storm pipes.

Acme is a member of the Drumheller and District Solid Waste Management Association (DDSWMA). Solid waste is collected at a waste transfer station in the Village and is transported to a regional landfill in Drumheller.

Figure 8 shows the current water and wastewater systems in Acme.



Figure 7 – Road Network



Road Network

- Asphalt Road
- Gravel Road
- Gravel Alley
- Highway 575
- Highway 806
- Village Boundary

0 75 150 300 m



Figure 8 – Water and Wastewater Utility Systems



Water and Wastewater Systems

— Municipal
Water Mains
— Regional
Water Mains
— Sanitary
Mains

Sanitary Lift
Station
Water
Reservoir
Village
Boundary

0 75 150 300 m

Village of
Acme
est. 1910

2.6 COMMUNITY SERVICES

Acme and its surrounding municipalities provide a variety of other services to local residents and the surrounding area, including:

- organic composting and recycling;
- Playschool, K-6, and 10-12 in Acme, grades 7-9 in Acme;
- Acme Municipal Library;
- Seniors Outreach programs;
- Family and Community Support Services (FCSS);
- Community Centre;
- Recreation facilities and programs;
- Royal Canadian Legion;
- planning, development, and safety codes services;
- fire and emergency management services.



RCMP services are located to the south-west in Beiseker.

Acme's Intermunicipal Collaboration Framework (ICF) further outlines the municipal services provided by the Village of Acme and services provided in collaboration with the Kneehill County and the local region.

Services to the Village are also provided by the generous support of various not-for-profit organizations and volunteers.

3 VISION AND GOALS

3.1 MDP VISION

To create a vibrant community by attracting investment and promoting development, promoting business growth, and providing a variety of housing opportunities with a focus on preserving the small-town feel and high quality of life residents value.

3.2 GOALS

3.2.1 To foster responsible growth and diversification by:

- a) welcoming a variety of economic ventures and development opportunities,
- b) building on the success of local businesses,
- c) maintaining a growth strategy and phasing that promotes efficient land use patterns,
- d) promoting and improving existing developed areas,
- e) maintaining a financially sustainable and viable community,
- f) identifying opportunities for diversified housing types to meet community needs,
- g) ensuring the village-feel is maintained,
- h) creating a network of walking trails, green spaces, and recreational amenities throughout the community,
- i) efficiently maintaining and improving existing utility and transportation infrastructure, and
- j) planning for future infrastructure needs to accommodate growth projections.

4 GENERAL POLICIES

The purpose of this section is to establish policy statements that guide future growth and achieve the vision and overarching goals of the Village of Acme. These policy statements have relevance at many levels of planning, including new ASPs/ARPs or amendments, Conceptual Schemes, Land Use Bylaw amendments, subdivision applications, and development permit applications. They apply to all lands within the municipal boundary.

4.1 NATURAL ENVIRONMENT

The Village of Acme is located within the Foothills Fescue ecoregion, which is dominated by Black Chernozemic soils with natural vegetation dominated by rough fescue, oatgrass, and wheatgrasses. Lands which remain in a more natural state include the lands adjacent to the watercourse which flows northerly through the Acme golf course and agricultural fields towards Kneehill Creek.

Objectives

- To ensure a healthy environment is maintained in all aspects of future planning and development.
- To protect and minimize the impact of development on environmentally sensitive areas.

Policies

- 4.1.1 Development should preserve natural features and vegetation that contribute to the natural visual quality.
- 4.1.2 Setbacks from waterbodies or wetlands may be established during the planning process of an ASP, the Land Use Bylaw, or at subdivision to ensure that:
 - a) land adjacent to a waterbody or wetland is dedicated as Environmental Reserve (ER);
 - b) riparian areas, the waterbody or wetland, and watershed processes are maintained in a natural state;
 - c) public access is provided, where desirable; and
 - d) bank erosion is minimized.
- 4.1.3 The Provincial guidelines “Stepping Back from the Water: A Beneficial Management Practices Guide for New Development Near Water Bodies in Alberta’s Settled Region” (2012) should be used as a guideline for the identification of riparian areas and development of management options to determine waterbody setback distances.
- 4.1.4 Lands that qualify as ER shall be dedicated at subdivision. The width of the ER will vary depending on the geotechnical stability and riparian habitat but must not be less than six (6) metres in width.
- 4.1.5 Public access to ER lands may be provided where environmental protection concerns can be adequately addressed or mitigated. Land along waterbodies should be incorporated into the parks and open space system where possible.
- 4.1.6 Stormwater systems are encouraged to be designed to provide water quality treatment including options such as Low Impact Development (LID) practices, storm ponds, and constructed wetlands.

4.2 COMMUNITY SERVICES

The community services provided within the Village are instrumental to providing a high quality of life for residents. The residents of Acme support maintaining the small community feeling and a Village which is fiscally responsible as a high priority, while understanding that growth provides opportunity for enhanced services within the community.

Objectives

- To provide community services that fit the Village's needs.
- To create and maintain quality community spaces that function to bring residents together and strengthen social connections.
- To promote the small-village character of Acme while sustaining and attracting growth to increase the provision of services.

Policies

- 4.2.1 Essential community services provided by the Village for the needs of residents will be maintained and enhanced.
- 4.2.2 Existing community services and cultural facilities, and the community's needs and demands for such services, as determined through public consultation, will be periodically reviewed by the Village.
- 4.2.3 The Village will support and collaborate with relevant government agencies and other service providers to provide or maintain the following services at appropriate levels of service:
 - a) accommodation and care for senior citizens;
 - b) child care;
 - c) public education;
 - d) library services; and
 - e) ambulance and health services.

4.3 SOUR GAS FACILITIES

The *Act* requires that the MDP contain policies to provide guidance on the type and location of land uses adjacent to sour gas facilities. Presently there are no sour gas facilities located within the Village or in required setback from the Village of Acme.

Objectives

- To ensure development proceeds in a manner to protect personal safety.

Policies

- 4.3.1 Subdivision and development permit applications must be referred to the Alberta Energy Regulator as required by and in accordance with the *Act* where the lands are within the distance specified in the *Regulation* of a sour gas facility.
- 4.3.2 Subdivision and development permit approvals must conform to the setbacks to sour gas wells as specified in writing from the Alberta Energy Regulator, in accordance with the *Regulation*.

4.4 TRANSPORTATION

The transportation system in Acme consists primarily of paved roads with small sections of gravel roads and gravelled lanes. Future road connections are conceptually shown in Figure 9 – Future Transportation System. Detailed design of the transportation system will be determined at the Area Structure Plan, Conceptual Scheme, or subdivision stage.

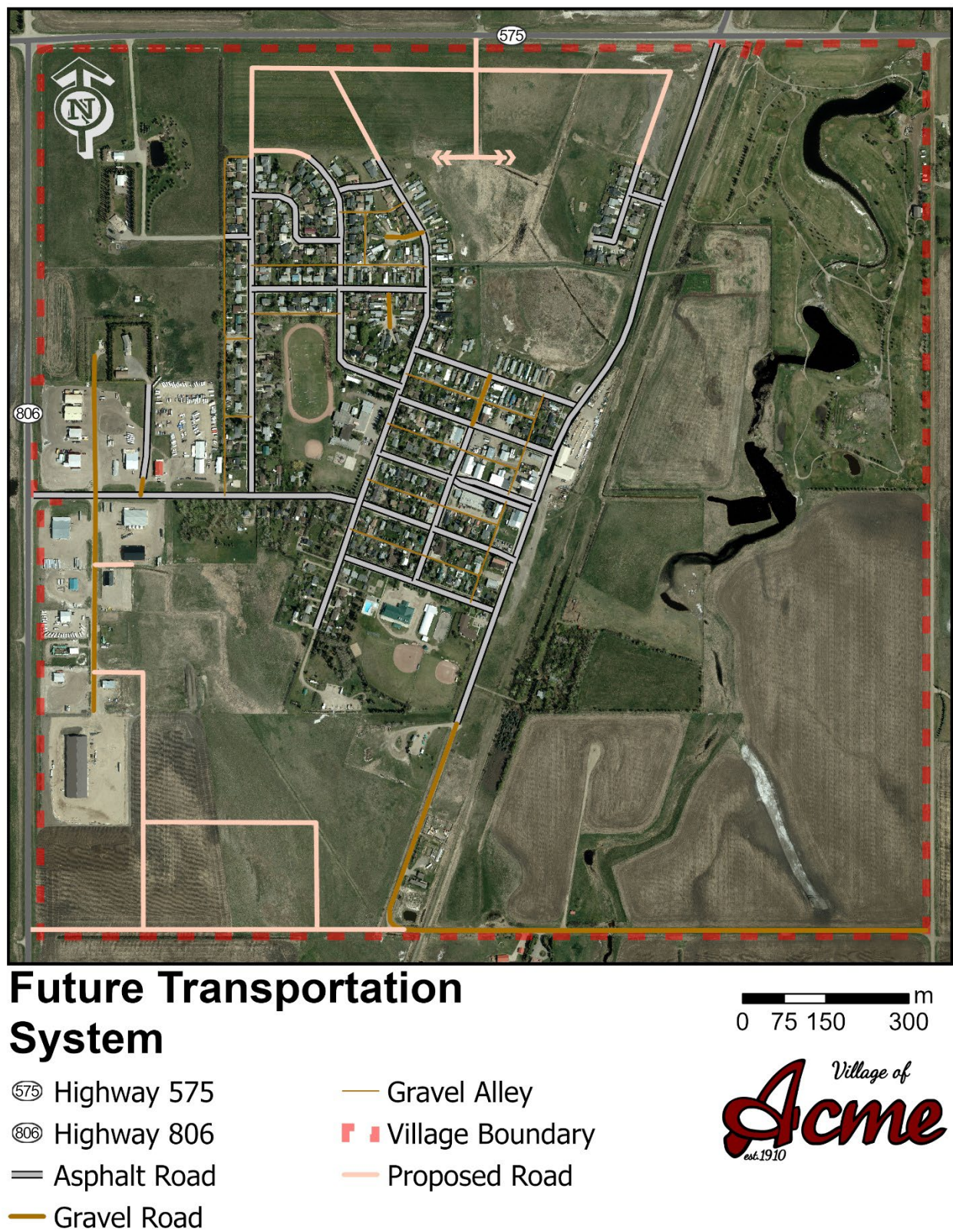
Objectives

- To develop an efficient, economical, and safe transportation system.
- To ensure a safe pedestrian circulation system and provide connectivity throughout the Village.
- To provide additional direct access to the downtown to attract visitors and travellers.

Policies

- 4.4.1 A hierarchy of roads should be developed and should establish a method to logically differentiate between collector roads that provide for general circulation and local roads that facilitate access to local areas.
- 4.4.2 New roads in Acme will be designed to Village standards. Variances to these standards may be approved at the discretion of the approving authority where innovative solutions address local site conditions.
- 4.4.3 Subdivision and development proposals shall be designed to provide safe and efficient access for emergency vehicles.
- 4.4.4 The transportation system should be designed for safe and accessible pedestrian circulation, including sidewalks, intersection crossings, and pathways that provide logical connections between the downtown, residential neighbourhoods, commercial nodes, schools, parks, recreational facilities, and other key Village amenities.
- 4.4.5 Two new accesses into the Village are proposed for approval by Alberta Transportation and Economic Corridors at the Area Structure Plan, Conceptual Scheme, or subdivision stage. The approximate location is shown on Figure 9 – Future Transportation System.

Figure 9 – Future Transportation System



4.5 UTILITIES

Currently, the Village of Acme has sufficient water allocation from the Aqua 7 Regional Water Services Commission to accommodate some future growth. In the long-term, the Village of Acme may work with Aqua 7 to increase their current allocation to accommodate larger developments.

The Village of Acme's gravity wastewater system runs to a forced main lift station which pumps the wastewater to a lagoon. The current capacity of the lagoon system can accommodate wastewater from roughly 1200 residents. There is capacity in this system for some community growth. In the long-term, if larger developments are proposed, the Village may need to explore options to increase the capacity of the wastewater system.

Stormwater in future growth areas will be required to be managed in accordance with Provincial guidelines. The existing stormwater system will also require some upgrades to accommodate future growth. The preparation of a Stormwater Utility Master Plan will enable the Village to best manage stormwater in existing and future growth areas.

Objectives

- To provide municipal utility services in an efficient, economic, and coordinated manner that supports future growth.
- To promote efficient patterns of development and effective infrastructure management.
- To ensure costs of new or upgraded utility infrastructure that supports growth are fairly and equitably distributed using appropriate financial tools.

Policies

- 4.5.1 The Village will continue to monitor the condition, capacity, and long-term performance of existing utilities in order to develop sustainable capital plans for rehabilitation, replacement, and expansion.
- 4.5.2 Proposed new or intensified developments will be phased in accordance with statutory plans and utility master plans, or other supporting engineering studies, to provide logical and orderly extensions of existing infrastructure.
- 4.5.3 Where an application for a land use amendment, subdivision, or development is not contemplated within an Area Structure Plan or Conceptual Scheme, the approving authority, at its discretion, may require the proponent to undertake further study of the Village's infrastructure capacity.
- 4.5.4 New utility infrastructure in Acme will be designed to Village standards. Variances to these standards may be approved at the discretion of the approving authority where innovative solutions address local site conditions.
- 4.5.5 Developers shall be responsible for the construction, installation, and oversizing of infrastructure and utility systems which service a future growth area to the Village's standards.
- 4.5.6 The Village may collect a utility oversize charge as specified in a Development Agreement to pay for the cost of infrastructure built with excess capacity to accommodate the subdivision or development.
- 4.5.7 Notwithstanding 4.5.5, the Village may collect development charges as specified in a Development Agreement from a developer where the Village has constructed the infrastructure.
- 4.5.8 The Village may explore the use of a local improvement levy bylaw or an off-site levy bylaw to finance infrastructure needs such as replacement, upgrading, or new infrastructure.

- 4.5.9 The Village should prepare a Stormwater Utility Master Plan prior to growth occurring in the Growth Areas identified in **4.6 Growth Areas and Phasing**.
- 4.5.10 Communications towers under the jurisdiction of Industry, Science and Economic Development (ISED) will be considered by the Village in accordance with a Telecommunications Structure Policy. Council may issue a letter of concurrence or non-concurrence to ISED for the proposed structure.

4.6 GROWTH AREAS AND PHASING

Growth Areas are lands identified to accommodate potential growth. The boundary of Short-Term Growth Areas and Long-Term Growth Areas are conceptually shown in Figure 10 – Growth Areas, recognizing that more detailed boundaries and land uses will be determined through the preparation of Area Structure Plans or Conceptual Schemes, subdivision, and Land Use Bylaw amendment processes.

Growth phasing is a tool used to manage when and where growth or change should happen. The purpose of growth phasing is to allow for orderly growth at a pace and manner that can be integrated into the community's social and physical infrastructure, while considering the long-term fiscal implications. Growth phasing may be constrained by limited infrastructure capacity, which must be addressed to the Village's satisfaction prior to further development in future growth areas.

Objectives

- To encourage growth that promotes the identity and small-town character of Acme.
- To prioritize growth in areas that achieve the Village's goals for the provision of residential neighbourhoods and economic development.
- To plan for and manage growth at a level that can be integrated into and sustained by the Village's physical infrastructure.

Policies

- 4.6.1 Growth of the Acme population and the economy will be encouraged through:
- a) the publication or promotion of opportunities for commercial, industrial, and residential development;
 - b) providing support for existing businesses and promoting the establishment of new businesses;
 - c) the maintenance of good working relationships with municipal neighbours and external agencies;
 - d) the pursuit of quality development within the municipality; and
 - e) the adoption of a capital plan which supports the outcomes of this MDP.
- 4.6.2 Development that utilizes existing infrastructure facilities and services and minimizes financial impact on the Village will be encouraged.
- 4.6.3 Within existing built areas, infill and redevelopment will be considered as a means for accommodating growth. Factors that are important to consider are:
- a) that the new development respects the context of, or provides an appropriate transition from, existing development; and
 - b) that adequate utility services and infrastructure can support the development.

- 4.6.4 New development will be encouraged in and directed to the Short-Term Growth Areas as generally shown in Figure 10 – Growth Areas.
- 4.6.5 Growth Area 1A is the most logical area to extend residential neighbourhood development in Acme, with the potential for a commercial node located near the proposed highway access. Development shall proceed in accordance with an adopted Area Structure Plan or Conceptual Scheme.
- 4.6.6 Growth Area 1B is the most logical area to extend business industrial development in Acme, with the potential for a commercial node located near the proposed highway access. Development shall proceed in accordance with an adopted Area Structure Plan or Conceptual Scheme.
- 4.6.7 The Village, at its sole discretion, may acquire, service, and/or subdivide land to ensure an adequate supply of land for growth.
- 4.6.8 Land Use Bylaw amendments (e.g. rezoning) to accommodate new growth may be approved where the supply of land available for development is demonstrated as necessary within the next three to ten years. This provides the Village and Acme's residents with an opportunity to respond to current and changing circumstances.

Figure 10 – Growth Areas



Growth Areas

-  Short Term 1A
-  Short Term 1B
-  Long Term Growth Area

-  Village Boundary
-  Legal Parcels

0 75 150 300 m



5 RESIDENTIAL

An increased supply of housing in a variety of styles will be required to support the Village's goals for economic growth and attracting new businesses. The policies within this section focus on achieving good neighbourhood design and affordability that promote the small-town character of Acme.

Objectives

- To create and support safe residential neighbourhoods that build a sense of community for Village residents.
- To ensure that a variety of housing type preferences can be accommodated.

Policies

- 5.1.1 Although the predominant style of housing will be detached dwellings, the Village will encourage the provision of a variety of lot sizes, housing types, and densities in new and existing residential areas that can accommodate the needs of Acme's current and future residents.
- 5.1.2 The Village will support secondary and backyard suites as well as multi-unit dwelling types that are scaled to fit within the Village's new and existing residential areas.
- 5.1.3 The Village will enable factory-constructed dwellings, including those styles commonly known as "ready-to-move (RTM)" homes and "modular homes" to be located in all residential neighbourhoods where they are consistent in massing and design to dwellings that have been constructed on-site.
- 5.1.4 The Village may limit those styles of factory-constructed dwellings which are typically constructed as a single-level building with a narrow frontage and shallow pitch of roof (commonly known as "mobile homes") to specific land use districts or overlays in the Land Use Bylaw.
- 5.1.5 The Village should ensure development or redevelopment within existing residential areas is compatible with and complimentary to the surrounding neighbourhood, including consideration for:
 - a) building height and massing; and
 - b) lot layout and streetscape.
- 5.1.6 The Village will support and enable opportunities for home-based businesses in residential neighbourhoods provided they are secondary to the residential use and do not detract from the amenities of the surrounding residential neighbourhood.
- 5.1.7 Residential areas should be integrated with the pathway system that provides pedestrian connections to parks, recreation facilities, and other community amenities.
- 5.1.8 Neighbourhood serving uses such as care facilities, childcare centres, worship facilities, and other community support services are encouraged to be considered in appropriate locations.
- 5.1.9 Opportunities for additional residential acreage development may be accommodated.
- 5.1.10 The Village will limit the building height of residential dwellings in the Land Use Bylaw based on available firefighting resources and abilities.

6 DOWNTOWN AND COMMERCIAL NODES

Acme's Downtown is the hub of the community: where residents meet their daily needs and congregate to celebrate their history and culture. The Downtown can also be a destination for visitors and entrepreneurs and is important to boost the economic health and vibrancy of the community. However, to achieve this, there is a recognized need and a desire for new investment in and revitalization of Acme's Downtown. This includes strategies to make the Downtown more accessible for seniors, attracting new investment to redevelop older buildings, reducing business turn-over, and establishing an anchor business.

Downtown Transition areas are located adjacent to the Downtown and provide opportunities for uses that support the Downtown and provide a transition between the Downtown and residential neighbourhoods. The Downtown Transition areas provide an opportunity to add commercial space for offices and personal service businesses and a variety of housing styles and densities.

Acme has the potential to add Commercial Nodes along its secondary highways which would supply goods and services to travellers and the surrounding region. The Commercial Nodes could also be used as a strategy to draw travellers into Acme's Downtown.

Figure 11 – Commercial and Business Industrial Areas shows the location of Acme's Downtown, the Downtown Transition areas, and future potential Commercial Nodes.

Objectives

- To support the Downtown as a civic and cultural centre of the Village.
- To encourage business owners to collaborate to continually improve the image and presence of the Downtown within the community.
- To encourage a diversified range of commercial goods and services that meet the needs of residents and the surrounding region.

Policies

- 6.1.1 Acme's Downtown will be supported as the primary civic and cultural centre of the Village by employing the following strategies:
 - a) maintaining civic services in the Downtown,
 - b) promoting events and gatherings in the Downtown,
 - c) providing a pedestrian-friendly streetscape and buildings that are universally accessible,
 - d) attracting new investment into buildings that will increase office space in the Downtown;
 - e) attracting new businesses such as a quick service restaurant, franchised eatery, or café.
- 6.1.2 Buildings in the Downtown will be of quality design that contributes to the main-street-style streetscape.
- 6.1.3 Opportunities for accessory dwelling units and mixed-use buildings will be supported in the Downtown.
- 6.1.4 Downtown Transition areas may contain a variety of styles and densities of residential uses, including row housing and apartments.
- 6.1.5 Detached dwellings located along Main Street in the Downtown Transition area may be used for principal commercial uses, such as personal and professional service businesses, and may contain accessory dwelling units.
- 6.1.6 Commercial uses that provide goods and services for the travelling public will be directed towards the future Commercial Nodes.

- 6.1.7 The Village will support the development of future Commercial Nodes in locations that have direct access from the adjacent secondary highways.

7 BUSINESS INDUSTRIAL

The expansion and diversification of Acme's Business Industrial area is important to Acme's continued growth and success. Acme is located in a prime agricultural area and is well positioned for providing business opportunities in the agri-food industry, including processing, manufacturing, and distribution.

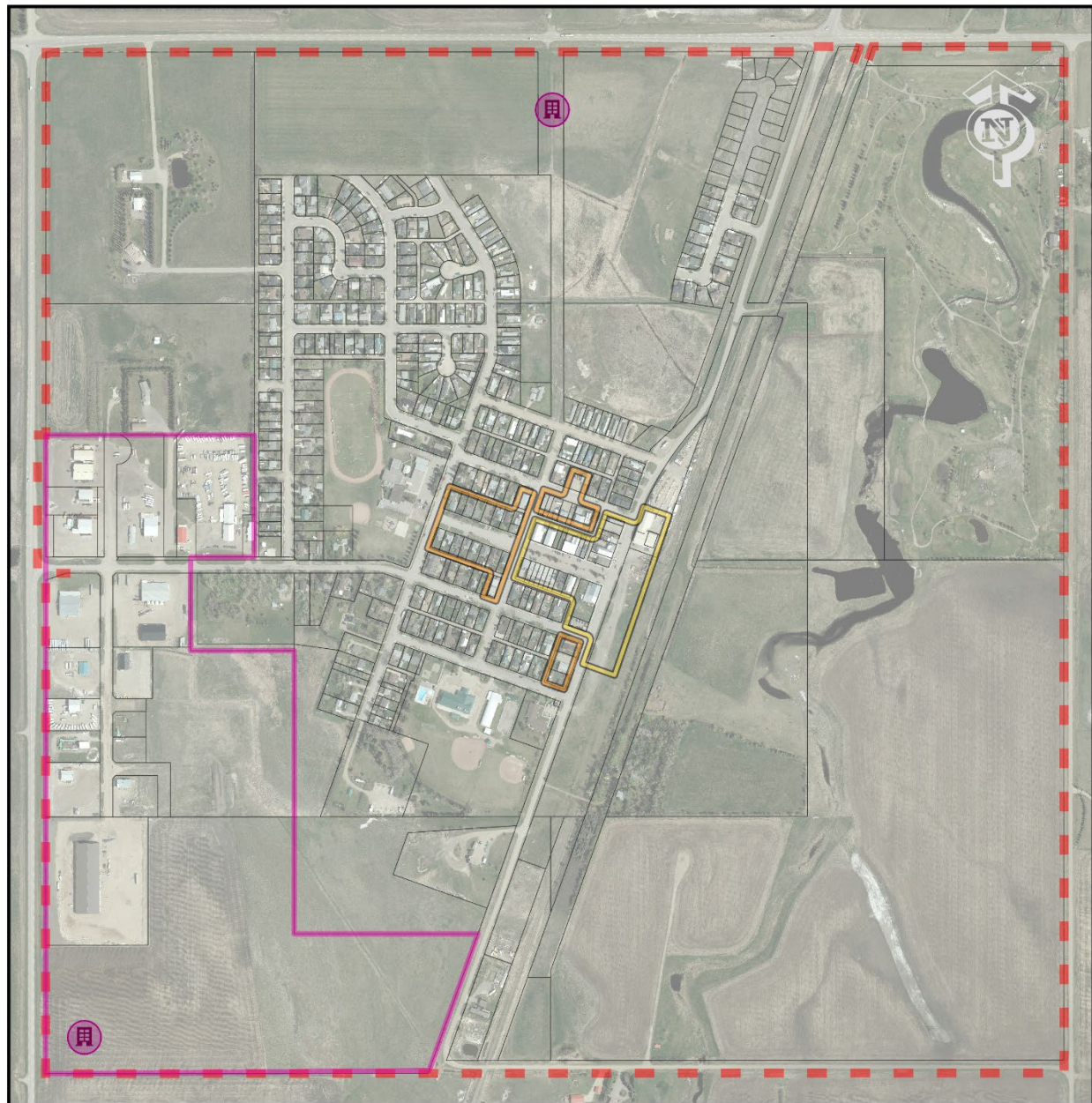
Objectives

- To promote a diversified business industrial mix which will support a variety of employment opportunities.
- To ensure adequate land is designated for future Business Industrial development.
- To minimize potential conflict between industrial and residential areas.

Policies

- 7.1.1 Acme's current and future Business Industrial areas are as generally shown on Figure 11 – Commercial and Business Industrial Areas.
- 7.1.2 Intensification and effective use of industrial lands will be encouraged.
- 7.1.3 Future Business Industrial subdivisions should provide a variety of lot sizes and levels of servicing to accommodate a wide range of industrial activity.
- 7.1.4 Business Industrial lands shall be protected from adjacent uses that could impact the continued operation of industrial uses. This may include strategies such as buffering with open spaces or a gradual transition from industrial to commercial to residential uses.
- 7.1.5 An efficient transportation system will be developed within the Business Industrial area and its connections to the adjacent secondary highway by:
 - a) providing direct routes to industrial areas;
 - b) providing adequate internal circulation routes; and
 - c) ensuring roads are designed and constructed to accommodate industrial traffic.

Figure 11 – Commercial and Business Industrial Areas



Commercial Areas

-  Downtown
-  Downtown Transition
-  Industrial Business Area

-  Commercial Nodes
-  Village Boundary

0 75 150 300 m



8 PARKS AND RECREATION

Parks, recreational facilities, and pathways are a foundational component of the Village. They provide key meeting places for residents and contribute to a healthy environment and the overall attractiveness of a community.

Figure 12 – Parks and Recreation shows the location of current and potential future parks, recreational facilities, and pathways.

Objectives

- To maintain and enhance existing community facilities, and to ensure the availability and accessibility of recreation facilities and open spaces for current and future residents.
- To extend Acme's pathway network into new development areas.
- To encourage the joint development of parks for more efficient utilization of land and facilities.

Policies

- 8.1.1 As new areas are planned and developed, links to the Village's pathway network should be provided. Figure 12 – Parks and Recreation shows the potential future trail connections.
- 8.1.2 The Village may require parks and lands for recreational facilities to be provided as Municipal Reserve (MR) in new areas to accommodate a broad range of activities and user groups, including playgrounds, informal gathering spaces, and trailheads.
- 8.1.3 A maximum of 10% of the area of a parcel of land to be subdivided shall be required to be dedicated MR. Where MR is deemed not required or not in alignment with the Village's MR priorities, it may be provided as cash-in-lieu.
- 8.1.4 The location and distribution of MR land will generally be determined at the Area Structure Plan, Conceptual Scheme, or subdivision stage. The MR priorities may vary on a site-specific basis, but the following will be considered:
 - a) local requirements for maintained parkland and playgrounds; and
 - b) lands that provide a buffer between residential and industrial uses.
- 8.1.5 The Village will not accept as part of a required MR dedication:
 - a) walkways or road islands that can be accommodated within a road right-of-way or utility lot;
 - b) remnants of land that do not serve a community purpose;
 - c) contaminated lands, well sites, or lands that cannot be effectively used for MR purposes.
- 8.1.6 In locations where MR dedications are not desirable, the Village may allow for the transfer of MR to more appropriate locations. This should be identified at the Area Structure Plan stage and registered via deferred reserve caveats.

Figure 12 – Parks and Recreation



Parks and Recreation

- | | | |
|------------------|------------------------|--------------------------|
| Ball Diamonds | Golf Club | Village Boundary |
| Buttermilk Park | Skating Rink | Water Course |
| Campground | School | Existing Recreation Area |
| Playgrounds | Swimming Pool | Existing Park |
| Community Center | Sports Field | Natural Area |
| Curling Club | Existing Walking Trail | School Site |
| | Concept Walking Trail | |

0 75 150 300 m

Village of
Acme
est. 1910

9 AGRICULTURE

Agriculture is an important part of the regional and local economy. Lands currently used for agricultural operations such as cropping and grazing within the Village boundaries are identified for future growth opportunities.

Objectives

- To minimize conflicts between agricultural operations and non-agricultural uses.
- To ensure growth of the Village is not restricted by agricultural operations.

Policies

- 9.1.1 The Village will allow limited agricultural operations on lands identified as Growth Areas until such time that lands are developed.
- 9.1.2 Confined feeding operations shall not be located within the Village of Acme. The Village of Acme does not support confined feeding operations within 1.6 kilometres from the Village of Acme and Kneehill County Intermunicipal Development Plan (IDP) boundary.

10 CIVIC ENGAGEMENT AND COOPERATION

Good governance in land use planning and decision-making processes includes public engagement, communication, education, and cooperation. These elements are all required to build strong and trusting relationships between the Village, residents, and neighbouring municipalities. It also ensures that residents have the capacity to effectively share perspectives, to participate in dialogue and to be actively involved in the planning and governance of the community in a constructive manner.

Objectives

- To make decisions in a transparent and accountable manner.
- To create opportunities for meaningful public engagement.
- To make decisions regarding land use, infrastructure, emergency services, recreation, and economic development that benefits the Village and the region.

Policies

- 10.1.1 When holding a public hearing, the Village will employ a process that facilitates and encourages public participation by reducing opportunities for conflict and creating an environment that is conducive to the sharing of opinions.
- 10.1.2 In order to better inform residents about issues, proposals, decision-making processes, and initiatives, the Village will use a variety of communication and engagement methods and strategies.
- 10.1.3 The Village will participate in the maintenance and implementation of the Village of Acme and Kneehill County Intermunicipal Development Plan (IDP) to facilitate long-term comprehensive planning within the IDP area.
- 10.1.4 Applications for subdivision and development within the Village and adjacent to the municipal boundary shall be circulated to Kneehill County for their comments and concerns in accordance with the IDP.
- 10.1.5 The Village will participate in the Intermunicipal Collaboration Framework (ICF) to ensure effective and efficient delivery of services to residents and the surrounding region.

11 IMPLEMENTATION

The implementation of these MDP policy statements into decision-making processes is the responsibility of not only Village Council and Administration, but also the residents of Acme through public engagement opportunities. Decisions with respect to municipal plans, policies, land use, subdivision, and development permits must conform with the policy statements in this MDP.

This MDP must be reviewed and monitored at regular intervals to ensure the plan remains relevant and reflects the vision and aspirations of the Acme community, as it guides municipal decision-making. It is essential that Council and Administration take into consideration the objectives and policy statements of this MDP when establishing a strategic vision, business plan, or capital plan.

Objectives

- To implement the long-term vision of the MDP in a coordinated and cost-effective manner.
- To build Council, Administration, residents, and developers understanding and commitment to the implementation of the MDP.
- To ensure the MDP remains effective and responsive for municipal land use decision making, policy, and capital planning purposes.

Policies

- 11.1.1 The policy statements in this MDP are implemented through detailed planning processes including the adoption and implementation of Area Structure Plans, Conceptual Schemes, the Land Use Bylaw, and other Council Policies.
- 11.1.2 The Village will, subject to planning decisions and financial capacity, initiate and oversee the implementation of policy statements within this plan. All planning processes, programs, and committees necessary for achieving the goals of this plan will be directed by Council.
- 11.1.3 Prior to making a decision on land use, subdivision, or development, the decision-making authority is to ensure that all relevant internal municipal departments, government agencies, and stakeholders are involved in the application review process.
- 11.1.4 The Village should review and clarify municipal processes to ensure that barriers to development are removed and that the processes and requirements are transparent and easy to follow.
- 11.1.5 The Village should work with developers and the community to explore creative opportunities to incentivize new development that promotes the vision and goals of this MDP.
- 11.1.6 This MDP should be reviewed at 5-year intervals to ensure the goals and policies remain current and effective. A comprehensive update of this plan should occur when deemed warranted by Council.
- 11.1.7 The Village Council or a member of the public may initiate an amendment to this MDP. Amendment of this MDP must follow the appropriate procedures as outlined in the MGA.
- 11.1.8 Where an amendment to this MDP is proposed by a member of the public, the Village shall require the submission of such information as is deemed necessary to consider the purpose and rationale of the amendment.



VILLAGE OF ACME

LAND USE BYLAW

Bylaw 2026-11

Draft Version 1.4

July 27, 2026



Acknowledgements



The Village of Acme

in cooperation with:



Palliser Regional Municipal Services

BYLAW No. 2026-11

**BEING A BYLAW OF THE VILLAGE OF ACME, IN THE PROVINCE OF ALBERTA, TO ADOPT A
LAND USE BYLAW TO PROHIBIT OR REGULATE AND CONTROL THE USE AND
DEVELOPMENT OF LAND AND BUILDINGS**

WHEREAS pursuant to the provisions of Section 640(1) of the Municipal Government Act, RSA, Chapter M-26 as amended, the Council of a Municipality must, by Bylaw, adopt a land use bylaw;

AND WHEREAS Council has undertaken a major review of the Land Use Bylaw 2022-02;

AND WHEREAS Council, having considered at a public hearing the concerns of persons claiming to be affected by the land use bylaw, believes that a new and use bylaw should be enacted to achieve the orderly, economical and beneficial use of land in the municipality;

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

1. This Bylaw shall be known as "The Village of Acme Land Use Bylaw".
2. The Village of Acme Land Use Bylaw being Schedule "A" as attached to and forming part of this Bylaw is hereby adopted.
3. Bylaw 2022-02 and all amendments are hereby repealed.
4. This Bylaw takes effect after the third and final reading and upon signing of this Bylaw.

READ A FIRST TIME THIS _____ DAY OF _____, 2026.

READ A SECOND TIME THIS _____ DAY OF _____, 2026.

READ A THIRD AND FINAL TIME THIS _____ DAY OF _____, 2026.

X _____

Mayor

X _____

Chief Administrative Officer

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PART A – THE APPROVALS PROCESS

1 ADMINISTRATION

1.1 TITLE

- 1.1.1 The title of this Bylaw shall be the Village of Acme Land Use Bylaw.

1.2 PURPOSE

- 1.2.1 The purpose of this Bylaw is to regulate and control the orderly, economic and beneficial **development** and **use** of land within the Village of Acme in accordance with the vision of the Village of Acme Municipal Development Plan. This is achieved through this Bylaw by regulating and controlling **development**, or where necessary, prohibiting **development** without infringing on the rights of individuals for any public interest except to the extent that is for the overall greater public interest.

1.3 APPLICATION

- 1.3.1 This Bylaw shall apply to the whole of the Village of Acme, being all lands and **buildings** contained within its corporate limits.
- 1.3.2 No person shall commence any **development** within the Village of Acme except in conformity with this Bylaw.
- 1.3.3 Compliance with the requirements of this Bylaw does not exempt any person from the requirements of any adopted statutory plan, including the Municipal Development Plan, Intermunicipal Development Plans and Area Structure/Redevelopment Plans.
- 1.3.4 No **development** shall be undertaken within the Village of Acme unless an application for it has been approved and a **development permit** has been issued except for those items listed in **Section 4 Development Not Requiring a Development Permit**.

1.4 EFFECTIVE DATE AND TRANSITION

- 1.4.1 The Village of Acme Land Use Bylaw 2022-02, as amended, is hereby repealed and will cease to have effect on the day this Bylaw comes into force. This Bylaw comes into force upon third reading.
- 1.4.2 An application for a **subdivision, development permit** or amendment to this Bylaw submitted prior to the coming into force of this Bylaw shall be evaluated under the provisions of the Village of Acme's Land Use Bylaw 2022-02, as amended.

1.5 OTHER LEGISLATIVE REQUIREMENTS

- 1.5.1 In addition to this Bylaw, an applicant is responsible for complying with any other applicable federal, provincial, or municipal legislation, bylaw or policy, licensing or permitting regime, or approval process. The applicant is also responsible for complying with the conditions of any caveat, covenant, **easement** or other instrument affecting a **building** or land.
- 1.5.2 The Village of Acme is not responsible for, nor does the Village of Acme have any obligation whatsoever to determine what other legislation may apply to a **development**, nor to monitor or enforce compliance with such legislation.

1.6 NON-CONFORMING BUILDINGS AND USES

- 1.6.1 **Non-conforming buildings** and **non-conforming uses** shall be treated in accordance with the Act, and any amendments thereto.
- 1.6.2 A **non-conforming building** may continue to be used, and the **building** may be enlarged, added to, rebuilt or structurally altered, if at the discretion of the **Development Authority**, the alterations do not substantially increase the extent of non-conformance and are within all other requirements of the Bylaw.
- 1.6.3 Nothing in this Bylaw diminishes or in any way affects the power of the **Development Authority** to issue a **development permit** which makes a **non-conforming building** conforming through the granting of a relaxation of the requirements or rules to which the existing **building** does not conform.

1.7 SEVERABILITY

- 1.7.1 In the event any portion of this Bylaw is found invalid by a Court of Law or is overturned by a superior jurisdiction, the validity of the remaining portions of the Bylaw shall not be affected.

2 RULES OF INTERPRETATION

- 2.1.1 Where a word is used in the singular, such a word may also mean plural.
- 2.1.2 Where a masculine or impersonal pronoun or adjective is used, such a word may also mean the feminine or impersonal pronoun or adjective.
- 2.1.3 Where a word is used in the present tense, such a word may also mean the future tense.
- 2.1.4 The word “person” includes a corporation as well as an individual.
- 2.1.5 The words “shall” and “must” require mandatory compliance except where a variance or relaxation has been granted pursuant to the *Act* or this Bylaw. “May” means a choice is available, with no particular direction or guidance intended.
- 2.1.6 Words, phrases, and terms not defined in this Bylaw may be given their definition in the *Act* or the *Safety Codes Act*. Other words shall be given their usual and customary meaning.
- 2.1.7 Where a regulation involves two or more conditions or provisions connected by the conjunction “and” means all the connected items shall apply in combination; “or” indicates that the connected items may apply singly; and “and/or” indicates the items may apply singly or in combination.
- 2.1.8 For ease of reference:
- (a) words that are **Capitalized** and **Bold** denote uses defined in **Part G Definitions**;
 - (b) words that are *italicized and bold* denote general terms defined in **Part G Definitions**;
 - (c) words that are *italicized* reference federal or provincial legislation or regulations thereunder; and
 - (d) all other words must be given then plain and ordinary meaning as the context requires.
- 2.1.9 Within this Bylaw, both Imperial and Metric measures are normally provided, the Metric measures within brackets. However, the Metric measures are approximate, and are provided only for information, and in order to provide some comparison to Imperial measures.

3 ADMINISTRATIVE AGENCIES

3.1 DEVELOPMENT APPROVAL AUTHORITIES

- 3.1.1 The **Development Authority** shall exercise powers and perform duties on behalf of the **Municipality** in accordance with the *Act*.
- 3.1.2 The **Development Authority** is:
- (a) the **Development Officer** while carrying out their functions or duties under this Bylaw and/or the *Act*;
 - (b) the **Municipal Planning Commission** while exercising development powers or duties under this Bylaw and/or the *Act*; or
 - (c) where the context of this Bylaw permits in Direct Control Districts, the **Council**.

Development Officer

- 3.1.3 The office of the **Development Officer** is hereby established to act on behalf of **Council** in those matters delegated by the Bylaw and in such matters as **Council** may instruct from time to time.

Municipal Planning Commission

- 3.1.4 The **Municipal Planning Commission**, established by Bylaw in accordance with the *Act*, shall perform such duties as are specified in this Bylaw.

3.2 DEVELOPMENT AUTHORITY – POWERS AND DUTIES

- 3.2.1 The **Development Authority** must administer all **development permit** applications in accordance with this Bylaw and decide upon all **development permit** applications.
- 3.2.2 The **Development Authority** must refuse to accept a **development permit** application where the prescribed fee for a **development permit** has not been paid.
- 3.2.3 The **Development Authority** may refuse to deem complete a **development permit** application where:
- (a) the information required by this Bylaw is not provided; or
 - (b) the quality is inadequate or insufficient to properly evaluate the application.
- 3.2.4 The **Development Authority** must make available for inspection, during office hours, all applications and decisions for **development permits**, subject to any legislation in force.
- 3.2.5 The **Development Authority** collects fees according to the schedule approved by **Council**.
- 3.2.6 The types of **development permit** applications a **Development Authority** may consider are a development permit 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; and
- (d) a **discretionary use** that does not comply with all requirements of this Bylaw.

3.2.7 The **Development Authority** must issue the following notices and acknowledgements on **development permit** applications:

- (a) notice of complete/incomplete application;
- (b) notice of decision; and
- (c) notice of refusal/deemed refusal of an application.

Development Officer

3.2.8 The **Development Officer** shall:

- (a) receive, consider and decide on an application for a **development permit** for those **uses** listed as **permitted uses** for the relevant Land Use District which:
 - i. comply with the minimum standards; or
 - ii. otherwise comply with the minimum standards, but require relaxation of any measurable standard in accordance with 3.3.2;
- (b) receive, and refer with recommendations to the **Municipal Planning Commission** for its consideration and decision, any application for a **development permit** which has been assigned to it for consideration and decision.

Municipal Planning Commission

3.2.9 The **Municipal Planning Commission** shall decide on an application for:

- (a) those **uses** listed as **discretionary uses**;
- (b) similar uses as described in 5.4.9;
- (c) **relocated buildings**; and
- (d) those **uses** listed as **permitted uses** and requires a relaxation of any measurable standard in accordance with 3.3.3.

3.3 VARIANCE POWERS OF THE DEVELOPMENT AUTHORITY

3.3.1 The **Development Authority** may approve a **development permit** application for a **permitted use** or **discretionary use** where the proposed **development** does not comply with all of the applicable requirements and rules of this Bylaw if, in the opinion of the **Development Authority**:

- (a) the proposed **development** would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
- (b) the proposed **development** conforms with a **use** prescribed by this Bylaw for that land or **building**.

Development Officer

- 3.3.2 The **Development Officer**, at its discretion, may relax the development standards less than 20% of that requirement.

Municipal Planning Commission

- 3.3.3 The **Municipal Planning Commission**, at its discretion, may relax the development standards 20% or greater than that requirement.

3.4 SUBDIVISION AUTHORITY

- 3.4.1 The **Subdivision Authority**, as established by bylaw, shall perform duties on behalf of the **Municipality** in accordance with the *Act*, the Land Use Bylaw and all relevant Village of Acme planning documents.

3.5 SUBDIVISION AUTHORITY – POWERS AND DUTIES

- 3.5.1 The **Subdivision Authority** must administer all **subdivision** applications in accordance with this Bylaw and decide upon all **subdivision** applications.
- 3.5.2 The **Subdivision Authority** must refuse to accept a **subdivision** application where the prescribed fee for a **subdivision** application has not been paid.
- 3.5.3 The **Subdivision Authority** may refuse to deem complete a **subdivision** application where:
- (a) the information required is not provided; and/or
 - (b) the quality is inadequate to properly evaluate the application.
- 3.5.4 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 applications for **subdivision** including the prescribed application fees and decide upon all applications in accordance with the *Regulation* and the Land Use Bylaw with consideration of all comments received through circulation;
 - (d) issue the following notices and acknowledgements on **subdivision** applications:
 - i. notice of complete/incomplete application;
 - ii. notice of decision; and
 - iii. notice of refusal/deemed refusal of an application.A notice shall be issued to the applicant on the form created by the **Subdivision Authority** and sent by email where consent has been granted by the applicant, otherwise it shall be sent by mail;
 - (e) excepting **subdivision** applications not requiring circulation under the *Act*, circulate applications for **subdivision** for comments to an **adjacent** municipality when the original parcel boundaries are **adjacent** to the municipal boundary or where an intermunicipal development plan requires;

- (f) prepare, sign and transmit all notices of decision to the relevant agencies in accordance with the *Regulation*;
- (g) ensure all conditions are complied with prior to endorsement to the satisfaction of the ***municipality***; and
- (h) endorse Land Titles instruments to effect the registration of the ***subdivision*** of land.

4

DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

- 4.1.1 This Section does not negate the requirement of obtaining all required permits, as applicable, under the *Safety Codes Act* or any other provincial or federal statute.
- 4.1.2 The following **developments** shall not require a **development permit** and are not required to comply with the provisions of this Bylaw:
- (a) any **use** or **development** exempted under Section 618(1) of the *Act*;
 - (b) any **use** or **development** exempted by the Lieutenant Governor in Council pursuant to Section 618(4) of the *Act*;
 - (c) **Telecommunication Structures**;
 - (d) the completion and **use** of a **development** which was lawfully under construction at the date this Bylaw came into effect provided the **development** is completed in accordance with the terms and conditions of any **development permit(s)** granted;
 - (e) the completion of a **development** that did not require a **development permit** under the previous Land Use Bylaw and which was lawfully under construction provided the **development** is completed within twelve (12) months from the date this Bylaw came into effect and complies with the applicable requirements of the previous Land Use Bylaw;
 - (f) **Signs** located inside a **building** and are not visible from the exterior, or are installed on a window of a **building**;
 - (g) **Signs** that state the municipal address, **owner** or name of the **building**, to a maximum **sign area** of 2.2 ft² (0.2 m²);
 - (h) **Signs** for the purpose of warning or direction;
 - (i) **Signs** that indicate “open”, “closed”, “vacancy” or “no vacancy” with a maximum **sign area** of 5.4 ft² (0.5 m²);
 - (j) **temporary Signs** that relate to a real estate sale or a **temporary** event, provided the **Sign** is removed immediately following the event or sale;
 - (k) an official notice, **Sign**, placard or bulletin required to be displayed pursuant to provisions of federal, provincial or municipal legislation;
 - (l) the erection of campaign **Signs** for federal, provincial, municipal or school board elections on privately-owned **parcels** for no more than thirty (30) days, or such time as regulated under provincial or federal legislation provided that:
 - i. such **Signs** are removed in accordance with federal and provincial election rules;
 - ii. such **Signs** do not obstruct or impair vision or traffic; and
 - iii. such **Signs** indicate the name and address of the sponsor and the person responsible for removal;
 - (m) the use of a **building** or part thereof for a federal, provincial, or municipal election, referendum or plebiscite;

- (n) the digging of test holes requiring less than 64.6 ft² (6.0 m²) in surface area for exploration purposes.

4.1.3

The following **developments** shall not require a **development permit**, but must otherwise comply with all other provisions of this Bylaw (example: **setbacks**, parking, **building height**, etc.):

- (a) the carrying out of works, maintenance or repair to any **building** provided that such works:
 - i. do not include structural alterations that would affect any regulations in this Land Use Bylaw, or
 - ii. do not change the **use** or the intensity of **use** of the **structure** or **building**;
- (b) interior renovations to a **residential building**;
- (c) interior renovations to a **commercial building** which do not:
 - i. create an **Accessory Residential Dwelling**,
 - ii. result in the change of **use** or the intensity of **use** of a **building**;
- (d) the **temporary** placement or construction of a **building**, works, plants or machinery needed in connection with the construction of a **development** for which a **development permit** has been issued for the period of those operations;
- (e) the **use** of land for, or the maintenance or repair of works, services and **Utilities** on publicly owned or administered land carried out by or on behalf of federal, provincial, municipal or public authorities or private **Utilities** under special agreement with the Village of Acme;
- (f) **uses** listed as **permitted uses** in a Residential District, the Mixed Residential Commercial Transition District and the Urban Reserve District;
- (g) the erection, construction or maintenance of gates, **fences**, walls, or other means of enclosure in accordance with this Bylaw (see **9.9 Fences**);
- (h) the construction of a **patio** or **deck**;
- (i) the construction or replacement of **Accessory Buildings** when listed as a **permitted use** in that district (see **10.1** and **10.2 Accessory Buildings**);
- (j) the construction, maintenance and repair of private walkways, pathways, **driveways**, wheelchair ramps, and similar works;
- (k) **renewable energy systems** (see **9.16 Renewable Energy Systems**);
- (l) **Signs** (see **Section 11 Sign Regulations**);
- (m) **electric vehicle charging station** within a **Parking Lot** or **parking stall** of an approved **development**.

5

DEVELOPMENT APPLICATION AND APPROVAL PROCESS

5.1 APPLICATION FOR DEVELOPMENT

General Requirements

- 5.1.1 An application for a **development permit** shall be completed and submitted to the **Development Authority** in writing, in the form required by the **Development Authority**, and shall be accompanied by the prescribed **development permit** fee and application submission requirements, including:
- (a) authorization of the **owner**;
 - (b) a site plan (drawn to scale) showing the following:
 - i. north arrow;
 - ii. legal description and municipal address of the **parcel**;
 - iii. location and dimensions of **property lines**, the **parcel area** and the required **front, rear, and side yards**, if any;
 - iv. existing and proposed **easements** and rights-of-way, including dimensions and type of **easement**, if applicable;
 - v. the location and dimensions of all existing and/or proposed **buildings** on the **parcel** and the measured distance to **property line**;
 - vi. location of any existing or proposed **structures** including utility poles, retaining walls, **fences** and **Signs** and the measured **setbacks** to **property lines**;
 - vii. identification of existing and proposed **roads** or **lanes** that will provide access to the **parcel**;
 - viii. any provision for **off-street parking stalls** and **loading spaces**; and vehicle entrances to and exits from the **parcel**; and
 - ix. existing site **grades** at the corners of the **parcel**, and at the corners of **existing** and proposed **buildings**;
 - (c) statement of existing and proposed **Utility** services (i.e. on-site or municipal);
 - (d) statement of the current and proposed **use** of the lands;
 - (e) the estimated dates of commencement and completion;
 - (f) the presence of abandoned oil and gas wells in accordance with the *Regulation*.

Additional Information

- 5.1.2 The **Development Authority** may also require additional information in order to assess the conformity of a proposed **development** with this Bylaw before consideration of the **development permit** application shall commence. Such information may include, but is not limited to:
- (a) current copy of Certificate of Title, and copies of any restrictive covenants, utility rights-of-way, **easements**, or Village of Acme caveats registered on the Title(s);

- (b) floor plan, elevation, and section drawings;
- (c) plans showing the location of windows and/or **balconies** on proposed **buildings** in relation to windows and/or **balconies** of existing **buildings** on **adjacent parcels**;
- (d) written rationale supporting any requested variances;
- (e) samples or representations of exterior **building** finishing materials and/or colours;
- (f) photographs showing the **parcel** in its current state;
- (g) in the case of a proposed **relocated building**, information relating to the age and condition of the **building** and its compatibility with the District in which it is to be located, including photographs of the **building**;
- (h) a Real Property Report, prepared by an Alberta Land Surveyor, showing the location and distances of any existing **buildings**, waterbodies, trees or other physical features on or **adjacent** to the **parcel** being developed;
- (i) stormwater management, grading or landscaping plans, prepared by a **qualified professional**;
- (j) an assessment by a **qualified professional** of any potential flooding or subsidence or **slope stability** hazard that may, in the sole opinion of the **Development Authority**, affect the subject **parcel**;
- (k) a traffic impact assessment prepared by a **qualified professional**;
- (l) a plan showing the proposed **development** in relation to future phases of **development** on the **parcel**;
- (m) where a proposal is considered to have a significant environmental impact, the **Development Authority** may request the applicant to have an **environmental evaluation** or report prepared and submitted or undertake its own environmental evaluation regarding the proposed **development**, at the cost of the applicant;
- (n) a copy of an application made and the approval given in relation to a **development** under 619 of the *Act*, or any other Provincial or Federal approval.

5.1.3 Notwithstanding 5.1.1 and 5.1.2, at the discretion of the **Development Authority**, additional information, plans or reports may be required to adequately render a decision on an application.

Applications for Home Occupations

- 5.1.4 An application for a **Home Occupation** must contain information concerning:
- (a) a description of the nature of the business;
 - (b) the number of resident and non-resident employees proposed to work on the **parcel**;
 - (c) the location of any materials or goods to be kept or stored;
 - (d) a floor plan of the **Dwelling Unit** showing the area to be used for business purposes; and

- (e) an estimate of the number of client visits or deliveries to be expected on a daily basis.

Applications for Kennels

- 5.1.5 An application for a **Kennel** shall be accompanied by the following information:
- (a) a site plan indicating the size and location of all **Kennel buildings** and facilities (e.g. outdoor enclosures, pens, runs or exercise areas, waste (feces) management areas);
 - (b) the distance between any **buildings** or facilities used for the **Kennel** operation to any **residential uses** within a 100.0 m radius;
 - (c) the proposed number and type of animals; and
 - (d) proposed **screening** and noise attenuation measures.

Applications for Industrial Development

- 5.1.6 An application for an industrial **development** shall be accompanied by the following information:
- (a) the type and nature of the industry;
 - (b) the estimated number of employees;
 - (c) the estimated water demand and anticipated source;
 - (d) the type and quantity of effluent and method of treatment;
 - (e) the source and level of sounds to be created;
 - (f) the source, type and strength of odors to be created;
 - (g) the hours of operation of the facility;
 - (h) transportation routes to be used (rail and road); and
 - (i) means of waste disposal.

Applications for Industrial Work Camp

- 5.1.7 An application for an **Industrial Work Camp** shall be accompanied by the following information:
- (a) a description of the location, type and purpose of the **Industrial Work Camp**;
 - (b) a plan showing the location, number and type of accommodations;
 - (c) a plan showing the **adjacent** land uses, and any proposed **screening** or **fencing**;
 - (d) a plan and/or description of the method of supplying water, sewage and solid waste disposal to the **Industrial Work Camp**;
 - (e) the number of persons proposed to reside in the **Industrial Work Camp**;
 - (f) the anticipated start date of construction of the **Industrial Work Camp**, date of occupancy and removal date; and

- (g) reclamation measures once the **Industrial Work Camp** is completed and removed.

Applications for Stripping, Grading, Excavation and Stockpiling

- 5.1.8 All **Stripping, Grading, Excavation and Stockpiling** not associated with a **subdivision** approval or **development permit** requires a **development permit**.
- 5.1.9 An application for **Stripping, Grading, Excavation and Stockpiling** shall be accompanied by the following information:
- (a) a site plan showing the location of the affected area;
 - (b) methods to mitigate potential dust, noise, visual blight, light trespass, weeds, sediment and erosion, traffic and other impacts on **roads**;
 - (c) days and hours of operation; and
 - (d) reclamation measures.

Applications for Cannabis Production Facility

- 5.1.10 An application for a **Cannabis Production Facility** shall include the submission of a waste management plan completed by a **qualified professional**, which includes but is not limited to:
- (a) the quantity and characteristics of liquid and solid waste material discharged by the facility;
 - (b) the method and location of collection and disposal of liquid and solid waste material discharged by the facility; and
 - (c) any incineration of waste products and the proposed method of treatment of airborne emissions, including odours.

5.2 NOTICE OF COMPLETE OR INCOMPLETE APPLICATION

- 5.2.1 Within the timeframe specified in the *Act*, a notice of complete or incomplete application **shall** be issued to the applicant on the form created by the **Development Authority** and sent by email where consent has been granted by the applicant, otherwise it **shall** be sent by mail or made available for pickup.
- 5.2.2 The time period referred to in 5.2.1 **may** be extended by an agreement in writing between the applicant and the **Development Authority**.
- 5.2.3 If the **Development Authority** does not issue a notice referred to in 5.2.1 above within the required time the application is deemed to be complete.
- 5.2.4 If the **Development Authority** determines the application is incomplete, the **Development Authority must** issue to the applicant a notice that the application is incomplete and clearly indicate the outstanding documents and information to be submitted by the date set out in the notice agreed to between the applicant and the **Development Authority**.
- 5.2.5 If the applicant fails to submit all the required outstanding information and documents on or before the date referred to in 5.2.4, the application is deemed to be refused.

5.3 APPLICATION REFERRAL

- 5.3.1 The **Development Officer** may refer for comment any matter or any application for a **development permit** to any agency or authority it deems necessary.
- 5.3.2 Applications for **development permits** on **parcels** within an area covered by an Intermunicipal Development Plan shall be referred to the other municipality for review and comment in accordance with the requirements of the Plan.
- 5.3.3 The **Development Authority** may refer to an **adjacent** municipality for consideration and comment any matter or any application for a **development permit** that relates to lands, that the **Development Authority** deems appropriate or necessary.
- 5.3.4 An application referral must state the location and details of the application being circulated, how more information can be obtained, the date comments are due by and to whom the comments must be sent to.
- 5.3.5 Having received a reply on a matter referred to any person, municipality, agency or authority, the **Development Authority** shall make a decision giving due consideration to the comments received.
- 5.3.6 After the time period identified in the circulation notice from the date of referral, the application may be dealt with by the **Development Authority** whether or not comments have been received.

Direct Control Districts

- 5.3.7 Upon receipt of a complete application for a **development permit** within a Direct Control District where the Council is required to make the decision, the **Council may**, prior to making a decision, refer the application to the **Municipal Planning Commission**, the **Development Officer**, and/or any municipal department or external agency for comment.
- 5.3.8 Prior to deciding upon the **development permit** application before it, the **Council may** provide public notice through means and to whom it considers necessary, that a decision on a **development permit** pursuant to a Direct Control District is to be made and that **Council may** afford an opportunity to any interested person to make representation on the application and **shall** take into account any such representations made when giving final consideration to the said application.

5.4 DECISION PROCESS – DEVELOPMENT AUTHORITY

Deemed Refusal

- 5.4.1 An application for a **development permit may** be deemed to be refused at the written request of the applicant when a decision thereon is not made by the **Development Authority** within the timeframe specified in the *Act* and an extension of this time period is not agreed to between the applicant and the **Development Authority**.

Permitted Use Permits That Meet All Requirements

- 5.4.2 Where a **development permit** application is for a **permitted use** in a **building** or on a **parcel**

and the proposed **development** conforms to all of the applicable requirements and rules of this Bylaw, the **Development Authority** must approve the application and issue the **development permit**. The **Development Authority** may impose such conditions as required to ensure compliance with this Bylaw.

Permitted Use Permits That Do Not Meet All Requirements

5.4.3 Where a **development permit** application is for a **permitted use** in a **building** or on a **parcel** and the proposed **development** does not conform to all of the applicable requirements and rules of this Bylaw, the **Development Authority** may:

- (a) refuse to approve the **development permit** application; or
- (b) approve the **development permit** application; and may:
 - i. grant a relaxation of the requirement or regulation to which the proposed **use** does not conform; or
 - ii. impose such conditions as required to ensure compliance with this Bylaw.

5.4.4 The **Development Authority** may, as a condition of approving a **development permit** that does not comply with all of the applicable requirements and rules of this Bylaw require the applicant to conform to a higher standard than required by the applicable rules if, in the opinion of the **Development Authority**, conformance to a higher standard will off-set any impact of granting the relaxation.

Discretionary Use Permits

5.4.5 When making a decision on a **development permit** for a **discretionary use** the **Development Authority** must take into account:

- (a) any plans and policies affecting the **parcel**;
- (b) the purpose statement in the applicable Land Use District;
- (c) the appropriateness of the location and **parcel** for the proposed **use**;
- (d) the compatibility and impact of the proposed **development** with respect to **adjacent parcels** and the neighbourhood;
- (e) the merits of the proposed **development**;
- (f) the utility servicing requirements;
- (g) access, parking and transportation requirements;
- (h) vehicle and pedestrian circulation within the **parcel**;
- (i) the impact on the public transportation system; and
- (j) sound planning principles.

5.4.6 The **Development Authority** may approve a **development permit** application for a **discretionary use**, and may impose such conditions considered appropriate or necessary, which may include:

- (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 **parcel** or such other procedures as is necessary to protect the **parcel** from other **developments** or to protect other **developments**;
- (h) establishing the period of time during which a **development** may continue; and
- (i) ensuring the **development** is compatible with surrounding **uses**.

5.4.7 The **Development Authority** may refuse a **development permit** application for a **discretionary use** even though it meets the requirements and rules of this Bylaw.

Applications the Development Authority Must Refuse

- 5.4.8 The **Development Authority** must refuse a **development permit** application when the proposed **development**:
- (a) is for a **use** that is not listed as either a **permitted use** or **discretionary use** in the Land Use District; or
 - (b) is for a **use** containing a restriction in its definition that is not met by the proposed **use**.

Similar Use Permits

- 5.4.9 Notwithstanding 4.1.3 and 5.4.8, in the case where a proposed specific **use** of land or a **building** is not provided for in any District in the Bylaw, the **Municipal Planning Commission** may determine that such **use** is similar in character and purpose to the definition of a **permitted use** or **discretionary use** prescribed for a particular District.

5.5 DEVELOPMENT PERMITS AND NOTICE OF DECISION

- 5.5.1 A **development permit** issued for a **permitted use** in compliance with the regulations and standards of this Bylaw, or a **development permit** issued by **Council** pursuant to a Direct Control District, comes into effect on the date that the decision is made.
- 5.5.2 When a **development permit** is approved for a **discretionary use** or for a **permitted use** in which a variance has been granted, the **Development Authority** shall:
- (a) immediately provide a notice of decision to the applicant of the approval;
 - (b) mail a notice in writing to all **owners** of land **adjacent** to the subject **parcel**;
 - (c) issue a **development permit** after the appeal period has expired.
- 5.5.3 A **development permit** issued pursuant to 5.5.2 does not come into effect until twenty-one (21) days after the date the notice of decision is mailed to adjacent **owners**. Any **development** proceeded with by the applicant prior to the expiry of this appeal period is done solely at the risk of the applicant.
- 5.5.4 The notices indicated in 5.5.2 must state:

- (a) the legal description and the street address of the **parcel** of the proposed **development**;
- (b) the **uses** proposed for the subject **development**;
- (c) any discretion that was granted in the approval of the **development**, whether by use or by interpretation of this Bylaw, and any variation or relaxation in regulation that was made by the **Development Authority** when the **development permit** was approved;
- (d) the date the **development permit** was approved; and
- (e) how an appeal may be made to the **Appeal Body** and the deadline for such appeal.

5.5.5 Where an appeal is made pursuant to **Section 6 Appeals** of this Bylaw, a **development permit** which has been granted shall not come into effect until the appeal has been determined and the **development permit** has been confirmed or modified.

5.5.6 When the **Development Authority** refuses an application for a **development permit**, the notice of refusal shall be issued to the applicant. The notice of refusal shall contain reasons for the refusal.

5.6 CONDITIONS OF APPROVAL

5.6.1 Where a **development permit** application does not demonstrate that the proposed **development** conforms to all the applicable requirements of this Bylaw, the **Development Authority** may, as a condition of issuing the **development permit**, require the applicant to amend specific elements of the plans to conform with the applicable requirements.

5.6.2 The **Development Authority** may, as a condition of issuing a **development permit** for a **permitted use** or **discretionary use**, require the applicant to make satisfactory arrangements for the supply of **Utilities** including, but not limited to natural gas, cable, water, electric power, sewer service, or any one or more of them including payment of the cost of installation or construction of any such **Utility** or facility by the applicant.

5.6.3 The **Development Authority** may, as a condition of issuing a **development permit** for a **permitted use** or **discretionary use**, require the applicant enter into an agreement with the Village of Acme to do any or all of the following:

- (a) to construct or pay for the construction of a **road** required to give access to the **development**;
- (b) to construct or pay for the construction of:
 - i. a pedestrian walkway system to serve the **development**, or
 - ii. pedestrian walkways to connect the pedestrian walkway system serving the **development** with a pedestrian walkway system that serves or is proposed to serve an **adjacent development**, or both;
- (c) to install or pay for the installation of a public **Utility** that is necessary to serve the **development**, whether or not the public **Utility** is, or will be, located on the land that is the subject of the **development**;
- (d) to construct or pay for the construction of:

- i. off-street or other parking facilities, and
- ii. loading and unloading facilities;
- (e) to pay an off-site levy or redevelopment levy imposed by bylaw; and
- (f) to give security to ensure that the terms of the agreement under this Section are carried out.

5.6.4 The Village of Acme may register a caveat pursuant to the provisions of the *Act* and the *Land Titles Act* in respect of an agreement under Subsection 5.6.3 against the Certificate of Title for the land that is the subject of the **development**. Said caveat shall be discharged when the agreement has been complied with.

5.6.5 The **Development Authority** may attach conditions to a **development permit** which may include adherence to engineering standards, the completion of any required reports and studies or **construction management plan**, or phasing requirements.

5.7 REAPPLICATION FOLLOWING DEVELOPMENT PERMIT REFUSAL

5.7.1 Pursuant to the *Act*, in the case where an application for a **development permit** has been refused pursuant to this Bylaw or ultimately after appeal to an **Appeal Body**, the submission of a subsequent application for a **development permit** on the same **parcel** and for the same or similar **use** of the land by the same or any other applicant may not be accepted by the **Development Authority** for at least six (6) months after the date of the previous refusal.

5.7.2 5.7.1 does not apply in the case of an application that was deemed to be refused under 683.1(8) of the *Act* or 5.2.5 of this Bylaw.

5.8 PERMIT SUSPENSION

5.8.1 After the issuance of a **development permit**, a **Development Authority** may suspend or revoke a **development permit** in writing to the applicant at any time:

- (a) where the **development permit** was issued on the basis of incorrect information, fraud, non-disclosure, or misrepresentation on the part of the applicant; or
- (b) where the **development permit** was issued in error.

5.9 COMMENCEMENT AND COMPLETION OF DEVELOPMENT

5.9.1 If the **development** authorized by a **development permit** is not commenced within twelve (12) months from the date granted or carried out with reasonable diligence the **development permit** is deemed to be void, unless an extension request for the time period is submitted in writing by the applicant and granted by the **Development Authority**. The extension request must provide reasons for the request.

5.9.2 If the **development** authorized by a **development permit** is not completed within three (3) years of the date of issue or as otherwise specified within a **development permit**, the **development permit** is deemed to be void, unless an extension request for the time period is submitted in writing by the applicant and granted by the **Development Authority**. The extension request must provide reasons for the request.

- 5.9.3 For the purposes of this Bylaw, commencement includes excavation, but does not include **fencing**, or **demolition** on the **parcel**, or obtaining permits.
- 5.9.4 For the purposes of this Bylaw, a **development permit** is complete when:
- (a) **buildings** or **structures** are constructed in accordance with the approved plans; and/or
 - (b) improvements to the **parcel** have been completed, including **landscaping, grading** and **Utilities**; and/or
 - (c) conditions of the **development permit** approval are met to the satisfaction of the **Development Authority**.
- 5.9.5 The approval or issuance of a **development permit** does not authorize commencement of construction except in conjunction with all other required permits and conditions of the **development permit**.

6

APPEALS

6.1 DEVELOPMENT AND SUBDIVISION APPEALS

- 6.1.1 Appeals in respect of decisions on **development permit** and **subdivision** applications are governed by the Act.

Grounds for Appeal

- 6.1.2 An appeal may be made to the **Appeal Body** where a **Development Authority**:
- (a) refuses or fails to issue a **development permit**; or
 - (b) issues a **development permit** subject to conditions; or
 - (c) issues an order under 8.3.1 of this Bylaw.
- 6.1.3 Notwithstanding 6.1.2, no appeal lies in respect of the issuance of a **development permit** for a **permitted use** unless:
- (a) the provisions of this Bylaw were relaxed, varied or misinterpreted; or
 - (b) the application for the **development permit** was deemed to be refused under 5.2.5.
- 6.1.4 Notwithstanding 6.1.2, if a decision with respect to a **development permit** in a Direct Control District:
- (a) is made by a **Council** pursuant to 3.1.2(c), there is no appeal to the **Subdivision and Development Appeal Board**;
 - (b) is made by a **Development Authority**, the appeal may only be made to the **Subdivision and Development Appeal Board** and is limited to whether the **Development Authority** followed the directions of **Council**, and if the **Subdivision and Development Appeal Board** finds that the **Development Authority** did not follow the directions it may, in accordance with the directions, substitute its decision for the **Development Authority's** decision.

Appellants

- 6.1.5 The person applying for the **development permit** or affected by the order, or any other person affected by an order, decision or **development permit** of a **Development Authority** may appeal to the **Appeal Body**.
- 6.1.6 An appeal shall be made by serving a written notice of appeal, together with reasons for the appeal and the appeal fee as established by resolution of **Council**, to the Secretary of the **Appeal Body** by the date indicated on the notice of decision or order.

7 BYLAW AMENDMENT PROCESS

7.1 APPLICATION TO AMEND THE LAND USE BYLAW

- 7.1.1 **Council** may at any time initiate an amendment to this Bylaw.
- 7.1.2 Any **owner** of a **parcel**, their authorized agent, or other persons having legal or equitable interest in the **parcel** may:
- (a) apply to have the Land Use District of the **parcel** changed through an amendment to this Bylaw, or
 - (b) any other proposed amendment to this Bylaw.
- 7.1.3 All applications for amendments of this Bylaw shall be made using the approved form, accompanied by:
- (a) the prescribed fee;
 - (b) a statement of the applicant's interest in the land;
 - (c) a title for the land affected or other documents satisfactory to the Village of Acme that supports the applicant's interest in the said land;
 - (d) any drawings, plans or maps required by the Village of Acme showing the proposed **use** and/or **development**; and
 - (e) any other documents as required by the Village of Acme.

7.2 REFERRALS

- 7.2.1 The **Council**, in considering an application for an amendment to this Land Use Bylaw, shall refer a copy of the proposed amendment to the following agencies:
- (a) Palliser Regional Municipal Services;
 - (b) Kneehill County if, the proposed amendment:
 - i. affects land on the boundary with Kneehill County; or
 - ii. may otherwise have an effect on Kneehill County; or
 - (c) such other persons or agencies as it considers necessary for comment.

7.3 DECISION

- 7.3.1 All amendments to this Land Use Bylaw shall be made by **Council** by bylaw and in accordance with the procedures set forth in the *Act*.
- 7.3.2 If an application for an amendment to this Bylaw has been refused by **Council**, **Council** may not accept an application for an amendment for the same **use** on the same **parcel** for twelve (12) months from the date of the refusal.

8 ENFORCEMENT

8.1 OFFENCES

- 8.1.1 Any **owner**, lessee or occupant of land or a **building**, or the **owner** of a **structure** or a **Sign** thereon, who with respect to such land, **building**, **structure** or **Sign**, contravenes, causes, or allows a contravention of any provision of the Bylaw commits an offence.
- 8.1.2 Any person who commences or continues **development** for which a **development permit** is required but has not been issued, has expired, has been revoked or suspended, or which is in contravention of a condition of a **development permit** under the Bylaw commits an offence.
- 8.1.3 Any person who prevents or obstructs the **Development Authority** or a **Designated Officer** from carrying out any official duty under the Bylaw or the Act commits an offence.
- 8.1.4 A **Designated Officer** may enforce the provisions of the Bylaw, or the conditions of a **development permit** pursuant to the Act.

8.2 ENTRY AND INSPECTION

- 8.2.1 Pursuant to the Act, a **Designated Officer** may only enter land or a **building** for the purpose of ensuring compliance with the Act and the Regulation, or this Bylaw if:
- (a) the **owner** or person in possession of it gives their consent to the entry; or
 - (b) the entry is authorized by an Order of the Court of King's Bench; and
 - (c) only for the purpose of ensuring compliance with the Act and the Regulation, or this Bylaw.

8.3 ORDERS

- 8.3.1 Pursuant to Section 645 of the Act where an offence under the Bylaw occurs, the **Development Officer** may by written notice, order the **owner** or the person in possession of the land or **buildings**, or the person responsible for the contravention to:
- (a) stop the **development** or **use** of the land or **buildings** in whole or in part as directed by the notice; or
 - (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 **buildings** is in accordance with the Act, the Regulation, a **development permit**, subdivision approval or this Bylaw, as the case may be, within the time set out in the notice.
- 8.3.2 A person who receives an order referred to in Subsection 8.3.1 above may appeal to the **Appeal Body** in accordance with **Section 6 Appeals** of this Bylaw.
- 8.3.3 If a person fails or refuses to comply with an order directed to them under 8.3.1 or an order of the **Subdivision and Development Appeal Board**, the **municipality** may, in accordance

with Section 542 of the *Act*, enter on the land or **building** and take any action necessary to carry out the order.

8.3.4 Where the **Council** or a person appointed by it carries out an order the **Council** shall cause the costs and expenses incurred in carrying out the order to be added to the tax roll of the **parcel** of land and the amount:

- (a) is deemed for all purposes to be a tax imposed under the *Act* from the date it was added to the tax roll; and
- (b) it forms a special lien against the **parcel** of land in favour of the **municipality** from the date it was added to the tax roll.

8.3.5 The **municipality** may register a caveat under the *Land Titles Act* in respect of an order against the certificate of title that is subject to the order in accordance with Section 646(2) of the *Act*.

8.3.6 Nothing in this Bylaw diminishes or in any way affects the rights of the Village of Acme pursuant to the *Act*, or at common law to seek an entry order, order for compliance, injunction or any other order to obtain compliance with this Bylaw.

8.4 VIOLATION TAGS AND PENALTIES

8.4.1 The **Designated Officer** may issue a **violation tag** to any person who commits an offence.

8.4.2 The **violation tag** shall specify the alleged offence committed by the person to whom the **violation tag** is issued and require voluntary payment.

8.4.3 The **violation tag** shall be served upon the alleged offender personally, or if the defendant cannot be conveniently found, by leaving it for the defendant at the defendant's place of residence with a person on the premises who appears to be at least 18 years of age, or by mailing a copy to such person at their last known address.

8.4.4 Where contravention of this Bylaw is of a continuing nature, further **violation tags** or a **violation ticket** may be issued by a **Designated Officer** or **Peace Officer**, provided that no more than one **violation tag** or **violation ticket** shall be issued for each calendar day that the contravention continues.

8.4.5 Where a **violation tag** is issued pursuant to this Bylaw, the person or company to whom the **violation tag** is issued may, in lieu of being prosecuted for the offence, pay to the Village of Acme the minimum penalty specified in Table 1: Minimum Specified Penalties.

Fines for second and additional offences noted in

8.4.6 Table 1: Minimum Specified PenaltiesTable 1: Minimum Specified Penalties are for when the offence has occurred within a twelve (12) month period of the previous offence.

Table 1: Minimum Specified Penalties

Offence	First Offence	Second Offence	Third and Additional Offences
Failure to obtain a <i>development permit</i>	\$500	\$750	\$1250
Failure to comply with <i>development permit</i> conditions	\$500	\$750	\$1250
Failure to comply with District regulations	\$1000	\$1500	\$2000
Failure to comply with any other regulation or standard of the Bylaw	\$200	\$400	\$800

8.5 VIOLATION TICKETS

- 8.5.1 Notwithstanding any other provision of this Bylaw, a ***Peace Officer*** is hereby authorized and empowered to immediately issue a ***violation ticket*** pursuant to the *Provincial Offences Procedures Act*, as amended, to any person who the ***Peace Officer*** has reasonable grounds to believe has contravened any provision of this Bylaw.
- 8.5.2 Nothing in this Bylaw shall prevent a ***Peace Officer*** from issuing Summons for the mandatory court appearance of any person or company who contravenes any provision of this Bylaw.
- 8.5.3 Any person who is guilty of an offence and is liable upon summary conviction to a fine not less than \$500.00 and not exceeding \$10,000.00 per violation after conviction and costs, and upon failure to pay the fine and costs, to imprisonment for a period not exceeding 30 days unless such fine and costs are sooner paid.

Part B – General Regulations

9 GENERAL LAND USE REGULATIONS

9.1 APPLICABILITY

- 9.1.1 These regulations within Section **9 General Land Use Regulations**, shall apply to all **developments** within the Village of Acme, unless otherwise exempted.
- 9.1.2 Where any regulation in this Section may be in conflict with any regulation of a given **Land Use District** in Part E or the **Specific Use Regulations** in Part C, the regulation in the District or Specific Use Regulation shall take precedence.

9.2 DESIGN, CHARACTER, AND APPEARANCE

- 9.2.1 The design, use of materials, construction, character, location and appearance on the **parcel** of any **development, structure, fence** or **Sign** in any District must be, to the satisfaction of the **Development Authority**, compatible and complimentary with other **developments** in the area, unless the **development** is setting a new standard of design.

9.3 DWELLING UNITS ON A PARCEL

- 9.3.1 No person shall construct or locate more than one **Dwelling Unit** on a **parcel** unless it is otherwise permitted in this Land Use Bylaw.

9.4 OBJECTS PROHIBITED OR RESTRICTED IN RESIDENTIAL DISTRICTS

- 9.4.1 An **Accessory Building - Shipping Container** is prohibited in all residential districts except where it is listed as a **permitted use** or **discretionary use**, or if it is used for construction storage during the period of construction for which a valid **building permit** has been issued.
- 9.4.2 Notwithstanding 9.4.1, a **shipping container** may be used as elements of a **building** envelope, provided it adheres to the requirements of Section **9.2 Design, Character and Appearance**.

9.5 CORNER, REVERSE CORNER, AND IRREGULAR PARCELS

- 9.5.1 The **parcel lines** and **yards** of **corner parcels** shall be determined by the following (Figure 1: Corner and Reverse Corner Parcels):
- (a) the **front parcel line** of a **corner parcel** is the shortest **property line abutting a road**;
 - (b) the **exterior side parcel line** of a **corner parcel** is the longest **property line abutting a road**;

- (c) the *interior side parcel line* of a *corner parcel* is the longest *property line abutting* another *parcel*; and
- (d) the *rear parcel line* of a *corner parcel* is the shortest *property line abutting* a *parcel* or *lane*.

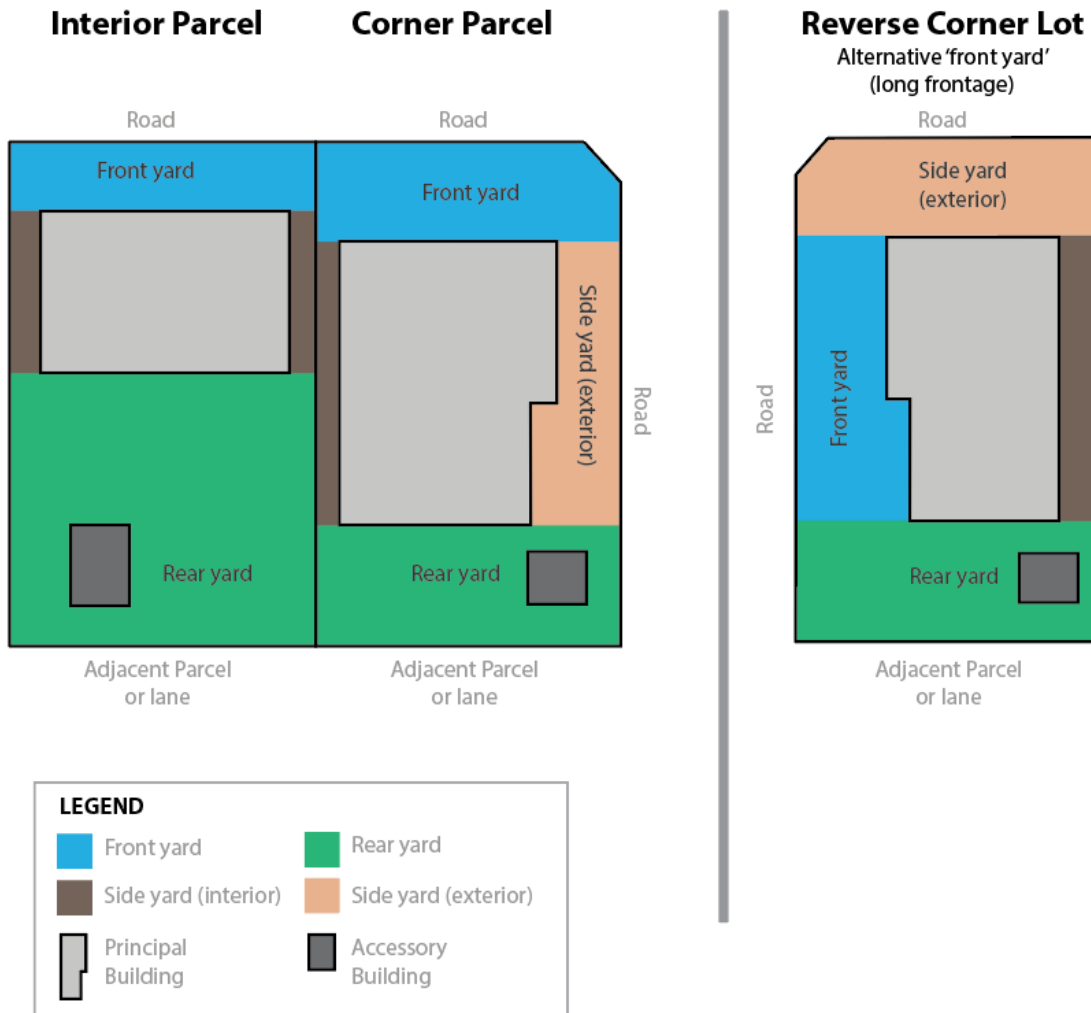
9.5.2 Notwithstanding 9.5.1 or anything else in this Bylaw, the **Development Authority** may determine a *corner parcel* to be a *reverse corner parcel* (Figure 1: Corner and Reverse Corner Parcels).

9.5.3 The **Development Authority** shall determine the *front, rear* and *side yards* of a *reverse corner parcel* by taking into account:

- (a) the general pattern and location of existing *buildings* on *adjacent parcels*;
- (b) the size and geometry of the *corner lot*;
- (c) the ability to create sufficient privacy on the *parcel* and privacy for *adjacent parcels*;
- (d) ensuring safe traffic movement at the intersection, considering the primary flow of traffic and access to the *parcel*; and
- (e) the general aesthetics, considering the location and height of *fencing* and hedges.

9.5.4 For *parcels* other than *corner lots* which have *frontage* on two *roads*, or for *parcels* which are not rectangular in shape, the **Development Authority** shall determine the *yard* designations.

Figure 1: Corner and Reverse Corner Parcels



9.6 SCREENING

- 9.6.1 For commercial, industrial and **Apartment developments**, garbage and waste material must be stored in weatherproof and animal proof containers. Garbage and waste material storage must be **screened** from **roads**, excluding **lanes**.
- 9.6.2 Commercial and industrial developments **abutting** a **parcel** with a **principal residential use** shall be **screened** from view on an **interior side parcel line** or **rear parcel line**, to the satisfaction of the **Development Authority**.
- 9.6.3 Where permitted, **outdoor storage** areas of commercial and industrial materials and equipment shall be **screened** from **adjacent parcels** and **roads**.

9.7 CORNER VISIBILITY SETBACK

- 9.7.1 Notwithstanding any other provision of this Bylaw, no person **shall** place or maintain any object, **structure, fence**, greater than 4.0 ft (1.22 m) in height above **grade** in or on that part of a **corner parcel** or **reverse corner parcel** which lies within the **corner visibility setback**.
- 9.7.2 No **Sign shall** be located within the **corner visibility setback** such that any part of the **Sign** is between the heights of 3.3 ft (1.0 m) and 13.0 ft (4.0 m) above **grade**.

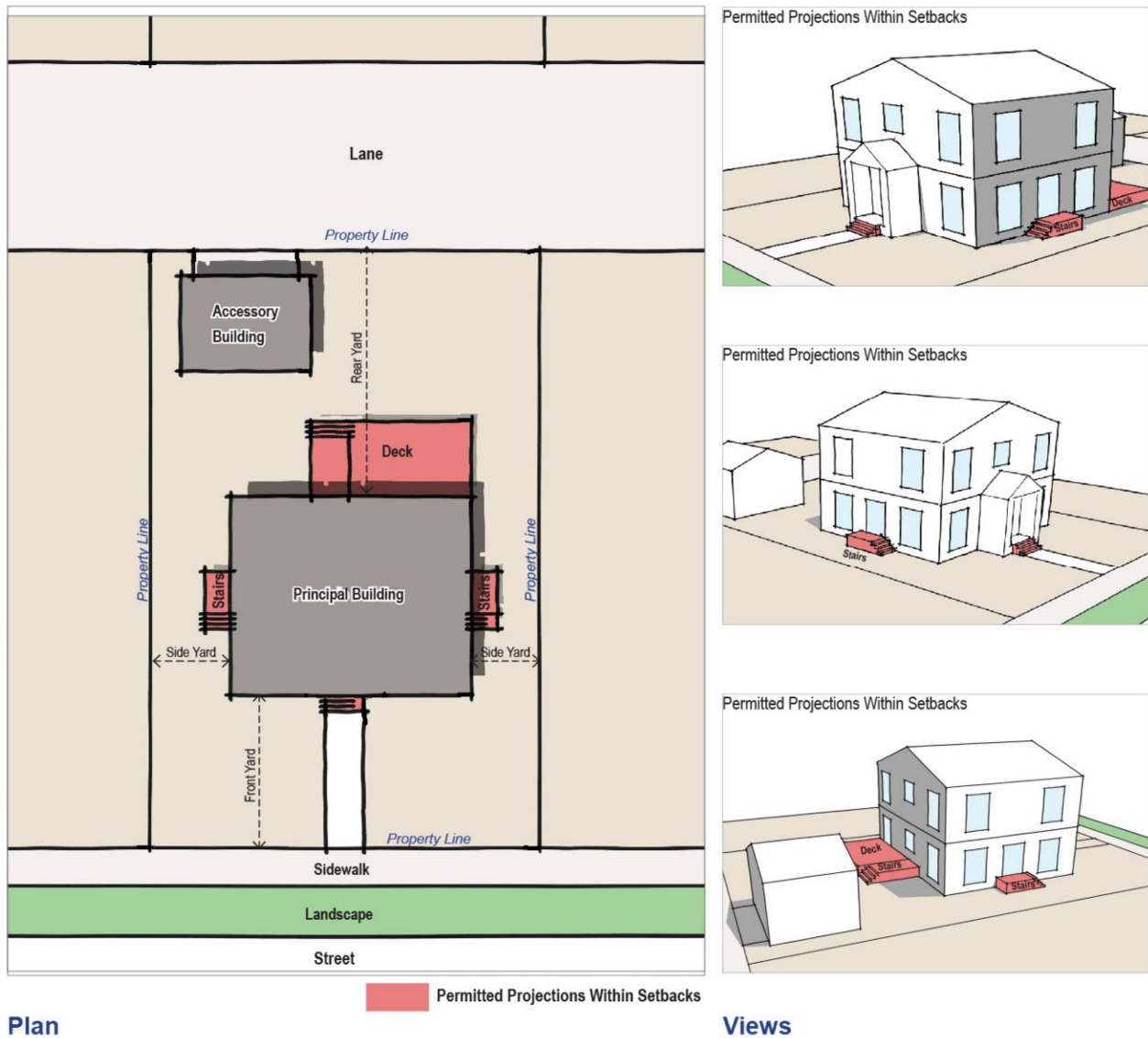
9.8 YARD SETBACKS AND PERMITTED PROJECTIONS

- 9.8.1 In all districts, the minimum **yard setbacks** do not apply to:
- (a) construction wholly beneath the surface of the ground;
 - (b) **driveways, parking stalls** and sidewalks;
 - (c) **fences, patios** and retaining walls; and
 - (d) **landscaping**.
- 9.8.2 Wheelchair ramps may be permitted to encroach into any required **yard setback**, at the discretion of the **Development Authority**, provided that the ramp:
- (a) does not impede fire access to or around the **building**;
 - (b) is complementary to and well-integrated into the existing **building** design; and
 - (c) does not extend beyond the **property line**.
- 9.8.3 Where **building(s)** on the **parcel** are planned as a **comprehensively planned development** and are divided by **condominium**, the district **yard setbacks** do not apply within the **development** but shall apply from the **property line** of **abutting parcels** or a **road**.

Residential Projections

- 9.8.4 Residential **building** projections specified in 9.8.5 to 9.8.11 into or over a required **yard setback** shall not require a variance (Figure 2: Permitted Projections Into Yard Setbacks).

Figure 2: Permitted Projections Into Yard Setbacks



9.8.5 The following projections are permitted to a maximum of 2.0 ft (0.61 m) into the required **front yard setback**:

- (a) **eaves**,
- (b) **bay windows**,
- (c) **shade projections**, and
- (d) chimneys.

9.8.6 The following projections are permitted to a maximum of 6.0 ft (1.83 m) into the required **front yard setback**:

- (a) **balconies**,
- (b) stairways and **landings**,

- (c) uncovered **decks**.
- 9.8.7 The following projections are permitted to a maximum of 2.0 ft (0.61 m) into the required **side yard setback**:
 - (a) **eaves**, and
 - (b) **shade projections**.
- 9.8.8 The following projections are permitted to a maximum of 100% of the required **side yard setback**:
 - (a) stairways and **landings** no more than 2.0 ft (0.61 m) above **grade**.
- 9.8.9 The following projections are permitted to a maximum of 2.0 ft (0.61 m) into the required **rear yard setback**:
 - (a) **eaves**,
 - (b) **bay windows**, and
 - (c) chimneys.
- 9.8.10 The following projections are permitted to a maximum of 8.0 ft (2.4 m) into the required **rear yard setback**:
 - (a) **balconies**, and
 - (b) **shade projections**.
- 9.8.11 The following projections are permitted to a maximum of 16.4 ft (5.0 m) into the required **rear yard setback**:
 - (a) **decks** (covered and uncovered), and
 - (b) stairways and **landings**.

9.9 FENCES

- 9.9.1 In residential districts or a **parcel** with a **principal residential use**, the maximum height above grade of a **fence** located within a **yard** shall be in accordance with Table 2: Maximum Fence Height in a Residential Yard.

Table 2: Maximum Fence Height in a Residential Yard

Yard	Maximum Fence Height from Grade
Rear	8.0 ft (2.44 m)
Interior Side	8.0 ft (2.44 m)
Front	4.0 ft (1.22 m)
Exterior Side	4.0 ft (1.22 m)

- 9.9.2 In commercial and industrial districts, the maximum height above **grade** of a **fence** located within any **yard** is 10.0 ft (3.0 m).

- 9.9.3 On **corner parcels** within the **corner visibility setback**, **fences** of solid construction shall be a maximum of 4.0 ft (1.22 m) in height to ensure public safety and/or good visibility for traffic and pedestrian purposes.
- 9.9.4 Materials used to construct **fences** shall be wood, brick, stone, concrete, vinyl or metal or other acceptable material to the satisfaction of the **Development Authority** and shall be aesthetically acceptable and in general conformity with **adjacent development**.
- 9.9.5 No **fences** with barbed wire **shall** be allowed, except in the in the Urban Reserve (UR) District, or above a height of 8.0 ft (2.44 m) in a commercial or industrial district.

9.10 UTILITY SERVICES AND INFRASTRUCTURE

- 9.10.1 The **Development Authority** must confirm there is adequate sewage collection, treatment and disposal, water supply treatment and distribution, stormwater collection and storage and **road** capacity necessary to serve a **development**.
- 9.10.2 A **development** shall not be permitted if the **development** is not served by:
- (a) the municipal sewer and water system; or
 - (b) at the discretion of the **Development Authority**, a provincially approved private system.
- 9.10.3 Where a proposed **use** may release contaminants or other deleterious substances into the municipal sewer system, the **Development Authority** may require an applicant to submit plans and reports prepared by a **qualified professional** to evaluate the potential impact on the sewer system and propose mitigations.
- 9.10.4 The **Development Authority** may require a fats, oil and grease (FOG) interceptor, an oil and grit separator or other such interceptor, and/or a test manhole to be installed where a **use** may release contaminants or other deleterious substances into the municipal sewer system.
- 9.10.5 Stormwater run-off shall be contained on-site or disposed of in a manner acceptable to the Village of Acme and/or as required in a stormwater management report prepared by a **qualified professional**.

9.11 SITE GRADING AND DRAINAGE

- 9.11.1 **Parcel grades** and **building** elevations shall be established to ensure effective drainage and prevent drainage from one **parcel** to another, except where drainage conforms to an approved **subdivision** drainage plan.
- 9.11.2 The **owner** of a **parcel** shall be responsible to ensure that **grading** is maintained over time to provide effective drainage. Where maintenance of a common drainage swale or path at a **property line** is required, the responsibility of maintenance lies with the **owners** of both **parcels**. Where a drainage swale or path is established within an **easement** or right-of-way on a **parcel**, swale grades shall be maintained and the swale shall be kept free of any obstructions.
- 9.11.3 Where retaining walls are necessary or proposed in any **development**, such walls shall be developed with professional quality and shall not negatively affect **abutting parcels** due to

site elevations or drainage.

9.12 VEHICLE ENTRANCES AND EXITS

- 9.12.1 **Driveways** and vehicle entrances and exits of a **corner parcel** or **reverse corner parcel** shall be located at least 20.0 ft (6.1 m) from the corner along a **property line** at the intersection of two (2) or more **roads**.
- 9.12.2 The **Development Authority** may require that entrances and exits for vehicles be separate, one-directional, and/or adequately signed.

9.13 PARKING AND LOADING

- 9.13.1 The minimum **off-street parking** and loading requirements of this Bylaw shall be met, including an addition to an existing **building**.
- 9.13.2 The development of a new **parking area**, or the expansion or reconfiguration of an **existing parking area** requires a **development permit**.
- 9.13.3 **Developments** containing or providing for more than one **use** shall provide **parking stalls** equal to the sum of the requirements for the individual **uses**.
- 9.13.4 **Parking stalls** shall be provided in accordance with Table 3: Minimum Residential Parking Requirements and Table 4: Minimum Non-Residential Parking Requirements, and:
- (a) shall be calculated on the basis of number of **Dwellings Units**, or **gross floor area**, or where the term “seats” is used shall be calculated on the basis of fire occupancy ratings;
 - (b) where the calculation of the required number of **parking stalls** results in a fractional number, the requirements shall be rounded up to the nearest full stall; and
 - (c) where the **parking stall** requirements of a **development** are not specified in this Bylaw, the **Development Authority** shall be guided by the standards for similar **uses**.

Table 3: Minimum Residential Parking Requirements

RESIDENTIAL USES	PARKING STALLS REQUIRED
Duplex Dwelling	One and two bedrooms: 1 per Dwelling Unit Three or more bedrooms: 2 per Dwelling Unit
Apartment Attached Dwelling	One and two bedrooms: 1 per Dwelling Unit Three or more bedrooms: 2 per Dwelling Unit plus 1 visitor parking stall per 5 Dwelling Units
Care Facility	0.5 stalls per resident room or Dwelling Unit
Home Occupation – Major	At the discretion of the Development Authority

Table 4: Minimum Non-Residential Parking Requirements

NON-RESIDENTIAL USES	PARKING STALLS REQUIRED
Hotel/Motel	1 per guest suite

Parking Area Design and Dimensions

- 9.13.5 **Parking stalls** and **loading spaces** shall be designed and constructed, to the satisfaction of the **Development Authority**:
- (a) to be contained entirely on the **parcel** and not cause interference with pedestrian or vehicular movements on **adjacent parcels, roads** or sidewalks; and
 - (b) with the appropriate curbs, curb cuts or wheel stops where required.
- 9.13.6 All **parking stalls** and **loading spaces** shall have direct access to a public **road, lane** or maneuvering aisle with adequate access to a public **road**.
- 9.13.7 **Parking areas** shall be designed in accordance with the dimensions stated in Table 5: Minimum Parking Stall and Aisle Dimensions. Where more complex **parking area** designs are requested (such as interlocking stalls), the design shall be reviewed based on best practices for **parking area** design, to the satisfaction of the **Development Authority**.

Table 5: Minimum Parking Stall and Aisle Dimensions

Parking angle (degrees)	Stall width parallel to aisle		Stall depth	Aisle width
	Dwelling Units	Other Uses		
90 (perpendicular)	8.2 ft (2.5 m)	8.5 ft (2.6 m)	20.0 ft (6.1 m)	24.0 ft (7.3 m)
75	8.5 ft (2.6 m)	9.2 ft (2.8 m)	20.7 ft (6.3 m)	20.0 ft (6.1 m)
60	9.5 ft (2.9 m)	10.5 ft (3.2 m)	20.1 ft (6.4 m)	17.0 ft (5.2 m)
45	11.8 ft (3.6 m)	12.8 ft (3.9 m)	20.0 ft (6.1 m)	13.1 ft (4.0 m)
0 (Parallel)	22.0 ft (6.7 m)	22.0 ft (6.7 m)	7.8 ft (2.4 m)	13.1 ft (4.0 m)

- 9.13.8 **Loading spaces** shall be designed in accordance with the following:
- (a) a minimum of 11.5 ft (3.5 m) wide and 33.0 ft (10.0 m) in length, and no less than 14.1 ft (4.3 m) overhead clearance; and
 - (b) access to the space shall be such that no backing and turning movements of vehicles cause interference with traffic on the **adjacent roads** or **lanes**.

9.14 DRIVE THROUGHS AND VEHICLE-ORIENTED DESIGNS

- 9.14.1 **Drive throughs** and vehicular-oriented designs may only be allowed if the **Development Authority** is satisfied that such designs do not adversely affect the functioning of surrounding **roads**, traffic circulation or **adjacent uses**.
- 9.14.2 The following regulations shall apply to the design of maneuvering aisles and queuing

spaces:

- (a) must be **screened** from **existing residential uses** and not be located within 65.0 ft (19.8 m), except where separated by a **building**;
- (b) may be located in a required **setback** area if there are no safety or nuisance concerns identified with **adjacent uses**;
- (c) must not provide direct access to any **parcel** or **road**; and
- (d) must not interfere with other vehicular or pedestrian movements.

9.14.3 **For Food and Beverage Service Facilities with a *drive through*:**

- (a) ordering windows or order boards must not be located within 65.0 ft (19.8 m) of a **parcel** with a **principal residential use**; and
- (b) a minimum of five (5) queuing spaces shall be provided per order board or ordering window.

9.14.4 For **uses** which provide **drive through** automotive services, the following minimum queuing spaces are required:

- (a) **Services Stations**: one (1) queuing space per fuel pump or service bay; and
- (b) **Car Washes**: two (2) queuing spaces per bay.

9.14.5 Queuing spaces shall be a minimum of 9.0 ft (2.7 m) in width and 21.0 ft (6.4 m) in length and provide sufficient space for the turning and maneuvering of vehicles.

9.15 RELOCATED BUILDINGS

9.15.1 Notwithstanding **Section 4 Development Not Requiring a Development Permit**, a **development permit** shall be required for a **relocated building** to any **parcel** in the Village of Acme as part of the **development** of a **permitted** or **discretionary use**.

9.15.2 A **development permit** for a **relocated building** may include conditions of approval that:

- (a) the **building** and the proposed location of the **building** meets the requirements of the Land Use District in which the **building** is to be located;
- (b) the **building** is compatible with the character of the neighbourhood in which the **building** is to be relocated to; and
- (c) the **building** be renovated to a satisfactory condition within a specified time.

9.16 RENEWABLE ENERGY SYSTEMS

9.16.1 **Renewable energy systems** attached to a **principal building** or **Accessory Building** shall:

- (a) not extend above the peak of a roof; and
- (b) not project above a roof by 5.0 ft (1.52 m) at any point.

9.16.2 **Renewable energy systems** that are freestanding must meet the height and **setback** regulations for an **Accessory Building** within the applicable Land Use District.

9.16.3 **Renewable energy systems** shall not generate noise, in the opinion of the **Development**

Authority, which affects the amenity or enjoyment of an **adjacent residential use**.

9.17 COMPREHENSIVELY PLANNED DEVELOPMENTS

- 9.17.1 A site plan must be provided for all **comprehensively planned development** applications. The site plan must clearly identify private roads, pedestrian walkways, common areas and **buildings**, garbage and waste storage areas or **buildings, visitor parking stalls**, and the boundaries of **Dwelling Unit** plots.
- 9.17.2 All private roads in a **comprehensively planned development** shall be a minimum 19,7 ft (6.0 m) width and constructed to the satisfaction of the **Development Authority** for emergency access and egress.
- 9.17.3 Internal pedestrian walkways shall have a minimum width of 1.5 m and be surfaced to the satisfaction of the **Development Authority**.
- 9.17.4 **Visitor parking stalls** shall be provided in the ratio of one (1) **parking stall** for every four (4) **Dwelling Units**. **Visitor parking stalls** shall be dispersed throughout the **comprehensively planned development** and clearly identified.
- 9.17.5 The required **yards** may be required to be **landscaped** and **fenced** to the satisfaction of the **Development Authority**.
- 9.17.6 A minimum of 10% of the **parcel area** of a residential **comprehensively planned development** shall be set aside for an outdoor common **amenity area** or recreational use.
- 9.17.7 One (1) identification **Freestanding Sign** may be located at each entrance from the **road** to the **comprehensively planned development**. The maximum **sign area** is 31.2 ft² (2.9 m²) and maximum **sign height** is 5.9 ft (1.8 m).
- 9.17.8 A screened **outdoor storage** area may be provided for vehicles and equipment such as trucks, **recreational vehicles**, travel trailers, snowmobiles, and boats, at a location and in a manner satisfactory to the **Development Authority**.

Part C – Specific Use Regulations

10 SPECIFIC USE REGULATIONS

This Section of the Land Use Bylaw contains regulations for specific land uses, as listed below.

Quick Links – click on the links below to jump to each section:

10.1	Accessory Buildings in Residential Districts
10.2	Accessory Buildings in Districts Other than Residential Districts
10.3	Secondary Suites and Backyard Suites
10.4	Home Occupations
10.5	Bed and Breakfast
10.6	Manufactured Dwelling
10.7	Pet Care Service
10.8	Kennel
10.9	Auto Body Shop
10.10	Service Station
10.11	Cannabis Production Facility
10.12	Industrial Work Camp

10.1 ACCESSORY BUILDINGS IN RESIDENTIAL AND MR-C DISTRICTS

General Rules for All Accessory Building Types

- 10.1.1 **Accessory Buildings** must be secondary and subordinate to the *principal building* or *principal use* on the same *parcel*.
- 10.1.2 The determination of whether a *use, building* or *structure* is considered accessory shall be at the discretion of the *Development Authority*.
- 10.1.3 An enclosed *structure* which is attached to the *principal building* by a roof, a floor or a foundation is not an **Accessory Building** and is to be considered part of the *principal building*.
- 10.1.4 An **Accessory Building** shall not be used as a **Dwelling Unit** unless approved in accordance with the **Accessory Dwelling Unit** provisions of this Bylaw.
- 10.1.5 No **Accessory Building** shall be located in the *front yard* of a *parcel*.
- 10.1.6 No person *shall* construct or permit the placement of an **Accessory Building**, or group of **Accessory Buildings**, such that, individually or collectively, the total *floor area* of the **Accessory Building(s)** would:
- (a) along with the *principal building*, exceed the maximum total *parcel coverage* specified in the land use district; and/or
 - (b) exceed the *floor area* of the *principal building* on the *parcel*.

Additional Rules for Accessory Buildings – Fabric Covered

- 10.1.7 **Accessory Buildings – Fabric Covered** shall be:
- (a) *setback* a minimum of 10.0 ft (3.0 m) from any *structure* or equipment that contains open flames (i.e. fire pits or other open flame accessories); and
 - (b) kept in good condition and the fabric not frayed or damaged.
- 10.1.8 **Accessory Buildings – Fabric Covered** must not:
- (a) exceed one (1) **Accessory Building – Fabric Covered** per *parcel*;
 - (b) be connected to any **Utilities**;
 - (c) exceed 220.0 ft² (20.4 m²) in *floor area*; and
 - (d) be used in a manner that would cause or create a nuisance by way of noise, vibration or dust to impact the privacy and enjoyment of *adjacent residential uses* or the amenities of the neighbourhood.

Additional Rules for Accessory Buildings – Shipping Containers

- 10.1.9 Within residential districts **Accessory Buildings – Shipping Container** must not:
- (a) exceed one (1) **Accessory Building - Shipping Container** per *parcel*;
 - (b) exceed 161.5 ft² (15.0 m²) in *floor area* on a *parcel* that is less than 22,000 ft² (2,043.9 m²) in *parcel area*;

- (c) exceed 323.0 ft² (30.0 m²) in **floor area** on a **parcel** that is 22,000 ft² (2,043.9 m²) or greater in **parcel area**; and
- (d) be used in a manner that would cause or create a nuisance by way of noise, vibration or dust to impact the privacy and enjoyment of **adjacent residential uses** or the amenities of the neighbourhood.

10.1.10 In residential districts, the **Development Authority** shall require the exterior surface of an **Accessory Building - Shipping Container** be finished, or **screened** from public view, to the satisfaction of the **Development Authority**.

10.2 ACCESSORY BUILDINGS IN DISTRICTS OTHER THAN RESIDENTIAL OR MR-C DISTRICTS

General Rules for All Accessory Buildings

- 10.2.1 **Accessory Buildings** must be secondary and subordinate to the **principal building** or **principal use** on the same **parcel**.
- 10.2.2 The determination of whether a **use**, **building** or **structure** is considered accessory shall be at the discretion of the **Development Authority**.

Accessory Buildings – Fabric Covered

- 10.2.3 **Accessory Buildings – Fabric Covered** shall be:
 - (a) **setback** a minimum of 10.0 ft (3.0 m) from any **structure** or equipment that contains open flames (i.e. fire pits or other open flame accessories); and
 - (b) kept in good condition and the fabric not frayed or damaged.

Accessory Buildings – Shipping Container

- 10.2.4 The **Development Authority** may require the exterior surface of an **Accessory Building – Shipping Container** be finished, or **screened** from public view, to the satisfaction of the **Development Authority**.

10.3 SECONDARY SUITES AND BACKYARD SUITES

General Rules for Suites

- 10.3.1 A **Secondary Suite** or **Backyard Suite** may be developed only in those Land Use Districts where it is listed as a **permitted use** or **discretionary use**.
- 10.3.2 A maximum of one (1) **Secondary Suite** or **Backyard Suite** is allowed per **parcel**.
- 10.3.3 A **Secondary Suite** or **Backyard Suite** must not be separated from the **principal residential use** on a **parcel** by the registration of a **condominium** or **subdivision**.
- 10.3.4 Where a **parcel** is serviced by municipal water and sanitary systems, an **Accessory Dwelling Unit** must be serviced from the **principal Dwelling Unit's** connection to the systems.

Backyard Suites



- 10.3.5 A **Backyard Suite** shall not be located in the *front yard* of a *parcel*.
- 10.3.6 The minimum *setbacks* of a **Backyard Suite** shall be 5.0 ft (1.52 m) from a *side parcel line* and 5.0 ft (1.52 m) from a *rear parcel line*, except on a *corner parcel* or a *reverse corner parcel*, the minimum *setback* from an *exterior side parcel line* shall be no less than the minimum *exterior side yard setback* for the *principal building*.
- 10.3.7 Where a **Backyard Suite** is located on the second *storey*, the maximum *building height* shall be 20.0 ft (6.1 m).

Secondary Suites



- 10.3.8 The maximum *floor area* of a **Secondary Suite** shall not exceed 50% of the *gross floor area* of the *principal Dwelling Unit*. Internal areas for stairways and *landings* or common areas that are accessible and intended to be used by residents of both **Dwelling Units** shall not be included in the *floor area* of the **Secondary Suite**.

10.4 HOME OCCUPATIONS

General Regulations

- 10.4.1 A **Home Occupation** shall not change the character or external appearance of the **Dwelling Unit**.
- 10.4.2 **Home Occupations** shall be incidental and subordinate to the *principal residential use* of

the **Dwelling Unit**.

- 10.4.3 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)**.
- 10.4.4 A **Home Occupation** shall not include any activity or operation which will cause or create a nuisance by way of noise, dust, and/or smoke or other nuisance that is not characteristic of a **residential use**.
- 10.4.5 A maximum of one (1) **Fascia Sign** or **Freestanding Sign** may be displayed for a **Home Occupation** in accordance with 11.5.3 or 11.8.3.

Home Occupation – Minor

- 10.4.6 In addition to the general regulations for **Home Occupations**, a **Home Occupation – Minor** shall meet all of the following criteria:
- (a) located within the **principal Dwelling Unit** only;
 - (b) no more than two customers on-site at a time;
 - (c) no outdoor display of goods;
 - (d) no on-site employees other than the residents of the **Dwelling Unit** (all employees must reside on the premise or work remotely); and
 - (e) no **outdoor storage**.

Home Occupation – Major

- 10.4.7 A **Home Occupation – Major** shall be determined as any **Home Occupation** which meets one or more of the following criteria:
- (a) located within an **Accessory Building**;
 - (b) employs more than one (1), but not more than four (4) employees that do not reside on the **parcel**;
more than two customers on-site at a time; and/or
 - (c) includes **outdoor storage** in a **rear yard**.

10.5 BED AND BREAKFASTS

- 10.5.1 **Bed and Breakfasts** shall:
- (a) not provide cooking facilities in guest rooms;
 - (b) not change the residential character or external appearance of the **building**; and
 - (c) have a maximum of four (4) guest rooms.
- 10.5.2 A maximum of one (1) **Fascia Sign** or **Freestanding Sign** for a **Bed and Breakfast** may be displayed, in accordance with 11.5.3 or 11.8.3.

10.6 MANUFACTURED DWELLINGS

- 10.6.1 In determining the suitability of a **Manufactured Dwelling** for placement on a *parcel*, consideration shall be given to its condition and appearance in context with the *adjacent parcels*.
- 10.6.2 An undercarriage of a **Manufactured Dwelling** shall be screened from view by the foundation or by skirting within 30 days of placement of the **Manufactured Dwelling**.
- 10.6.3 All accessory *structures* such as stairways and *landings, patios, decks*, and skirting shall be of complementary quality and design to the **Manufactured Dwelling**.
- 10.6.4 All **Manufactured Dwellings** shall be provided with stairways and *landings* to all entrances within 45 days of their placement.

10.7 PET CARE SERVICES

- 10.7.1 **Pet Care Services** shall be designed, constructed and operated in a manner to prevent a nuisance to any *adjacent residential use* or other *adjacent uses* in regard to factors such as noise, odors and waste. Outside enclosures, pens, runs or exercise areas may be allowed at the discretion of the **Development Authority**.
- 10.7.2 The **Development Authority** may, as a condition of a *development permit* for a **Pet Care Service**, limit the maximum number of animals that may be kept at any one time.

10.8 KENNEL

- 10.8.1 No exterior exercise area(s) to be used to accommodate dogs shall be allowed within 165.0 ft (50.3 m) of any **Dwelling Unit** located on an *adjacent parcel*.
- 10.8.2 All dog facilities, including any **Accessory Buildings** and exterior exercise areas, shall be located to the rear of the *parcel*.
- 10.8.3 The **Development Authority** may, as a condition of a *development permit* for a **Kennel**, limit the maximum number of animals that may be kept at any one time.
- 10.8.4 The **Development Authority**, at its discretion, may:
- (a) require pens, rooms, exercise runs, and holding stalls be soundproofed where the noise from the **Kennel** may adversely affect the amenities of the area. In making its determination, the **Development Authority** may consider the number of animals to be kept at the **Kennel**, the proximity of the **Kennel** to other *uses*, and/or the recommendations of an acoustic study; and
 - (b) limit the times at which the animals are allowed outdoors. In particular, all dogs shall be required to be kept indoors between the hours of 10:00 p.m. and 7:00 a.m.
- 10.8.5 **Kennels** shall be *screened* by both a visual and sound barrier, by *fences* and/or *landscaping*, from existing *residential uses* on *adjacent parcels* to the satisfaction of the **Development Authority**.

10.9 AUTO BODY SHOP

- 10.9.1 All **buildings** and **outdoor storage** areas related to the **Auto Body Shop** must be oriented on the **parcel** to minimize any potential adverse effects on **adjacent uses**.
- 10.9.2 An **Auto Body Shop** may include **outdoor storage** and activities associated with the **use** located outside of a **building** provided those areas of the **parcel** are **fenced** to a minimum height of 8.0 ft (2.4 m), and the **fence** is a solid **fence** of either metal or wood, designed and constructed to the satisfaction of the **Development Authority**.

10.10 SERVICE STATION

- 10.10.1 **Service Stations** shall comply with the following standards, in addition to those standards in **9.14 Drive Throughs and Vehicle-Oriented Designs**:
- (a) no part of a service station **building** or any pump island shall be within 20.0 ft (6.1 m) of **front, side or rear parcel lines**;
 - (b) a **front yard** of no less than 40.0 ft (12.2 m);
 - (c) no pumping island closer than 15.0 ft (4.6 m) to a **building**;
 - (d) vehicle entrances from a **road** shall be located at the discretion of the **Development Authority** and shall not exceed 35.0 ft (10.7 m) in width; and
 - (e) the **parcel** boundaries of a **Service Station**, other than those fronting a **road**, shall be appropriately **screened** to the satisfaction of the **Development Authority**.

10.11 CANNABIS PRODUCTION FACILITY

- 10.11.1 The issuance of a **development permit** in no way exempts the applicant from obtaining any other approval, permit, authorization, consent or license that may be required to ensure compliance with applicable federal, provincial or other municipal legislation.
- 10.11.2 As a condition of a **development permit** and prior to the operation of the facility, the developer must provide a copy of the current license for all activities associated with cannabis production as issued by Health Canada.
- 10.11.3 All processes and functions related to a **Cannabis Production Facility** must be fully contained within a **building** including all **loading spaces** and docks, garbage receptacles and waste material.
- 10.11.4 A **Cannabis Production Facility** shall not include **outdoor storage** of goods, materials or supplies.
- 10.11.5 A **Cannabis Production Facility** shall not be allowed to operate on a **parcel** with any other **use**.
- 10.11.6 A **Cannabis Production Facility** must include equipment in the ventilation system designed and intended to remove odours from the air where it is discharged from the **building**.

10.12 INDUSTRIAL WORK CAMP

- 10.12.1 A ***temporary development permit*** for an **Industrial Work Camp** may be issued for up to one (1) year, unless otherwise approved by the ***Development Authority*** as a condition in a ***development permit***.
- 10.12.2 An **Industrial Work Camp** must be directly associated with the construction of an industrial or commercial ***development*** within the municipal boundary and must be located in close proximity to the ***development***.
- 10.12.3 Once completed, an **Industrial Work Camp** site must be:
- (a) reclaimed to its original condition; or
 - (b) reclaimed to a state where sediment and dust are controlled, and the aesthetics are returned to an acceptable condition, to the satisfaction of the ***Development Authority***.

Part D – Signs

11 SIGN REGULATIONS

11.1 SIGN AUTHORITY AND ADMINISTRATION

- 11.1.1 No **Sign** shall be erected on or affixed to municipal property without the prior consent of the Village of Acme.
- 11.1.2 Variances may be granted to **sign area** where the **Sign** scale and design integrates with the architectural elements and scale of the **building** and **adjacent buildings**.
- 11.1.3 Where a **Sign** is no longer related to a business, product or event located on the same **parcel** as the **Sign**, the **Sign** must be removed by the **owner** of the **Sign** or the **owner** of the **parcel** on which the **Sign** is located.
- 11.1.4 Where a **Sign** contravenes the regulations of this Bylaw or the terms of a **development permit**, the **owner** of the **parcel** or the **owner** of the **Sign** shall remove the **Sign** or relocate or repair the **Sign** such that it complies with the Bylaw or the **development permit** within the timelines specified in the written warning or order.
- 11.1.5 The Village of Acme may remove any **Sign** that remains in contravention of this Bylaw and an order, and/or may refuse to issue a **development permit** for a **Sign** on the **parcel** for a period of three (3) months.

11.2 GENERAL SIGN REGULATIONS

- 11.2.1 No **Sign** shall resemble or conflict with a traffic sign, signal or device.
- 11.2.2 All **Signs** shall be designed and manufactured to a professional standard of quality, to the satisfaction of the **Development Authority**.
- 11.2.3 The design and location of a **Sign** on a **building** shall complement the architectural elements and materials of the **building**.
- 11.2.4 **Buildings** shall be designed to incorporate **Signs** into the **building** as an integrated architectural element.
- 11.2.5 All **Sign** lighting shall be designed to illuminate the **Sign** only.
- 11.2.6 A **Sign** shall not be located to obstruct the movement or free and clear vision of a pedestrian or motorist, or cause conflict with any required **parking area**.
- 11.2.7 All **Signs** shall be kept in a safe, clean, tidy and legible condition and may, at the discretion of the **Development Authority**, be required to be renovated or removed if not kept in a safe, clean, tidy or legible condition.
- 11.2.8 All **Signs** must be stabilized and anchored to ensure the **Sign** will not be unintentionally moved or blown over.

11.3 SIGN TYPES

11.3.1 *Sign types* are identified and defined as follows:

#	Sign Types	Definition
1	Canopy Sign 	means a Sign that is mounted, painted or otherwise attached to an awning, canopy or marquee.
2	Fascia Sign 	means a Sign mounted directly on to the building fascia, which does not project more than 1.0 ft (0.3 m) from the building and is generally mounted above the business entrance.
3	Projecting Sign 	means a Sign , other than a Canopy Sign or Fascia Sign , which is attached to and projects more than 1.0 ft (0.3 m) horizontally from a structure or building face .
4	Roof Sign 	means any Sign erected upon, against, or directly above a roof or on top of or above the parapet of a building .
5	Freestanding Sign 	means a Sign supported independently of a building or wall, or by way of columns, concrete foundation, uprights, braces, masts, or poles mounted in or upon grade.
6	A-board Sign 	means a Sign which is set on the ground, built of two similar pieces of material and attached at the top by a hinge(s) so as to be self-supporting when the bottom edges are separated from each other (i.e. sandwich board sign).
7	Portable Sign 	means a Sign that is not permanently affixed to a building , structure , or the ground, but does not include A-board Signs as defined in this Bylaw.

- 11.3.2 When a **Sign** cannot be clearly categorized as one of the **sign types** as defined in this Bylaw, the **Development Authority** shall determine the **sign type** and any and all applicable standards.

11.4 SIGN TYPE 1 – CANOPY SIGN REGULATIONS

- 11.4.1 **Canopy Signs** shall:
- (a) have a minimum height clearance of 9.0 ft (2.7 m) from **grade** or any sidewalk below;
 - (b) not project above the roof;
 - (c) be **setback** a minimum of 2.0 ft (0.6 m) from a curb;
 - (d) not project greater than 7.0 ft (2.1 m) from the face of the **building**; and
 - (e) not exceed 100.0 ft² (9.3 m²) in **sign area**.

11.5 SIGN TYPE 2 – FASCIA SIGN REGULATIONS

- 11.5.1 **Fascia Signs** shall:
- (a) be located on the **building frontage** directly adjacent to the business;
 - (b) not exceed 25% in **sign area** of the **building** face to which the **Sign** is attached; and
 - (c) not project above the roof or **canopy** greater than 3.3 ft (1.0 m).
- 11.5.2 A business shall have a maximum of one (1) **Fascia Sign** per **frontage**.
- 11.5.3 A maximum of one (1) **Fascia Sign** for a **Home Occupation – Minor** or **Home Occupation – Major** may be displayed with a maximum **sign area** of 3.3 ft² (0.3 m²).

11.6 SIGN TYPE 3 – PROJECTING SIGN REGULATIONS

- 11.6.1 **Projecting Signs** shall:
- (a) have a minimum height clearance of 8.2 ft (2.5 m) from **grade** or any sidewalk below;
 - (b) not project above the roof greater than 3.3 ft (1.0 m);
 - (c) be **setback** a minimum of 2.0 ft (0.6 m) from a sidewalk, or in the case of no sidewalk, 2.0 ft (0.6 m) from a curb;
 - (d) not project more than 6.6 ft (2.0 m) from the face of the **building**; and
 - (e) not exceed 21.5 ft² (2.0 m²) in **sign area**.
- 11.6.2 A business shall have a maximum of one (1) **Projecting Sign** per **frontage**.

11.7 SIGN TYPE 4 – ROOF SIGN REGULATIONS

- 11.7.1 **Roof Signs** shall:

- (a) not exceed 43.0 ft² (4.0 m²) in **sign area**;
- (b) not project greater than 9.9 ft (3.0 m) vertically above the roof line; and
- (c) not extend beyond the periphery of the roof on which it is located.

11.8 SIGN TYPE 5 – FREESTANDING SIGN REGULATIONS

- 11.8.1 **Freestanding Signs** shall:
- (a) not exceed 20.0 ft (6.1 m) in **sign height**;
 - (b) not exceed a maximum **sign area** of 32.3 ft² (3.0 m²);
 - (c) be **setback** a minimum of 20.0 ft (6.1 m) from a curb or 5.0 ft (1.52 m) from a **property line**, whichever is the greater distance; and
 - (d) be separated a minimum of 50.0 ft (15.2 m) from any other **Sign** along the same side of a block of the **road**.
- 11.8.2 Notwithstanding 11.8.1, a **Freestanding Sign** in the Business Industrial District shall:
- (a) not exceed 29.5 ft (9.0 m) in **sign height**; and
 - (b) not exceed a maximum **sign area** of 64.5 ft² (6.0 m²).
- 11.8.3 A maximum of one (1) **Freestanding Sign** for a **Home Occupation – Major** may be displayed with a maximum **sign area** of 3.3 ft² (0.3 m²) and 3.3 ft (1.0 m) height above **grade**.

11.9 SIGN TYPE 6 – A-BOARD SIGN REGULATIONS

- 11.9.1 **A-Board Signs** shall:
- (a) be placed only within the **frontage** area of the business;
 - (b) not disrupt pedestrian traffic on a sidewalk;
 - (c) not be illuminated; and
 - (d) not exceed 6.4 ft² (0.6 m²) in **sign area** (with the height equal to or greater than the width).
- 11.9.2 Only one (1) **A-board Sign** shall be permitted per business.

11.10 SIGN TYPE 7 – PORTABLE SIGN REGULATIONS

- 11.10.1 A maximum of one (1) **Portable Sign** may be displayed on a **parcel** per business provided the **Sign** does not:
- (a) exceed 71 ft² (6.6 m²) in **sign area**;
 - (b) exceed 9.9 ft (3.0 m) in **sign height**; and
 - (c) is not located in the corner visibility setback.
- 11.10.2 A **Portable Sign** shall not be located on a **parcel** so as to conflict with any required **parking areas**, **loading spaces**, or walkways.

Part E – Districts

12 DISTRICTS ADMINISTRATION

12.1 ESTABLISHMENT OF DISTRICTS

12.1.1 For the purpose of this Bylaw, the ***Municipality*** is divided into the following Land Use Districts.

Short Title	District Name
Residential Districts	
R-1	Low Density Residential District
R-2	General Residential District
R-MD	Residential Manufactured Dwelling District
R-A	Residential Acreage District
Transition Districts	
M-RC	Mixed Residential Commercial Transition District
Commercial Districts	
DT	Downtown Commercial District
Business Industrial Districts	
I	Business Industrial District
Special Purpose Districts	
CS	Community Service District
UR	Urban Reserve District

12.2 DISTRICT BOUNDARIES

- 12.2.1 The locations and boundaries of the Land Use Districts are shown on the Land Use District Maps in **Part H Land Use Districts Map**, which forms part of this Bylaw.
- 12.2.2 The locations of boundaries shown on the Land Use Districts Map shall be governed by the following rules:
- (a) where a boundary is shown as following the municipal boundary, it shall be deemed to follow the municipal boundary;
 - (b) where a boundary is shown as approximately following a **property line**, it shall be deemed to follow the **property line**; and
 - (c) where a boundary is shown to follow the shoreline of a bank of a waterbody, it follows that line.
- 12.2.3 Where the exact location of the boundary of a Land Use District cannot be determined, using the rules in Subsection 12.2.2 above, the **Council**, on its own motion or on a written request, shall fix the location:
- (a) in a manner consistent with the provisions of this Bylaw; and
 - (b) with the appropriate degree of detail required.
- 12.2.4 The location of a district boundary, once fixed, shall not be altered except by an amendment of this Bylaw.

12.3 ESTABLISHMENT OF DIRECT CONTROL DISTRICTS

- 12.3.1 Direct Control Districts provide for **development** that, due to its unique characteristics, unusual site conditions, or innovative design, requires specific regulations unavailable in other Land Use Districts. Land Uses within a Direct Control District shall be determined by **Council**.
- 12.3.2 Direct Control Districts shall not be used in substitution of any other Land Use District in this Bylaw that could be used to achieve the same result either with or without variances to this Bylaw.
- 12.3.3 Where **Council** deems there are sufficient and appropriate regulations within a Direct Control Bylaw, authority to approve **development** within the Direct Control District may be delegated to the **Development Authority**.

13 R-1 – LOW DENSITY RESIDENTIAL DISTRICT

13.1 PURPOSE

- 13.1.1 To provide for low **density** residential **development** and other compatible residential neighbourhood **uses**.

13.2 PERMITTED USES

- 13.2.1 The following **uses** are **permitted uses** in the R1 – Low Density Residential District:

Accessory Building*	Park
Accessory Building – Fabric Covered*	Secondary Suite*
Dwelling, Detached	Sign**
Home Occupation – Minor*	Utilities

*See [Section 10 Specific Use Regulations](#)

**See [Section 11 Sign Regulations](#)

13.3 DISCRETIONARY USES

- 13.3.1 The following **uses** are **discretionary uses** in the R1 – Low Density Residential District:

Accessory Building – Shipping Container*	Dwelling, Manufactured*
Backyard Suite*	Government Building and Facilities
Bed and Breakfast*	Home Occupation – Major*

*See [Section 10 Specific Use Regulations](#)

13.4 REGULATIONS

- 13.4.1 The minimum **parcel area** is 4,995.0 ft² (464.0 m²).
- 13.4.2 The minimum **parcel width** is 50.0 ft (15.2 m).
- 13.4.3 The minimum **front yard setback** is 16.4 ft (5.0 m).
- 13.4.4 The minimum **interior side yard setback** is 5.0 ft (1.52 m). The minimum **exterior side yard setback** is 10.0 ft (3.0 m).
- 13.4.5 The minimum **rear yard setback** is 16.4 ft (5.0 m).
- 13.4.6 The minimum **floor area** of a **Detached Dwelling** or **Manufactured Dwelling** is 650.0 ft² (60.4 m²).
- 13.4.7 The maximum **parcel coverage** is 50%, including all **buildings**.
- 13.4.8 The maximum **building height** of a **principal building** is 35.0 ft (10.7 m).

13.5 ADDITIONAL REGULATIONS FOR MANUFACTURED DWELLINGS

- 13.5.1 The minimum width of a **Manufactured Dwelling** is 30.0 ft (9.1 m).
- 13.5.2 **Manufactured Dwellings** constructed greater than fifteen (15) years at the time of **development permit** application may not be approved at the discretion of the **Development Authority** in consideration of its condition and appearance.
- 13.5.3 The design and appearance of a **Manufactured Dwelling** shall be to the satisfaction of the **Development Authority**, and may be required to include enhanced design elements that add visual interest such as:
- (a) a porch or veranda on the front façade;
 - (b) horizontal wall articulation on the front façade;
 - (c) the use of thick columns or brackets on roof overhangs;
 - (d) dormers, gables, cross gables or varied pitches for articulated roof lines;
 - (e) large or bay windows on the front façade, with strong window trim;
 - (f) architectural features or other detailing over entrances;
 - (g) changes in exterior siding materials, textures and colors to break up long wall expanses; and/or
 - (h) the use of trim and moldings that contrast the exterior siding.

13.6 ADDITIONAL REGULATIONS FOR ACCESSORY BUILDINGS

- 13.6.1 The following minimum requirements apply to all **Accessory Buildings**:
- (a) **interior side parcel line setback**: 3.3 ft (1.0 m);
 - (b) **exterior side parcel line setback**: 5.0 ft (1.52 m); and
 - (c) **rear parcel line setback**: 3.3 ft (1.0 m).
- 13.6.2 The following maximum requirements apply to all **Accessory Buildings**:
- (a) **building height**: 16.4 ft (5.0 m); and
 - (b) **parcel coverage**: 15%.

13.7 ADDITIONAL REQUIREMENTS

- 13.7.1 Notwithstanding the minimum **front yard setback**, the minimum length of a **parking stall** in a **front yard** is 20.0 ft (6.1 m).
- 13.7.2 In a **front yard**, the maximum width of a **driveway** and/or **parking area** is 30.0 ft (9.1 m).

14 R-2 – GENERAL RESIDENTIAL DISTRICT

14.1 PURPOSE

- 14.1.1 To provide for general residential **development** with the potential for a variety of housing options and other compatible residential neighbourhood **uses**.

14.2 PERMITTED USES

- 14.2.1 The following **uses** are **permitted uses** in the R2 – General Residential District:

Accessory Building*	Home Occupation – Minor*
Accessory Building – Fabric Covered*	Park
Backyard Suite*	Secondary Suite*
Bed and Breakfast*	Sign**
Dwelling, Detached	Utilities
Dwelling, Duplex	

*See [Section 10 Specific Use Regulations](#)

**See [Section 11 Sign Regulations](#)

14.3 DISCRETIONARY USES

- 14.3.1 The following **uses** are **discretionary uses** in the R2 – General Residential District:

Accessory Building – Shipping Container*	Dwelling, Attached
Apartment	Dwelling, Manufactured*
Care Facility	Government Building and Facilities
Child Care Centre	Home Occupation – Major*
Community Building	Religious Assembly

*See [Section 10 Specific Use Regulations](#)

14.4 REGULATIONS

- 14.4.1 The minimum **parcel area** is 3,875.0 ft² (360.0 m²), except:
- (a) 3,000.0 ft² (278.7 m²) for each **Dwelling Unit** of a **Duplex Dwelling** or **Attached Dwelling**;
 - (b) 7,750.0 ft² (720.0 m²) for an **Apartment** or **Care Facility**.
- 14.4.2 The minimum **parcel width** is 40.0 ft (12.2 m), except:
- (a) 25.0 ft (7.6 m) for each **Dwelling Unit** of a **Duplex Dwelling** or **Attached Dwelling**;
 - (b) 60.0 ft (18.3 m) for an **Apartment** or **Care Facility**.
- 14.4.3 The minimum **front yard setback** is 16.4 ft (5.0 m).
- 14.4.4 The minimum **interior side yard setback** is 5.0 ft (1.52 m) and the minimum **exterior side**

yard setback is 10.0 ft (3.0 m).

14.4.5 The minimum **rear yard setback** is 16.4 ft (5.0 m).

14.4.6 The minimum **floor area** of a **Dwelling Unit** is 650.0 ft² (60.4 m²).

14.4.7 The maximum **parcel coverage** is 60%, including all **buildings**.

14.4.8 The maximum **building height** of a **principal building** is 35.0 ft (10.7 m).

14.5 ADDITIONAL REGULATIONS FOR ACCESSORY BUILDINGS

14.5.1 The following minimum requirements apply to **Accessory Buildings**:

- (a) **interior side parcel line setback**: 3.3 ft (1.0 m);
- (b) **exterior side parcel line setback**: 5.0 ft (1.52 m); and
- (c) **rear parcel line setback**: 3.3 ft (1.0 m).

14.5.2 The following maximum requirements apply to **Accessory Buildings**:

- (a) **building height**: 16.5 ft (5.0 m); and
- (b) **parcel coverage**: 15%.

14.6 ADDITIONAL REGULATIONS FOR MANUFACTURED HOMES

14.6.1 The minimum width of a **Manufactured Dwelling** is 24.0 ft (7.3 m).

14.6.2 **Manufactured Dwellings** constructed greater than fifteen (15) years at the time of **development permit** application may not be approved at the discretion of the **Development Authority** in consideration of its condition and appearance.

14.6.3 The design and appearance of a **Manufactured Dwelling** shall be to the satisfaction of the **Development Authority**, and may be required to include enhanced design elements that add visual interest such as:

- (a) a porch or veranda on the front façade;
- (b) horizontal wall articulation on the front façade;
- (c) the use of thick columns or brackets on roof overhangs;
- (d) dormers, gables, cross gables or varied pitches for articulated roof lines;
- (e) large or bay windows on the front façade, with strong window trim;
- (f) architectural features or other detailing over entrances;
- (g) changes in exterior siding materials, textures and colors to break up long wall expanses; and/or
- (h) the use of trim and moldings that contrast the exterior siding.

14.7 ADDITIONAL REQUIREMENTS

14.7.1 Notwithstanding the minimum **front yard setback**, the minimum length of a **parking stall** in

a **front yard** is 20.0 ft (6.1 m).

14.7.2 In a **front yard**, the maximum width of a **driveway** and/or **parking area** is 22.0 ft (6.7 m) per **Dwelling Unit**.

14.7.3 **Apartment developments** must, to the satisfaction of the **Development Authority**:

- (a) locate vehicle entrances and exits, **parking stalls** and **loading spaces** in such a manner to minimize impact on **adjacent uses**; and
- (b) integrate the **building** and site design with the surrounding neighbourhood context.

15 R-MD – RESIDENTIAL MANUFACTURED DWELLING DISTRICT

15.1 PURPOSE

- 15.1.1 To provide for **residential development** in **Detached Dwellings** or **Manufactured Dwellings** and other compatible residential neighbourhood **uses**.

15.2 PERMITTED USES

- 15.2.1 The following **uses** are **permitted uses** in the R-MD –Residential Manufactured Dwelling District:

Accessory Building*	Home Occupation – Minor*
Accessory Building – Fabric Covered*	Park
Dwelling, Detached	Sign**
Dwelling, Manufactured* (constructed less than 15 years from date of application)	Utilities

*See **Section 10 Specific Use Regulations**

See **Section 11 Sign Regulations

15.3 DISCRETIONARY USES

- 15.3.1 The following **uses** are **discretionary uses** in the R-MD –Residential Manufactured Dwelling District:

Accessory Building – Shipping Container*	Government Building and Facilities
Child Care Centre	Home Occupation – Major*
Community Building	Religious Assembly
Dwelling, Manufactured* (constructed 15 years from date of application or greater)	

*See **Section 10 Specific Use Regulations**

15.4 REGULATIONS

- 15.4.1 The minimum **parcel area** is 3,875.0 ft² (360.0 m²).
- 15.4.2 The minimum **parcel width** is 40.0 ft (12.2 m).
- 15.4.3 The minimum **front yard setback** is 10.0 ft (3.0 m).
- 15.4.4 The minimum **interior side yard setback** is 5.0 ft (1.52 m) and the minimum **exterior side yard setback** is 10.0 ft (3.0 m).
- 15.4.5 The minimum **rear yard setback** is 16.4 ft (5.0 m).
- 15.4.6 The minimum **floor area** of a **Dwelling Unit** is 650.0 ft² (60.4 m²).
- 15.4.7 The maximum **parcel coverage** is 60%, including all **buildings**.

15.4.8 The maximum **building height** of a **principal building** is 35.0 ft (10.7 m).

15.5 ADDITIONAL REGULATIONS FOR ACCESSORY BUILDINGS

15.5.1 The following minimum requirements apply to **Accessory Buildings**:

- (a) **interior side parcel line setback**: 3.3 ft (1.0 m);
- (b) **exterior side parcel line setback**: 5.0 ft (1.52 m); and
- (c) **rear parcel line setback**: 3.3 ft (1.0 m).

15.5.2 The following maximum requirements apply to **Accessory Buildings**:

- (a) **building height**: 16.5 ft (5.0 m); and
- (b) **parcel coverage**: 15%.

16 R-A – RESIDENTIAL ACREAGE DISTRICT

16.1 PURPOSE

16.1.1 To accommodate low density residential **development** in a semi-rural setting.

16.2 PERMITTED USES

16.2.1 The following **uses** are **permitted uses** in the R-A – Residential Acreage District:

Accessory Building*	Extensive Agriculture
Accessory Building – Fabric Covered*	Home Occupation – Minor*
Backyard Suite*	Park
Bed and Breakfast*	Secondary Suite*
Dwelling, Detached	Sign**
Dwelling, Duplex	Utilities
Dwelling, Manufactured*	

*See **Section 10 Specific Use Regulations**

See **Section 11 Sign Regulations

16.3 DISCRETIONARY USES

16.3.1 The following **uses** are **discretionary uses** in the R-A – Residential Acreage District:

Accessory Building - Shipping Container*	Greenhouse and Plant Nursery
Child Care Services	Home Occupation – Major*
Government Building and Facilities	

*See **Section 10 Specific Use Regulations**

16.4 REGULATIONS

- 16.4.1 The minimum **parcel area** is 0.2 ha (0.5 ac).
- 16.4.2 The minimum **parcel width** is 100.0 ft (30.5 m).
- 16.4.3 The minimum **front yard setback** is 30 ft (9.1 m).
- 16.4.4 The minimum **side yard setback** is 20.0 ft (6.0 m).
- 16.4.5 The minimum **rear yard setback** is 25.0 ft (7.6 m).
- 16.4.6 The maximum **parcel coverage** is 25%, including all **buildings**.
- 16.4.7 The maximum **building height** of a **principal building** is 35.0 ft (10.7 m).

16.5 ADDITIONAL REGULATIONS FOR ACCESSORY BUILDINGS

16.5.1 The following minimum requirements apply to **Accessory Buildings**:

- (a) ***Interior side parcel line setback***: 3.3 ft (1.0 m);
- (b) ***exterior side parcel line setback***: 5.0 ft (1.52 m); and
- (c) ***rear parcel line setback***: 3.3 ft (1.0 m).

16.5.2 The following maximum requirements apply to **Accessory Buildings**:

- (a) ***building height***: 16.4 ft (5.0 m); and
- (b) ***parcel coverage***: 10%.

17 M-RC – MIXED RESIDENTIAL COMMERCIAL TRANSITION DISTRICT

17.1 PURPOSE

- 17.1.1 To provide for a mix of residential **development** and commercial **uses** such as **Office** and **Personal Service** businesses that transition Acme’s residential neighbourhoods into the downtown.

17.2 PERMITTED USES

- 17.2.1 The following **uses** are **permitted uses** in the M-RC Mixed Residential Commercial Transition District:

Accessory Building*
Accessory Residential
Backyard Suite*
Bed and Breakfast*
Child Care Services
Dwelling, Attached
Dwelling, Detached

Government Buildings and Facilities
Home Occupation – Minor*
Office
Personal Service
Secondary Suite*
Sign**
Utilities

*See [Section 10 Specific Use Regulations](#)

**See [Section 11 Sign Regulations](#)

17.3 DISCRETIONARY USES

- 17.3.1 The following **uses** are **discretionary uses** in the M-RC Mixed Residential Commercial Transition District:

Accessory Building – Fabric Covered*
Accessory Building – Shipping Container*
Apartment
Art Studio
Auto Repair
Community Building

Dwelling, Manufactured*
Food and Beverage Service Facility
Home Occupation – Major*
Hotel/Motel
Religious Assembly
Retail Store

*See [Section 10 Specific Use Regulations](#)

**See [Section 11 Sign Regulations](#)

17.4 REGULATIONS

- 17.4.1 The minimum **parcel area** is 4,300.0 ft² (399.5 m²), except:
- (a) 3,000.0 ft² (278.7 m²) for each **Dwelling Unit** of a **Duplex Dwelling** or **Attached Dwelling**;
 - (b) 7,750.0 ft² (720.0 m²) for an **Apartment** or **Care Facility**.
- 17.4.2 The minimum **parcel width** is 40.0 ft (12.2 m), except:

- (a) 25.0 ft (7.6 m) for each **Dwelling Unit** of a **Duplex Dwelling** or **Attached Dwelling**;
 - (b) 60.0 ft (18.3 m) for an **Apartment** or **Care Facility**.
- 17.4.3 The minimum **front yard setback** is 6.6 ft (2.0 m).
- 17.4.4 The minimum **interior side yard setback** is 5.0 ft (1.52 m) and the minimum **exterior side yard setback** is 10.0 ft (3.0 m).
- 17.4.5 Notwithstanding 17.4.4, the **interior** and **exterior side yard setback** for **Auto Repair** is 10.0 ft (3.0 m).
- 17.4.6 The minimum **rear yard setback** is 16.5 ft (5.0 m).
- 17.4.7 The maximum **parcel coverage** is 80%, including all **buildings**.
- 17.4.8 The maximum **building height** of a **principal building** is 35.0 ft (10.7 m).

17.5 ADDITIONAL REGULATIONS FOR ACCESSORY BUILDINGS

- 17.5.1 The following minimum requirements apply to **Accessory Buildings**:
- (a) **interior side parcel line setback**: 3.3 ft (1.0 m);
 - (b) **exterior side parcel line setback**: 5.0 ft (1.52 m); and
 - (c) **rear parcel line setback**: 3.3 ft (1.0 m).
- 17.5.2 The following maximum requirements apply to **Accessory Buildings**:
- (a) **building height**: 5.0 m (16.5 ft); and
 - (b) **parcel coverage**: 15%.

17.6 ADDITIONAL REGULATIONS FOR MANUFACTURED HOMES

- 17.6.1 The minimum width of a **Manufactured Dwelling** is 24.0 ft (7.3 m).
- 17.6.2 **Manufactured Dwellings** constructed greater than fifteen (15) years at the time of **development permit** application may not be approved at the discretion of the **Development Authority** in consideration of its condition and appearance.
- 17.6.3 The design and appearance of a **Manufactured Dwelling** shall be to the satisfaction of the **Development Authority**, and may be required to include enhanced design elements that add visual interest such as:
- (c) a porch or veranda on the front façade;
 - (d) horizontal wall articulation on the front façade;
 - (e) the use of thick columns or brackets on roof overhangs;
 - (f) dormers, gables, cross gables or varied pitches for articulated roof lines;
 - (g) large or bay windows on the front façade, with strong window trim;
 - (h) architectural features or other detailing over entrances;
 - (i) changes in exterior siding materials, textures and colors to break up long wall expanses; and/or

- (j) the use of trim and moldings that contrast the exterior siding.

17.7 ADDITIONAL REQUIREMENTS

- 17.7.1 **Apartment *developments*** must, to the satisfaction of the ***Development Authority***:
 - (a) locate vehicle entrances and exits, ***parking stalls*** and ***loading spaces*** in such a manner to minimize impact on ***adjacent uses***; and
 - (b) integrate the ***building*** and site design with the surrounding neighbourhood context.

18 DT – DOWNTOWN COMMERCIAL DISTRICT

18.1 PURPOSE

- 18.1.1 To provide for a centralized pedestrian oriented commercial and retail district, including civic and cultural **uses**.

18.2 PERMITTED USES

- 18.2.1 The following **uses** are **permitted uses** in the DT – Downtown Commercial District:

Accessory Buildings*	Office
Amusement Centre	Drinking Establishment
Art Studio	Park
Clinic	Personal Service
Child Care Services	Hotel/Motel
Community Building	Liquor Store
Financial Institution	Print Shop
Food and Beverage Service Facility	Retail Store
Government Buildings and Facilities	Sign**
Laundromat	Utilities

*See [Section 10 Specific Use Regulations](#)

**See [Section 11 Sign Regulations](#)

18.3 DISCRETIONARY USES

- 18.3.1 The following **uses** are **discretionary uses** in the DT – Downtown Commercial District:

Accessory Residential Dwelling	Care Facility
Apartment	Funeral Home
Athletic and Recreational Facility – Indoor	Parking Lot
Automotive Repair	Pet Care Services
Bottle/Recycling Depot	

*See [Section 10 Specific Use Regulations](#)

**See [Section 11 Sign Regulations](#)

18.4 REGULATIONS

- 18.4.1 The minimum **parcel area** is 2875.0 ft² (267.1 m²).
- 18.4.2 The minimum **parcel width** is 25.0 ft (7.6 m).
- 18.4.3 The minimum **front yard setback** is 0 ft (0 m).
- 18.4.4 The minimum **side yard setback** is 0 ft (0 m).
- 18.4.5 The minimum **rear yard setback** is 0 ft (0 m).

18.4.6 The maximum **building height** of a **principal building** is 35.0 ft (10.7 m).

18.5 ADDITIONAL REGULATIONS FOR ACCESSORY BUILDINGS

18.5.1 The maximum **building height** of an **Accessory Building** is 25.0 ft (7.6 m).

18.6 ADDITIONAL REQUIREMENTS

18.6.1 **Parking stalls** shall not be located in the **front yard**.

18.6.2 Notwithstanding **9.13 Parking and Loading**, the **Development Authority** may grant a relaxation or waive the minimum **parking stall** requirements within this district where adequate on-street parking is available.

18.6.3 Notwithstanding 18.4.3, there shall be a minimum 4.0 ft (1.2 m) **setback** for a **building** entranceway with doors that swing outwards. When opened, doors shall not project beyond the **property line**.

18.6.4 **Accessory Residential Dwelling** units shall be located at the rear of the **parcel** or located above the commercial **use**.

18.6.5 An **Accessory Residential Dwelling** unit located on the ground level shall not exceed 40% of the ground **floor area** of the commercial unit.

19 I – BUSINESS INDUSTRIAL DISTRICT

19.1 PURPOSE

- 19.1.1 To provide for a range of manufacturing, contractor services and other commercial and industrial **uses**.

19.2 PERMITTED USES

- 19.2.1 The following **uses** are **permitted uses** in the I – Business Industrial District:

Accessory Building*	Funeral Home
Accessory Building – Fabric Covered*	Greenhouse and Plant Nursery
Accessory Building – Shipping Container*	Government Buildings and Facilities
Agricultural Supply Depot	Heavy Equipment Sales and Service
Amusement Centre	Hotel/Motel
Art Studio	Park
Athletic and Recreational Facility – Indoor	Print Shop
Auto Body Shop*	Retail Store
Automotive Sales and Rentals	Self-Storage Facility
Automotive Repair	Service Station
Bottle/Recycling Depot	Sign**
Building Material Sales and Storage	Truck and Freight Terminal
Bulk Fuel Sales	Utilities
Car Wash	Veterinary Clinic
Contractor Operation	Warehousing and Storage
Equipment Rental Shop	Wholesale Outlet
Food and Beverage Service Facility	

*See [Section 10 Specific Use Regulations](#)

**See [Section 11 Sign Regulations](#)

19.3 DISCRETIONARY USES

- 19.3.1 The following **uses** are **discretionary uses** in the I –Business Industrial District:

Auction Mart	Industrial Work Camp*
Accessory Residential Dwelling	Kennel*
Cannabis Production Facility*	Liquor Store
Cannabis Retail Sales	Manufacturing, Processing or Assembly Facility
Clinic	Parking Lot
Data Centre	Storage Yard
Financial Service	Waste Management Facility
Grain Elevator	

*See [Section 10 Specific Use Regulations](#)

19.4 REGULATIONS

- 19.4.1 The minimum **parcel area** is 10,000.0 ft² (929.0 m²).
- 19.4.2 The minimum **parcel width** is 65.0 ft (19.9 m).
- 19.4.3 The minimum **front yard setback** is 20.0 ft (6.1 m).
- 19.4.4 The minimum **side yard setback** is 5.0 ft (1.52 m) except:
- (a) one **side yard setback** shall be a minimum of 20.0 ft (6.1 m) to provide access to the rear of the **parcel**;
 - (b) zero, where a **firewall** is provided; or
 - (c) 20.0 ft (6.1 m) where **abutting** a **parcel** in a residential district.
- 19.4.5 The minimum **rear yard setback** is 20.0 ft (6.1 m).
- 19.4.6 The maximum **parcel coverage** is 60%, including all **buildings**.
- 19.4.7 The maximum **building height** of a **principal building** is 35.0 ft (10.7 m).

19.5 ADDITIONAL REGULATIONS FOR ACCESSORY BUILDINGS

- 19.5.1 The maximum **building height** of an **Accessory Building** is 35.0 ft (10.7 m).

19.6 ADDITIONAL REGULATIONS FOR ACCESSORY RESIDENTIAL DWELLINGS

- 19.6.1 A maximum of one (1) **Accessory Residential Dwelling** per **parcel** shall be allowed.

20 CS – COMMUNITY SERVICE DISTRICT

20.1 PURPOSE

20.1.1 To provide for recreational, educational and community *uses*.

20.2 PERMITTED USES

20.2.1 The following *uses* are **permitted uses** in the CS – Community Service District:

Accessory Building*	School
Athletic and Recreational Facility – Indoor	Hospital
Athletic and Recreational Facility – Outdoor	Park
Care Facility	Government Buildings and Facilities
Child Care Services	Sign**
Community Building	Utilities

*See [Section 10 Specific Use Regulations](#)

**See [Section 11 Sign Regulations](#)

20.3 DISCRETIONARY USES

20.3.1 The following *uses* are **discretionary uses** in the CS – Community Service District:

Accessory Building – Shipping Container*	Exhibition Grounds
Campground	Parking Lot
Cemetery	Waste Transfer Station
Clinic	

*See [Section 10 Specific Use Regulations](#)

20.4 REGULATIONS

- 20.4.1 The minimum **front yard setback** is 20.0 ft (6.1 m).
- 20.4.2 The minimum **side yard setback** is 10.0 ft (3.0 m).
- 20.4.3 The minimum **rear yard setback** is 25.0 ft (7.6 m).
- 20.4.4 The maximum **building height** of a **principal building** is 35.0 ft (10.7 m).

20.5 ADDITIONAL REGULATIONS FOR ACCESSORY BUILDINGS

20.5.1 The maximum **building height** of an **Accessory Building** is 35.0 ft (10.7 m).

21 UR – URBAN RESERVE DISTRICT

21.1 PURPOSE

21.1.1 To reserve lands which are intended for future urban **development**.

21.2 PERMITTED USES

21.2.1 The following **uses** are **permitted uses** in the UR – Urban Reserve District:

Dwelling, Detached (<i>existing</i>)	Park
Dwelling, Manufactured* (<i>existing</i>)	Sign**
Extensive Agriculture	Utilities
Home Occupation – Minor	

*See **Section 10 Specific Use Regulations**

See **Section 11 Sign Regulations

21.3 DISCRETIONARY USES

21.3.1 The following **uses** are **discretionary uses** in the UR – Urban Reserve District:

Accessory Building*	Dwelling, Manufactured*
Accessory Building – Fabric Covered*	Excavation, Stripping and Grading
Accessory Building – Shipping Container*	Government Buildings and Facilities
Aggregate Removal and Storage	Greenhouse and Plant Nursery
Bed and Breakfast*	Home Occupation – Major
Dwelling, Detached	Industrial Work Camp

*See **Section 10 Specific Use Regulations**

See **Section 11 Sign Regulations

21.4 REGULATIONS

21.4.1 The minimum **front yard setback** is 20.0 ft (6.1 m).

21.4.2 The minimum **side yard setback** is 10.0 ft (3.0 m).

21.4.3 The minimum **rear yard setback** is 25.0 ft (7.6 m).

21.4.4 The maximum **building height** of a **principal building** is 35.0 ft (10.7 m).

21.5 ADDITIONAL REQUIREMENTS

21.5.1 There shall be no **subdivision** of lands designated UR-Urban Reserve, excepting when:

- (a) an Area Structure Plan, if required to be prepared by **Council**, has been adopted by bylaw; or

- (b) a conceptual scheme, if required to be prepared by **Council**, has been adopted by bylaw or resolution; or
- (c) a concurrent application for an amendment to this Bylaw has been submitted to and approved by Council.

21.5.2 Prior to approving a **development permit** application in the UR – Urban Reserve District, the **Development Authority** must be satisfied that the proposed **use** will not prejudice the future orderly **development** of the area.

Part G – Definitions

22 DEFINITIONS

22.1.1 The following definitions pertain to terms and **uses** within the Land Use Bylaw.

Quick links – click on the letter to jump to the definitions.

A	B	C	D	E	F	G	H	I
J	K	L	M	N	O	P	Q	R
S	T	U	V	W	X	Y	Z	

A

[[Click to Return to Definitions Index](#)]

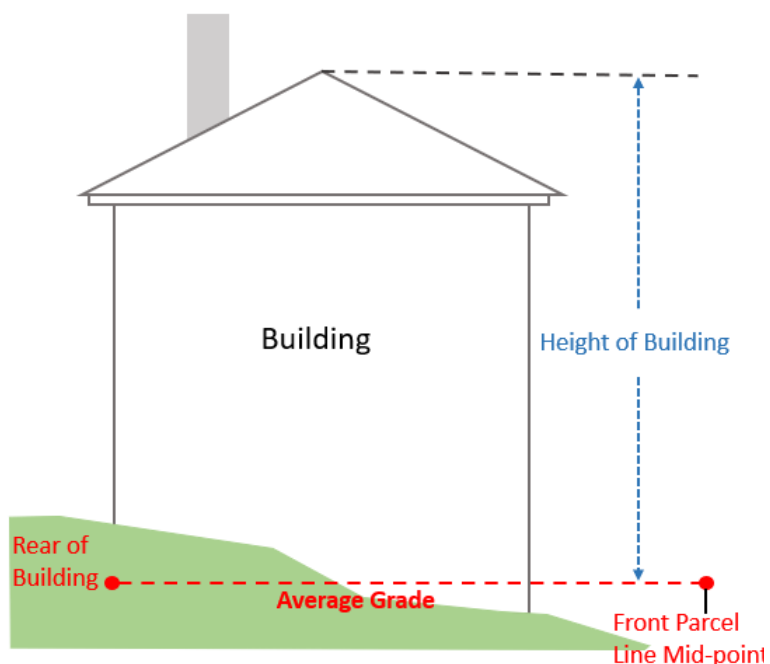
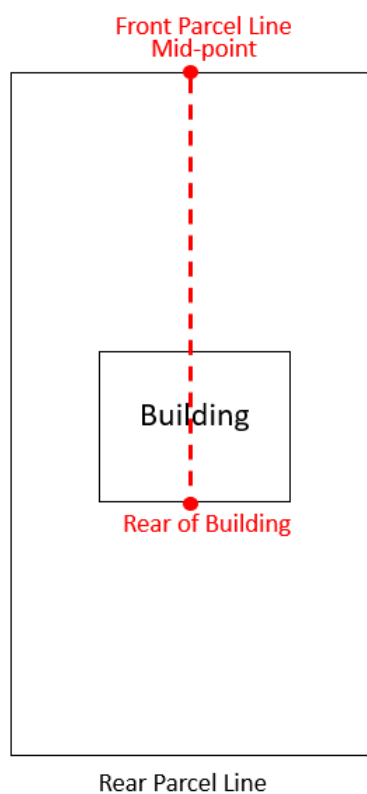
abut or abutting	means immediately contiguous to, or physically touching, and when used with respect to a lot or a parcel , means that the lot or parcel physically touches another lot , parcel , or development , and shares a property line with it.
Accessory Building	means a use where a building or structure accommodates a use which is related to, but is incidental or subordinate to, the use of the principal building located on the same parcel . This includes buildings or structures such as sheds, carports, detached garages, greenhouses, pergolas, gazebos, pools and hot tubs.
Accessory Building – Fabric Covered	means a use where a structure accommodates a use which is related to, but is incidental or subordinate to, the use of the principal building located on the same parcel . An Accessory Building - Fabric Covered is 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.
Accessory Building – Shipping Container	means a use where a shipping container accommodates an accessory use which is related to, but is incidental or subordinate to, the principal use of the parcel .
Accessory Residential Dwelling	See Dwelling, Accessory Residential .
accessory use	means a use which is related to, but is subordinate or incidental to, the principal use located on the same parcel .
Act	means the <i>Municipal Government Act, Revised Statutes of Alberta 2000, Ch. M-26</i> , as amended, and any parallel or successor legislation.
adjacent	means land that is contiguous to a parcel of land and includes land that would be contiguous if not for a highway , road , river, or stream.
Aggregate Removal and Storage	means a use where aggregate materials are extracted from the parcel and includes, but is not limited to, gravel pits, and sand pits. This also includes the storage and processing of the materials.
Agricultural Supply Depot	means a use where goods, materials or services that support agricultural activities are provided, whether retail, wholesale or in bulk. This includes such goods and services as sale and storage of seeds, feeds, fertilizers, chemical products, fuels, and lubricants but does not include the buying or selling of farm produce or animals.
amenity area	means an indoor or outdoor space provided for the active or passive recreation and enjoyment of the occupants of a development , which may be for private or communal use and owned individually or in common.
Amusement Centre	means a use where entertainment is provided to customers for a fee, which may include, but is not limited to facilities such as bowling alleys, theaters, axe throwing, golf simulator or mini golf, go-cart courses, and billiard parlours.

Apartment	means a use where a building designed for residential use contains three (3) or more Dwelling Units with a shared or common entrance.
Appeal Body	means the board hearing a subdivision or development permit appeal in accordance with the Act.
Art Studio	means a use : (a) where art is produced by individuals; (b) that may include the instruction of art to individuals or groups; and (c) that may include the sale of art pieces produced by that use.
Attached Dwelling	See Dwelling, Attached .
Athletic and Recreational Facility – Indoor	means a use for the purpose of providing indoor active recreation or athletic activities where patrons are predominantly participants and any spectators are incidental. This includes but is not limited to gyms, athletic studios, skating and hockey rinks, swimming pools, rifle, archery and pistol ranges, and racquet courts.
Athletic and Recreational Facility – Outdoor	means a use for the purpose of providing outdoor active recreation or athletic activities. This includes but is not limited to golf courses, driving ranges, sports fields, tennis courts, ice surfaces or rinks, athletic fields, splash parks and bowling greens.
Auction Mart	means use where a building , structure or lands used for the storage of goods and materials which are to be sold on the premises by public auction on an occasional basis. This use does not include the sale of animals.
Auto Body Shop	means a use where the bodies, but not other parts, of motor vehicles are repaired and painted.
Automotive Repair	means a use for the servicing and repair of motor vehicles within a building , excluding an Auto Body Shop .
Automotive Sales and Rentals	means a use where motor vehicles, including but not limited to automobiles, snowmobiles, boats and recreational vehicles are sold, rented or leased and stored on portions of the parcel approved exclusively for storage or display. Automotive Sales and Rentals may have buildings for administrative or repair functions associated with the use .
average grade	means the average elevation at the mid-point along the front parcel line and the finished ground elevation at the rear of the building . (Refer to building height)

B	[Click to Return to Definitions Index]
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Backyard Suite	See Suite, Backyard .
bareland condominium	means the subdivision of land into individual bare land units and registered as a condominium plan at Land Titles, and where shared areas such as roads and utilities are contained within common property.

basement	means that portion of a building between two floor levels which is partly underground but which has a portion of its height from finished floor to finished ceiling above the adjacent finished grade .
bay window	means a type of window that protrudes outwards from a wall.
Bed and Breakfast	means a use where sleeping accommodation, with or without meals, is provided to guests within a principal Dwelling Unit , and where the Dwelling Unit is occupied by the owner or operator.
Bottle/Recycling Depot	means a use where recyclable materials are collected, sorted and transferred off-site for processing or manufacturing.
boulevard	means that portion of a road which is public land and is often landscaped or planted to distinguish private lands from the road .
buffer	means a row of trees, shrubs, earth berm, or fencing to provide visual screening and separation between parcels and districts.
building	means anything constructed or placed on, in, over or under land that does not include a highway or road .
building height	means the vertical distance measured from the average grade and the highest point of a building , excluding a roof, stairway entrance, elevator shaft, ventilating fan, skylight, steeple, chimney, smoke stack, fire wall or parapet, flagpole, or similar devices not structurally essential to the building .

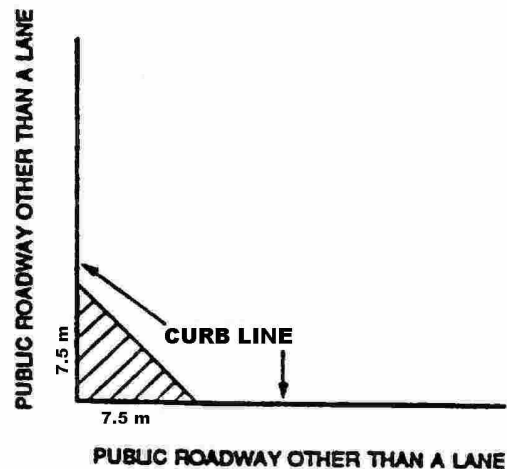
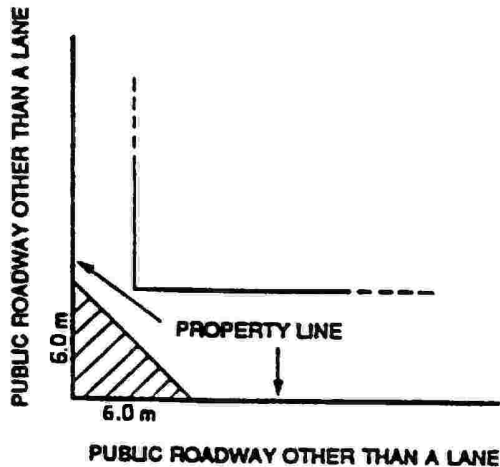


Building Material Sales and Storage	means a use where building materials, household accessories and other related goods are stored, offered, or kept for sale and may include outdoor storage .
building permit	means a permit or document issued in writing by a designated Safety Code Officer within the building discipline pursuant to the <i>Safety Codes Act</i> authorizing the commencement of a use , occupancy, relocation, construction, or demolition of any building .
Bulk Fuel Sales	means a use for the purpose of storing fuel in bulk quantities for the distribution to customers, typically for vehicles with a gross vehicle weight (G.V.W.) greater than 10,000 lbs (4536 kg). This does not include a Gas Bar and Service Station .

C [\[Click to Return to Definitions Index \]](#)

Campground	means a use for the purpose of providing temporary accommodation for the public in recreational vehicles or tents. A campground is not construed to mean a use for the purpose of accommodating long-term or permanent occupancy in recreational vehicles or Manufactured Dwellings . A campground may include facilities such as an administration building and laundry facilities.
Cannabis Production Facility	means a use where Cannabis is for grown, produced, tested, destroyed, stored or distributed in a federally approved and licensed facility. This does not include Cannabis Retail Sales .
Cannabis Retail Sales	means a use where Cannabis is sold for consumption off the premises and may include the retail sale or rental of merchandise. Cannabis Retail Sales offers cannabis for sale from a federally approved and licenced facility and has been licenced to operate by the Alberta Government.
canopy	means a non-retractable solid projection extending from the wall of a 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 a marquee.
Car Wash	means a use intended for the washing, cleaning, or polishing of motor vehicles.
Care Facility	means a use where a public or private facility provides for the care, supervision or rehabilitation of individuals, or for palliative and end-of-life-care, containing overnight accommodation and operated in accordance with any relevant legislation or regulations of the Province of Alberta. Units within a Care Facility may, at the discretion of the Development Authority , be considered both long-term care units or Dwelling Units as these may be for permanent residences for the occupants.
Cemetery	means a use for the internment of the deceased or in which human bodies, pets and/or animals or cremated remains have been buried. It may include facilities such as a columbarium, mausoleum, memorial park and burial grounds.
Child Care Services	means a use where children are supervised and cared for, and may include group day care, family daycare, nursing school, child minding, out of school care, or specialized daycare. This does not include a day home .

Clinic	means a use where public or private medical, surgical, physiotherapeutic or other professional healing treatment is provided, and includes but is not limited to offices for medical, dentistry, physiotherapy, massage or chiropractic services and Community Health Centres.
comprehensively planned	means a development where multiple Dwelling Units are located on a single parcel or a parcel divided by bareland condominium and is serviced by private roads and utilities.
Community Building	means a use where a facility or building is available for use to the public for the purpose of assembly, instruction, cultural or community activity and includes places such as a library, museum, art gallery, and community centre.
condominium	means a condominium plan registered with the Land Titles Office that complies with the requirements of the <i>Condominium Property Act</i> .
Confined Feeding Operation	means a use where livestock is confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing and requires registration or approval under the conditions set forth in the <i>Agricultural Operations Practices Act</i> through the Natural Resources Conservation Board.
construction management plan	means a plan that considers all relevant aspects of demolition , development and building work and outlines methods for avoidance and mitigation of identified impacts. A construction management plan typically addresses issues such as public safety, traffic control, operating hours, control of noise and vibration, air quality and dust management, stormwater and sediment control, site contamination, waste disposal and materials re-use or recycling and weed control.
Contractor Operation	means a use for the provision of contractor services to individual households or in the building trades and services, or road and utility construction, or oil and gas, pipeline or mining operations, where materials and equipment may not be stored within a building and may include outdoor storage .
corner parcel	means a parcel situated at the intersection of two or more roads , or at the intersection of two parts of the same road which parts have an intersection of not more than 135 degrees.
corner visibility setback	means a triangular area formed on a corner lot by the two curb lines and a straight line which intersects them 24.6 ft (7.5 m) from the corner where they meet. In the case where there is no curb on one or more roads , 19.6 ft (6.0 m) from the corner where they meet.



Council means the duly elected Council of the Village of Acme.

D [[Click to Return to Definitions Index](#)]

Data Centre means a *use* where a **building** or group of **buildings** wholly dedicated to housing computer systems that provide processing, storage, or distribution services and is authorized by the Alberta Utilities Commission.

day home means a type of **Home Occupation – Major** where temporary care, development and supervision is provided within a **Dwelling Unit** for periods not exceeding 24 consecutive hours to a maximum of six (6) children under the age of 13 years, including children under the age of 13 years who permanently reside in the home.

deck means a flat, floored concrete or wooden platform, elevated more than 2.0 ft (0.61 m) above grade and usually adjoining a **building**.

demolition means the pulling down, tearing down or razing of a **building** down to its foundation.

density means a measure of **development** intensity expressed as a ratio of the number of **Dwelling Units** to **parcel area**.

Designated Officer means a position established by bylaw whereby **Council** has delegated powers, duties, and/or functions.

Detached Dwelling See **Dwelling, Detached**.

development means:

- (a) an excavation or stockpile and the creation of either of them; or
- (b) a **building** or an addition to, or replacement or repair of a **building** and the construction or placing in, on or under land of any of them; or
- (c) a change of *use* of land or a **building**, or an act done in relation to land or a **building** that results or is likely to result in a change in the land or the **building**; or

- (d) a change in the intensity of **use** of land or **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 a Development Authority as contemplated by and in accordance with the Act.
Development Officer	means a person or persons appointed as a Development Officer as contemplated by and in accordance with the Act.
development permit	means a document authorizing a development , issued by the Development Authority pursuant to this Bylaw, and includes the plans and conditions of approval.
discretionary use	means the use of land or of a building which is listed as such a use in a Land Use District.
Drinking Establishment	means a use : (a) where the primary function is the servicing of alcoholic beverages for consumption on the premises and is licensed by Alberta Gaming, Liquor and Cannabis. Typical businesses include taverns, pubs, bars and nightclubs; and (b) may include supplementary preparation and sale of food for consumption on the premises.
drive through	means a business that is designed to include sales or service to an occupant within a motorized vehicle which may include a Food and Beverage Service Facility , Financial Services , a Car Wash , and a Service Station .
driveway	means an area that provides vehicle access to a parking area or a garage of a residential development from the road , lane or private roadway.
Duplex Dwelling	See Dwelling, Duplex .
Dwelling, Accessory Residential	means a use where a Dwelling Unit , that is accessory to and is located on the same parcel as the principal commercial use .
Dwelling, Attached	means a use where a building designed for residential use consists of three (3) or more Dwelling Units , each of which has an individual entrance to the outdoors. This includes rowhouses, townhouses, triplexes and fourplexes.
Dwelling, Detached	means a use where a building designed for residential use contains one principal Dwelling Unit .
Dwelling, Duplex	means a use where a building designed for residential use contains two principal Dwelling Units , each having a separate entrance from the outside and may be located one above the other or side-by-side.
Dwelling, Manufactured	means a use where a pre-fabricated Dwelling Unit which conforms to CSA standards at the time of construction, is transported as a single building or in multiple sections to a parcel and placed on a foundation. A Manufactured Dwelling includes such styles known as modular dwellings, manufactured homes and Ready-to-Move (RTM) Homes.

Dwelling Unit	means a use where a building or a self-contained portion of a building contains sleeping, cooking and toilet facilities for the residential use of one or more people.
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E	[Click to Return to Definitions Index]
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easement	means a right to the limited use of land held by another, generally for access to another parcel or as a right-of-way for a utility and is registered on the parcel with the Land Titles Office in accordance with the <i>Land Titles Act</i> .
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eave	means the edges of the roof that overhang past the walls of a building that primarily function to protect a building from rain and to provide ventilation.
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Equipment Rental Shop	means a use for the rental of tools, appliances, office machines, light construction equipment or similar items but not the rental of automobiles.
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existing	means existing as of the effective date of this Bylaw.
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Extensive Agriculture	means a use where 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. This does not include buildings or structures including Accessory Buildings , or a Confined Feeding Operation , or residential uses or a Cannabis Production Facility .
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exterior side parcel line	See parcel line, exterior side .
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exterior side yard	See yard, exterior side .
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F	[Click to Return to Definitions Index]
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fence	means a vertical physical barrier constructed out of typical building material to prevent visual or unauthorized access, or both.
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Financial Services	means a use where banks, credit unions, trust companies and treasury branches operate within a building and may include automated banking machines and/or a drive through .
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fire wall	means a type of fire separation of non-combustible construction which internally divides a building or separates adjoining buildings to resist the spread of fire and which has a fire resistance rating.
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first storey	See storey, first .
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floor area	means the area of a building or specified portion of a building , measured to the outside surface of the exterior walls, or where buildings are separated by fire walls , to the centre line of the common fire walls , and excludes all mechanical equipment areas and all open areas inside a building that do not contain a floor including atriums, elevator shafts, stairwells and similar areas.
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Food and Beverage Service Facility	means a use where food and beverages are prepared and served and includes supplementary alcoholic beverage service licensed by the Alberta Gaming and Liquor Commission. This includes restaurants, cafes, and cafeterias, and may include a drive through .
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front parcel line	See parcel line, front .
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front yard	See yard, front .
frontage	means a property line of a parcel which abuts a highway or road .
Funeral Home	means a use where funerals are arranged and held, where the deceased are prepared for burial or cremation, and where not more than one cremation chamber is provided.
G	[Click to Return to Definitions Index]
grade	means the geodetic elevation of the existing ground in an undisturbed natural state or an approved design grade as described in a grading plan.
Grain Elevator	means a use where buildings are used 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 and Plant Nursery	means a use which is devoted to the raising, storage and sale of produce, bedding, household, ornamental plants and related materials such as tools, soil, and fertilizers where such plants or goods may be sold wholesale or directly to the consumer. The main part of the business must be plant related and any aggregate sales must be a minor accessory component only. This does not include a Cannabis Processing Facility .
gross floor area	means the sum of the areas of all above grade floors of a building measured to the outside surface of the exterior walls, or where buildings are separated by fire walls , to the centre line of the common fire walls , and includes all mechanical equipment areas and all open areas inside a building that do not contain a floor including atriums, elevator shafts, stairwells and similar areas. For greater clarity, a walk-out basement is not included in the calculation of gross floor area , but Dwelling units in the basement of an Apartment shall be included in the calculation of gross floor area .
Government Buildings and Facilities	means a use where facilities or buildings that are 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 .
H	[Click to Return to Definitions Index]
Heavy Equipment Sales and Service	means a use where farm and heavy industrial equipment is sold, rented and serviced.
highway	means a highway or proposed highway that is designated as a highway pursuant to the <i>Highways Development and Protection Act</i> .
Home Occupation	means an occupation, trade, profession, or craft operated by an occupant of a Dwelling Unit as an accessory use to the principal residential use of the building pursuant to this Bylaw.
Home Occupation – Major	means a use where a type of Home Occupation is operated which may be detectable outside of the Dwelling Unit but does not negatively impact the general residential nature of the neighbourhood.

Home Occupation – Minor	means a use where a type of Home Occupation is operated which allows for limited customer visits and deliveries but does not impact adjacent residential uses beyond that of a typical Dwelling Unit .
Hospital	means a use where in-patient and out-patient health care is provided to the public.
Hotel/Motel	means a use where temporary or short-term sleeping accommodations are provided in rooms or suites, which may contain kitchen facilities. This definition includes hotels, motels, hostels and similar overnight accommodations. This may include additional facilities or services such as Food and Beverage Service Facilities , meeting or banquet rooms, Personal Service , an Accessory Residential Dwelling and convention facilities.
I	[Click to Return to Definitions Index]
Industrial Work Camp	means a use for temporary living accommodation, and without restricting the generality of the above, the camp is usually made up of a number of mobile units, clustered in such fashion as to provide sleeping, eating, recreation, and other basic living facilities. The units may be dismantled and removed from the site from time to time and may include accessory uses such as a temporary office, storage yard and other similar and complementary buildings or structures.
interior side parcel line	See parcel line, interior side .
interior side yard	See yard, interior side .
J	[Click to Return to Definitions Index]
K	[Click to Return to Definitions Index]
Kennel	means a use where dogs or cats or other domestic pets may be maintained, boarded, bred or trained and may include the incidental sale of products related to the services provided, but does not include a Veterinary Clinic .
L	[Click to Return to Definitions Index]
landing	means a platform that primarily functions as an entrance into a building . Landings are a separate building element to balconies , decks and patios as they are not intended to provide or function as an amenity area .
landscaping	means the modification and enhancement of a parcel or a portion of a parcel through the use of any combination of trees, bushes, shrubs, plants, flowers, lawns, bark mulch or other ground cover, and hard landscaping materials such as brick, stone, concrete tile or wood, but excludes all areas used for a parking area or driveway .
lane	means a public thoroughfare usually less than 32.8 ft (10.0 m) wide typically providing secondary access to one or more parcels . For the purpose of this Bylaw, a lane is not a road .
Laundromat	means a use where clothes and other fabric goods are cleaned or pressed. This includes businesses such as a laundromat and dry cleaners.

Liquor Store	means a use where alcoholic beverages are sold for off-site consumption from a retail store licensed by the Alberta Gaming and Liquor Commission.
loading space	means a space for parking a vehicle while it is being loaded or unloaded.
lot	means a lot as defined in the Act.

M [\[Click to Return to Definitions Index \]](#)

Manufactured Dwelling	See Dwelling, Manufactured .
Manufacturing, Processing or Assembly Facility	means a use where land or buildings are used for 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 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 a Cannabis Processing Facility .
Municipal Planning Commission (MPC)	means the Municipal Planning Commission established by Bylaw pursuant to the Act.
Municipality	means the Village of Acme.

N [\[Click to Return to Definitions Index \]](#)

non-conforming building	means a building that is lawfully constructed or lawfully under construction at the date a Land Use Bylaw affecting the building or the land on which the building is situated becomes effective and that on the date the Land Use Bylaw becomes effective does not, or when fully constructed will not, comply with the Land Use Bylaw.
non-conforming use	means a lawful, specific use being made of land or a building , or intended to be made of a building lawfully under construction at the date a Land Use Bylaw affecting the land or building becomes effective and that on the date the Land Use Bylaw becomes effective does not, or in the case of a building under construction will not, comply with the Land Use Bylaw.

O [\[Click to Return to Definitions Index \]](#)

off-street parking	See parking, off-street .
Office	means a use for the provision of professional, management, administrative, and consulting services. This does not include a Clinic .
outdoor storage	means the storing, stockpiling, or accumulation of goods, equipment or materials in an area that is open or exposed to the natural elements, and includes vehicles, recreational vehicles and boats, waste materials, debris or garbage.
owner	means: (a) in the case of land owned by the Crown in right of Alberta or the Crown in right of Canada, the Minister of the Crown having the

- administration of the land; or
- (b) in the case of any other land, the person shown as the **owner** of a **parcel** of land shown on the certificate of title.

P	[Click to Return to Definitions Index]
parcel	means the aggregate of the one or more lots described in a Certificate of Title or described in a Certificate of Title by reference to a plan file or registered in a Land Titles Office.
parcel area	means the total area of land within the parcel .
parcel coverage	means the percentage of the parcel area covered by the area of all buildings including Accessory Buildings , and excludes balconies , bay windows , canopies , shade projections , cornices, eaves and gutters, roof overhangs, fire escapes, sills, stairways and landings , patios and decks or similar projections.
parcel line, exterior side	means a property line , other than the front parcel line , which abuts a road .
parcel line, front	means the shortest property line that abuts a road , unless otherwise determined by the Development Authority in accordance with this Bylaw.
parcel line, interior side	means a property line other than a front parcel line or rear parcel line , which abuts another parcel or a lane .
parcel line, rear	means the property line which is opposite to and is not connected to the front parcel line , excepting in the case for a reverse corner lot where the rear parcel line is opposite to the exterior side parcel line .
parcel width	means the average horizontal distance between two side parcel lines .
Park	means a use where land is designated or reserved for active or passive recreation, or to be left in a natural state, and/or areas of cultural or scenic value. This may include facilities such as playgrounds, picnic grounds, dog parks, pathways and trails, landscaped buffers , gardens and fields.
parking area	means an open area of land, above or underground, other than a road , used for the parking of vehicles and includes parking stalls , driveways , vehicle entrances and exits, and maneuvering aisles.
Parking Lot	means a use where the primary purpose of the land is for the parking of motor vehicles at grade, or in a parking structure which may be above or below grade.
parking, off-street	means a parking area located on the same parcel as the building , structure , or use .
parking stall	means a space within a building or parking area , for the parking of one vehicle, excluding driveways , aisles, and ramps.
parking stall, visitor	means a parking stall intended only for the use of visitors to Dwelling Units .
patio	means a platform, the height of which may be up to but does not exceed 0.6 m from grade , that may or may not be attached to a building .
Peace Officer	means a position authorized by the Alberta Government, or by Council for the purpose of enforcing various laws to provide safe and secure communities.

<i>permitted use</i>	means the <i>use</i> of land or a <i>building</i> which is listed as such <i>use</i> in a Land Use District or Direct Control District.
Personal Service	means a <i>use</i> where services are provided to an individual which are related to the care and appearance of the body or the cleaning and repair of personal effects. This includes but is not limited to such businesses as barber shops, hair and/or beauty salons, and tailors.
Pet Care Services	means a <i>use</i> where domestic pets are cleaned, groomed and cared for, where no boarding or kenneling of any animals occurs, and may include the incidental sale of products related to the services provided. This does not include a Kennel or Veterinary Clinic .
<i>principal</i>	means the main purpose for which a <i>building</i> or <i>parcel</i> is used.
Print Shop	means a <i>use</i> where retail photocopying and/or commercial printing service, or industrial printing and publishing services, are provided.
<i>property line</i>	means the legal boundary of a <i>parcel</i> or <i>lot</i> .
Q	[Click to Return to Definitions Index]
<i>qualified professional</i>	means individuals with experience and training in a particular discipline with a recognized degree, certification, license or registration.
R	[Click to Return to Definitions Index]
<i>rear parcel line</i>	See <i>parcel line, rear</i> .
<i>rear yard</i>	See <i>yard, rear</i> .
<i>recreational vehicle</i>	means a portable structure designed and built to be carried on a vehicle, or a unit designed and built to be transported on its own wheels, to provide temporary living accommodation for travel and recreational purpose and includes, but is not limited to, such vehicles as a motor home, camper, holiday (travel) trailer and a tent trailer, but does not include a Manufactured Dwelling .
<i>Regulation</i>	means the <i>Matters Related to Subdivision and Development Regulation</i> AR84/2022, as amended, and any parallel or successor legislation.
Religious Assembly	means a <i>use</i> including any meeting halls used for spiritual worship and related religious activities. Typical <i>accessory uses</i> may include, but are not limited to, administrative offices, accessory manses, rectories or parish houses.
<i>relocated building</i>	means a <i>building</i> that was constructed and previously used or occupied and is relocated or is proposed to be relocated to another <i>parcel</i> .
<i>renewable energy system</i>	means a system that produces electrical power or heat to be used for on-site consumption or heating requirements by means such as, but not limited to, active and passive solar collectors, geothermal energy or heat exchange systems. A <i>renewable energy system</i> may provide residual power to the grid but is not intended to produce power primarily for resale.
<i>residential use</i>	means the <i>use</i> of a <i>parcel</i> for the <i>primary</i> purpose of a residence by a person or persons. A <i>residential use</i> is one where the occupants have exclusive <i>use</i> for an

indefinite amount of time except in accordance with a tenancy agreement under the *Residential Tenancies Act* or the *Mobile Homes Site Tenancies Act*.

Retail Store

means a **use** where the primary function is for the sale of finished products or goods to customers, and also includes rental services. This does not include a **Building Material Sales and Storage, Cannabis Retail Sales, a Liquor Store or Wholesale Outlet**.

reverse corner parcel

means a residential **corner parcel** where the front façade of the **Dwelling Unit** is oriented towards the longest **property line** which **abuts** a **road** which is considered the **front parcel line**. The **exterior side parcel line** of a **reversed corner lot** is the shorter **property line** which **abuts** a **road**.

road

means any public road, including the **boulevards**, sidewalks and improvements, but excluding a **lane, highway** or private road.

S

[[Click to Return to Definitions Index](#)]

School

means a **use** where persons are assembled for educational purposes within **buildings** and **structures**, including classrooms, libraries, offices, recreational facilities and other related facilities, and where dormitory accommodations and common kitchen and dining facilities may also be provided.

screening

means a **fence**, earth berm, or hedge used to visually separate between **parcels**, districts or **uses**.

Secondary Suite

See **Suite, Secondary**.

Self-Storage Facility

means a **use**:

- (a) where goods are stored in a **building**;
- (b) where the building is made up of separate compartments and each compartment has separate access;
- (c) that may be available to the general public for the storage of personal items;
- (d) that may include the administrative functions associated with the **use**; and
- (e) that may incorporate custodial quarters for the custodian of the facility.

Service Station

means a **use** where fuel, lubricating oils and minor accessories for motor vehicles are sold and may include a portion of the premises for the servicing and minor repairing of motor vehicles.

setback

means the minimum distance as required by the district between a **building, structure, or use**, or from each of the respective **property lines**, or from a natural boundary or other reference line.

shade projection

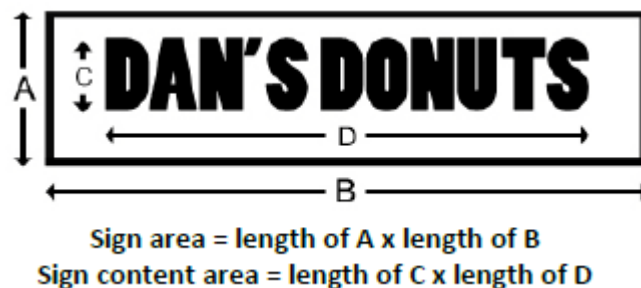
means a **structure** that is attached to and projects from a **building** with the intent of providing shade or cover, and may include a **canopy**, awning, shade louvre, or pergola.

side yard

See **yard, side**.

shipping container	means a large metal container with suitable strength for the shipping, storage and handling of goods. Shipping containers are also commonly known as sea cans or intermodal containers.
Sign	means any device or fixture intended to convey information or to advertise or attract attention to any person, business, matter, message, object or event.
sign area	means the entire area of a Sign on which sign content is intended to be placed. In the case where a Sign has sign content on more than one side of the Sign , sign area means the average total area of all sides of the Sign . See Sign Figure 3: Sign Area and Sign Content Area.
sign content	means the wording/lettering, message, graphics or content displayed on a Sign .
sign content area	means a rectangular area formed by the extreme limits of the sign content , including graphics related to the specific nature of the sign content . See Figure 3: Sign Area and Sign Content Area.

Figure 3: Sign Area and Sign Content Area



sign height	means the vertical distance measured from the highest point of the Sign or Sign structure to grade .
sign type	means the type of structure of a Sign (e.g. freestanding, portable) used to convey the sign content .
Storage Yard	means a use : (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; (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 1.8 m above grade .
Stripping, Grading, Excavation and Stockpiling	means a use where stripping, grading, excavation and/or stockpiling of soil or other similar materials occurs and where the activity is not associated with a previously issued subdivision approval or development permit . This use does not include activities normally associated with Extensive Agriculture .
structure	means anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground, but does not include a fence or a Sign .
subdivision	means the division of a parcel by an instrument and the word “subdivide” has corresponding meaning.
Subdivision and Development Appeal Board	means the Subdivision and Development Appeal Board established by the municipality’s Subdivision and Development Appeal Board Bylaw and appointed by Council .
Subdivision Authority	means a person or body appointed as a Subdivision Authority in accordance with the <i>Act</i> .
Suite, Backyard	means a use where a separate self-contained building , such as a garage suite, garden suite or carriage home, that is accessory to and is located on the same parcel as the principal residential use , is occupied as a Dwelling Unit or for short-term rental .
Suite, Secondary	means a use where a self-contained portion of a building , such as a basement or attached garage, that is accessory to and is contained within or attached to the principal residential use , is occupied as a Dwelling Unit or for short-term rental .
Suite, Security Operator	means a use where a building or a portion of a building is used to provide on-site accommodation by the employer for persons employed on the property, a caretaker or operator of a commercial establishment, or for on-duty security personnel.

T [\[Click to Return to Definitions Index \]](#)

Telecommunication Structure	means a device that requires a permit from the Federal Government and is used to receive and/or to transmit radio-frequency (RF) signals, microwave signals, or other communications energy transmitted from, or to be received by, other antennas. Telecommunication Structures include the antenna, and may include a supporting tower, mast or other supporting structure, and an equipment shelter. A Telecommunication Structure may be freestanding or mounted on an existing building or structure .
temporary	means a limited period of time as decided by the Development Authority .
temporary sign	means any Sign designed or intended to be displayed for a short period of time, including balloon signs, construction signs, political poster signs, banner signs or

any other **Sign** that is not permanently attached to a supporting **structure** or **building**.

Truck and Freight Terminal means a **use** where goods/freight are received, transferred, stored short-term, and dispatched for transport by truck.

U [[Click to Return to Definitions Index](#)]

use means a **permitted use** or **discretionary use**, and is the purpose for which any **parcel**, **building** or **structure** is designed, occupied or maintained.

Utilities means a **use** where a system or works are provided for treatment, storage or distribution of one or more of the following:

- (a) waterworks;
- (b) sewage disposal;
- (c) public transportation;
- (d) irrigation;
- (e) drainage;
- (f) fuel;
- (g) electric power;
- (h) heat;
- (i) waste management (excluding a **Waste Transfer Station**); and
- (j) communications (excluding a **Telecommunication Structure**).

V [[Click to Return to Definitions Index](#)]

Veterinary Clinic means a **use** for the medical treatment of animals and includes provision for their overnight accommodation within the **building** only, and may include associated office space. This does not include **Pet Care Services** or **Kennels**.

violation tag means a tag or similar document issued by the **municipality** pursuant to the *Act*.

violation ticket means a ticket issued pursuant to Part II of the *Provincial Offences and Procedures Act* and regulations enacted thereunder.

visitor parking stall See **parking stall**, **visitor**.

W [[Click to Return to Definitions Index](#)]

Warehousing and Distribution means a **use** where goods are stored inside a **building** and transferred to and from other locations. **Warehousing and Distribution** does not include any manufacturing, display or sales of the goods, but may include associated administrative functions.

Waste Transfer Station means a **use** where solid waste materials are received from collection vehicles and consolidated into larger vehicles for transport to the landfill.

Wholesale Outlet means a **use** where goods are sold for retail in larger quantities to other retailers or direct to consumers.

X [[Click to Return to Definitions Index](#)]

Y [Click to Return to Definitions Index]	
yard	means any open space on a parcel , unoccupied and unobstructed and is the distance between the property line to the foundation of the principal building or the exterior finishing materials of an Accessory Building .
yard, exterior side	means the area of a parcel extending from the front foundation of the principal building to the rear foundation of the principal building and between the side foundation of the principal building to the exterior side parcel line .
yard, front	means the area of a parcel extending across the full width of the parcel between the front parcel line and the front foundation of the principal building .
yard, interior side	means the area of a parcel extending from the front foundation of the principal building to the rear foundation of the principal building and between the side foundation of the principal building to the interior side parcel line .
yard, rear	means the area of a parcel extending across the full width of the parcel between the rear parcel line and the rear foundation of the principal building .
yard, side	means an interior side yard and/or an exterior side yard .
Z [Click to Return to Definitions Index]	

22.1.2 All other words and phrases mean the same as they do in the Act.

Part H – Land Use Districts Map

23 LAND USE DISTRICTS MAP

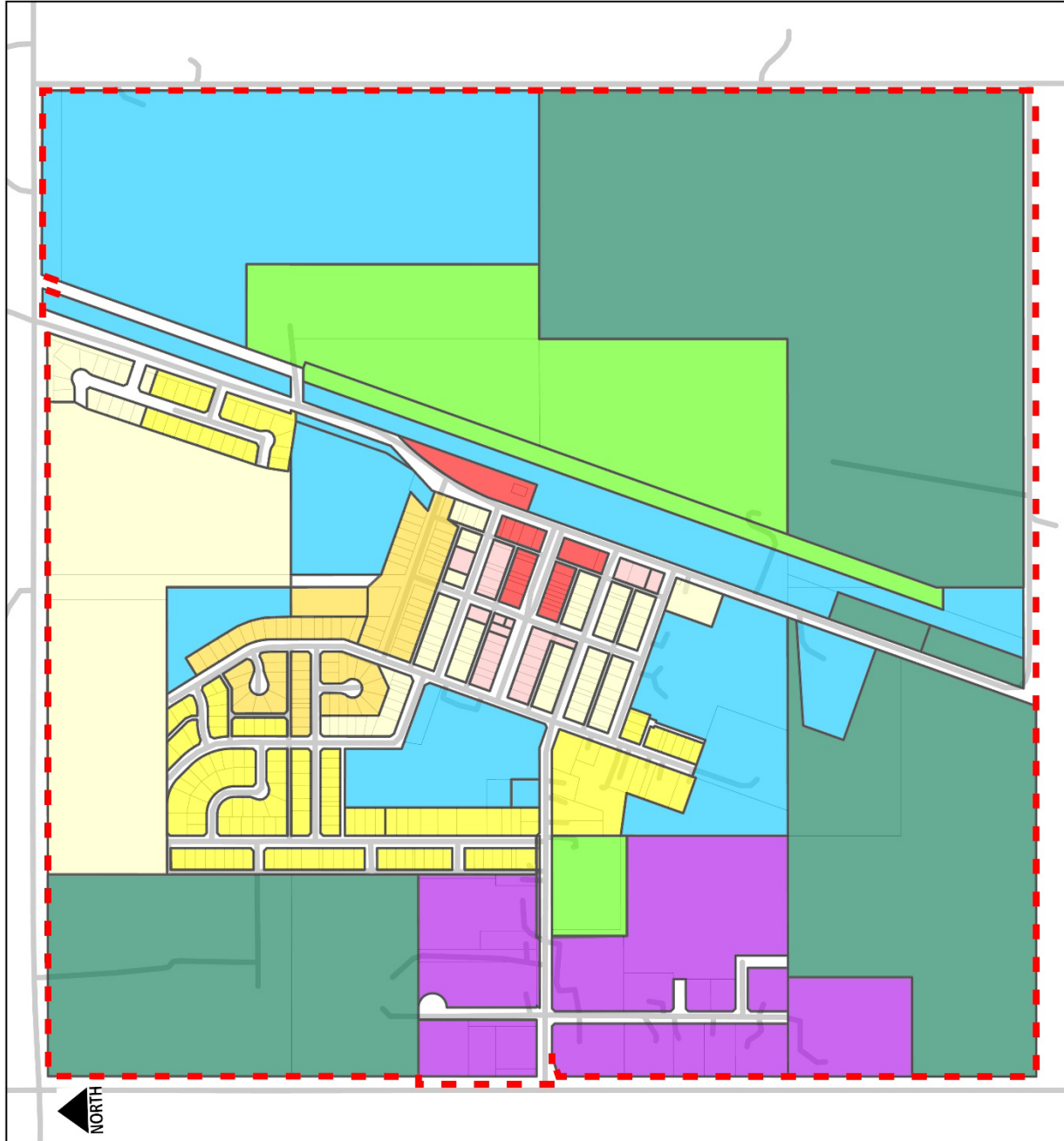
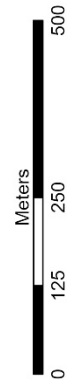


Land Use District Map

Bylaw #2026-xx Draft V1

March 24th 2026

- R-1 - Residential
- R-2 - Residential
- RA - Residential Acreage
- R-MD - Manufactured Dwelling
- M-RC - Mixed Use Residential/Commercial
- DT - Downtown
- HWY-C - Highway Commercial
- I - Industrial
- CS - Community Services
- UR - Urban Reserve
- Legal Parcels
- Village Boundary



Subject: **Alberta Community Partnership (ACP) Launch**
 Meeting Date: Monday, August 24, 2026
 Presented By: Mike Haugen, Advisor
 Link to Strat Plan: Collaborate with Neighboring Municipalities

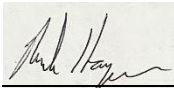
Recommended Motion:	That Council accept the information regarding the Alberta Community Partnership as information.
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Background/ Proposal	The following correspondence regarding the ACP program has been received from the Province: <i>The Government of Alberta is committed to fostering strong, viable communities through collaborative and accountable local governance. The Alberta Community Partnership (ACP) helps local governments work together with neighbouring communities to address shared local and regional priorities. Through ACP funding, we support improved service delivery, strengthen municipal viability, and encourage regional cooperation. This collaboration is essential as we work together to drive economic growth in Alberta.</i> <i>I am pleased to advise that applications are now being accepted for the components listed below under the 2026/27 ACP program. Applications must be submitted through ACP Online at www.maconnect.alberta.ca.</i> <i>Please note the application deadlines for each component:</i> • <i>Municipal Internship - October 1, 2026</i> • <i>Intermunicipal Collaboration - October 1, 2026</i> • <i>Municipal Restructuring - January 15, 2027</i> • <i>Asset Management Support - February 3, 2027</i> • <i>Mediation and Cooperative Processes - February 3, 2027</i> • <i>Strategic Initiatives - February 3, 2027</i> <i>The ACP remains a key tool for advancing regional collaboration, building capacity, and supporting long-term municipal sustainability. This year, the program continues to help local governments streamline service delivery, reduce costs and administrative burden, and improve the quality of local services.</i> <i>Program updates for 2026/27 focus on refining funding parameters, strengthening alignment with core municipal priorities, and improving program accessibility and delivery. These changes support continued alignment with government priorities and evolving municipal needs.</i> <i>Details of these changes, including updated guidelines, are available at Alberta Community Partnership.</i> <i>I look forward to continuing to work with you to strengthen Alberta's communities.</i> <i>Sincerely,</i>
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REQUEST FOR DECISION

AGENDA ITEM #
Information
7.1

	<i>Dan Williams, ECA</i> <i>Minister of Municipal Affairs</i> Total program funding is \$10.6 Million and the program seeks the following key outcomes: • new or enhanced regional municipal services; • improved municipal capacity to respond to priorities; and • effective intermunicipal relations.
Discussion/ Options/ Benefits/ Disadvantages:	If there are projects that Council would like to explore, Administration can investigate them accordingly.
Financial Implications:	There are no financial implications associated with the recommended motion.
Council Options:	Council may opt to accept this as information. Council may opt to have administration investigate potential funding opportunities.
Recommended Engagement:	Information only
Attachments:	NA
Follow-up Actions:	Administration will file the information accordingly.



Approval:
Mike Haugen, Advisor

Subject: **Upcoming Grant Opportunities – Community Groups**

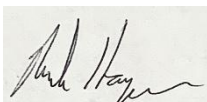
Meeting Date: Monday, August 24, 2026

Presented By: Mike Haugen, Advisor

Link to Strat Plan: Aligns with Vision and Mission

Recommended Motion:	That Council accept the report on upcoming grant opportunities for community groups as information, as presented.
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Background/ Proposal	The Regional Grant Writer is a position that helps community groups find and apply for grant funding. The position is funded through contributions from all municipalities in the Kneehill region and is housed within FCSS.
Discussion/ Options/ Benefits/ Disadvantages:	For Council's information, the Regional Grant Writer has identified a number of upcoming grant opportunities that community groups may want to investigate. This list is being provided to Council for Council's awareness and dissemination to any relevant groups.
Financial Implications:	There are no financial implications associated with the recommended motion.
Council Options:	1. Council may opt to accept for information 2. Council may direct administration to undertake an action associated with the information.
Recommended Engagement:	Information only.
Attachments:	August 2026 Upcoming Grants List
Follow-up Actions:	NA



Approval:
Mike Haugen, Advisor

Upcoming Grants – August 2026

1. **Central Alberta Co-Op Building Communities Fund** – Between \$5000 - \$50,000 in Capital Funding in four categories: recreation, environmental conservation, social, urban agriculture. 25% of matching funds required. **Deadline Aug 15/26**
<https://www.centralalbertaco-op.crs/sites/centralalberta/local/detail/central-alberta-co-op-building-communities-fund>
2. **CIP (Community Initiatives Program) – Project Grant** - provides funding to Alberta-based non-profit organizations to support community-driven initiatives, programs and events that enhance the well-being of Albertans. Eligible projects may include: new programs, enhancements to existing programs, community events and experiences, technology, portable equipment. Up to \$75,000, 50/50 matching grant. **Deadline Sept 1/26** <https://www.alberta.ca/cip-project-grant>
3. **Every Kid Community Grant** - These funds are dedicated to the creation or support of an existing program that will focus on recruiting new players to the game of hockey regardless of age, skill or environmental factors. Program grants are awarded to a maximum of \$5,000 per year per group. **Deadline Sept 15/26**
<https://www.hockeyalberta.ca/about-hockey-alberta/every-kid-every-community/ekec-grant-application-form/>
4. **CFEP Small** - Financial assistance up to \$125,000 to upgrade, expand, purchase or build public-use community facilities. Matching grant – 50/50 – **deadline September 15/26**
<https://www.alberta.ca/community-facility-enhancement-program-small>
6. **Alberta Blue Cross Built Together** – Eligibility: Any Alberta-based and operated community group or organization that is supporting publicly accessible community amenities that promote active living. This can include community leagues, school councils, municipalities and other non-profit organizations. \$50,000 **Deadline Sept 17, 2026** <https://www.community.ab.bluecross.ca/programs/built-together.php>
7. **Technation Career Ready Program** - As part of the Government of Canada's Student Work Placement Program (SWPP), TECHNATION's wage subsidy program, **Career Ready** supports businesses by financing their decision to hire a student for a work-term placement. This in turn creates a rewarding opportunity for the student to apply their learning in real-world settings and puts them on a path to a bright career. The program provides 50% (to a maximum of \$5000.00) of a student's pay in wage subsidies to employers. **Open Sept 1 – Dec 31, 2026**
<https://technationcanada.ca/en/future-workforce-development/career-ready-program/>

ONGOING GRANTS & PROGRAMS

8. **KidSport** - KidSport Kneehill provides grants of up to \$400 per eligible child, per year (January 1st - December 31st) towards sport registration fees.
<https://kidsportcanada.ca/alberta/kneehill/apply-for-a-grant/>
9. **CIBC Community Foundation – 3 focus areas:** Supporting cancer initiatives, Championing inclusive communities, Investing in financial education. Applications accepted **year round** but reviewed 4 times a year.
10. **Canadian Council for the Arts - Micro-grants** funds activities that will grow and advance your artistic career or practice. This may include engaging in career or artistic development activities, participation in a presentation or exhibition opportunity, increasing accessibility for audiences, artists and/or arts workers who are Deaf or have disabilities or market and network development. Up to \$10,000 per application. **Ongoing** https://cca-internal-cac-interne.my.site.com/s/fundingopportunity/119JQ000003Vz5XYAS/6601?language=en_US
11. **Canada-Alberta Productivity Grant** - The Canada-Alberta Productivity Grant (CAPG) helps employers invest in productivity-driven training for their employees that aligns with the needs of their business. It is an employer-driven program meant to partially reimburse the cost for an employer to send their employee(s) for training. Employers apply on behalf of their employees and invest in training that enhances productivity and workforce competitiveness. **Ongoing** <https://www.alberta.ca/canada-alberta-productivity-grant>
12. **FCC** – Community Funding Initiatives or capital purchases focused on:
 - Food security
 - Well Being
 - Education and food literacy
 - Public trust in agriculture and food
 - Community EnhancementDeadline – **Ongoing**
<https://www.fcc-fac.ca/en/community/apply-funding>
13. **Alberta Innovates – offers a wide range of funding opportunities** – “We provide a range of grant funding programs targeted to different sectors and development stages. In particular, we fund projects that support the growth and diversity of Alberta’s economy.” Deadline – **various deadlines**
<https://albertainnovates.ca/services/grant-funding/>

14. **UFA Community Foundation – Grassroots Giving** - The UFA Foundation Grassroots Giving program provides funds for local programs, initiatives or events that help to support and sustain the agricultural community. **Ongoing** <https://ufafoundation.com/acf-programs-grassroots/>
15. **Walmart Community Grant** Open to non-profits. Areas of focus are Hunger Relief, Food Access, and Healthy Eating, Disaster Preparedness and Relief, Building Strong Communities. No deadline – applications are accepted on an **ongoing** basis. <https://www.walmartcanada.ca/purpose/community>
16. **Community Economic Development and Diversification (CEDD)** in the Prairie provinces The CEDD program supports economic development initiatives that contribute to the economic growth and diversification of communities across the Prairie provinces. Through this program, PrairiesCan enables communities to leverage their capacity and strengths to:
 - respond to economic development opportunities.
 - adjust to changing and challenging economic circumstances (e.g., inter-city bus transportation, wildfires, and floods)PrairiesCan accepts applications for CEDD on an **ongoing** basis. <https://www.canada.ca/en/prairies-economic-development/services/funding/community-economic-development-diversification.html>
17. **Legacy Fund:** The Legacy Fund component provides funding for community-initiated capital projects that restore, renovate, or transform an existing building or exterior space (such as a statue, community hall, monument, garden, or work of art) intended for community use. Eligible capital projects are those that commemorate the 100th anniversary or greater, in increments of 25 years of a significant local historical event or personality. **Ongoing** - <https://www.canada.ca/en/canadian-heritage/services/funding/building-communities/legacy-fund.html>
18. **ATCO Community Equipment Program – FREE equipment rentals for community and charitable organizations.** **Ongoing** <https://communityequipment.atco.com/>
19. **Canva** - To empower changemakers to achieve their goals, we offer nonprofits free access to all the premium features of Canva Pro. **Ongoing** <https://www.canva.com/canva-for-nonprofits/>
20. **Amber Grant – WomensNet** - In recognition of the diversity of businesses owned by women, we've also expanded our grant-giving to include "Startup Grants," "Business Category Grants," as well as three "\$25,000 Year End Grants." \$10000 - \$25000.00 for women in business. **Monthly entry** <https://ambergrantsforwomen.com/get-an-amber-grant/>
21. **Costco – Warehouse Donation (local organizations/local causes) or grant applications (larger broad based organizations/causes) CRA registered charities only.** Focus on supporting children, education, and/or health and human services

Deadline – Rolling basis – ongoing <https://www.Costco.ca/community-relations.html>

22. **Government of Canada – Commemorative Funding Programs – Community Engagement Funding** - To be eligible, the project must commemorate the achievements and sacrifices of those who served Canada post-Confederation (1867). It must also be of a finite duration, with clear start and end dates. For commemorative activities or resources. **Deadline – Ongoing** <https://www.veterans.gc.ca/en/remembrance/get-involved/funding-programs/community-engagement-funding>
23. **Government of Canada – Commemorative Funding Programs - Community War Memorial Funding** - The project may be related to the construction, restoration or expansion of a community war memorial. It must also be of a finite duration, with clear start and end dates. **Deadline – Ongoing** <https://www.veterans.gc.ca/en/remembrance/get-involved/funding-programs/community-memorial-guidelines>
24. **Local Banks** Often times local banks have online applications that can be completed to receive funding for smaller local projects.

Prepared by Chrissy Ferguson – Grant Writer - KRFCSS

Subject: **Accounts Payable**
Meeting Date: Monday, March 28, 2022
Presented By: Gary Sawatzky, CAO
Link to Strat Plan: Maintain and Manage Capital Assets

Recommended Motion:	That Council approve payment of the Accounts Payable listing of August 24, 2026 in the amount of \$423,575.71.
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Background/ Proposal	The Accounts Payable listing of August 24, 2026 has been circulated for Council's information.
Discussion/ Options/ Benefits/ Disadvantages:	NA
Financial Implications:	Expenses are incurred according to the approved Operating and Capital Budgets.
Council Options:	Council may accept the listing for information.
Recommended Engagement:	
Attachments:	NA
Follow-up Actions:	NA



Approval:
Mike Haugen, Advisor

CAO Report – Council Meeting – August 24th, 2026

Infrastructure Update

Pumphouse construction is progressing with testing underway. So far testing has gone well. Decommissioning of the old pumphouse has had a couple bumps, such as discovering that one of the lines was also feeding another property, but is proceeding.

The Nolan Street minor works project approved by Council in July has been completed.

The Village received notice that the amendment to our AMWWP was not approved. We will be working on project funding strategies as a result of this outcome, as well as preparing another submission for the upcoming intake. The letter is attached to this report.

Development

The Village continued to receive minor permit applications (decks, etc.)

Legislative

The ABmunis AGM will be held on Friday, September 25, 2026, in conjunction with the 2026 Convention & Trade Show at the Edmonton Convention Centre. Questions regarding the AGM may be directed to [Carman McNary](#), Independent Parliamentarian and Returning Officer.

Village staff conducted a small TIPPS enrolment drive during the days leading up to the Village's tax deadline. The drive was successful and saw approximately 20 new enrolments.

The Village has requested a meeting with Minister Dreeshen at the upcoming ABMunis Convention. This has been requested specifically to discuss the necessity of AMWWP funding. Administration will be adding Highway 806 safety concerns as a topic as well. Since the submission of this request, the Village has been notified that Minister Dreeshen will be unable to meet with municipalities at the ABMunis convention. The potential to meet with senior staff from the department has been made available and Administration will request this meeting.

COMMUNITY

The Let's Camp system is up and running for the campground and the first reservations through that system has been received, as have the first payments from Let's Camp. Let's Camp collects the fee established by the Village as well as an additional service charge from the person making the reservation. The Village's fee is then forwarded to the Village.

This process has increased convenience for camp ground users as well as decreased administrative staff time regarding the campground.

**Construction & Maintenance
Central Region**
#401, 4920 51 Street
Red Deer, AB
Telephone: 403-340-5166
www.alberta.ca

July 12, 2026

Mr. Gary Sawatzky
CAO
Village of Acme
PO Box 299
Acme, AB T0M 0A0

Dear Mr. Sawatzky:

Subject: Alberta Municipal Water / Wastewater Partnership

Thank you for your municipality's application for the 2025 intake of the Alberta Municipal Water / Wastewater Partnership (AMWWP) grant administered by the Ministry of Transportation and Economic Corridors (TEC).

The evaluation process has recently been completed and unfortunately the following project was not approved for funding at this time:

- Cost Revision – Reservoir and Pumphouse

This year's intake was highly competitive, and available funding was exceeded by the volume of applications received. As a result, not all project applications could be approved.

While your project was not approved for funding this year, you are encouraged to update and resubmit your application, as well as apply for any new eligible projects, as part of the application process for the next intake cycle, which closes on November 30, 2026. Please note that if you choose to start construction on a project prior to funding approval, the project will no longer be eligible for funding assistance.

We appreciate the time and effort that went into your submission. Your ongoing commitment to enhancing local infrastructure supports the long-term safety, efficiency, and sustainability of Alberta's communities.

If you have questions or would like to discuss future opportunities, please contact me at 403-755-6146 or niki.burkinshaw@gov.ab.ca.

Regards,



Niki Burkinshaw
Infrastructure Manager

Kneehill Regional Grant Writer Monthly Report For July 2026

Grants Applied For

Grant Name	Organization & Details	Hrs.	Grant Amount
New Horizons for Seniors	Seniors Outreach	12	\$ 50,000.00
TC Energy	Trochu Fire Society	8	\$ 25,000.00
Kneehill County	Trochu Seniors Drop In Centre	2	\$ 9,988.12
		12	\$ 84,988.12

Approved Grants

Grant Name	Organization & Details	Grant Amount
AB Blue Cross Community Well Being	Kneehill Area Wellness Centre	\$1,000.00
Total		

Declined Grants

Grant Name	Organization & Details	Grant Amount
AB Blue Cross Community Well Being	Town of Trochu - Food Sustainability	\$1,000.00
AB Blue Cross Community Well Being	Trochu Arboretum	\$1,000.00

Tasks Related to Grant Writing

		Hrs. Worked
Regional Newsletter		2
Research as requested	Trochu Seniors Housing, Trochu Community Closet, Trochu Golf Course	
	Seniors Outreach, Trochu Drop In, Trochu Fire Dept, Trochu Food Bank	25
Meetings & Phone Call Meetings	Seniors Outreach, Trochu Drop In	2
Upcoming grants email research		4
Webinar - AI Grant Research		1
CIP Webinar		1
Total Hours		35

All Pending Grants

Grant Name	Organization & Details	Grant Amount
Inclusive Spaces Program	Three Hills Early Childhood Society	32,482.36
CFEP Small	Trochu & District Hall Development Society	29,864.00
Canada Post Community Fund	Friends of the Three Hills School	5,000.00
Walmart Community Grant	Seniors Outreach	2,000.00
CFEP Small	Trochu Library Board	17,387.00
Kneehill County Grant	Prairie Christian Academy	7,500.00
RME Right by You	Trochu Seniors Housing Society	10,000.00
New Horizons for Seniors	Seniors Outreach	50,000.00
TC Energy	Trochu Fire Society	25,000.00
Kneehill County Grant	Trochu Drop In Centre	9,988.12
Total Pending Grants		\$ 189,221.48

Other

Networking/Community Engagement	Details		Hrs Worked
Kms Travelled	Location		

Kneehill Regional Family and Community Support Services
May 12, 2026 Meeting Minutes

A Regular Meeting of the Kneehill Regional Family and Community Support Services (FCSS) board was held at the Kneehill Regional FCSS office in Three Hills, Alberta on May 12, 2026, commencing at 6:55 p.m.

PRESENT:

Jaime Martel
Marilyn Sept

Town of Trochu Councilor Representative and Chairperson
Town of Three Hills Councilor Representative and Vice
Chairperson

Heather Sweetman
Rhonda Laking
Rosalie Jimmo
Laura Lee Machell – Cunningham
David Simmons
Angie Stewart

Village of Linden Councilor Representative
Village of Acme Councilor Representative
Village of Carbon Councilor Representative
Kneehill County Councilor Representative
Village of Acme Councilor Representative Alternate
Kneehill Regional FCSS Director and Recording Secretary

Board Package (attached and forming part of the minutes)

BOARD PACKAGE

The following documentation was distributed to the Board:

- Agenda
- March 10, 2026 Regular Meeting Minutes
- Kneehill Regional FCSS Director's Report
- Kneehill Community Support Coach 2025 Annual Report
- Seniors Outreach 2026 1st Quarter Report
- 2025 Year End Financials
- 2026 Year to Date Financials
- 2025 KRFCSS Annual Report

CALL TO ORDER

Mrs. Martel called the meeting to order at 6:55 p.m.

AGENDA

10/26

1.0 Approval of Agenda

Mrs. Sweetman moved approval of the agenda as presented.

CARRIED

MINUTES

11/26

2.0 Approval of Minutes

Mrs. Sept moved approval of the March 10, 2026 regular meeting minutes.

CARRIED

**BUSINESS
ARISING**

3.0 Business Pending from Minutes

3.1 Multi Municipal Agreement

The board tabled discussion of the multi municipal agreement and directed members to bring it back to their CAO's and councils for further review. A special meeting was scheduled for June 16 at 7:00 p.m. at the Kneehill Regional FCSS office to finalize the agreement.

REPORTS

4.0 Reports

4.1 Director's Report

FCSS

- Written report attached.

Kneehill Regional Family and Community Support Services
May 12, 2026 Meeting Minutes

FAMILY WELLNESS PROGRAM

- Written report attached.

SENIORS OUTREACH

- Written report attached.

GRANT WRITER

- Written report attached.

12/26

Mrs. Laking moved to receive the Director's report.

CARRIED

4.2 Board Member Reports

No Updates

FIN REPORTS

5.0 Financial Reports

The Board reviewed the financial reports.

13/26

Mrs. Jimmo moved acceptance of the financial reports.

CARRIED

NEW BUSINESS

6.0 New Business

6.1 2025 KRFCSS Annual Report

14/26

Mrs. Machell Cunningham moved to accept the 2025 Kneehill Regional FCSS Annual Report.

CARRIED

NEXT MEETING

7.0 Next Meeting

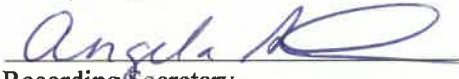
A special meeting is scheduled for June 16, 2026 at the Kneehill Regional FCSS office in Three Hills, Alberta, commencing at 7:00 p.m. The next regular meeting is scheduled for Tuesday, July 14, 2026 at the Kneehill Regional FCSS office in Three Hills, Alberta, commencing at 7:00 p.m.

ADJOURNMENT

8.0 Adjournment

Mrs. Martel adjourned the meeting at 7:26 p.m.


Chairperson


Recording Secretary

New curbside recycling collection is coming to your community!

Starting on October 1, 2026, your community will move to an enhanced recycling program.

- ✓ Recycling will be easier and includes more materials like empty aerosols and foam packaging.
- ✓ Your 360-litre recycling cart, schedule and guide will be delivered in September.
- ✓ Your recycling program will be managed by Circular Materials, a not-for-profit organization committed to building an efficient and effective packaging and paper recycling system across Alberta.

Learn more: circularmaterials.ca/AB



**Starting on October 1, 2026, all Albertans
will be able to recycle more materials no
matter where they live in the province.**



Recycling gives materials a second life, conserves natural resources, and protects our environment for future generations.

Glass
containers



Paper
laminates
(i.e. coffee cups)



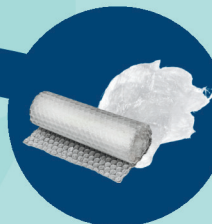
Foam
packaging



Empty aerosol
containers



Flexible
plastics and
films



**Your recycling efforts count.
Recycling questions? circularmaterials.ca/AB**

Media Release

August 6, 2026

Airdrie RCMP reports decline in Crime Severity Index

Airdrie, Alta. – The latest Crime Severity Index (CSI) released by Statistics Canada shows a positive trend across Alberta RCMP jurisdictions, with a 10.4 per cent decrease in 2025 compared to 2024. The results reflect an overall decline in the volume and severity of police-reported crime across RCMP jurisdictions in the province.

The CSI is a statistical measure developed by Statistics Canada that considers both the volume and seriousness of police-reported crime. It is calculated using the number and severity of Criminal Code offences reported within a community in relation to its population.

Locally, Airdrie Provincial RCMP also saw a positive trend. The detachment's CSI decreased from 46.0 to 43.6, representing a 5 percent decrease.

While the CSI provides valuable insight into crime trends, the results should be considered within the context of each community. Jurisdictions with smaller populations often experience greater year-to-year fluctuations in the CSI because even relatively small changes in the number of reported crimes can have a significant impact on the overall score. Larger jurisdictions typically experience less variation year to year due to their population size, although many of Alberta's larger RCMP jurisdictions also reported decreases in their CSI this year.

For the Airdrie RCMP, the CSI is one of several tools used to understand local crime trends, inform intelligence-led policing, and guide operational priorities aimed at reducing crime and addressing repeat victimization within the community.

-30-

Media Contact