

**TOWNSITE OF REDWOOD MEADOWS
ADMINISTRATION SOCIETY**

LAND USE AND BUILDING BYLAW

BYLAW #2026-XX

TABLE OF CONTENTS

ARTICLE 1 - ADMINISTRATION	1
1.1 Short Title.....	1
1.2 Purpose	1
1.3 Application	1
1.4 Other Legislative Requirements	1
1.5 Severability.....	1
ARTICLE 2 - INTERPRETATION	2
2.1 Definitions	2
2.2 Context	2
2.3 Headings.....	3
ARTICLE 3 - PURPOSE AND INTENT	3
ARTICLE 4 - BUILDING AUTHORITY	3
4.1 Duties.....	3
4.2 Right of Entry	3
ARTICLE 5 - BUILDING PERMIT AND PROCESS RULES	4
5.1 New Construction and Changes	4
5.2 List of permitted uses:	4
5.3 List of discretionary uses:	4
5.4 Permit Applications	4
5.5 Building Commencement.....	4
5.6 Compliance With Other Laws	4
5.7 Electrical, Plumbing, Gas Permits.....	4
5.8 Building Not Requiring a Permit.....	4
5.9 Building Deemed Approved.....	4
5.10 New Home Construction or Rebuild.....	5
5.11 Environmental Review	5
5.12 Compliance with Regulations.....	5
5.13 Withholding Approval.....	5
5.14 Valid Period.....	5
5.15 Permit Withdrawal.....	5
5.16 Occupation of Structure.....	5
5.17 Application for Building Completion Certificate	5

5.18	Non-Transferrable	6
5.19	Fees.....	6
5.20	Waivers or Releases.....	6
5.21	Agreement Caveat and Conditions	6
ARTICLE 6 - GENERAL CONDITIONS		6
6.1	Construction Materials	6
6.2	Temporary Homes.....	6
ARTICLE 7 - BUILDING STANDARDS.....		6
7.1	General Rules	6
7.2	Grading.....	7
7.3	Size and Setback minimums.....	7
7.4	Garages and Parking Areas.....	7
ARTICLE 8 - EXTERIOR FINISHES AND OTHER REQUIREMENTS		7
8.1	Materials Energy Efficient, Fire Smart.....	7
8.2	Materials Maintained.....	7
8.3	Colours Approval	8
8.4	Exterior Walls.....	8
8.5	Roof.....	8
8.6	Trim.....	8
8.7	Chimney	8
8.8	Decks	9
8.9	Driveways.....	9
8.10	Signs	9
8.11	Accessory Buildings.....	9
8.12	Fences.....	9
ARTICLE 9 - USAGE REQUIREMENTS		9
9.1	Dog Runs	9
9.2	Motor Vehicle Parking	10
9.3	Infringement on Others.....	10
9.4	Tree Removal	10
ARTICLE 10 - DECISIONS ON BUILDING PERMIT APPLICATIONS.....		10
10.1	Actions.....	10
ARTICLE 11 - CONTRAVENTION AND ENFORCEMENT		11

11.1	Contravention	11
11.2	Determination.....	11
ARTICLE 12 - GRANDFATHER CLAUSE		11
ARTICLE 13 - APPEAL PROCESS		12
13.1	Appeal Process	12
ARTICLE 14 - TRANSITION AND COMING INTO FORCE		12
14.1	Enactment/Transition.....	12
14.2	This Bylaw comes into force on the date it is passed. Repeal and Replace.....	12
SCHEDULE A – ADDITIONAL DEVELOPMENT REGULATIONS FOR NEW AND REBUILT BUILDINGS		13
1.	Building Planning and Risks.....	13
2.	Building Permit Application Requirements.....	13
3.	General	14

BYLAW NO. 2026-??

**BEING A BYLAW RESPECTING THE LAND USE AND BUILDING
WITHIN THE TOWNSITE OF REDWOOD MEADOWS**

WHEREAS:

- A. The Townsite of Redwood Meadows (Townsite), a community located within specifically designated lands within the Tsuut'ina Nation in the Province of Alberta, is governed by the Townsite of Redwood Meadows Administration Society (Society);
- B. The Society is a body incorporated under the Societies Act (Alberta) whose business and affairs are managed by a board of directors (Council);
- C. The Society, acting in a manner similar to a local municipal government incorporated under the Municipal Government Act (Alberta), has jurisdiction over the governance, administration, and operations of the Townsite pursuant to the rights and authorities delegated to the Society by the Tsuut'ina Nation through the Stewardship Agreement, the Lease Agreements, and the Tax Administration Agreement;
- D. The Society uses the provisions of the Tsuut'ina Agreements, the Lease Agreements, (and the provisions of the Municipal Government Act (Alberta) as far as may be practical in the circumstances), to define this Land Use and Building Bylaw for the Townsite; and
- E. The Society deems it necessary and expedient to pass this Bylaw for the purpose of providing for the effective Land Use and Building within the Townsite.

NOW THEREFORE the Townsite of Redwood Meadows Administration Society, in the Province of Alberta, duly assembled, enacts as follows:

ARTICLE 1 - ADMINISTRATION

1.1 Short Title

- (a) This Bylaw may be cited as the "Land Use and Building Bylaw".

1.2 Purpose

- (a) The purpose and intent of this Bylaw is to set reasonable standards for Land Use and Building.

1.3 Application

- (a) This Bylaw shall apply to all residential Lots within the Townsite of Redwood Meadows, and all public lands contained within its legal boundary.
- (b) The Sublease or Sub-Sublease holder is ultimately responsible for all Land Use and Building within the Townsite of Redwood Meadows.

1.4 Other Legislative Requirements

- (a) Nothing in this Bylaw relieves a Person from complying with any Federal, Provincial or Tsuut'ina Nation law or regulation, other bylaw or any requirements of any lawful permit, order or license.

1.5 Severability

- (a) Every provision of this Bylaw is independent of all other provisions and if any provision of this Bylaw is declared invalid for any reason by a Court of competent jurisdiction, all other provisions of this Bylaw shall remain valid and enforceable.

ARTICLE 2 - INTERPRETATION

2.1 Definitions

In this Bylaw, so far as the context does not otherwise require:

“**Administration**” means the Townsite of Redwood Meadows Administration.

“**Council**” means the Board of Directors of the Townsite of Redwood Meadows Administration Society.

“**Consultant**” means the Architect or other professional in charge of the design and construction of a residential or commercial building within the Townsite.

“**Building Authority**” means the Building Authority for the Townsite of Redwood Meadows as defined in this document.

“**Building Completion Certificate**” means the certificate or the written document stating that the building has been completed and able to be occupied.

“**Building Permit**” means the permit provided by Society describing the nature of the building

“**Building Plans**” means any plans approved by the Society related to building within the lands managed by the Society

“**Discretionary Uses**” refer to land uses or building that are subject to the discretion or judgment of the Building Authority. These are uses for which the Townsite has the authority to grant or deny permission based on various factors, rather than being strictly permitted or prohibited outright.

“**Fence**” means a vertical physical barrier used to prevent or restrict passage, to provide visual screening, or to mark a boundary and shall be constructed out of typical building materials or closely spaced bushes and shrubs.

“**Lease Agreements**” means the Head Lease, Master Sublease, and Sub-Subleases.

“**Servicing Standards**” encompass requirements related to the installation, design, and ongoing management of essential services such as roads, utilities (underground telephone, internet, cable TV, gas, electricity, sewer, and water lines), drainage systems, and other infrastructure components.

“**Society**” means the Townsite of Redwood Meadows Administration Society

“**Townsite**” means the Townsite of Redwood Meadows, consisting of lands geographically situated within the Tsuut’ina Nation reserve, the boundaries of which are as described in the Stewardship Agreement, or its duly authorized Representative;

“**Tsuut’ina Agreements**” means collectively: the Tax Administration Agreement, the Stewardship Agreement, the Master Sublease, and any other corollary agreements or legal instruments between the Tsuut’ina Nation and/or its corporate subsidiary, Sarcee Developments Ltd., and the Society relating to the management, operations and administration of the Townsite;

2.2 Context

- (a) Where a word is used in the singular, such a word may also mean plural.
- (b) Where a masculine or impersonal pronoun or adjective is used, such a word may also mean the feminine or impersonal pronoun or adjective.
- (c) Where a word is used in the present tense, such a word may also mean the future tense.
- (d) The word “person” includes a corporation as well as an individual.
- (e) The words “shall” and “must” require mandatory compliance except where a variance or relaxation has been granted pursuant to this Bylaw. “May” means a choice is available, with no particular direction or guidance intended.

- (f) Words, phrases, and terms not defined in this Bylaw shall be given their usual and customary meaning.
- (g) 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.

2.3 **Headings**

- (a) The headings of this Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this bylaw.

ARTICLE 3 - PURPOSE AND INTENT

The purpose and Intent of the Redwood Meadows Land Use and Building Bylaw is to provide reasonable design guidelines and standards for residential occupation, use, and development, and to promote the harmonious relationship between the unique forested environment and the man-made components of development by ensuring that:

- (a) The visual nature of the natural forested environment is maintained;
- (b) The building within lots will not compromise the environmental integrity of the site and the surrounding land;
- (c) All buildings blend in with the natural environment of the lot and will not compromise the environmental or visual quality of any neighbouring lots;
- (d) The colours and finishes of all buildings and structures are consistent and harmonious with the natural materials and colours in the immediate area.

ARTICLE 4 - BUILDING AUTHORITY

The Building Authority of the Townsite of Redwood Meadows is hereby established, and such office shall be filled by the Townsite Manager.

4.1 **Duties**

In accordance with this bylaw, the Building Authority shall perform such duties that are specified in this Bylaw including:

- (a) Receive, review and process applications for Building Permits, with or without variances;
- (b) Issue decisions regarding Building Permit Applications;
- (c) Follow and enforce the requirements of this bylaw; and
- (d) Apply fee schedules for:
 - (i) application for Building Permit; and
 - (ii) fines and penalties.

4.2 **Right of Entry**

For the purpose of right of entry as defined in the Sub-Sublease, the Building Authority is hereby declared to be an authorized person of Council.

ARTICLE 5 - BUILDING PERMIT AND PROCESS RULES

5.1 New Construction and Changes

All new construction and changes to existing structures (including exterior materials and colours) require an approved Building Permit before work may begin.

5.2 List of permitted uses:

- (a) Single-detached dwellings
- (b) Accessory buildings
- (c) Essential services and utilities

5.3 List of discretionary uses:

- (a) Townsite and community facilities
- (b) Parks and playgrounds
- (c) Other uses in keeping with the nature of Redwood Meadows

5.4 Permit Applications

All Residential Design Control and Permit Applications must be submitted to the Townsite Administration.

5.5 Building Commencement

No building shall be commenced or carried out except in accordance with:

- (a) These regulations and such other reasonable rules and regulations made by Council pertaining to the building or any aspect thereof;
- (b) The approved permits required by the said rules and regulations; and
- (c) Federal, provincial, and other laws that are applicable to the building or any aspect thereof, and the applicant shall be responsible for ascertaining and complying with the same.

5.6 Compliance With Other Laws

Compliance with this bylaw and a Building Permit does not exempt anyone from complying with any other Townsite bylaw, Tsuut'ina Nation, provincial, and federal laws and regulations.

5.7 Electrical, Plumbing, Gas Permits

No person shall install, alter or replace an electrical, plumbing, or gas system or any part thereof other than in accordance with appropriate provincial and federal legislation.

5.8 Building Not Requiring a Permit

Building Permits will not be required for internal alterations or decorating or normal maintenance and repairs, provided:

- (a) There is no increase in the number of dwelling units within the building or on the site; and
- (b) The use or the intensity of the use of the building or site does not change.

5.9 Building Deemed Approved

The land uses listed below are designated as "deemed approved" and therefore, do not require a Building Permit unless specifically excluded. Deemed approved land use includes:

- (a) Maintenance or replacement of existing driveways using the original materials;
- (b) Traditional landscaping including planters, water features, and raised gardens with wildlife barriers within the permitted lot setbacks;
- (c) Invisible (underground) pet fences within the permitted lot setbacks;

- (d) The use of a building or part thereof as a temporary polling station, Returning Officer's headquarters, candidates campaign office, and any other official temporary use in connection with a federal, provincial or municipal election, referendum or census;
- (e) The installation, maintenance and repair of public works, government services, and utilities carried out by or on behalf of federal, provincial, or municipal authorities on land which is controlled by the Society;
- (f) The placement of a construction trailer during the construction, alteration, or maintenance of a building for a term not to exceed one (1) year, providing the trailer is removed upon occupancy or issuance of an occupancy permit, whichever occurs first. There shall be no residential occupancy of the construction trailer at any time; and
- (g) Public utilities including underground telephone, internet, cable TV, gas, electricity, sewer, and water lines, but not including water wells, reservoirs, and sewage treatment facilities.

5.10 New Home Construction or Rebuild

New home construction or rebuild application must be accompanied by a completion deposit as defined in the current fees schedule, payable to the Townsite of Redwood Meadows Administration Society. This will be retained until final acceptance of the completed building in accordance with the approved application and acceptance of any required environmental work such as clean up, or associated with it, resulting from construction of the residences. If any conditions are not acceptable a portion or all the deposit will be forfeited. Additional requirements for rebuilds or new home construction are listed in Schedule A.

5.11 Environmental Review

As per the Tsuut'ina Agreements, an Environmental Review may be required before any permit is approved or construction commences.

5.12 Compliance with Regulations

A person applying for, or in possession of, a Building Permit is not relieved from full responsibility for ascertaining and complying with or carrying out development in accordance with:

- (a) The requirements of the Alberta Safety Codes Act; and
- (b) The requirements of any other appropriate Townsite, Tsuut'ina Nation, provincial, and federal legislation including building codes and mandatory trades requirements.

5.13 Withholding Approval

The Building Authority may, in its sole discretion, acting reasonably within the terms of this bylaw, withhold approval for any proposed building and no right of action shall accrue, nor shall any action be brought or maintained by the applicant against the Society in respect thereof.

5.14 Valid Period

A Building Permit shall be valid for the period designated in the permit.

5.15 Permit Withdrawal

The Building Authority may, upon notice to the applicant, withdraw any permit issued under this regulation which has been issued in error or on the basis of incorrect information and no right of action shall accrue, nor shall any action be brought or maintained by the applicant against the Building Authority or the Society on account of such withdrawal.

5.16 Occupation of Structure

No development shall be occupied until application for a Building Completion Certificate has been made and The Building Authority has issued a Building Completion Certificate.

5.17 Application for Building Completion Certificate

Application for a Building Completion Certificate shall be made in the prescribed form and list as completed all conditions of approval and shall be accompanied by such other information as the Building Authority may require.

5.18 Non-Transferrable

No permit issued hereunder shall be assigned or otherwise transferred without the prior written consent of the Building Authority.

5.19 Fees

The applicant shall be responsible for such reasonable fees that the Building Authority may charge from time to time for processing applications, issuing permits, carrying out any inspections that may be required, and any matters incidental thereto.

5.20 Waivers or Releases

The Building Authority may, in its sole discretion, vary, waive, or release any or all of the regulations in respect of any building and no claim, demand or right of action shall accrue, nor shall any action be brought or maintained by the applicant against the Building Authority or the Society for or on account of any such variance, waiver, or release or for imposing regulations which are unenforceable.

5.21 Agreement Caveat and Conditions

Before any permit required hereunder is issued, the Building Authority may, in its sole discretion, require the Applicant or such other interested party to enter into an agreement to ensure that these regulations and any conditions attached to the permit are complied with. The Building Authority may require a performance bond to be deposited with Townsite prior to any work being commenced. Further if the condition of building imposes an ongoing obligation by the builder or subsequent owner, the Building Authority may require that a restrictive covenant be registered against the Property which would serve as notice to any subsequent owners of the restriction.

ARTICLE 6 - GENERAL CONDITIONS

6.1 Construction Materials

All buildings shall be erected on permanent foundations and constructed of durable materials and must conform, in all respects, with the relevant provisions of the current edition of the National Building Code of Canada (Alberta Edition).

6.2 Temporary Homes

Mobile homes, transportable or modular homes and trailers, other than holiday trailers, motor homes or campers, are prohibited.

ARTICLE 7 - BUILDING STANDARDS

7.1 General Rules

- (a) The design, character, and appearance of all buildings, structures, properties and lots shall be appropriate and compatible with the surrounding area and shall be constructed of durable materials designed to maintain the initial quality throughout the life of the building.
- (b) Transition from one group of houses to another should be gradual, avoiding sudden changes in height and form.
- (c) However, extensive use of the same house type, particularly in adjacent situations can be monotonous and should be avoided.
- (d) To help preserve, as far as possible, the natural wooded character of the area, houses should be positioned on the lot in a manner that, while taking advantage of the golf course, scenic view, etc., tree removal will be kept to a minimum.
- (e) No person shall construct or locate or cause to be constructed or located more than one dwelling unit on a lot.
- (f) There shall be no subdivision or redivision of any lot.
- (g) Care must be taken when locating driveways to avoid obstructions such as light standards, fire hydrants, etc. The builder should do an on-site inspection to ensure no problems exist.

- (h) Overland drainage must be maintained, and culverts installed as necessary or if required by the Building Authority.

7.2 Grading

- (a) Grading elevations are used to take advantage of natural ground form, to maintain consistent conditions between adjoining lots and to avoid the need for retaining walls.
- (b) Where a maximum slope of 20% (1 in 5) is exceeded on front or rear grades, setbacks will be changed, where possible, to reduce slope.
- (c) The maximum permissible slope for any side-yard will be in the ratio of 1:3 (approx. 33%). Builders who exceed this slope will be responsible, at their expense, for the required retaining wall.
- (d) Wider side-yards may help to correct or eliminate some grading problems.
- (e) Driveways will normally have a maximum slope of about 12%. Where it appears that this might be exceeded, special consideration should be given to the design or location of the garage.

7.3 Size and Setback minimums

- (a) Minimum Setbacks from the lot boundary for all buildings:

	Minimum Setback distance from lot boundary		
Lot boundary	Home	Accessory Building	Decks
Front	9 metres	N/A	9 metres
Rear	12 metres	2 metres	2 metres
Side	4.5 metres	2 Metres	2 metres

- (b) Lot coverage shall not exceed 40 percent for all buildings and 5 percent for accessory buildings.
- (c) Main floor living space shall not be less than:
- (i) 120 square metres for one storey buildings;
- (ii) 120 square metres for bi-level buildings;
- (iii) 120 square metres for split level buildings; and
- (iv) 93 square metres for two or three storey buildings.
- (d) The area covered by accessory buildings and attached garages, porches, verandas, breezeways, and similar extensions shall not be included in calculating the minimum main floor living space so required.

7.4 Garages and Parking Areas

A garage and paved parking area of sufficient dimension for the storage of at least two cars is to be provided on each lot with direct paved access to the front road.

ARTICLE 8 - EXTERIOR FINISHES AND OTHER REQUIREMENTS

8.1 Materials Energy Efficient, Fire Smart

The materials, finishes and colours envisaged for exterior and trim should also consider energy efficiency and Fire Smart planning, materials, and construction.

8.2 Materials Maintained

Exterior materials, finishes, and colours shall be maintained as approved and shall not be changed or altered without an amended and approved permit from the Building Authority.

8.3 Colours Approval

Colours requested for exterior finish will not be automatically accepted. For approval, colours must be suitable for the location, this bylaw, and be compatible with other nearby houses.

8.4 Exterior Walls

- (a) Subject to the approval of the Building Authority, the following materials, finishes and colours are envisaged for wall exterior:
 - (i) Fire Smart compliant natural or imitation, wood, brick or stone,
 - (ii) earthtone colour range reflecting the local natural environment.
- (b) The basic colour selected for a house should be used on all elevations and not limited to the front elevation. Additional materials such as brick and stone should only be used as an accent feature.
- (c) Exterior window and door frames may be of materials and colours matching the exterior walls and/or trim or common materials and colours as developed to meet current environmental standards for energy efficient windows.

8.5 Roof

- (a) Subject to the approval of the Building Authority, the following materials, finishes and colours are envisaged for roof exterior:
 - (i) Fire Smart compliant asphalt shingles in earthtone colours;
 - (ii) concrete or clay tile in earthtone colour ranges;
 - (iii) metal roofs in earthtone colours;
 - (iv) Fire Smart compliant imitation materials for the above are acceptable;
 - (v) solar panels or solar tiles; and/or
 - (vi) tar and gravel if not visible from the ground.
- (b) All mechanical equipment on a roof, except solar panels, shall be screened from public view.

8.6 Trim

- (a) Subject to the approval of the Building Authority, the following materials, finishes and colours are envisaged for trim exterior:
 - (i) Fire Smart compliant natural or imitation wood, brick, stone, or metal products; and
 - (ii) earthtone colour ranges compatible with primary building.
- (b) Fascia, soffit or eaves with a contrasting earthtone colour range for accent,
- (c) Gutters and downspouts in an earthtone colour range so as to be compatible with the primary building, and
- (d) For simplicity of character, garage doors are to be the same colour as the house and/or trim.

8.7 Chimney

- (a) Subject to the approval of the Building Authority, the following materials, finishes and colours are envisaged for chimney exterior:
 - (i) Fire Smart compliant natural or imitation wood, stone, brick,
 - (ii) earthtone colour ranges; and
 - (iii) Unpainted scored concrete blocks will not be approved for chimney exterior.
- (b) No chimney that services a fireplace shall be constructed without a metal screen with openings no larger than 3 millimetres installed around the cap.

8.8 **Decks**

- (a) Subject to the approval of the Building Authority, the following materials, finishes and colours are envisaged for decks:
 - (i) Fire Smart compliant natural or imitation wood, stone, brick,
 - (ii) earthtone colour ranges; and
- (b) Non-combustible surfaces (eg. Class A or Class C Vinyl Decking) are permitted

8.9 **Driveways**

- (a) Each lot shall require a hard surfaced driveway of asphalt, concrete, brick, stone, or other materials manufactured to give a natural appearance, providing parking for at least two vehicles. No driveway shall be constructed of any other material.
- (b) All cul-de-sac lots are to have their driveway entrance off the cul-de-sac and not off the street.

8.10 **Signs**

- (a) All Signs require the approval of the Building Authority (as per the Signs Bylaw) except for:
 - (i) Occupant name and address signs on the dwelling exterior no larger than one half metre square
 - (ii) Signs placed on behalf of the Society.
- (b) House numbers must be visible day and night from the street for emergency response.

8.11 **Accessory Buildings**

Accessory buildings (including tree houses) shall meet the following requirements:

- (a) An accessory building shall not cause the lot coverage requirements as described in Article 7.3 to be exceeded;
- (b) An Accessory Building setback shall comply with Article 7.3;
- (c) An accessory building is not permitted in the front yard;
- (d) An accessory building shall not be used as a dwelling;
- (e) An accessory building shall not exceed 4.5 metres in height;
- (f) The exterior finish of an accessory building shall be compatible with the principal building; and
- (g) Utility service to an accessory building shall be installed underground.

8.12 **Fences**

No Front, rear, and side yards shall be fenced.

ARTICLE 9 - USAGE REQUIREMENTS

9.1 **Dog Runs**

- (a) Dog runs shall:
 - (i) only be allowed by permit approval by the Building Authority; and
 - (ii) only be constructed of chain link fence materials or approved natural materials; and
 - (iii) not be viewable from the street; and
 - (iv) not closer than 3 metres (10 feet) to a property line; and
 - (v) be a maximum dimension of 3.65 metres (12 feet) wide by 7.32 metres (24 feet) feet long with a maximum fence height of 1.5 metres (5 feet).

9.2 Motor Vehicle Parking

- (a) No vehicles shall remain or be parked on a lot before a Building Completion Certificate is issued unless actively engaged in loading or unloading.

Commented [RN1]: ???

9.3 Infringement on Others

- (a) No person shall commence or carry out any building outside their sub-sublease lot without the prior written consent of the Building Authority. The applicant for consent shall, at his own expense, restore the land affected by the building to its original condition.

9.4 Tree Removal

- (a) It is strictly prohibited to remove any coniferous tree greater than six (6) inches in diameter (when measured 30 centimetres from the base) within the Townsite, including sub-subleased lots, without first obtaining a Tree Removal Permit issued by the Building Authority. Any removal of a tree or trees without the written consent of the Building Authority by way of permit will result in a significant fine as outlined in the Rates and Fines Bylaw. A Tree Removal Permit will only be granted if the following conditions are met:
- (i) the Building Authority deems the tree to be dead and/or is at risk of falling and in a spot deemed hazardous to residents of the lot or neighbouring lots or to the Townsite at large; or
 - (ii) tree removal is recommended to meet Fire Smart requirements; or
 - (iii) for all other reasons deemed necessary or reasonable by the Building Authority.
- (b) When applying for a permit or appealing a refusal of a tree removal permit it may be useful to have a certified arborist provide written reasoning for the removal of the tree.

ARTICLE 10 - DECISIONS ON BUILDING PERMIT APPLICATIONS

10.1 Actions

- (a) Upon reviewing a completed application for a Building Permit, the Building Authority will take the following actions:
- (i) approve the application unconditionally, or
 - (ii) impose conditions that:
 - (A) align with the regulations of the Bylaw;
 - (B) ensure that the purpose and intent of the Land Use are met;
 - (C) guarantee the implementation of Servicing Standards;
 - (D) assure alignment with the purpose and intent of the Townsite Plan, along with all relevant Building Plans; or
 - (iii) reject the application with reasons for the rejection.
- (b) If, after a Building Permit has been issued, the Building Authority becomes aware that:
- (i) the application for the building contains a misrepresentation; and/or
 - (ii) facts concerning the application or the building were not disclosed which should have been disclosed at the time the application was considered; and/or
 - (iii) the Building Permit was issued in error; the Building Authority may cancel, suspend, or modify, as considered appropriate, the Building Permit, by notice in writing to the holder of the permit.

ARTICLE 11 - CONTRAVENTION AND ENFORCEMENT

11.1 Contravention

- (a) Where the Building Authority finds that a building or use of land or buildings is not in accordance with:
 - (i) the Land Use and Building Bylaw; or
 - (ii) a Building Permit; and
 - (iii) any legislated requirements;the Building Authority may take such action as specified in this Bylaw and/or further legal action.
- (b) Where the Building Authority has determined that a person has violated any provision of this Bylaw, that person is guilty of an offence and is liable to a fine not exceeding the maximum listed on the fines schedule for the first offence, and the violation must be corrected at the persons expense within the time frame specified by the Building Authority.
- (c) If a person is convicted twice of the same provision of this Bylaw within a twelve (12) month period, the minimum specified penalty for the second conviction is twice the amount of the original penalty for the first offence and subsequent fines will double the previous penalty.
- (d) No person shall interfere with or attempt to obstruct a Bylaw Officer or member of the Building Authority while in the execution of his or her duties pertaining to all provisions of this Bylaw.
- (e) Upon providing twenty-four (24) hour written notice to the owner or occupant, the Building Authority and/or designated officer(s) shall be granted entry to the property at any reasonable time to:
 - (i) inspect the property; and/or
 - (ii) ensure that the provisions of the Land Use and Building Bylaw requirements, and/or Building Permit conditions are being complied with; and/or
 - (iii) identify any breaches of Land Use and Building Bylaw requirements, sub-sublease conditions, and/or Building Permit conditions; and/or
 - (iv) enforce the provisions of the Land Use and Building Bylaw requirements, and/or Building conditions.

11.2 Determination

- (a) Whether or not a particular complaint constitutes a Land Use infraction is a question of fact to be determined by the Building Authority.
- (b) When making the determination as to whether a particular complaint constitutes a Land Use infraction, the Building Authority shall consider any admissible evidence as to:
 - (i) the degree of disruption; and/or
 - (ii) the location of complaint; and/or
 - (iii) the duration and nature of complaint; and/or
 - (iv) any other circumstances or factors related to the complaint which the Building Authority deems are relevant to the said determination.

ARTICLE 12 - GRANDFATHER CLAUSE

All existing structures, including accessory buildings, rear fences, privacy screens/fences, and dog runs, that currently do not meet all stipulations of this Bylaw at the time of enactment will be considered Grandfathered and can remain in place subject to the following:

- (a) The structure can never be replaced but only maintained or removed; and
- (b) As a condition of home sale, any fence on the lot - whether permitted or non-permitted - must be removed before the transfer of the sub-sublease will be completed.

ARTICLE 13 - APPEAL PROCESS

13.1 Appeal Process

The appeal process is as stipulated in Section 2.10 (c) of the Sub-Sublease:

- (a) The Sub-Sublessee may, within ten (10) days of receipt of any Ticket, appeal any such Ticket by delivering a notice to the Sub-Sublessor setting out the reasons for the appeal. The Sub-Sublessor, or a representative thereof, will consider the reasons of the Sub-Sublessee set forth in any Appeal Notice and deliver a response in writing to the Sub-Sublessee setting out whether the Sub-Sublessor has repealed the applicable Ticket. The decision of the Sub-Sublessor, in any Response Notice, is final.
- (b) Legacy Sub-lease holders are subject to the same process as Section (a)

ARTICLE 14 - TRANSITION AND COMING INTO FORCE

14.1 Enactment/Transition

- (a) If any clause in this Bylaw is found to be invalid, it shall be severed from the remainder of the Bylaw and shall not invalidate the whole Bylaw.

14.2 This Bylaw comes into force on the date it is passed. Repeal and Replace

- (a) All previous Townsite of Redwood Meadows land use, design, or development bylaws and regulations pertaining to the Townsite of Redwood Meadows including all preceding versions, all subsequent amendments and all variations and iterations thereof, are hereby repealed and replaced with this bylaw.

THIS BYLAW SHALL COME INTO FULL FORCE AND EFFECT ON THE DATE OF ITS FINAL READING. APPROVED AND PASSED BY THE COUNCIL FOR THE TOWNSITE OF REDWOOD MEADOWS.

THIS X DAY OF JUNE, A.D. 2026

Mayor – Sam Jackson

Townsite Manager – Gord Tate

1st Reading June x, 2026, passed unanimously.
2nd Reading June x, 2026, passed unanimously.
3rd Reading June x, 2026, passed unanimously.

**SCHEDULE A – ADDITIONAL DEVELOPMENT REGULATIONS
FOR NEW AND REBUILT BUILDINGS**

1. Building Planning and Risks

- (a) Before submitting any development for approval, builders and owners are strongly urged to visit the subdivision to determine how their house will relate to houses on adjoining lots. Together with the implementation of design controls, the cooperation of participating builders will go a long way toward achieving a subdivision that is pleasing to all.
- (b) The Builder should ensure before entering into any agreement with a client that the proposed house conforms with the residential design controls and is suitable for the lot selected. Information in this respect can be obtained from the Townsite.
- (c) Water tables have not been established as historical records and are not available. The water table varies from area to area and the owner / builder should determine the seasonal water levels prior to developing house plans and build accordingly.
- (d) There are formal procedures for developing new houses, rebuilds, or additional structures as below. Additional Development Procedures must be obtained from the Townsite Office.
- (e) Procedures include such items as providing drawings, permits, lot plans, colours, etc.

2. Building Permit Application Requirements

Except as otherwise directed by the Development Authority, every application for a development permit shall be made in the prescribed form in three (3) copies, signed by the applicant, and accompanied by the following:

- (a) Copies of a site plan showing the following information:
 - (i) legal description of property,
 - (ii) north arrow, scale not less than 1:400, and date of drawing,
 - (iii) property lines, shown and labelled,
 - (iv) yard requirements shown and labelled,
 - (v) site topography and special conditions,
 - (vi) trees, landscaping and other physical features, both existing and proposed on the site, including a detailed planting plan with general type, size, spacing, and height of plantings;
 - (vii) all easements shown and labelled,
 - (viii) screening, garbage and storage areas,
 - (ix) identification of all drainage courses and/or proposed storm drainage plan, location and dimensions of existing and/or proposed buildings including yard, front, rear and side setbacks [7.3], if any,
 - (x) schedule showing site area, building area, number of units
 - (1) parking and loading spaces,
 - (2) and a calculation of site coverage and floor space ratio
- (b) A statement of the past/historical land uses,
- (c) A statement of the intended uses of the proposed development,
- (d) A statement of disclosure prepared by a qualified professional licensed to practice in the Province of Alberta, if there is any known environmental contaminant currently existing on site when required
- (e) A statement of the estimated commencement and completion dates of the development,
- (f) Outline to scale of adjacent buildings on adjoining site, indicating building height, yard dimensions, the use of the building and any windows overlooking the new proposal,

- (g) Existing and proposed services
- (h) Dimensioned lay-out of existing and proposed parking areas, entrances, exits, abutting streets, shown and labelled,
- (i) Building plans in three (3) copies (at scale of not less than 1:50) showing the footings foundations, elevations, floor plan, and structural design completed by a qualified licensed professional, (and an exterior architectural perspective of the proposed development), building elevations and floor plan including a description and samples of the exterior materials and finishes (including colour and tone of colouring to be used);
- (j) Mechanical and electrical plans in three (3) copies;
- (k) Fireplace plans in three (3) copies;
- (l) Landscaping plans based on the site plan, in sufficient detail to allow an evaluation of the compatibility of the project to the area;
- (m) Proof of interest in lands to be developed;
- (n) In the case of an application for excavation, stripping or grading operation:
 - (i) a plan showing the location of the area of the operation relative to site boundaries and the depth of excavation or the quantity of top soil to be removed,
 - (ii) a description of the excavation, stripping or grading operation proposed.
 - (iii) a detailed timing and phasing program covering the length of the proposed operation;
- (o) Such plans, photographs, samples, or other materials as the Development Authority may consider necessary to properly evaluate the proposed development.

3. **General**

- (a) To help preserve as far as possible the natural wooded character of the area, houses should be positioned on the lot in a manner that, while taking advantage of the golf course, scenic view, etc., tree removal will be kept to a minimum (allowing for FireSmart of the property).
- (b) There shall be no alterations, modifications, or amendments to an application or materials submitted in respect thereof unless application for revision has been made in the prescribed form in three (3) copies and the Development Authority has approved the same.
- (c) The Development Authority may, in its sole discretion, waive any information requirements.
- (d) The Development Authority may attach such conditions to a development permit as it deems necessary. Without limiting the foregoing, each development permit shall be subject to the following conditions:
 - (i) The applicant shall place and maintain:
 - (1) the development shall be commenced within ninety (90) days of the date of issuance of the permit and shall thereafter be prosecuted in a diligent manner to completion within the period designated in the permit;
 - (2) The applicant shall request such inspections of the development as required by federal, provincial or other legislation applicable to the development or as the Development Authority may require from time to time;
 - (3) that inspectors designated pursuant to the above legislation or inspectors designated by The Development Authority may enter in or onto the development to inspect the same and to ensure compliance with these regulations; and
 - (4) The builder is responsible for making written notification to the Consultant and the Development Authority when the house is ready for final inspection and approval.

- (e) Within 7 (seven) days thereafter, the Consultant/general contractor will notify the builder and Townsite Administration of the outcome of their final inspection, and if satisfactory will recommend the release of the completion deposit
- (f) That the applicant or any person having an interest in the development application shall be deemed to have waived all right, claim or interest whatsoever in respect of mines and minerals which may accrue in relation to the development.
- (g) After conditional approval of the plans, any proposed changes must be submitted in writing to the Development Authority for approval. Written confirmation of changes will be made by the Consultant on the Residential Design Control Revision Form. Any changes made without prior written consent are liable to forfeiture all or part of the completion deposit, at the discretion of Townsite Administration.
- (h) All utility services shall be installed underground in accordance with provincial legislation and regulations and codes passed or adopted thereunder. No water or sewage utility shall be connected to main service lines without the prior written consent of the Development Authority