



**VILLAGE OF GLENWOOD
Regular Council Meeting**

Agenda

**Village Administration Board Room (59 Main Avenue)
Wednesday, April 8, 2026
7:00pm**

1. Call to Order – 7:00 pm
2. Additions to the Agenda
3. Approval of Agenda
4. Approval of Minutes of the Regular Meeting of March 11, 2026.
5. Items for discussion and/or resolution:
 - a) Changing CAO signing authority at ATB Financial
 - b) Final Quote for new Village of Glenwood digital sign
 - c) Block 22 Road Allowance – Review of Fence Encroachment
 - d) Report on Water meters and Irrigation filters
 - e) Public Hearing date, time, and place for Land Use Bylaw No. 192-2026
6. Correspondence:
 - a) Alberta Assessment Model Review – Policy Update
7. CAO quarterly report
8. Cheque Listing 2026049 to 2026085 - \$29,888.71
9. Bylaws:
 - a) Bylaw 97-2026 – New Traffic Bylaw (Existing Bylaw 97 and 97A included)
 - b) Land Use Bylaw No. 192-2026
10. Councillor Reports:
 - a) Mayor Mark Peterson
 - b) Deputy Mayor Brian Wickhorst
 - c) Councillor Sandy Lybbert
 - d) Councillor John Doney
 - e) Councillor Shane Ford
11. In Closed Session – Section 16(1) (c) – Infrastructure
12. Adjournment

VILLAGE OF GLENWOOD

Wednesday, March 11, 2026 Minutes

The Minutes of the Regular Meeting of Council held at the Village of Glenwood Administration Boardroom on Wednesday, March 11, 2026.

In attendance: Mayor Peterson, Deputy Mayor Wickhorst, Councillors Sandy Lybbert, Shane Ford, John Doney

Officials: Chief Administrative Officer Vizzutti present
Assistant Chief Administrative Officer Brown present

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| <p><u>1. Call to Order</u></p> | Mayor Peterson called the regular Council meeting of March 11, 2026 to order at 7:00 p.m. |
| <p><u>2. Agenda Additions</u></p> | Additions to the agenda:
a) Change November Council meeting from November 11 to November 18, 2026.
b) Fireworks – Councillor Lybbert & Mayor Peterson |
| <p><u>3. Agenda Approval</u>
<u>2026.03.11.025</u></p> | Moved by Councillor Lybbert to approve the agenda with additions. Carried. |
| <p><u>4. Minutes of Regular Meeting – February 18, 2026</u>
<u>2026.03.11.026</u></p> | Moved by Councillor Doney to approve the minutes of the regular meeting of Council held on Wednesday, February 18, 2026. Carried. |
| <p><u>5. RCMP Report -7:10 pm</u></p> | Sgt. Wright presented 3 rd Quarter stats, October to December 2025. Informed council they would hold a town hall in the Village this month. |
| <p><u>6. a) Request to change May Council meeting</u>
<u>2026.03.11.027</u></p> | Moved by Mayor Peterson to change May Council meeting from May 13 to May 20 so CAO may attend SLGM Mountain Refresher training program. Carried. |
| <p><u>6. b) Change November Council meeting</u>
<u>2026.03.11.028</u></p> | Moved by Councillor Lybbert to change November 11 meeting to November 18, 2026 to respect Remembrance Day. Carried. |
| <p><u>6. c) Resolution required to add Barton & Sandy Lybbert to Glenwood Rec board.</u>
<u>2026.03.11.029</u></p> | Moved by Mayor Peterson to appoint Barton and Sandy Lybbert to Glenwood Recreation Board for the ensuing year. Carried. |
| <p><u>6. d) Pioneer Days Fireworks</u></p> | No Resolution to change current budget or practice. |
| <p><u>7. Correspondence:</u></p> | a) Letter commending Councilors Lybbert and Ford for completing ORSSC training.
b) Letter from the Chinook Arch Regional Library containing their report. |
| <p><u>8. Cheque Listing</u></p> | CAO Vizzutti presented Cheque Listing #20260049 to 20260070 in the amount of \$30,868.12 as information. |
| <p><u>9. Bylaws:</u></p> | |
| <p><u>9. a) Bylaw 97-2026 (Existing Bylaw 97 and 97A included)</u></p> | Playground speed zone signs need clear black and white 30 km/h signs added with “End of Playground Zone” signs added on both sides of zone.

Add School Zone signs to Schedule A |

2026.03.11.030

Moved by Mayor Peterson to table Bylaw 97-2026 to April 8, 2026 Council meeting. **Carried.**

9. b) Bylaw 165-2026
New Cemetery Bylaw
(Existing Bylaw 15
included)

Moved by Councillor Brian Wickhorst to give first reading to Bylaw 165-2026 being the new Cemetery Bylaw. **Carried.**

2026.03.11.031

2026.03.11.032

Moved by Councillor Shane Ford to give Bylaw 165-2026 2nd reading. **Carried.**

2026.03.11.033

Moved by Councillor Sandy Lybbert to give Bylaw 165-2026 three readings at this meeting. **Carried Unanimous.**

2026.03.11.034

Moved by Mayor Peterson to give Bylaw 165-2026 third reading and the bylaw be duly signed by Mayor Peterson and CAO Vizzutti. **Carried.**

9. c) Bylaw 245-2026
Rates, Fees, & Charges
2026.03.11.035

Moved by Mayor Mark Peterson to give first reading to Bylaw 245-2026 being the Rates, Fees, and Charges Bylaw. **Carried.**

2026.03.11.036

Moved by Councillor Brian Wickhorst to give Bylaw 245-2026 2nd reading. **Carried.**

2026.03.11.037

Moved by Councillor Brian Wickhorst to give Bylaw 245-2026 three readings at this meeting. **Carried Unanimous.**

2026.03.11.038

Moved by Councillor John Doney to give Bylaw 245-2026 third reading and the bylaw be duly signed by Mayor Peterson and CAO Vizzutti. **Carried.**

10. Councillor Reports:

- a) Mayor Peterson – Recreation Board Meeting: Village Easter Egg hunt scheduled for April 4th, 2026 at 12:30 pm. Joe in Public Works is needed to secure eggs from ice rink and bring to Village office.
Pioneer Days is scheduled for July 24-25 this year. Council will host a pancake breakfast at 7 to 9 am on July 25th. There is a need for volunteers to help with the breakfast.
Mayor attended the March 6th Mayor and Reeves meeting where Minister Grant Hunter from the Alberta government spoke.
- b) Deputy Mayor Wickhorst – Cemetery committee meeting proposed changes contained in the new Bylaw passed in this Council meeting.
Chief Mountain Solid Waste - Conversions, 10,000 tonnes/annum is the new cap for our landfill. Site is good for 75 years.
- c) Councillor Lybbert – FCSS and CCEMS had no meetings this month.
- d) Councillor Doney – Library received \$1,000 funding from FCSS for Storytime program.
- e) Councillor Ford – Water Commission rates do not reflect future costs. Current filter media needs to be replaced and will cost \$40,000. Anticipated rise of future water rates makes moving to meters a good idea.

2026.03.11.039

Moved by Councillor Ford to have administration investigate the cost of residential water meters and what grant funding would be available to offset the cost and investigate the cost of filters to combat irrigation backwash at individual properties. **Carried.**

12. Adjournment
2026.03.11.040

Moved by Mayor Peterson to adjourn the meeting at 8:38 p.m. **Carried.**

Meeting Chair

Chief Administrative Officer



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March 19, 2026

Village of Glenwood
Cynthia / Jim
403-625-6091
cao@glenwood.ca

Quote #26045-B

Please accept our quote for supply and installation of the following:

1 – Single face monument sign back oval illuminate cabinet with vinyl graphics and front shaped illuminated Cabinet with vinyl graphics, steel painted pioneer outline steel plate mounted in front of cabinet.

1 - Atlas 6.6 - 31 sq./ft - 3.94'H x 7.87'W -176 x 353 - 62,128 pixels Digital Message Board mounted to monument base.

\$44,689.00

Thank you,

Mark Roberts

mark@laneon.com

P: 403.381.2141

C: 403.315.3070

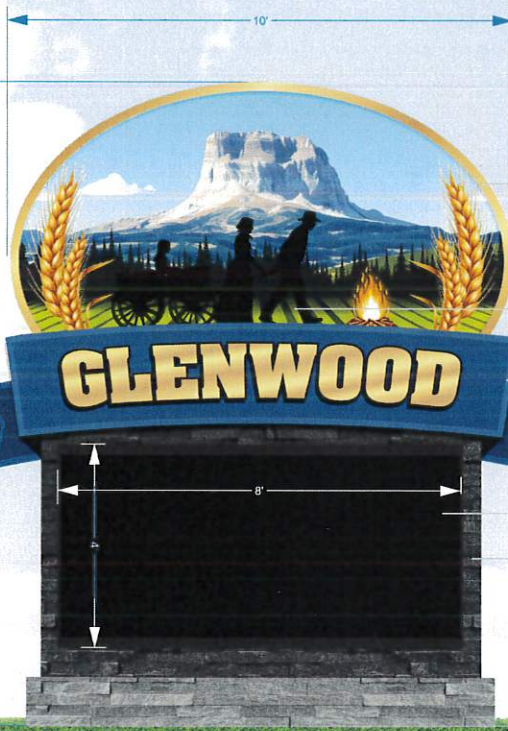
***NOTE* Price does not include:**

- GST / Permits / Structural drawings / Locates if required
- Upgrading existing wiring if needed
- Electrical hook up and locates to pylon/sign location
- All quotes are valid for 30 days / 50% deposit is required upon approval
- Duty and Freight if required
- Installation of signs is dependent on weather conditions

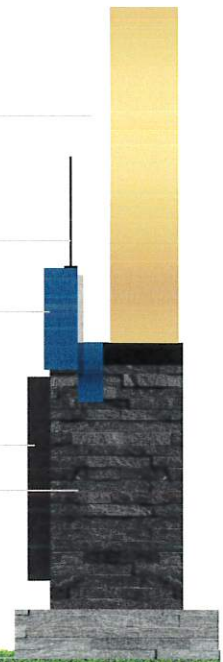
Client Approval: _____ Date: _____

Client agrees to pay 2% per month compounded monthly or 25.8% per annum on any unpaid balance.





SIDE VIEW



ILLUMINATED SIGN CABINET WITH PRINTED TRANSLUCENT VINYL

PIONEERS - CNC ROUTED METAL PAINTED BLACK MOUNTED ON BANNER

CONTOURED CABINET PAINTED WITH TRANSLUCENT VINYL

DIGITAL MESSAGE BOARD

MASONRY BY OTHER



Phone: 403.381.2141 303 24th Street North,
 Fax: 403.328.6896 Lethbridge, AB. T1H 3T7



CUSTOMER: Village of Glenwood		ADDRESS: Glenwood		CONTACT: Cynthia Vizzutti PHONE: 403-625-6091 EMAIL: cao@glenwood.ca		APPROVED BY: DATE APPROVED:	
DATE: March 16, 2026	TIME: 2:00 pm	SALES: LA Neon	DESIGNER: CER	DESIGN: 000	REVISION: V-7	CUSTOMER SIGNATURE: x	

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Water Metering in the Village of Glenwood

Prepared by: Jim Brown

Municipality: Village of Glenwood, Alberta

Date: April 1, 2026

Purpose

This report examines the current state of residential water metering and rate structures across comparable Alberta municipalities. It looks at what similarly sized villages are doing, compares several nearby communities as benchmarks, outlines estimated equipment costs and funding sources that could help the Village of Glenwood offset the capital cost of a metering program, and reviews filtration options to protect residential irrigation systems connected to the Village's non-potable irrigation water supply.

Background and Context

The Village of Glenwood currently operates on a flat-rate water billing model. This is not uncommon for small municipalities in Alberta, but it is increasingly out of step with provincial expectations and best practices. As drought conditions have become a more frequent concern across southern Alberta, there is growing recognition at both the provincial and federal level that consumption-based billing is one of the most effective tools available to municipalities for managing demand.

The Alberta Municipalities association notes that conservation pricing involves setting the cost of water in a way that incents users to use less. Some municipalities scale the cost of water to how much the consumer is using — the more they use, the higher their rate. This approach can help municipalities recover more of the true costs of providing water, assisting in full cost accounting while still giving consumers the option to save money by using less.

The use of accurate meters also allows utilities to closely monitor water within their system and quickly identify breaks and leaks, resulting in a reduction of lost resources and promoting a more sustainable system.

Research from Statistics Canada has consistently shown that per capita water use is higher in municipalities that are more rural, and that the share of the population in rural areas that is metered is less than 60%. This lower metering rate is identified as an important factor in the higher average water use observed in rural areas.

Part 1: Small Alberta Villages (Population 200–700)

What the Data Shows

Publicly available rate schedules for small Alberta villages in this population range are limited, as many do not post detailed utility bylaws online. However, the research conducted for this report, combined with provincial program documentation and a review of several comparable community websites, supports the following findings:

- Most villages in this population range operate one of two models: a flat-rate model, where all residents pay the same monthly fee regardless of consumption, or a metered model, with a fixed base charge plus a variable consumption rate per cubic metre.
- A number of small villages have moved toward metering in recent years, often prompted by provincial grant incentives or drought-related water conservation pressures.
- The two village-level examples below — Mannville and Alliance — are particularly instructive because they represent fully metered systems operating at a scale directly comparable to Glenwood.

Village of Mannville

Population: Approximately 700. Located in east-central Alberta (Minburn County).

In 2009, the Village of Mannville replaced or installed radio frequency water meters with data logging capabilities in all residential, institutional, and commercial buildings and began charging consumption fees at a rate of \$1.50 per cubic metre on deep well water. This is one of the clearest documented examples of a small Alberta village completing a full metering transition. The use of radio frequency meters with data logging was forward-thinking for the time and gave the Village the ability to identify leaks, monitor consumption trends, and bill accurately on a consumption basis. More than fifteen years later, Mannville continues to operate this system, and the transition is widely cited by Alberta Municipalities as a model for smaller communities.

Key takeaway: A village roughly comparable to Glenwood in scale completed a full metering rollout at a single point in time. The RF meter technology available today has improved considerably since 2009, and costs have come down relative to the capabilities offered.

Village of Alliance

Population: Approximately 166 (2021 census). Located in central Alberta (Flagstaff County), approximately 160 km east of Red Deer.

The Village of Alliance operates a fully metered water system supplied by two wells through an upgraded treatment plant. All residences and businesses are charged \$3.10 per cubic metre. Sewer rates are also based on metered water usage, at \$1.90 per cubic metre of water consumed. In addition, residents pay a water infrastructure charge of \$25.00 per month and a sewer infrastructure charge of \$25.00 per month as fixed base charges.

The billing structure is straightforward:

- Water: \$25.00/month infrastructure charge + \$3.10/m³ consumption
- Sewer: \$25.00/month infrastructure charge + \$1.90/m³ based on metered water use
- Community Enhancement Fee: \$5.00/month (recreation, parks, maintenance)

The consumption rate of \$3.10/m³ is on the higher end relative to larger communities in this report, which is not uncommon for small villages where the per-connection cost of operating a water system is higher. However, the structure itself is sound: residents who conserve pay less, and the infrastructure charges ensure the Village recovers its fixed operating costs regardless of consumption levels.

Key takeaway: If a village of 166 people can operate a fully metered water and wastewater system with consumption-based billing, there is no operational or administrative barrier that would prevent the Village of Glenwood from doing the same. Alliance demonstrates that this is not a function of community size.

Side-by-Side: Mannville vs. Alliance

	Village of Mannville	Village of Alliance
Population	~700	~166
Metered?	Yes (since 2009)	Yes
Meter Technology	RF with data logging	RF Meters
Water Rate	\$1.50/m ³ (2009 rate)	\$3.10/m ³
Sewer Rate	Not published	\$1.90/m ³ (based on water use)
Fixed Infrastructure	Not published	\$25.00/mo water + \$25.00/mo sewer
Notes	Early adopter, long term success	Smaller than Glenwood; fully metered

The Flat-Rate Problem

Flat-rate billing is widely acknowledged as a driver of overconsumption. When residents pay the same amount regardless of how much water they use, there is no financial incentive to conserve. This is particularly problematic in summer months when outdoor watering can dramatically spike system demand. Most water bills in Alberta have two main components: a fixed fee component and a variable amount based on how much water you consume as measured by a water meter. The fixed charge covers the cost and maintenance of the water meter, as well as the cost of reading the meter monthly and issuing the bill.

Communities without meters have no way of accurately attributing costs to the users who create them, and no way to identify system losses or unauthorized use. Both Mannville and Alliance have moved beyond that model.

Part 2: Comparison Communities

The following information was drawn from current municipal websites, bylaws, and publicly posted utility rate schedules.

Town of Cardston

Population: Approximately 3,600. Cardston operates a fully metered system managed through a billing arrangement with ENMAX.

Current residential water rates for 2026 are a flat rate of \$29.30 per month plus a consumption charge of \$1.45/m³. Residents without a meter are charged a flat rate of \$130.00 per month with no consumption component, remaining at \$130.00 in 2027 as well. Rural residential metered customers pay \$58.60 per month flat plus \$1.88/m³.

The differential between the metered rate (\$29.30 base) and the no-meter rate (\$130.00 flat) is particularly instructive. Cardston has structured its bylaw so that unmetered customers pay a significant premium, creating a financial incentive for customers to welcome metering. This is a model worth considering for Glenwood.

Key takeaway: Cardston's 2026 unmetered flat rate is \$130/month versus approximately \$50–\$80/month for a typical metered customer using average consumption. The difference sends a clear and fair conservation signal.

Town of Magrath

Population: Approximately 2,500. Magrath operates a fully metered system.

Water rates in Magrath are based on two elements: a flat rate charge to cover fixed customer-related costs such as routine maintenance, billing, accounting, fire protection, and debt payments; and a consumption charge for each cubic metre of water used. Water meters are read every month and customers are billed per unit. Magrath's approach is straightforward and resident-friendly: monthly reads, clearly itemized billing, and a structure that rewards conservation. Magrath has also been proactive on water conservation planning, engaging with provincial drought response guidance.

Village of Stirling

Population: Approximately 1,200.

The Village of Stirling provides water and sewage services with water sourced from the Cross Coulee Dam. Stirling's utility information page does not publish a detailed rate schedule publicly, but the Village does operate its own water and sewer system. Based on the structure of its services, Stirling appears to have basic metered billing in place for residents.

Town of Pincher Creek

Population: Approximately 3,600. Pincher Creek operates a metered water system billed bi-monthly.

In accordance with the Town of Pincher Creek Water Utility Bylaw, Wastewater Utility Bylaw, Garbage Utility Bylaw, and Fee Structure Bylaw, current utility rates are posted on the town's website and listed per billing cycle of two months. Pincher Creek has recently overhauled its water and wastewater bylaws, and sewer charges will eventually be calculated according to usage rather than the previous flat rate. Property owners are now required to install an initial water service connection to their property, and low-flow fixtures are required in new construction. The updated bylaws also establish clear rules that promote investor confidence, with the town noting that investors look for communities that have their regulatory frameworks in order.

Summary Comparison Table

Municipality	Population	Metered?	Base Monthly Rate	Consumption Rate	Unmetered Rate
Village of Glenwood	~500	No	Flat rate	N/A	\$57.50
Town of Cardston	~3,600	Yes	\$29.30/mo	\$1.45/m ³	\$130.00/mo
Town of Magrath	~2,500	Yes	Base + consumption	Per m ³	Not published
Village of Stirling	~1,200	Yes (basic)	Not published	Per m ³	N/A

Municipality	Population	Metered?	Base Monthly Rate	Consumption Rate	Unmetered Rate
Town of Pincher Creek	~3,600	Yes	Bi-monthly billing	Per m ³	N/A
Village of Mannville	~700	Yes (since 2009)	Not published	\$1.50/m ³	N/A
Village of Alliance	~166	Yes	\$25.00/mo infra	\$3.10/m ³	N/A

Note: Glenwood figures reflect the current flat-rate model. All other rates are from publicly posted 2025/2026 utility bylaws.

Part 3: Water Meter Equipment – Estimated Pricing

For planning purposes, residential water meters are typically 5/8" or 3/4" in size. Commercial and institutional connections may require 1" or larger. The prices below reflect estimated retail pricing in Canadian dollars for planning estimation purposes only. Actual procurement pricing through a volume purchase will vary and should be confirmed with suppliers directly.

Standard Mechanical Meters (Entry-Level)

- Badger M25 5/8" x 3/4" HRE Water Meter: approximately \$390 CAD per unit
- Neptune ProCoder T-10 5/8" x 3/4": pricing varies; comparable to Badger
- Basic manual-read residential meters (generic/DAE brand): \$140–\$220 CAD per unit, depending on size and register type

Advanced / Smart Meters (AMI/AMR Capable)

- Sensus iPerl 5/8" x 3/4" smart water meter: approximately \$420 CAD per unit. The iPerl has no moving parts and maintains accuracy over a 20-year lifetime, with Advanced Metering Infrastructure connectivity and 14 condition, diagnostic, and lifetime alarms.
- Metron Farnier Spectrum 30D Smart Water Meter: approximately \$385 CAD per unit

Pricing Summary

Meter Type	Approx. Price (CAD)	Notes
Basic mechanical (DAE, entry level)	~\$140	Manual read; ~20-yr lifespan; entry cost
Badger M25 5/8"×3/4" (standard residential)	~\$390	Industry standard; AMR-compatible
Metron Farnier Spectrum 30D (smart)	~\$385	AMI capable; no moving parts; data logging
Sensus iPerl 5/8"×3/4" (smart/AMI)	~\$420	20-yr accuracy guarantee; remote diagnostics; 14 condition alarms

All prices are approximate Canadian dollar equivalents and are provided for planning purposes only. Volume purchase pricing from Canadian distributors will differ. Confirm current pricing directly with suppliers.

Estimated Project Cost for Glenwood

Installation costs are not included in the unit pricing above and will vary depending on whether meters are installed in meter pits, inside basements, or require additional plumbing work. A reasonable estimate for labour and minor materials per installation in a small Alberta community is \$150–\$400 per connection, though this should be confirmed with a local contractor prior to budgeting.

Based on approximately 150–200 residential and commercial connections in the Village:

Scenario	Meters (CAD)	Installation (CAD)	Estimated Total (CAD)
Basic mechanical, 175 units	~\$68,000	~\$44,000	~\$112,000
Smart/AMI meters, 175 units	~\$74,000	~\$44,000	~\$118,000

These are planning-level estimates only and do not include bylaw amendments, billing software integration, or ongoing maintenance. All figures are in Canadian dollars.

Part 4: Residential Irrigation System Filters

Overview

The Village of Glenwood operates a non-potable irrigation water system that delivers water to individual residential lots for outdoor use. Because this water is sourced separately from the potable supply and may carry higher levels of suspended sediment, organic debris, and particulate matter, point-of-connection filtration at each lot is an important consideration for protecting residential hoses, drip irrigation systems, and sprinkler heads from premature clogging and damage.

Non-potable irrigation water commonly contains sand, silt, algae fragments, and fine organic matter that would not be present in treated potable water at the same concentration. Sprinkler nozzles, drip emitters, and hose fittings are particularly vulnerable to this type of debris, and even a modest accumulation can reduce system efficiency or cause component failure. A properly selected inline filter at the standpipe connection significantly extends the life of downstream irrigation components and reduces resident maintenance calls.

Current Option Under Consideration

Administration is currently reviewing the following filter for potential specification as the Village standard:

- Southern Irrigation Plastic WYE Screen Filter, 3/4", 120 mesh — \$18.16 CAD

This is a reasonable entry-level option. The 120 mesh screen (approximately 125 microns) provides adequate filtration for larger particles and is well-suited for basic hose and sprinkler

use. The WYE (Y) configuration allows the filter to sit at an angle off the main connection, which facilitates gravity-assisted sediment accumulation and makes it easier to clean without fully disconnecting the system. At \$18.16 per unit, it is also among the more affordable options available.

However, given the nature of non-potable irrigation water and the potential for higher debris loads compared to treated water, it is worth considering whether a finer mesh or a more robust filter type would better serve residents with drip systems or micro-sprinklers. The following alternatives are presented for Council's consideration.

Alternative Filter Options

Option A: Rain Bird RBY 3/4" Inline Y-Filter (200 Mesh, Stainless Steel)

The Rain Bird RBY is a professional-grade inline Y-filter constructed with a glass-filled polypropylene body and a stainless steel 200 mesh screen element (75 microns). It connects directly to 3/4" threaded valves and pressure regulators and is widely used in residential drip irrigation and micro-sprinkler systems.

Key features:

- 200 mesh stainless steel screen (75 micron) — approximately 40% finer than the 120 mesh option, better suited for protecting drip emitters
- Cap has a sealing O-ring and unthreads easily for screen removal and rinsing
- Rated to 150 PSI; glass-filled polypropylene body for long service life
- Works with all brands of 3/4" irrigation valves
- Approximate retail price: \$25–\$35 CAD

Best suited for: residents with drip irrigation systems, micro-sprinklers, or any application where fine particle exclusion is important.

Option B: Netafim DF075-140 Disc Filter, 3/4" (140 Mesh)

The Netafim DF075-140 is a 3/4" manual disc filter designed specifically for agricultural and commercial irrigation systems where water quality is variable and debris loads are higher. Rather than a flat screen mesh, it uses a stack of precision-grooved plastic disc rings that create a three-dimensional filtration surface, trapping particles from multiple angles as water passes through.

Key features:

- 140 mesh stacked disc element (approximately 115 microns) — superior dirt-holding capacity compared to flat screen filters
- Disc technology provides significantly greater surface area for filtration, meaning longer intervals between cleaning under heavy debris conditions
- 17 GPM maximum flow rating — adequate for residential irrigation standpipes
- Shut-off valve integrated at inlet for field servicing without shutting down the main line
- Designed for non-potable and surface water applications where debris loads are higher than treated water
- Available from Canadian irrigation suppliers (e.g., Irrigation Direct Canada) at \$49.50 CAD

Best suited for: higher-debris irrigation water; residents with in-ground systems; applications where cleaning frequency needs to be minimized.

Option C: DIG P09-155 3/4" Polyester Screen Filter (155 Mesh)

The DIG P09-155 is a heavy-duty Y-style filter with a 155 mesh polyester screen element (approximately 100 microns). It includes a flush cap at the bottom for easy field cleaning without disassembly and is a popular choice for residential drip and micro-sprinkler systems.

Key features:

- 155 mesh polyester screen — finer than the 120 mesh WYE option and suitable for protecting emitters and micro-sprinklers
- Flush cap at the bottom allows particles to be purged without removing the filter from the line
- Chemical-resistant screen material
- Approximate retail price: \$20–\$28 CAD

Best suited for: a practical middle-ground option where residents have both hose use and basic drip systems on the same connection.

Comparative Summary

Filter	Type	Mesh	Best For	Price (CAD)	Maintenance
Plastic WYE Screen Filter 3/4" (current option)	WYE/Screen	120	Basic sediment removal; hose connections	\$18.16	Unscrew cap; rinse screen
Rain Bird RBY 3/4" Inline Y-Filter (200 mesh stainless steel)	Y/Screen	200	Drip irrigation; valves and pressure regulators; finer filtration	~\$25–\$35	O-ring sealed cap; remove screen to rinse
Netafim DF075-140 Disc Filter 3/4" (140 mesh)	Disc	140	Non-potable surface water; higher debris loads; agricultural-grade	\$49.50	Remove disc stack; rinse or backflush
DIG P09-155 3/4" Polyester Screen Filter (155 mesh)	Y/Screen	155	Drip and micro-sprinkler systems; sediment and fine particles	~\$20–\$28	Flush cap; easy field cleaning

Mesh and micron equivalencies are approximate. Higher mesh numbers indicate finer filtration. All prices are in Canadian dollars and are approximate retail figures.

Recommendation Notes

The choice of filter will depend on how much debris is typically present in the Village's irrigation water supply throughout the season, and on what types of irrigation systems residents are most likely to have.

- If the irrigation water is relatively clean and residents primarily use standard garden hoses and oscillating sprinklers, the current 120 mesh WYE option at \$18.16 CAD is a reasonable and cost-effective baseline.

- If residents with drip systems or micro-sprinklers are a known concern, or if the supply water has historically carried higher sediment loads, the Rain Bird RBY at \$25–\$35 CAD offers finer filtration and better sealing at a modest cost increase.
- For maximum protection of in-ground systems and longer service intervals between cleanings, the Netafim disc filter at \$49.50 CAD is the most robust option and is specifically designed for the debris conditions associated with non-potable irrigation water.

Regardless of which filter is selected, it would be advisable to include clear installation and maintenance guidance in any resident communication accompanying the irrigation system, noting that filters should be checked and cleaned at the start of each irrigation season and after any period of high-turbidity water delivery.

Part 5: Grant Funding Opportunities

Several provincial and federal programs are directly relevant to water metering infrastructure in a municipality the size of Glenwood. The following are the most applicable.

1. Alberta Municipal Water/Wastewater Partnership (AMWWP)

Program Administrator: Alberta Transportation and Economic Corridors **Website:** alberta.ca/alberta-municipal-water-wastewater-partnership

The AMWWP, which launched in 1991, provides cost-shared funding to eligible municipalities to help build municipal facilities for water supply and treatment, and wastewater treatment and disposal. Eligible projects can receive up to 75% of project costs, with funding calculated as a percentage of eligible project costs based on the municipality's official population when the grant is approved. This is the most directly relevant provincial program for a village of Glenwood's size.

Critically, municipalities may be subject to a reduced grant if they do not have water metering in place and the average annual consumption exceeds the norm for the area, or if they have water meters but a rate schedule based on consumption has not been implemented, or if water consumption rates are high and no water conservation program is in place.

This is a key consideration: the AMWWP actively penalizes municipalities that lack meters by reducing their funding eligibility for other infrastructure projects. Moving to metering not only improves the utility program itself — it also protects the Village's access to future AMWWP grants for unrelated water and wastewater work.

Potential funding: Up to 75% of eligible project costs. For a small village like Glenwood, the grant percentage is maximized by population.

2. FCM Green Municipal Fund (GMF)

Program Administrator: Federation of Canadian Municipalities (FCM), funded by the Government of Canada **Website:** fcm.ca/en/programs/green-municipal-fund

The Green Municipal Fund offers grant and financing support for environmental sustainability projects, including water conservation infrastructure. The FCM provides grant funding for feasibility studies covering up to 50% of eligible costs to a maximum of \$175,000. Pilot projects receive grant-based funding up to \$500,000, covering approximately 50% of eligible costs. For municipalities under 20,000, smaller municipalities can request up to 80% funding. Capital

project financing is available as a combination of low-interest loans and grants, covering up to 80% of project costs up to a maximum of \$10 million.

A metering program for Glenwood could be structured as a capital project under GMF, with the feasibility and study phase potentially funded first, followed by capital implementation support.

Potential funding: Up to 80% of project costs for small municipalities, through a mix of grants and low-interest loans.

3. Canada Housing Infrastructure Fund (CHIF) – Direct Delivery Stream

Program Administrator: Housing, Infrastructure and Communities Canada **Website:** housing-infrastructure.canada.ca

The federal government invested over \$369.5 million through the CHIF direct delivery stream in 2025 to build or improve essential infrastructure needed to promote new housing supply and increase density. These investments improve and expand access to potable and reliable drinking water, establish new water supplies, and provide critical infrastructure. While CHIF is primarily housing-enabling infrastructure, water meter systems that support accurate billing and adequate service for new connections qualify under the program's drinking water infrastructure criteria. Municipalities of all sizes are eligible, and the fund has a direct-delivery stream that does not require provincial intermediary administration.

Potential funding: Up to 40–50% of eligible costs for municipalities; eligible for projects that support housing growth and water system capacity.

4. Investing in Canada Infrastructure Program (ICIP) – Green Infrastructure Stream

Program Administrator: Delivered through the Province of Alberta; federal funding via Housing, Infrastructure and Communities Canada

The ICIP Green Infrastructure Stream supports projects that improve the resilience of communities and reduce greenhouse gas emissions. Water efficiency infrastructure, including metering programs that reduce energy-intensive water treatment and pumping demands, can qualify under this stream. This program is most likely to be accessed through Alberta Transportation as the provincial delivery agent. The Village should inquire directly with its regional Transportation contact about project eligibility under any current ICIP intake.

Potential funding: Up to 50–73% of eligible costs depending on project category and intake.

Grant Funding Summary

Program	Administrator	Max. Funding	Notes
AMWWP	Alberta Transportation	Up to 75%	Most directly applicable; lack of meters reduces AMWWP eligibility for all future projects
FCM Green Municipal Fund	FCM / Government of Canada	Up to 80%	Mix of grant and low-interest loan

Program	Administrator	Max. Funding	Notes
Canada Housing Infrastructure Fund	Housing, Infrastructure Canada	Up to 50%	Direct delivery; all community sizes eligible
ICIP – Green Infrastructure	Province of Alberta / Federal	Up to 50–73%	Requires provincial intake; inquire with regional office

It is worth noting that these programs can often be stacked, subject to stacking rules. For example, a project co-funded by the AMWWP and a portion of FCM financing could substantially reduce the Village's net capital cost well below 25%.

Key Takeaways and Recommendations

Summary of Findings

- Metering is the provincial norm. Every comparable community in this report has moved to or is moving toward consumption-based billing. Glenwood is an outlier, and the gap is growing.
- Cardston's rate structure offers a useful model. The differential between metered rates (~\$50–\$80/month for average use) and unmetered flat rates (\$130/month) sends a clear, fair signal to residents. A similar approach in Glenwood would make the transition easy to explain and justify.
- Alliance and Mannville prove the concept at village scale. If Alliance, with a population of 166, can operate a fully metered water and wastewater system, there is no operational argument against Glenwood doing the same.
- Equipment costs are manageable. A complete residential metering program for Glenwood is estimated at \$112,000–\$118,000 before grants. With AMWWP funding at up to 75%, the Village's net cost could be in the range of \$28,000–\$30,000, potentially less if additional federal funding is stacked.
- Not metering has a hidden cost. Beyond the operational arguments, the absence of meters can reduce the Village's AMWWP grant percentage on unrelated water and wastewater projects. This risk compounds over time.
- Irrigation filter selection warrants a decision by Council. The current option under review (120 mesh WYE, \$18.16 CAD) is adequate for basic hose use. For residents with drip or micro-sprinkler systems, a finer mesh option (Rain Bird RBY at \$25–\$35 CAD or Netafim disc filter at \$49.50 CAD) would provide better protection given the debris characteristics of non-potable irrigation water.



NOTICE OF PUBLIC HEARING

VILLAGE OF GLENWOOD
IN THE PROVINCE OF ALBERTA

PROPOSED LAND USE BYLAW NO. 192-2026

7:00 pm, April 28, 2026
Village of Glenwood Community Hall

PURSUANT to sections 216.4, 606, and 692(2) of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, the Council of the Village of Glenwood in the Province of Alberta hereby gives notice of its intention to consider proposed Bylaw No. 192-2026, being a bylaw to amend Bylaw No. 192-2019, being the municipal Land Use Bylaw.

WHEREAS the municipal council wishes to make an omnibus amendment to the Land Use Bylaw to address multiple matters as summarized below:

- Various textual edits to improve interpretation, update and align the document
- Establishment of minimum length and width requirements and a maximum parcel size (43,560 ft² / 1 acre) in the Residential District with related implementation provisions
- Ability for the Development Office to accept minor, non-material post-approval modifications
- Requirement for development permits to normally be completed within 24 months
- Update to development permit enforcement provisions
- Clarification of recreational vehicle allowances in relation to an approved development permit
- Addition and deletion of various land uses in each of the Residential, Commercial, Industrial and Public Districts for the purpose of making each district distinct and separating incompatible land uses
- Addition of land use definitions for "Agriculture, Urban," "Home Occupation 1," "Home Occupation 2," "Seed Cleaning Plant," "Secondary Suite (detached)," "solar collector, attached," "solar collector, freestanding," and the allocation of these uses in certain districts, along with development standards where applicable
- Update to allowances for permitted projections into setbacks
- Change to size allowance for accessory buildings not requiring a development permit
- Clarification of fence height requirements

THEREFORE, TAKE NOTICE THAT a public hearing to consider the proposed Bylaw No. 192-2026 will be held in the Village of Glenwood Community Hall at 7:00 pm on April 28, 2026.

AND FURTHER TAKE NOTICE that anyone wishing to make a presentation regarding the proposed bylaw should contact the Municipal Administrator no later than 2:00 pm on April 24, 2026. Both written and verbal presentations may be given at the public hearing.

A copy of the proposed bylaw may be inspected at the Village of Glenwood municipal office during normal business hours.



DATED at the Village of Glenwood in the Province of Alberta this ____ day of _____, 2026.

*Jim Brown
Chief Administrative Officer
Village of Glenwood
Box 1084
Glenwood, Alberta T0K 2R0*

Assessment Model Review

Policy Updates – March 2026

Overview

Municipal Affairs is updating the policies that govern regulated property assessments in Alberta as part of the ongoing Assessment Model Review. The changes aim to simplify rules, reduce ambiguity, and improve consistency and fairness of assessments. These updated policies reflect the input of municipalities, industry, and professional assessors.

Clearer rules and standardized assessment practices will improve transparency and predictability, while helping reduce disputes and assessment appeals. The updated system balances the needs of municipalities and industry by applying consistent approaches across regulated property types.

Assessment Models

Clarifying the foundational policies governing the assessment system allows the Assessment Model Review to move to its next phase: updating assessment models to better align with current practices, infrastructure, and technology.

Assessment models are the rules and procedures that determine how each type of regulated property is valued for property taxation purposes. The models for most types of regulated property, including wells, pipelines, telecommunications systems, electric power systems, machinery and equipment, and railways, were last updated in 2005.

Key Changes

Standardization

Standardized rates will be prepared and used wherever feasible and these rates will be developed for new property types where they do not currently exist, such as solar installations, and for existing properties where there are typical configurations of multiple components, such as wellsites. If it is unfeasible to calculate a standardized rate, site-specific reported costs will continue to be used.

The modernization and expansion of standardized rates will improve the consistency and efficiency of assessments, while providing municipalities and property owners with greater predictability.

Assessment Rules for Construction Costs

Regulated assessment is based on construction costs, and these policy updates have clarified which construction costs are assessable.

Construction will be considered complete when physical construction ends, and the assessment will not include pre-construction expenditures or post-build commissioning costs.

Most actual construction costs will be included in the assessment, reflecting the owner's capital investment in the asset. Exclusions will be tightly defined, focusing on costs due to extraordinary events and mandatory safety requirements, for example.

A provincial benchmark will be created to fairly adjust labour-related construction costs in remote areas.

These changes reduce ambiguity and align assessments with actual costs. They clarify rules for stakeholders, reduce complaints, limit subjective claims, and improve comparability and equity across properties, including those in remote areas.

Depreciation

When updated assessment models are developed, they will continue to include both a ceiling and floor limit for depreciation of machinery and equipment under Schedule C of the assessment formula.

This incentivises up-front capital investment by industry and supports long-term revenue in later years for municipalities. It provides scope clarity for assessment model development, reducing stakeholder uncertainty.

Specific assessment models for mature oil and gas assets will be developed as part of the next phase of the model review. Depreciation curves and other factors will be updated to better reflect the characteristics of these assets.

Reporting Consequences

Assessed persons may receive an administrative penalty (fine) when mandatory reporting is not provided to an assessor within 60 days of a formal request.

In these cases, the property owner will also lose the ability to appeal the assessment to the Land and Property Rights Tribunal.

This will improve assessment accuracy and fairness, boost reporting and legislative compliance, and encourage proactive property owner disclosure.

Review Schedule

Following the current Assessment Model Review, models will be updated on a regular, predetermined schedule (e.g., one to two property types a year) with each property type reviewed on a five-year cycle.

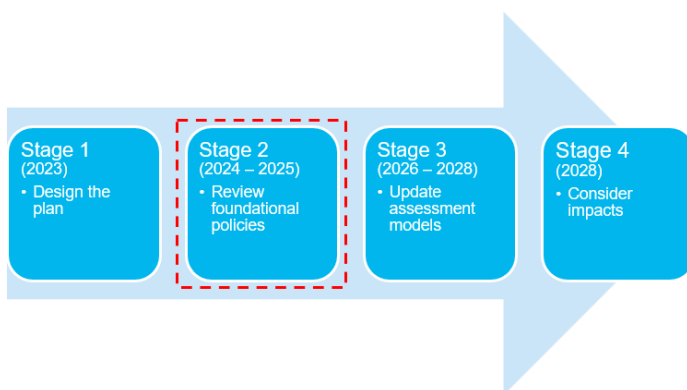
This change keeps assessment models current, captures modern technologies and construction practices, and reduces system shock resulting from delayed updates or overly broad changes.

Transition Rules

These policy changes will take effect on January 1, 2027, and will apply to new facilities assessed on a reported cost basis; assessments for existing major facilities will remain unchanged. The new rules will be applied to assessment models, including standardized rates, as they are updated in the next phase of the Assessment Model Review.

AMR Timeline

These changes mark the end of the policy review stage and move the Assessment Model Review forward into the next phase, which focuses on individual model reviews.



Next Steps

Updates to legislation and regulation to reflect these policy decisions are expected in spring 2026.

Municipal Affairs will work with industry, municipal and assessment stakeholders to begin reviews of the assessment models for individual regulated property types in 2026.

Resources

Stakeholders can follow the progress of the AMR on the at [Assessment Model Review engagement | Alberta.ca](https://www.alberta.ca/assessment-model-review-engagement)

Contact us

For inquiries during the AMR process, please contact the AMR Team toll-free by first dialing 310-0000, then 780-422-1377, or at ma.amr@gov.ab.ca.

VILLAGE OF GLENWOOD

Page 1 of 1

Cheque Listing For Council

2026-Apr-1
10:42:04AM

Cheque #	Cheque Date	Vendor Name	Invoice #	Invoice Description	Invoice Amount	Cheque Amount
20260071	2026-03-18	CARDSTON COUNTY	26765	2025 TRANSFER STN REQUISITI	3,233.18	3,233.18
20260072 20260072	2026-03-18	AMSC INSURANCE SERVICES LTD	1832-2026-03 50055	MARCH PREMIUMS YEARLY INSURANCE PREMIUMS	1,706.26 15,555.00	17,261.26
20260073	2026-03-18	ASSOCIATION OF ALBERTA MUNICIPALITIES	RG202601-100	MEMBERSHIP RENEWAL	1,298.83	1,298.83
20260074	2026-03-18	CARDSTON COUNTY	26773	DEM CONTRACT	66.70	66.70
20260075	2026-03-18	CITY OF LETHBRIDGE- FIRE ADMINISTRATION	85993	FIRE DISPATCH SERVICES	329.28	329.28
20260076	2026-03-18	GOVERNMENT OF ALBERTA KINGS PRINTER	S099725	BINDER UPDATE	69.25	69.25
20260077	2026-03-18	Hayes Safety Training Inc.	4589	CHAP PRO BACKPAD 3600	204.75	204.75
20260078	2026-03-18	NEXTGEN AUTOMATION, DIGITAL CONNECTIC	782186	MONTHLY FEES	273.29	273.29
20260079	2026-03-18	PETERSON, MARK	MARCH 11, 202	MILEAGE	138.24	138.24
20260080	2026-03-18	SPRING GLEN WATER COMMISSION	45	FEBRUARY WATER CHARGES	3,689.00	3,689.00
20260081	2026-03-18	TELUS MOBILITY	1642386287	MOBILE BILL	213.95	213.95
20260082	2026-03-18	TOWN OF CARDSTON	2026850859	2026 FCSS CONTRIBUTION	2,556.10	2,556.10
20260083	2026-03-18	VAN DULKEN, CHRIS	MARCH EXPEN	IT SERVICES	50.00	50.00
20260084	2026-03-24	FORD, SHANE	FEB/MAR MILE	MILEAGE	21.60	21.60
20260085	2026-03-24	VIZZUTTI, CYNTHIA	MAR MILEAGE	MILEAGE FOR MARCH	483.28	483.28

Total 29,888.71

*** End of Report ***

VILLAGE OF GLENWOOD
BY LAW NO. 97-2026

A Bylaw to regulate and control vehicle traffic and parking on the roadways within the Village and to allow for the placement of traffic signs for the orderly management of traffic in the Village of Glenwood. This bylaw shall be known as the “Traffic Bylaw”

WHEREAS, pursuant to the provisions of Section 18 of the *Municipal Government Act* RSA 2000, Chapter M-26 whereby the Village of Glenwood has the direction, control and management of all roads within the Village; and

WHEREAS the Village of Glenwood has the power to enact such a Bylaw to provide for the installation, management and maintenance of traffic control devices including but not limited to traffic signs, barriers, and detours, within the boundaries of the Village of Glenwood;

THEREFORE be it resolved the Village of Glenwood shall regulate the orderly flow of vehicular traffic through the placement of traffic control devices for motorized vehicle traffic, non-motorized vehicular traffic and foot traffic, and further the placement of traffic control devices shall be in accordance with Schedule “A” attached to this Bylaw and Schedule “B” known as penalties and fines attached to and forming part of this Bylaw.

1. DEFINITIONS:

- (a) **Act** means the Alberta Traffic Safety Act;
- (b) **CAO** means the Chief Administrative Officer for the Village;
- (c) **Heavy haul traffic** means semi-trucks, and farm equipment weighing a minimum of 4500 kg;
- (d) **Highway** is a free and public roadway, street, alley, lane or bridge that everyone has the right to use;
- (e) **Motor vehicle** means licenced and unlicenced units such as cars, trucks, semi-trucks, motorcycles, electric bicycles, off-highway vehicles, gators, side by sides, semi-trucks, vans, cube vans, scooters, tractors, combines, swathers, and any other mode of transportation moving independently by using a motor;
- (f) **Peace Officer** means a member of the Royal Canadian Mounted Police, Alberta Sheriff, Special Constable or a Bylaw Enforcement Officer;
- (g) **Recreational vehicle** means a boat, motorhome, or recreational travel trailer designed or used for travel with temporary living accommodations used for camping purposes;
- (h) **Roadway** means street, road, pathway, parking lot or alley for use by the general public;
- (i) **Trailer** means any bumper pull, fifth wheel or goose neck trailer including

horse trailers, flat deck trailers, dry van trailers, refrigerated trailer units, or any other trailer used for hauling or recreational purposes;

- (j) **Traffic control device** means stop signs, yield signs, speed signs, vehicle weight signs, school zone signs, road closure signs, directional signs, vehicle weight restriction signs, designated route signs and any other traffic control devices deemed necessary to control the orderly flow of traffic within the Village of Glenwood;
- (k) **Village** means the Village of Glenwood.
- (l) **Violation Tag** means a fine served to a person, by a Peace Officer, alleging a bylaw infraction.

2. TRAFFIC CONTROL, TRAFFIC CONTROL DEVICES AND SPEED

- 2.1 Unless otherwise posted the maximum speed limit in the Village is 50 kilometers per hour.
- 2.2 Notwithstanding 2.1 the Council may prescribe a lesser speed limit on a Roadway in the Village and shall indicate such speed by posting a Traffic Control Device in the location where the speed limit in effect, and may also prescribe hours of the day in which the lesser speed is in effect.
- 2.3 The maximum posted speed for a Motor Vehicle, or Recreational Vehicle in any school zone shall be 30 kilometers per hour.
- 2.4 The maximum posted speed for a Motor Vehicle, or Recreational Vehicle in any playground zone shall be 30 kilometers per hour.
- 2.5 The CAO is hereby delegated the power to prescribe where Traffic Control Devices are to be located on highways in the Village.
- 2.6 The CAO shall keep a record of the location of all Traffic Control Devices placed pursuant to this Section, complete with a date of installation and that record shall be considered a separate Schedule from this Bylaw.
- 2.7 Existing Traffic Control Devices already located in the Village pursuant to this Section shall be deemed to have been placed in accordance with this Bylaw.
- 2.8 No unauthorized person shall post or cause to be posted, any sign, marking or device upon any traffic control device.
- 2.9 No unauthorized person shall post or exhibit a sign or material upon any roadway, unless approved in writing by the CAO.
- 2.10 If a sign, or device is placed upon a roadway or Traffic Control Device in contravention of this Bylaw, an Enforcement Officer or a person authorized by the Village shall remove the sign, marking or device.
- 2.11 Heavy haul traffic shall be subject to roadway route designation to preserve cold mix surfaced Roadways. Signage shall be erected to designate routes for Heavy haul traffic.

3. PARKING OR STANDING ON ROADWAYS

- 3.1 Except in the case of a breakdown or other emergency not allowing the vehicle to be moved, the owner or operator of a Motor Vehicle shall not stand or park a Motor Vehicle on the roadway for the purpose of repairing or servicing the Motor Vehicle.
- 3.2 No person shall park any Recreational Vehicle or Trailer, with the exception of a motorhome upon any Roadway if detached from a Motor Vehicle.
- 3.3 No person shall park any Recreational Vehicle or Trailer, with the exception of a motorhome, upon any Roadway, while attached to a Motor Vehicle, in excess of 72 continuous hours within a 7-day period.
- 3.4 No owner or operator shall stop or park a Motor Vehicle, Recreational Vehicle or Trailer in any marked fire lane or in front of the Mid River Fire Department driveways.
- 3.5 No person shall abandon a Motor Vehicle, Recreational Vehicle or Trailer upon a highway within the Village.
- 3.6 Unless permitted by a Traffic Control Device, or in compliance with direction given by a Peace Officer to avoid conflict with other traffic, a person shall not stop or park a vehicle on a sidewalk, crosswalk or intersection, other than immediately next to the curb in a “T” intersection.
- 3.7 No owner or operator of a Motor Vehicle, Recreational Vehicle or Trailer, shall park or permit the parking of a Motor Vehicle, Recreational Vehicle or Trailer on private property with out the permission of the property owner or tenant.
- 3.8 No owner or operator of a Motor Vehicle, Recreational Vehicle or Trailer shall allow the unit to stop or be parked in a manner that would obstruct traffic in an emergency, or hinder the passage of emergency vehicles, enforcement vehicles, firemen, and ambulance personnel.
- 3.9 Notwithstanding Section 2.11 Heavy haul traffic actively loading or unloading goods may be parked in a manner to facilitate deliveries and pickups.

4. TRAFFIC ENFORCEMENT

- 4.1 A Peace Officer may cause any Motor Vehicle, Recreational Vehicle, or Trailer parked, contrary to this Bylaw, to be removed from the site and to be impounded at a storage facility as chosen by the Peace Office, for this purpose.
- 4.2 In addition to impounding the vehicle, a complaint may be laid against the Owner or the person in charge of the illegally parked Motor Vehicle,

Recreational Vehicle or Trailer for the Violation of the provisions of this Bylaw.

- 4.3 In lieu of, or in additions to, the removal and impounding of the Motor Vehicle, Recreational Vehicle or Trailer a Peace Officer may issue and place a Violation Tag upon the unit parked in contravention of this Bylaw.
- 4.4 Notwithstanding Section 3 contained in this Bylaw the provisions relating to stopping or parking of vehicles does not apply to emergency vehicles, enforcement vehicles, utility service vehicles, municipal public works vehicles and equipment, funeral vehicles, and towing vehicles.

5. TEMPORARY CLOSURES

- 5.1 The CAO or designate is authorized to temporarily close all or part of a Roadway at any time that a construction or maintenance project on or adjacent to a Roadway may create a hazard.
- 5.2 Road closures shall be properly signed so as to warn the travelling public of a hazard.
- 5.3 The Village retains the right to close Roadways for parade routes, or any other special event sanctioned by the Village.
- 5.4 No person shall drive a Motor Vehicle or a Recreational Vehicle through a funeral or military procession or in anyway obstruct, impede or interfere with the same.

6. MISCELLANEOUS RESTRICTIONS

- 6.1 No person shall drive a Motor Vehicle, or Recreational Vehicle over a fire hose placed by the Fire Department for the purpose of fighting fire, preventing fire or during a fire training exercise, except when instructed to do so by an official of a Fire Department, at the scene.
- 6.2 No person shall enter into a designated emergency zone, controlled by a Peace Officer or a member of the Fire Department, except when instructed to do so by said official.
- 6.3 A Peace Officer is authorized to remove or cause to be removed any Motor Vehicle, Recreational Vehicle, Trailer or equipment parked in contravention of this bylaw, or where emergency conditions may require such removal from a Highway or Roadway.
- 6.4 No person shall drive a Motor Vehicle, Recreational Vehicle or Trailer into a designated emergency zone, controlled by a Peace Officer or a member of the Fire Department, except when instructed to do so by said official.
- 6.5 Except in the case of an emergency, the use of engine retarder brakes is prohibited within Village limits.

- 6.6 No person shall drive, propel or move on or over any Highway or Roadway within the Village, any Motor Vehicle, Recreational Vehicle, Trailer, equipment or structure which damages or is likely to damage the Highway or Roadway.
- 6.7 No person shall allow any dirt, sand, gravel, cement or any other material to be deposited on a Highway or Roadway.
- 6.8 No person shall tear down, remove or interfere with any signs, signals, barricades, flares or Traffic Control Devices placed in accordance with the Act or this Bylaw.

7. POWERS OF A PEACE OFFICER

- 7.1 Where a Peace Officer has reasonable grounds to believe a person has committed a breach of any section of this Bylaw, a “Violation Tag” may be served by the Peace Officer.
- 7.2 The fine amount for any breach of this Bylaw shall be reduced by 50% if payment of the penalty is received by the Village within 14 days of the issuance of the Violation Tag.
- 7.3 A “Violation Tag” may be:
 - a) Personally served; or
 - b) Mailed by registered domestic mail to the address of the registered owner or to the person in possession of the Motor Vehicle, Recreational Vehicle or Trailer.
- 7.4 Upon payment of the monetary fines stated in the Violation Tag a receipt shall be issued and such payment shall be accepted in lieu of prosecution.
- 7.5 All monetary fines are shown in Appendix B to this Bylaw.
- 7.6 Nothing in this section shall:
 - a) Prevent any person from exercising his/her right to defend any charge of committing a breach of any section of this bylaw.
- 7.7 No person other than a Peace Office shall place a Violation Tag on any Motor Vehicle or Recreational Vehicle.

8. COST INCURRED BY THE TOWN

- 8.1 If a person who has been issued a Violation Tag defaults on the payment of the monetary fine and the Village undertakes legal action to collect the fine, the Village may recover the expenses, with costs by action in any court of competent jurisdiction.
- 8.2 If, by contravention of any provision of this Bylaw, the Village is authorized to remove a Motor Vehicle, Recreational Vehicle or Trailer from a public place where it is parked and impound the unit, the amount of the expenses incurred shall be added to the amount of any fine or penalty

which may be imposed by reason of the contravention, or is added to the amount of the payment to be made in lieu of prosecution.

9. TRANSITION SECTION

9.1 All Traffic Control Devices, including those in school zones, playground zones and loading zones which are in place on the effective date of this bylaw.

10. MANAGEMENT OF SCHEDULE A

10.1 In order to maintain an orderly placement of traffic control devices within Village boundaries. Administration shall be responsible for said placement and recording of those traffic control devices in Schedule A.

Bylaw 97A is hereby repealed.

Read a FIRST time this ____ day of _____, 2026

Read a SECOND time this ____ day of _____, 2026

Read a THIRD time and finally passed this ____ day of, 2026.

Mayor

Chief Administrative Officer

VILLAGE OF GLENWOOD
BY LAW NO. 97-2026
TRAFFIC CONTROL DEVICES/SIGNS SCHEDULE "A"

STOP SIGNS:

Centre Street 1 Ave E - Northeast
4 street N Main Ave - North
4 street N Main Ave - Southwest
4 street N Main Ave - Southeast
Centre Street Main Ave - Northwest
Centre Street Main Ave - Northeast
Centre Street Main Ave - Southwest
Centre Street Main Ave - Southeast
1 Street S Main Ave - Southwest
2 Street S Main Ave - Southwest
Centre Street 1 Ave W – Northwest
Centre Street 1 Ave W – Southeast
1 Street S 1 Ave W – Southeast
2 Street N 2 Ave W – Southwest
2 Street N 2 Ave W – Northeast
1 Street N 2 Ave W – Southwest
1 Street N 2 Ave W – Northeast
Centre Street 2 Ave W – Northwest
Centre Street 2 Ave W – Southwest
Centre Street 2 Ave W – Northeast
Centre Street 2 Ave W – Southeast
3 Street N 3 Ave W – Northwest
3 Street N 3 Ave W – Southeast
1 Street N 3 Ave W – Northeast
1 Street N 3 Ave W – Southwest
Centre Street 3 Ave W – Northwest
Centre Street 3 Ave W – Southeast

VILLAGE OF GLENWOOD
BY LAW NO. 97-2026
TRAFFIC CONTROL DEVICES/SIGNS SCHEDULE "A"

3 Street N 4 Ave W – Northeast
2 Street N 4 Ave W – Northeast
1 Street N 4 Ave W – Northeast
Centre Street 4 Ave W – Northwest
Centre Street 4 Ave W - Southwest
Centre Street 4 Ave W - Northeast
Centre Street 4 Ave W – Southeast
1 Street S 4 Ave W – Northeast

YIELD SIGNS:

3 Street N Main Ave – Southwest
1 Street N Main Ave – Northeast
1 Street N Main Ave – Southwest
3 Street N 1 Ave W – Northwest
3 Street N 1 Ave W – Southeast
1 Street N 1 Ave W – Southwest
1 Street N 1 Ave W – Northeast
1 Street S 1 Ave W – Northwest
1 Street S 2 Ave W – Northwest
2 Street N 3 Ave W - Northwest
2 Street N 3 Ave W – Southeast
1 Street S 3 Ave W – Northwest
1 Street S 3 Ave W – Southeast
2 Street S 4 Ave W – Northeast

PLAYGROUND ZONES

Centre St between 1 Ave W and 2 Ave W

SCHOOL ZONES

2nd Ave W between 1 St N and 3 St N

NO THRU ROAD SIGNS

2 Street W 2 Ave W – Middle of roadway – place November 27, 2025

VILLAGE OF GLENWOOD

BYLAW NO. 97-2026

PENALTIES AND FINES – SCHEDULE B

<u>OFFENCE</u>	<u>FINE</u>
Section 2.1 Exceed 50 km/h	Traffic Safety Act
Section 2.3 Exceed 30 km/h in school zone	Traffic Safety Act
Section 2.4 Exceed 30 km/h in playground zone	Traffic Safety Act
Section 2.8 Post material on a traffic control device	\$100.00
Section 2.9 Post material on a highway	\$100.00
Section 3.1 Servicing a vehicle on a Highway	\$100.00
Section 3.2 Parking detached trailer	\$100.00
Section 3.3 Parking motor vehicle and trailer exceeding 72 hours	\$100.00
Section 3.4 Parking in front of the fire department building	\$150.00
Section 3.5 Abandoned vehicle	\$100.00
Section 3.6 Obstruction of pedestrian traffic, sidewalks & intersections	\$100.00
Section 3.7 Parking on private property without permission	\$100.00
Section 3.8 Obstruction of emergency zone and equipment	\$150.00
Section 5.4 Obstruction of a funeral or military procession	\$150.00
Section 6.1 Drive over fire hose	\$150.00
Section 6.2 Person enter or obstruct an emergency zone	\$150.00
Section 6.4 Person driving into an emergency zone	\$150.00
Section 6.5 Use of engine retarder brakes in Village limits	\$100.00
Section 6.6 Damage to highway	\$100.00
Section 6.7 Place sand, dirt, sand, gravel or materials on highway	\$100.00
Section 6.8 Removal of traffic signs, signals barricades	\$100.00

**VILLAGE OF GLENWOOD
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 192-2026

BEING a bylaw of the Village of Glenwood in the Province of Alberta, to amend Bylaw No. 192-2019, being the Land Use Bylaw;

WHEREAS the Council of the Village of Glenwood desires to amend existing Land Use Bylaw 192-2019 to clarify and update administrative policies and procedures, revise and add specific land use definitions, add and revise criteria for the development of certain land uses, establish a maximum lot size for designated Residential parcels, revise the allowances for permitted projections into setbacks, establish timelines for development, and make other changes as provided for by Section 640 of the Municipal Government Act.

AND WHEREAS the purpose of proposed Bylaw No. 192-2026 is for an omnibus amendment to make various textual changes to revise, update and align the document for the purposes of: increasing clarity; improving interpretation; addressing errors and omissions; and making other changes that Council sees fit for the purpose of providing for and regulating development conducive to positive outcomes for the Village.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Village of Glenwood in the Province of Alberta duly assembled does hereby enact the following:

1. Bylaw No. 192-2019 being the Land Use Bylaw, is hereby amended by Bylaw 192-2026 as provided for in the attached Schedule 'A'.
2. That the aforementioned amendment to Land Use Bylaw 192-2019, shall make use of numbering and formatting that maintains the consistency of the bylaw being amended.
5. Bylaw No. 192-2026 shall come into effect upon third and final reading thereof.
6. Bylaw No. 192-2019 is hereby amended and consolidated.

READ a **first** time this ____ day of _____, 2026.

Mayor – Mark Peterson

Chief Administrative Officer – Jim Brown

READ a **second** time this ____ day of _____, 2026.

Mayor – Mark Peterson

Chief Administrative Officer – Jim Brown

READ a **third** time and finally PASSED this ____ day of _____, 2026.

Mayor – Mark Peterson

Chief Administrative Officer – Jim Brown

SCHEDULE 'A'

1. That the Administrative Section, Section 13 be amended by deleting the strikethrough and adding the text in red:

SECTION 13 DEVELOPMENT OFFICER – POWERS AND DUTIES

13.2 *The Development Officer:*

- (d) (ii) *permitted uses that request one (1) variance of a measurable standard not to exceed ~~10~~ 25 percent;*

2. That the Administrative Section, Section 31 be amended by adding the text in red:

SECTION 31 TEMPORARY USE

31.1 Where in the opinion of the Municipal Planning Commission, a proposed use is of a temporary nature, **or is of a nature that it should be subject to a limited term approval**, it may approve a temporary development permit valid for a period of up to one year for a use, provided the use is listed as a ~~permitted use~~, discretionary use or deemed similar to a ~~permitted or~~ discretionary use in the applicable land use district.

31.2 Where this bylaw specifically establishes a use as being one of a temporary nature the use shall be subject to the development standards established specifically for that use.

31.3 Temporary use applications shall be subject to the following conditions:

- (a) the applicant or developer is liable for any costs involved in the cessation or removal of any development at the expiration of the permitted period;
- (b) the Municipal Planning Commission may require the applicant to submit an irrevocable letter of credit, performance bond or other acceptable form of security guaranteeing the cessation or removal of the temporary use; and
- (c) any other conditions as deemed necessary.

31.4 A use deemed temporary in nature **or subject to a limited term approval** shall be processed in accordance with the corresponding Sections 29-32 of this bylaw. Notification of adjacent landowners and other persons likely to be affected, including Cardston County, government departments and referral agencies shall be in accordance with Section 33 of this bylaw.

3. That the Administrative Section, Section 49 be amended by adding the text in red:

SECTION 49 APPLICATION AND DECISION

49.1 An applicant applying for subdivision shall provide the required material and information as requested by the Subdivision Authority or its designate. A complete application shall consist of:

- (a) *an official application, in the manner and form prescribed, clearly and legibly completed with all the required information and signatures provided as requested on the form; and*
- (b) *the applicable fees paid; and*
- (c) *an up-to-date and current copy of the Certificate of Title to the subject land; and*
- (d) *a surveyor's sketch or tentative subdivision plan with dimensions, structures, location of private sewage disposal system, professionally prepared; and*
- (e) *provincial abandoned gas well information; and*
- (f) *any such other information as may be required at the discretion of the Subdivision Authority in order to accurately evaluate the application and determine compliance with the Land Use Bylaw or other government regulations. This may include but is not limited to the provision of geotechnical information, soil analysis reports, water reports, soil or slope stability analysis, drainage information, contours and elevations of the land, engineering studies or reports, wetland reports, environmental impact assessments, utility and servicing information, and/or the preparation of a conceptual design scheme or an area structure plan prior to a decision being rendered on a subdivision application to determine the suitability of the land for the proposed use; and*
- (g) *the consent to authorize the Subdivision Authority or its designate to carry out a site inspection on the subject land as authorized in accordance with the MGA must also be provided on the submitted application form unless determined not to be needed by the Subdivision Authority.*

49.2 In accordance with the MGA, the Subdivision Authority or those authorized to act on its behalf, shall provide notification to a subdivision applicant within the 20-day prescribed time period, on whether a submitted application is deemed complete, or if it is determined to be deficient what information is required to be submitted by a specified time period, by sending notification in the following manner:

- (a) *for an application deemed complete, the applicant shall be notified in writing as part of the formal subdivision application circulation referral letter;*
- (b) *for an application determined to be incomplete, written notification shall be given to the applicant which may be in the form of a letter sent by regular mail to the applicant, or sent by electronic means, or both, or by any other method as may be agreed to between the applicant and Subdivision Authority;*
- (c) *in respect of subsection (b) for a subdivision application determined to be incomplete, the applicant will be advised in writing as part of the Notice of Incompleteness what the outstanding or required information items are that must be submitted by the time specified in the notice.*

49.3 Notwithstanding Section 49.2, the applicant and Subdivision Authority may agree and sign a time extension agreement in writing in accordance with section 653.1(3) of the MGA to extend the 20-day decision time period to determine whether the subdivision application and support information submitted is complete.

- 49.4 *A determination made by the Subdivision Authority that an application is complete for processing does not preclude the ability for the Subdivision Authority to request other information or studies to be submitted by the applicant during the review and processing period, prior to a decision being rendered, or as condition of subdivision approval.*
- 49.5 *The Subdivision Authority may refuse to accept and process a subdivision application where the information required and/or as described in a Notification of Incompleteness has not been submitted, is determined to be deficient, is still incomplete, or in the opinion of the Subdivision Authority the quality of the material supplied is inadequate to properly evaluate the application.*
- 49.6 *If the Subdivision Authority makes a determination that the application is refused due to incompleteness, the applicant shall be notified in writing with reasons. The notification shall include for the applicant the required information on the filing of an appeal and to which appeal board body the appeal lies, either the local appeal board or provincial Municipal Government Board, in accordance with the parameters of the MGA.*
- 49.7 *All applications for subdivision approval shall be evaluated by the Municipal Planning Commission in accordance with the following criteria:*
- (a) compliance with statutory plans, bylaws, and regulations;*
 - (b) adequacy of road access;*
 - (c) provision of municipal services and utilities, including a storm water drainage plan;*
 - (d) compatibility with adjacent land uses;*
 - (e) accessibility to emergency services;*
 - (f) site suitability in terms of minimum dimensional standards for lots and all other criterion in this bylaw as specified in the applicable land use district in Schedule 3;*
 - (g) any other matters the MPC may consider necessary.*
- 49.8 *For the purpose of infill development, an application which proposes to subdivide an accessory structure onto a separate lot may be considered by the Municipal Planning Commission where:*
- (a) the proposed lots meet the provisions of Schedule 3 (Dimensional Standards and Setbacks);*
 - (b) the existing and proposed buildings meet the provisions of Schedule 3 (Dimensional Standards and Setbacks) based on the lot proposed layout;*
 - (c) the access of each lot is provided from a public roadway, not a lane or laneway.*

4. That the Schedule 1, Section 2 Land Use Districts be amended by adding the text in red:

SECTION 2 INTENT OF LAND USE DISTRICTS

2.1 Residential – R

This district is intended to provide a residential environment with an appropriate range of housing types that comply with standards outlined in the Schedule 6 Residential Standards of Development.

PERMITTED USES

*Accessory building
Accessory structure
Accessory use
Contractor, limited
Day home
Dwelling, single-unit
Personal services
Solar collector, roof-mounted
Shipping container, temporary*

DISCRETIONARY USES

*Agriculture
Animal care service, small
Apartment building
Assisted living
Autobody and paint shop
Auto sales and service
Bed and breakfast
Boarding or lodging house
Childcare facility
Dwelling, 2, 3, & 4-unit
Garden centre or greenhouse
Group care facility
Institutional
Manufactured home
Moved-in building
Moved-in dwelling
Multi-purpose dwelling
Public or private recreation
Religious assembly facility
Senior housing
Solar collector
Tourist home / short term rental
Towing operation
WECS, micro, mini, or small*

2.2 Commercial – C

This district is intended to accommodate a variety of retail, service, and office uses, which primarily cater to the daily needs of the residents of the Village of Glenwood.

PERMITTED USES

*Accessory building
Accessory structure
Accessory use
Animal care service, small
Business support service
Contractor, limited
Convenience store
Club or fraternal organization
Eating establishment
Equipment sales, rental & service
Farmer's market
Financial institution
Medical / health facility
Office
Personal service*

DISCRETIONARY USES

*Amusement facility
Autobody and paint shop
Auto sales and service
Campground
Car wash
Childcare facility
Community association building
Entertainment establishment
Funeral home
Garden centre or greenhouse
Golf course
Government services facility
Group care facility
Hotel / motel
Institutional*

*Retail
Shipping container, temporary
Solar collector, roof-mounted
Tourist information*

*Mixed use building
Moved-in building
Public or private recreation
Public or private utility
Religious assembly facility
Service Station / gas bar
Solar collector
Towing operation
Tourist home / short term rental
Transportation / delivery
Truck dispatch / depot
Truck stop
Truck wash
WECS, micro, mini, or small*

2.3 Industrial – I

This district is intended to accommodate a range of primarily industrial and warehousing uses while allowing uses that may require large lots, special siting and/or servicing or which may be considered noxious or hazardous.

PERMITTED USES

*Accessory building
Accessory structure
Accessory use
Business support service
Contractor, general
Contractor, limited
Convenience store
Club or fraternal organization
Eating establishment
Equipment sales, rental & service
General warehousing & storage
Light industrial/manufacturing
Lumber yard
Mini-storage
Office
Outdoor storage
Personal service
Public or private utility
Retail
Shipping container, temporary
Solar collector, roof-mounted
Tourist information
Transportation / delivery service
Truck dispatch / depot
Towing operation*

DISCRETIONARY USES

*Agriculture
Animal care, large
Auctioneering facility
Amusement facility
Autobody and paint shop
Auto sales and service
Bulk fuel station
Campground
Car wash
Childcare facility
Convenience store
Community association building
Entertainment establishment
Funeral home
Garden centre or greenhouse
Golf course
Government services facility
Grain elevator
Group care facility
Hotel / motel
Institutional
Mixed use building
Moved-in building
Public or private recreation
Religious assembly facility
Seed cleaning plant
Service Station / gas bar
Solar collector
Truck stop*

*Truck wash
WECS, micro, mini, or small*

2.4 Public – P

This district is intended to assist in the development of government, educational, medical, social and other public and institutional uses.

PERMITTED USES

*Accessory building
Accessory structure
Accessory use
Cemetery and interment
Childcare facility
Community association
Institutional
Parks and playgrounds
Religious assembly
School/educational facility
Solar collector, roof-mounted
Shipping Container, temporary
Tourist information*

DISCRETIONARY USES

*Agriculture
Campground
Club or fraternal organization
Eating establishment
Farmer’s market
Golf course
Grouped care facility
Moved-in building
Public or private recreation
Public or private utility
Waste management transfer station
Wastewater treatment plant
Water treatment plant
WECS, micro, mini, or small*

5. That the Schedule 2, Section 2 Use Table be amended by adding the following uses in red and deleting the following uses by strikethrough:

Use Category	Specific Use Type	Land Use Districts				Development Standard
		R	C	I	P	
General		R	C	I	P	
	<i>Accessory building</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>Schedule 6 Section 1</i>
	<i>Accessory structure</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	
	<i>Accessory use</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	
	<i>Moved-in building</i>	<i>D</i>	<i>D</i>	<i>D</i>	<i>D</i>	
	<i>Shipping container, permanent</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	
	<i>Shipping container, temporary</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>Schedule 5 Section 6</i>
Residential		R	C	I	P	
	<i>Multi-purpose dwelling</i>	<i>D</i>	<i>D</i>	<i>D</i>		<i>Schedule 5 Section 15</i>
	<i>Tourist home / short term rental</i>	<i>D</i>				<i>Schedule 5 Section 16</i>

6. That the Schedule 2, Section 3 Land Use Definitions be amended by adding the following definitions in red:

TOURIST HOME / SHORT TERM RENTAL means a dwelling unit operated as a rental or lease accommodation unit, occupied by a guest or guests for a period not to exceed 28 days. The dwelling owner/operator may or may not be residing in the dwelling during the period it is being occupied by guests.

MULTI-PURPOSE DWELLING means a dwelling unit that is contained, wholly or partly, within an accessory building that appears, predominantly, as an accessory building and shall be considered either the principal dwelling or a second dwelling unit on the parcel.

7. That the Schedule 5, General Standards of Development, be amended by deleting the strikethrough and adding the text in red:

SECTION 6 SHIPPING CONTAINERS

- 6.1** A shipping container may be placed temporarily on a construction site for the period of ~~associated with~~ construction **or moving**, with an approved development permit, subject to the following provisions:
- (a) Temporary shipping containers are subject to the standards in subsection **6.1, 6.2 and 6.3** of this schedule.
 - (b) **A \$2500.00 deposit will be required as a condition of the development permit to ensure the timely removal of the shipping container and must be submitted prior to placement of the shipping container on the site.**
 - (c) The construction **or moving** site is active (i.e., ~~construction~~ has commenced and is on-going or is about to commence within one week) **and may only remain on site until the building is to lock-up stage, or by the date stated for removal on the development permit, whichever comes first; placement of a shipping container on an inactive construction site is prohibited;**
 - (i) in no case shall a temporary permit be valid for over 12 months, unless an extension is applied for and approved by the Development Officer prior to the original date for removal.**
 - (d) Setbacks for a temporary shipping container shall be as required by the Development Officer.
 - (e) The shipping container shall be removed immediately upon completion of construction or sooner as may be required by the Development Officer.
- 6.2** A **temporary permanent** shipping container in a district where is it is listed as a use is subject to the following additional provisions:
- (a) **Only 1 container to a maximum of 40 ft (12.2 m) in length, or 2 containers not exceeding a total of 40 ft (12.2 m) in length, is allowable on a parcel of land.**
 - (b) The maximum lot coverage and setback requirements for accessory structures in the applicable land use district.
 - (c) The shipping container may only be permitted in the secondary front, rear, or side yard. ~~and~~
 - (d) The shipping container shall not display advertising, company logos, names or other marketing.
- 6.3** Any shipping container shall be subject to the following general standards:
- (a) An application for a development permit for a proposed shipping container must be completed and submitted to the Development Officer accompanied by the

applicable application fee and a minimum of four recent colour photographs of each container (one of each side view).

- (b) There shall be a legally existing or approved primary use on the property where the shipping container is proposed.*
- (c) The Development Officer may regulate the maximum number of shipping containers permitted on a lot.*
- (d) The Development Officer may require as a condition of approval that a shipping container(s) be screened from view or landscaped to make it aesthetically pleasing.*
- (e) The Development Officer may require as a condition of approval that any shipping container be sandblasted and/or painted a neutral or complementary colour to match the existing building(s) on the property.*
- (f) The Development Officer may require as a condition of approval that the exterior of the shipping container be kept clean and regularly painted in a neutral or complementary colour to match the existing building(s) on the property.*

SECTION 15 MULTI-PURPOSE DWELLING

MULTI-PURPOSE DWELLING means a dwelling unit that is contained, wholly or partly, within an accessory building that appears, predominantly, as an accessory building and shall be considered either the principal dwelling or a second dwelling unit on the parcel.

- 15.1 The combined building may have the dwelling unit located on the main or second floor and shall have an entrance separate from the entrance to the accessory building either from a common indoor landing or from the exterior of the structure.*
- 15.2 The dwelling unit portion of a multi-purpose dwelling shall:
 - (a) have a minimum floor area of 32.5 m² (1500 ft²), and*
 - (b) appropriate separation between the dwelling unit and accessory building shall be maintained in accordance with the Alberta Safety Codes Act.**
- 15.3 The maximum height of the doors in the accessory portion of the building should not exceed 4.2 metres (14 ft.)*
- 15.4 A Multi-purpose dwelling shall only be approved where the proposed building is of a style (ie. design, building materials, window placement etc.) that is, in the opinion of the Municipal Planning Commission, appropriate in a residential district.*

SECTION 16 TOURIST HOME / SHORT TERM RENTAL

A tourist home / short term rental (Tourist home) means a dwelling unit operated as an accommodation unit, occupied by a guest or guests for a period of less than 28 days.

- 16.1 Tourist homes are prohibited in any land use district except where they are expressly listed as a discretionary use.*

- 16.2 *Where approved, tourist homes shall be developed and operated in accordance with the following regulations in order to ensure that the impacts of this commercial use do not unduly affect the amenities of the residential neighbourhood in which they are located:*
- (a) Tourist homes require a development permit. A permit may be revoked at any time if, in the opinion of a designated officer, the operator has violated any provision of this bylaw or the conditions of a permit.*
 - (b) The Development Authority may establish a maximum number of guests that are allowed as a condition of approval for a Tourist home.*
 - (c) Tourist homes shall not interfere with the rights of other residents to quiet enjoyment of a residential neighbourhood.*
- 16.3 *The operator of the tourist home shall:*
- (a) keep and maintain, or have kept and maintained by a company or individual identified in the development permit application, a guest register that shall be reasonably available for inspection by a designated officer;*
 - (b) provide 1 on-site (ie. off-street) parking stall per bedroom. Parking stalls may be allowed in a tandem arrangement at the discretion of the Development Authority;*
 - (c) not display any form of advertising related to the tourist home except as provided for in this bylaw and until after a development permit is issued;*
 - (d) ensure that all parts of the dwelling conforms to the Alberta Safety Codes Act.*

8. That the Schedule 6, Residential Standards of Development, be amended by adding the following in red:

SECTION 1 ACCESSORY BUILDINGS

- 1.1 The first accessory building, which is 11.1 m² (120 ft²) or less in area, placed on a parcel does not require a development permit, but any second or subsequent accessory building regardless of size shall require a development permit and the Municipal Planning Commission may limit the number of accessory buildings on a lot.*
- 1.2 Accessory buildings shall be located at least 1.2 m (4 ft) from the principal building.*
- 1.3 Accessory buildings shall be constructed such that eaves shall be no closer than 0.6 m (2 ft) from a side lot line or rear lot line and all drainage is conducted to the appropriate storm drain via the applicant's own property.*
- 1.4 Accessory buildings or structures shall not be located in the front yard in relation to the principal building.*
- 1.5 No accessory building, structure and/or use shall be allowed in the Village unless a principal building, structure or use is in existence on the property or a duly issued permit has been approved by the Village for the construction of the principal building, structure or use.*
- 1.6 The maximum height for an accessory building or structure shall be 5.0 m (16.4 ft).*